



**CITY OF MURRIETA**

Planning Department

1 Town Square

Murrieta, CA 92562

**Development Plan Application for  
Residential Tract Development  
(Residential Site Development/Architectural Review/  
Fence & Wall Plan)**

For Planning Office Use Only

Case Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Received by: \_\_\_\_\_

**PROJECT INFORMATION**

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

PROJECT TITLE AND DESCRIPTION (Tract No., # of Lots, # of Plan Types, # of Architectural Themes, Home Size Range) \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): \_\_\_\_\_

Approximate Gross Acreage/Net Acreage: \_\_\_\_\_ Current Zoning & GP Designation: \_\_\_\_\_

Property Address/Location: \_\_\_\_\_

**APPLICANT/PROJECT MANAGER/OWNER INFORMATION**

PLEASE INDICATE WHICH OF FOLLOWING WILL FUNCTION AS THE CONTACT PERSON FOR THIS PROCESS (SELECT ONLY ONE): Applicant/Developer  Project Manager  Property Owner

**APPLICANT/DEVELOPER**

Contact Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Street

City

State

ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No.: ( ) \_\_\_\_\_

**PROJECT MANAGER** (Representative for Developer)

**Contact Name:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

Street

City

State

ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

**PROPERTY OWNER**

**Name:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

Street

City

State

ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

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

**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

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.

**INFORMATION SHEET**  
**RESIDENTIAL DEVELOPMENT SITE PLAN**  
**ARCHITECTURAL REVIEW & FENCE AND WALL PLAN**  
**REVIEW**

**DESCRIPTION:**

**Residential Site Development Plan and Architectural Review:** The purpose of the Residential Development Site Plan review is to ensure the development complies with the City's development standards for residential development as established in the Development Code (Section 16.08, 16.28, 16.34, etc.) and/or applicable Specific Plan. The process is intended to promote compatibility in planning and building design in the community and to encourage implementing developments with a high level of design quality.

The review will address development of each lot within the subdivision and how the grouping of houses within the street/block relates with each other to provide a varied street scene. It includes detailed information on the location of the houses, setbacks, driveways, and landscaping areas. A review of the architecture will be conducted as part of the application; therefore, staff will review the proposed floor plans, elevations, colors, materials, and roof plans.

Residential Site Development Plans are not typically applicable for Planned Residential Developments (PRD's), Multi-Family applications, and other instances where the review of the units/residences are required as part of the subdivision application (such as a Tentative Map with a PRD or a Development Plan application for an apartment/condominium application).

**Fence and Wall Plan Review:** The purpose of the Fence and Wall Plan review is to ensure fence and wall locations comply with all Development Code standards as identified in Section 16.22 (Fences, Hedges, and Walls), Section 16.08 (Single-Family Residential Design Standards and Themes), tentative map conditions, mitigation measures, and safe traffic sight distance setbacks within the development.

**Environmental Compliance:** The environmental analysis necessary to comply with the California Environmental Quality Act (CEQA) for the development contemplated with the Residential Site Development Plan (RSDP) application is typically addressed in the environmental document prepared with the tentative map. Therefore, the RSDP is required to comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted with the Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), Negative Declaration (ND), or Exemption (NOE) from the processing of a Tentative Tract Map or Parcel Map application. The RSDP will need to demonstrate compliance with any mitigation measures established from the MMRP. If the proposed project is derived from a TTM or PM that was approved over 5 years ago or recorded over 5 years ago, it is recommended to consult with city staff prior to submitting the Residential Site Development Plan application.

