



CITY OF MURRIETA

Development Services Department

Planning Division

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

www.murrietaca.gov

Supplemental Preliminary Informational Checklist for (SB-330) Residential Projects (DS-241)

Effective until January 1, 2025 - The Housing Crisis Act (SB 330) established “preliminary application process” where a “housing development project” would be eligible for a streamlined review under this law. All housing development projects must complete this checklist and attach it to the Project Pre-Application Information Worksheet (DS-240).

A “**Housing Development Project**” subject to **SB 330** and use of this application means a use consisting of any of the following: **1. Residential Units** **2. Mixed-Use Developments** consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use, or **3. Transitional Housing** or **Supportive Housing**.

PLEASE NOTE THE FOLLOWING TIMEFRAMES AND INFORMATION:

An applicant has **180 calendar days** after submitting this preliminary application to submit the formal application provided all the information as required under the checklist is addressed.

If this application for the development project is **not complete**, the development proponent shall submit the specific information needed to complete the application **within 90 days** of receiving the agency’s written identification of the necessary information. If the applicant does not submit this information **within the 90-day period**, then this **preliminary application shall expire and have no further force or effect**.

Please note that a “**Certification of Compliance**” with Section 65962.5 - “The Department of Toxic Substances Control” **will be required as part of the formal Development Application submittal package** (Also referenced in Development Application – DS-222 – “Hazardous Waste Site Disclosure Statement”).

For the City’s Website

Please see the following link:

<https://www.murrietaca.gov/>

For the City’s Municipal Code

Please see the following link / A hardcopy for review is available if requested:

https://www.amlegal.com/codes/client/murrieta_ca/

For a schedule of Development Impact Fees

Please see the following link / A hardcopy for review is available if requested:

<https://www.murrietaca.gov/Archive.aspx?AMID=39>



ATTACH THIS FORM TO THE DS-240 FORM – PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For Planning Office Use Only

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

PROJECT BACKGROUND

Proposed Application Type:

- DEVELOPMENT PLAN
 OTHER: _____

Project Name: _____

SB 330 – REQUIRED PRELIMINARY REVIEW QUESTIONS:

1. The specific location, including parcel numbers, a legal description, and site address, if applicable:

Directions – Please provide this information under “Property Information” Section on the attached DS-240 form.

2. The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located. Please describe below and identify any related information on the Site Plan:

3. A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied:

Directions - Identify this information on the Site Plan and Building Elevations. On the Site Plan to assist with the review, please identify all points of vehicle access to the site for Circulation and for Fire Access with corresponding dimensions and turning radii.

4. The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance:

Proposed Land Use(s): _____

Applicable Zoning Info: _____

Is this consistent? YES NO (Staff to verify)

Proposed Number of Units: _____ Sq.Ft.

Proposed Residential Square Feet: _____ Sq.Ft.

Proposed Non-Residential Square Feet (For Mixed-Use Sites): _____ Sq.Ft.

5. The proposed number of parking spaces:

Standard Spaces: _____ Americans With Disabilities (ADA): _____

Electric Vehicle (EV) Charging: _____ Carpool _____ Vanpool _____

6. Any proposed point sources of air or water pollutants? YES NO If Yes, please describe below, identify on Site Plan, and attach any relevant preliminary technical reports/studies to address any potential Mitigation Measures/Project Design Features:

7. Any species of special concern known to occur on the property? YES NO If Yes, please describe below, identify on Site Plan, and attach any relevant preliminary technical reports/studies to address any potential Mitigation Measures/Project Design Features:

8. Whether a portion of the property is located within any of the following:

- A. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178?

YES NO If Yes, please describe below, identify on Site Plan, and attach any relevant technical reports/studies. (**Important to Note** - Please Review Section 13 of Senate Bill 330 - Chapter 12 – [Government Code 66300](#) –for a housing project within a mapped “Very-High-Fire-Overlay” zone.

- B. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES NO If Yes, please describe below, identify on Site Plan, and attach any relevant preliminary technical reports/studies to address any potential Mitigation Measures/Project Design Features:

- C. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES NO If Yes, please describe below, identify on Site Plan, and attach any relevant preliminary technical reports/studies to address any potential Mitigation Measures/Project Design Features:

- D. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency?

YES NO If Yes, please describe below, identify on Site Plan, and attach any relevant preliminary technical reports/studies to address any potential Mitigation Measures/Project Design Features:

- E. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building

Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES NO If Yes, please describe below, identify on Site Plan, and attach any relevant preliminary technical reports/studies to address any potential Mitigation Measures/Project Design Features:

F. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES NO If Yes, please describe below, identify on Site Plan, and attach any relevant preliminary technical reports/studies to address any potential Mitigation Measures/Project Design Features:

9. Any historic or cultural resources known to exist on the property?

YES NO If Yes, please describe below, identify on Site Plan, and attach any relevant preliminary technical reports/studies to address any potential Mitigation Measures/Project Design Features:

10. The number of proposed below market rate units and their affordability levels?

Is this applicable to the project scope? YES NO

Proposed Below Market Rate Units: _____ Proposed Affordability Level: **Very Low**
Proposed Below Market Rate Units: _____ Proposed Affordability Level: **Low**
Proposed Below Market Rate Units: _____ Proposed Affordability Level: **Moderate**

Refer to Murrieta Municipal Code Section 16.20 "Density Bonus Regulations", Density Bonus IB-212, Density Bonus Application Checklist DS-257, Density Bonus Calculation Chart, TD-227 for further details and **include with this application as applicable.**

11. The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915?

Is this applicable to the project scope? YES NO

Number of Bonus Units? _____ Describe desired incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915:

Refer to Murrieta Municipal Code Section 16.20 "Density Bonus Regulations", Density Bonus IB-212, Density Bonus Application Checklist DS-257, Density Bonus Calculation Chart, TD-227 for further details and **include with this application as applicable.**

12. Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested?

YES NO If Yes, please describe further below:

13. The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Directions – Please provide this information under “Applicant/Representative” section on the attached DS-240 form.

If you are a representative for the property owner, attach a completed **Exhibit “A” - “Owner Certification”** to this application.

14. The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.

Is this applicable to the project? YES NO If Yes, please describe further below:

Demolished Unit Address: _____

Occupied? YES NO

(If Needed: Attach additional sheets to describe Demolition and Occupancy status)

15. A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

Is this applicable to the project? YES NO Identify on Site Plan, and attach any relevant preliminary technical reports/studies to address any potential Mitigation Measures/Project Design Features:

16. The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.

Directions - Please describe below and identify this information on the Site Plan. Attach any copies of Grant Deeds, Recorded Instruments, Title Reports and similar information to this application.

EXHIBIT "A"

OWNER CERTIFICATION

I CERTIFY UNDER THE PENALTY OF THE LAWS OF THE STATE OF CALIFORNIA THAT I AM THE PROPERTY OWNER OF THE PROPERTY THAT IS THE SUBJECT MATTER OF THIS APPLICATION AND I AM AUTHORIZING AND DO HEREBY CONSENT TO THE FILING OF THIS APPLICATION AND ACKNOWLEDGE THAT THE FINAL APPROVAL BY THE CITY OF MURRIETA, IF ANY, MAY RESULT IN RESTRICTIONS, LIMITATIONS AND CONSTRUCTION OBLIGATIONS BEING IMPOSED ON THIS REAL PROPERTY.

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

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

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

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

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

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