



City of Temecula

41000 Main Street
Temecula, California 92590
PHONE: (951) 694-6400
FAX: (951) 694-6477

Land Use Amendments: General Plan, Zoning, and Specific Plans

Introduction

This handout summarizes Temecula's Land Use Amendment review process. A Land Use Amendment application is required whenever an applicant is proposing to modify a previously approved section of the General Plan, Zoning designation, or proposing a new Specific Plan.

What is the purpose of a Zoning Application?

A Land Use Amendment Application is required whenever a property owner proposes to modify the text, policies, and/or land uses of a previously approved zoning designation governed by a Specific Plan, the General Plan or Development Code zoning.

Are there any steps that must be taken prior to submitting a Land Use Amendment Application?

- A pre-application conference with Planning representatives is required prior to filing a formal application. This is intended to provide direction and information to the applicant prior to preparation of detailed plans.
- The applicant shall hold a public scoping meeting to identify potential community concerns about the project prior to preparation of the application. Public notice for the scoping meeting is required.

How do I submit a Land Use Application?

To schedule an application submittal meeting, call Community Development at (951) 694-6400. City staff will meet with you within one to two working days to review your application materials for completeness. The application will be deemed acceptable for filing once it has been determined that all submittal materials and fees have been provided. You also have the option of requesting a cursory review of your application materials prior to calling for an application submittal meeting.

What are the criteria for approval?

In order to approve a new Specific Plan, the following findings must be made:

- The proposed Specific Plan Amendment is consistent with the General Plan and Development Code.
- The proposed Specific Plan amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.
- The subject property is physically suitable for the requested land use designations and the anticipated land use developments.
- The proposed Specific Plan Amendment shall ensure development of desirable character, which will be compatible with existing and proposed development in the surrounding neighborhood.

In order to approve a Land Use Amendment, the following findings must be made:

- The project as proposed and conditioned is compatible with the health, safety and welfare of the community
- The project is compatible with surrounding land uses
- The proposed project will not have an adverse effect on the community because it remains consistent with the goals and policies of the adopted General Plan.

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

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



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Date Stamp

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

LAND USE/ZONING AMENDMENT APPLICATION

PROJECT INFORMATION
(INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED)

Application Type (Check One):

- New Specific Plan Zoning Amendment (Text/Map) General Plan Amendment/
Specific Plan Amendment

Project Description/Use: _____

Assessor's Parcel No(s): _____ Lot(s) Parcel(s) _____

Tract/Parcel No.: _____

Street Address(es): _____

General Location: _____

ADDITIONAL PROJECT INFORMATION

Overall Project Square Footage: _____

Current Zoning: _____ Current General Plan: _____ Residential Use Type: _____

Gross Acreage: _____ No. of Units: _____ No. of Lots: _____

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

EMAIL: _____

I certify that all filing requirements have been satisfied for my application. I further understand that an incomplete application will result in delays to the processing of my application.

Applicant's Signature _____ **Date:** _____

PROPERTY OWNER _____
LAST FIRST MI.

PHONE NO. _____ FAX NO. _____

ADDRESS _____
STREET CITY STATE ZIP

EMAIL: _____

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.

LAND USE AMENDMENT APPLICATION SUBMITTAL REQUIREMENTS

Initial Submittal Requirements	New Specific Plan	Zoning Amendment		General Plan/ Specific Plan Amendment	
		Map	Text	Map	Text
Completed and Wet Signed Application and Filing Fee	1	1	1	1	1
Site Plan (Described in Section A)	20	-	-	-	-
Conceptual Grading Plan (Described in Section B)	20	-	-	-	-
Environmental Documentation (Described in Section C)	3	3	3	3	3
Traffic Study/Analysis (Consult with the Public Works Department to determine if this item is required) (Described in Section D)	3	1	-	-	-
A check made payable to "University of California Regents" in the amount of the applicable fee at time of submittal and USGS 7.5' series quadrangle map (Described in Section E)	1	-	-	-	-
Revised Text (Described in Section F)	-	-	10	-	10
Specific Plan Exhibits (Described in Section G)	20	-	-	-	-
Revised Zoning Map and/or General Plan Exhibits (Described in Section H).	-	10	-	10	-
Justification of Proposal (Described in Section I)	20	10	10	10	10
Hazardous Waste Site Information Form (Described in Section J)	1	1	1	1	1
CD containing all map/text files	1	1	1	1	1
Drainage Study/Analysis (Consult with the Public Works Department to determine if this item is required)	2	-	-	-	-
Preliminary title report with all referenced supporting documents	2	2	2	2	2
Underlying Conditions of Approval (If Applicable)	1	1	1	1	1
A letter of permission for off-site grading and/or drainage (Consult with the Public Works Department to determine if this item is required)	1	-	-	-	-
Preliminary Soils and Geotechnical Report (Consult with the Public Works Department to determine if this item is required)	2	-	-	-	-
Developer Disclosure Statement (attached)	1	1	1	1	1