## FILING INSTRUCTIONS FOR RESIDENTIAL SITE DEVELOPMENT PLAN APPLICATION

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

### THE APPLICATION FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One complete and signed application form.
2. The appropriate fees for the application type.  
To view the Fee Schedule, go to: <http://www.murrieta.org/cityhall/cd/planning/apps.asp>  
Note: Additional fees may be assessed as a result of project review.
3. Two (2) copies of the Title Report for all properties involved in project (must be prepared within the last 6 months).
4. Two (2) copies of tentative map conditions of approval.
5. Six (6) full size (24"x 36") copies of the Residential Site Plan Exhibit as described in the "Plans Matrix" section of this application. All exhibits must be folded no larger than 8 ½" x 11".
6. Four (4) full-size (18"x 26") copies of building floor plans, elevations, and roof plans. The exhibits shall include the information described in the "Plans Matrix" section of this application. All exhibits must be folded no larger than 8 ½" x 11."
7. Three (3) full size (24"x 36") sets of Conceptual Front Yard and Slopes Landscape Plan. See Landscape Handouts for plan requirements.
8. Three (3) full size (24"x 36") sets of detailed Fence and Wall Plan.
9. One (1) set 8 ½"x 11" color and material board including samples of all proposed colors and materials.
10. One (1) set 8 ½" x 11" colored photos of materials board (identification/name of colors and materials must be legible).
11. One (1) set – Color scheme schedule for each elevation and plan type.
12. Three (3) copies of 11" x 17" reductions of the following exhibits.
  - a. Residential Site Plan
  - b. Floor Plans, Elevations, Roof Plans
  - c. Colored Elevations for all sides (Show Plan types – e.g. Plan 1 thru 4 and Elevation scheme A thru C)
  - d. Conceptual Typical Front Yard and Slopes Landscape Plan
13. Two (2) compact discs with electronic versions of the application form, development plans, elevations, and any applicable maps/exhibits in an Adobe pdf format.
14. Complete the "Hazardous Waste Disclosure Statement" section of this application.
15. If necessary submit items from Supplemental Submittal Requirements, as described on following page.

## **Supplemental Submittal Requirements**

**Note:** The following additional items may be necessary depending on when the environmental assessment (NOE, MND, EIR) was prepared and if any changes to the project or the environment that may have occurred since the subdivisions approval. Please consult with city staff to determine if these items may be required. See **Supplemental Submittal Requirements** section of this application.

1. Complete the “Environmental Setting” section of this application.
2. Other information including technical studies/reports such as biological surveys, Multiple Species Habitat Conservation Plan Consistency Analysis, and delineations studies and/or a cultural resource assessment will be required as determined by the completed “Environmental Setting” section of this application.
3. Complete the “Water Quality Management Plan (WQMP) Information” section of this application.
4. If determined by the completed WQMP Checklist for either the Santa Ana River or Santa Margarita River region to be required, two (2) completed copies of the Project Specific Preliminary WQMP and the “Summary of Project-Specific Water Quality Management Plan Requirements” section of this application.

## LAND USE AND DEVELOPMENT MATRIX

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

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

<b>SITE PLAN</b>	
	<b>Cover Sheet</b>
<b>X</b>	1. Name, Address, and telephone number of applicant.
<b>X</b>	2. Name, address, and telephone number of land owner.
<b>X</b>	3. Name, address, and telephone number of exhibit preparer.
<b>X</b>	4. Assessor's Parcel Numbers and, if available, address of the property.
<b>X</b>	5. Title of Exhibit
<b>X</b>	6. Exhibit revision block.
<b>X</b>	7. Date Exhibit Prepared.
<b>X</b>	8. Show and identify the footprint of each plan type, including dimensions.
<b>X</b>	9. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved).
<b>X</b>	10. Names, addresses and phone numbers of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
	<b>Exhibit Sheets</b>
<b>X</b>	11. Graphic Scale with bar scale (number of feet per inch) of 1" = 20' or 1" = 40'. Use Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, and elevations. Provide a cover sheet of the entire development at a smaller scale if the site plan covers more than one page.
<b>X</b>	12. Plotting of model and elevation type for each lot (i.e.2C)
<b>X</b>	13. Show building setback distances for all sides and all lots in accordance with Development Code or Specific Plan (if applicable).
<b>X</b>	14. Proposed pad elevation and dimensions of each lot.
<b>X</b>	15. Show location and width of all driveways.
<b>X</b>	16. Label all slopes 2:1 or steeper.
<b>X</b>	17. Shade all slopes over 3 feet high.
<b>X</b>	18. North Arrow
<b>X</b>	19. Identify number of each lot.
<b>X</b>	20. Table/matrix showing required and proposed Lot Coverage for each lot.
<b>X</b>	21. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
<b>X</b>	22. Location, dimensions, setbacks, and nature of proposed and existing, fences, gates, walls, free standing signs, driveways, turnout and/or turnarounds and curbs, drainage structures, and above and below ground structures including septic subsurface sewage disposal system.
<b>X</b>	23. Names, locations, right-of-way widths, and improvements of adjacent existing and proposed streets and