Submittal Requirements Prior to Hearing	Specific Plan	Zoning Amendment		General Plan/Specific Plan Amendment	
		Map	Text	Map	Text
Public Hearing Requirements (Described in Section K)	1	1	1	1	1
8 ½" x 11" color reduction of all exhibits (if applicable)	1	1	1	1	-
Spiral Bound Color 11"x17" Reduction of all Exhibits	8	8	8	8	8
Full size sets of final site plan, elevations, floor plans, grading and landscape plan (if applicable) folded to 8 ½ " x 11"	3	3	3	3	3
Final Specific Plan, Zoning and/or General Plan Exhibits (Described in Section H)	8	8	8	8	8
Final Specific Plan, Zoning and/or General Plan Text (Described in Section G)	8	8	8	8	8
Updated Developer Disclosure Statement	1	1	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	1	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.

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. 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 2-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 C. ENVIRONMENTAL DOCUMENTATION

The type of environmental review required for your project will be based upon the scope and nature of your proposal. It is recommended that you consult with the Planning Division prior to application submittal to determine the appropriate environmental review necessary for your project. For those projects requiring an Environmental Impact Report (EIR), the following information shall be provided:

- ❑ The EIR shall contain, at a minimum, the following:
 - ❑ Table of Contents
 - ❑ List of Tables
 - ❑ List of Figures
 - ❑ Executive Summary
 - ❑ Introduction
 - ❑ Project Description
 - ❑ Environmental Impact Analysis
 - ❑ Background
 - ❑ Existing Conditions
 - ❑ Threshold for Determining Significance
 - ❑ Environmental Impact
 - ❑ Mitigation Measures
 - ❑ Level of Significance After Mitigation
 - ❑ Notes and References
 - ❑ Alternatives to the Project
 - ❑ Cumulative Impacts
 - ❑ Introduction
 - ❑ Mandatory CEQA Topics
 - ❑ Growth Inducing Impacts
 - ❑ The relationship between local short-term uses of man's environment and the maintenance of long-term productivity
 - ❑ Significant irreversible environmental changes that would be involved in the project should it be implemented
 - ❑ Effects not found to be significant
 - ❑ Notes and References
 - ❑ Documents and Organizations Consulted
 - ❑ Preparers of the EIR
 - ❑ Initial Study Checklist
 - ❑ Technical Appendices. All reports shall be included in a single bound copy
 - ❑ All text must be provided on a CD in Microsoft Word.

SECTION D. TRAFFIC STUDY/ANALYSIS

The following information shall be provided in the Traffic Analysis:

- Title Page
- Table of Contents
- List of Tables
- List of Illustrations
- Introduction
- Executive Summary
- Project Description
- Existing Conditions
- Projected Traffic
- Project Opening Traffic
- Project Build-out Traffic
- Findings and Recommendations
- Appendix
- All text must be provided on a CD (Microsoft Word)

SECTION E. UNIVERSITY OF CALIFORNIA REGENTS

Provide a check made payable to "University of California Regents" in the amount of the applicable fee at time of submittal (check current User Fee Schedule) for cultural resource review along with a copy of a USGS Quad map not reduced or enlarged (7.5' Series) showing location of project site.

SECTION F. REVISED TEXT

Redline (proposed text) and strikeout (deleted text) copy of all Section(s) of the General Plan/Development Code Text proposed to be amended. Include all text on a CD (Microsoft Word).

SECTION G. SPECIFIC PLAN EXHIBITS

Specific Plan

The following exhibits shall be contained within the Specific Plan Amendment:

1. **Regional Map.** The Regional Map shall include, at a minimum:
 - A north arrow and scale
 - Identification of all major roadways (i.e., Interstate 15, Interstate 215, SR79)
 - Boundaries of adjacent Counties (Orange Co., San Diego Co.)
 - Identification of major cities in the area (Murrieta, Lake Elsinore, Hemet, Riverside, etc.)
 - Call out major bodies of water in the area (i.e. Lake Skinner, Vail Lake, Lake Elsinore, etc.)
 - Identification of the project location

- 2. Vicinity Map.** The Vicinity Map shall include, at a minimum:
- A north arrow and scale
 - Identification of major existing roadways (i.e., Rancho California Road, Margarita Road, SR 79, Winchester Road, Butterfield Stage Road)
 - Identification of surrounding land uses (i.e., approved Specific Plans, schools, parks, etc.)
 - Identification of the project location
- 3. Development Plans.** The following Development Plans shall be contained within the Specific Plan or Specific Plan Amendment:
- A. Land Use Plan.** The Land Use Plan shall contain, at a minimum:
- Numbering of Planning Areas
 - Approximate gross acreage of Planning Areas
 - Land Use Designations of the Planning Areas
 - Data table to include the following:
 - Breakdown of land use designations (including residential, commercial, open space, schools, roads, etc.)
 - Gross Acres
 - Density Range
 - Target Density
 - Maximum dwelling units
 - Project totals
- B. Circulation Plan (Vehicular and Pedestrian).** The Circulation Plan shall contain, at a minimum:
- A north arrow and scale
 - Numbering of Planning Areas
 - Approximate gross acreage of Planning Areas
 - Land Use Designations of the Planning Areas
 - Proposed road network to include the following roadway classifications (if applicable): Expressway, Urban Arterial Highway, Arterial Highway, Major Highway, Secondary Highway, Principal Collector Highway, other
 - Legend corresponding to the streets
 - Identification of existing and proposed streets
 - Street sections for all proposed streets with the following details called out:
 - Total right-of-way
 - Roadway widths
 - Location and dimensions of sidewalk
 - Location and dimensions of parkway
 - Location and dimensions of raised/landscaped median
 - Location and dimensions other items (equestrian trail, other)
- C. Bicycle Plan.** The Bicycle Plan shall contain, at a minimum:
- A north arrow and scale
 - Numbering of Planning Areas
 - Approximate gross acreage of Planning Areas
 - Land Use Designations of the Planning Areas
 - Proposed road network
 - Proposed location of bicycle trail network
 - Legend identifying the proposed bicycle trail (Class I or Class II).

D. Drainage Plan. The Drainage Plan shall contain, at a minimum:

- A north arrow and scale
- Numbering of Planning Areas
- Approximate gross acreage of Planning Areas
- Land Use Designations of the Planning Areas
- Proposed road network
- Location and size of proposed drainage improvements to include but not limited to:
 - Inlet/outlet to storm drain
 - Storm drain line to be constructed by the project developer
 - Storm drain line to be constructed by others (identify entity)
- Location and size of existing drainage improvements in the immediate vicinity of the project
- Legend corresponding to the proposed improvements

E. Water Plan. The Water Plan shall contain, at a minimum:

- A north arrow and scale
- Numbering of Planning Areas
- Approximate gross acreage of Planning Areas
- Land Use Designations of the Planning Areas
- Proposed road network
- Location and size of proposed water system improvements to include but not limited to:
 - Water system improvements to be constructed by the project developer
 - Water system improvements to be constructed by others (identify entity)
 - Location and size of existing water system improvements in the immediate vicinity of the project
 - Legend corresponding to the proposed improvements

F. Sewer Plan. The Sewer Plan shall contain, at a minimum:

- A north arrow and scale
- Numbering of Planning Areas
- Approximate gross acreage of Planning Areas
- Land Use Designations of the Planning Areas
- Proposed road network
- Location and size of proposed sewer system improvements to include, but not limited to:
 - Sewer system improvements to be constructed by the project developer
 - Sewer system improvements to be constructed by others (identify entity)
- The location(s) and size(s) of sewer system improvements in the immediate vicinity of the project
- A legend corresponding to the proposed improvements

- G. Public Facilities Sites Phasing Plan.** The Public Facilities Sites Phasing Plan shall contain, at a minimum:
- A north arrow and scale
 - Numbering of Planning Areas
 - Approximate gross acreage of Planning Areas
 - Land Use Designation of the Planning Areas
 - Proposed road network
 - Location and size of proposed and existing public facility improvements to include, but not limited to:
 - Schools
 - Parks
 - Legend corresponding to the proposed improvements, which include proposed timing for the installation of the improvements
- H. Grading Concept Plan.** The Grading Concept Plan shall contain, at a minimum:
- A north arrow and scale
 - Proposed road network
 - Proposed on-site grading with 10' contours
 - Proposed off-site grading with 10' contours
- I. Open Space and Recreation Plan.** The Open Space and Recreation Plan shall contain, at a minimum:
- A north arrow and scale
 - Proposed road network
 - Location of proposed and existing neighborhood and community parks, recreation centers, school recreation facilities and other open space facilities
 - Legend corresponding to the proposed improvements
- J. Conceptual Phasing Plan**
The Conceptual Phasing Plan shall contain, at a minimum:
- A north arrow and scale
 - Proposed road network
 - Proposed overall project phasing
 - Legend corresponding to the proposed phasing
- K. Conceptual Landscape Plan.** The Conceptual Landscape Plan shall contain, at a minimum:
- A north arrow and scale
 - Numbering of Planning Areas
 - Approximate gross acreage of Planning Areas
 - Land Use Designation of the Planning Areas
 - Proposed road network
 - An overall landscape theme for the project showing, at a minimum, the location of the following: theme trees, street trees, greenbelts, buffer trees, and entry trees
 - Call out where detailed landscape "sections" can be found in the Specific Plan
 - Legend corresponding to the proposed landscaping

4. **Detailed Plans.** The following detailed plans shall be provided in the Specific Plan and/or Specific Plan Amendment:

A. **Specific Planning Area Plans.** The Specific Planning Area Plans shall contain, at a minimum:

- Planning Area number
- Approximate gross acreage of Planning Areas
- Land Use designation for the Planning Areas
- Vicinity Map showing the Planning Area in relation to the rest of the project
- Location and reference to exhibits depicting the following:
 - Roadway landscape treatments
 - Project entry statements
 - Bicycle trails
 - Landscape transition plans
 - Typical design plan
 - Vehicle and pedestrian linkages

B. **Typical residential design plans (for all proposed densities), typical commercial design plans, typical open space plans, typical landscape transition plans.** These Plans shall contain, at a minimum:

- Landscaping
- Walls
- Open space (private and common) with location of any proposed amenities (i.e., pools, play equipment, activity areas, etc.)
- Location of units
- Location of streets, entries and parking areas
- Pedestrian pathways (i.e., sidewalks, trails, etc.)
- Interface with adjacent land uses

E. **Entry statement monumentation (major community, minor community, neighborhood, etc.).** These Plans shall contain, at a minimum:

- Plan view showing the general location of hardscape (monumentation, sidewalks, mow curbs, etc.) and the location of landscaping to be used, calling out type (i.e., trees, shrubs, groundcover) and characteristics (i.e., shade, screen, accent, evergreen, deciduous, flowering, etc.) including landscaped medians
- Elevation depicting the plan view

F. **Theme walls.** Wall plans shall contain, at a minimum:

- Materials
- Height
- Colors
- Location

E. Street Scene Plans. Street scene plans shall contain, at a minimum:

- Title identifying the streets which are being depicted
- Cross reference to Conceptual Landscape Plan
- Plan view showing the general location of landscaping to be used, calling out type (i.e., trees, shrubs, groundcover) and characteristics (i.e., shade, screen, accent, evergreen, deciduous, flowering, etc.) and the general location of hardscape (monumentation, sidewalks, mow curbs, streets, walls, etc.)
- Cross section depicting the plan view

SECTION H. REVISED GENERAL PLAN EXHIBIT CONTENT

Scale: Engineering scale not to exceed 1"=100' or less than 1"=20.

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.
- Data table to include:

<input type="checkbox"/>	Assessors Parcel Number		
<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"/>	Existing land use		
<input type="checkbox"/>	Existing General Plan designation (shown in "strikethrough" text)		
<input type="checkbox"/>	Proposed General Plan designation (shown in "redline" text)		
<input type="checkbox"/>	Proposed land use		
<input type="checkbox"/>	Total Gross Area:	square feet	acres
<input type="checkbox"/>	Total Net Area:	square feet	acres
<input type="checkbox"/>	Land uses within 2,500 feet from the proposed change(s)		
<input type="checkbox"/>	Proposed area to be changed shall be shaded in a manner that will make the change(s) prominent		

SECTION I. JUSTIFICATION OF PROPOSAL

Zoning Amendment

Provide written justification and rationale outlining your request for a Zoning Amendment. This justification must answer the following questions. Please provide a thorough explanation of your responses.

1. Map Amendment

- Is the proposed map amendment compatible with the existing surrounding land uses?
- Will the proposed map amendment enhance the quality of life?
- Does the proposed map amendment result in the future need for City services/infrastructure?

- Will the proposed map amendment create a legal non-conforming use?

2. Zone Text Amendment

- Will the proposed zone text amendment be consistent with the general plan?
- Will the zone text amendment create a non-conforming use?

General Plan / Specific Plan Amendment or newly proposed Specific Plan

Provide written justification and rationale outlining your request. This justification must answer the following questions. Please provide a thorough explanation of your responses.

1. Will the document be consistent with the General Plan?
2. Will the proposed document have a substantially adverse effect on traffic circulation and on the planned capacity of the street system?
3. Will the proposed document have a substantially adverse impact on the general welfare of persons residing in the community?
4. Will the document be compatible with the existing and proposed development within the district and its surroundings?

SECTION J. HAZARDOUS WASTE 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 1-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 K. 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

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