	the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be noted on the tentative map.
X	24. Square footage calculations per floor and total for each Plan Type shown.
X	25. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
X	26. List and accurately show all easements of record (by map or instrument number).
X	27. Show water quality control measures as indicated in approved Water Quality Management Plan (WQMP).
<b>FLOOR PLANS / ELEVATIONS / ROOF PLANS:</b>	
	Cover Sheet
X	1. Name, Address, and telephone number of applicant.
X	2. Name, address, and telephone number of land owner.
X	3. Name, address, and telephone number of exhibit preparer.
X	4. Assessor's Parcel Numbers and, if available, address of the property.
X	5. Title of Exhibit
X	6. Exhibit revision block.
X	7. Date Exhibit Prepared.
	8. Sheet Index
X	<p>Elevations:</p> <ul style="list-style-type: none"> <li>a. Architectural elevations of all sides, including options and architectural schemes i.e. ((a) traditional, (b) craftsman, etc.).</li> <li>b. Identify and label all materials and architectural elements. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.</li> <li>c. Total height of all buildings with dimensions.</li> <li>d. Colored elevations for all sides- Show Plan Types-e.g. Plan 1 thru 4 and Elevations scheme A thru C</li> <li>e. Location of building address.</li> <li>f. A schedule for colors and materials corresponding to the color &amp; material board.</li> </ul>
X	<p>Floor Plans:</p> <ul style="list-style-type: none"> <li>a. Identify Plan Type for each floor plan</li> <li>b. Label proposed use for each room</li> <li>c. Proposed square footage of each room</li> <li>d. Provide square footage of each floor and total residence</li> <li>e. Provide exterior length and width dimensions, including wall plane change locations</li> <li>f. Identify exits/entrances</li> <li>g. Show and identify outer edge of floor above/below</li> <li>h. Provide interior dimensions of garage (min 20'x20' interior for 2-car)</li> <li>i. Show options</li> </ul>
X	<p>Roof Plans:</p> <ul style="list-style-type: none"> <li>a. Show roof slopes and direction.</li> <li>b. Label and identify roof material</li> <li>c. Show roof pitch</li> <li>d. Show and identify roof overhang and dimension of overhang.</li> </ul>

<b>FENCE AND WALL PLAN:</b>	
<b>X</b>	1. Name, address, and telephone number of applicant.
<b>X</b>	2. Name, address, and telephone number of land owner.
<b>X</b>	3. Name, address, and telephone number of exhibit preparer.
<b>X</b>	4. Assessor's Parcel Numbers and, if available, address of the property.
<b>X</b>	5. Graphic Scale with bar scale (number of feet per inch) of 1" = 20' or 1" = 40'. Use Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, and elevations. Provide a cover sheet of the entire development at a smaller scale if the site plan covers more than one page.
<b>X</b>	6. North Arrow
<b>X</b>	7. Date Exhibit Prepared.
<b>X</b>	8. Title of Exhibit
<b>X</b>	9. Plotting of model and elevation type for each lot (i.e.2C)
<b>X</b>	10. Proposed pad elevation
<b>X</b>	11. Show location of all driveways
<b>X</b>	12. Label all slopes 2:1 or steeper.
<b>X</b>	13. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved).
<b>X</b>	14. Exhibit revision block.
<b>X</b>	15. Identify number of each lot.
<b>X</b>	16. Identify and show location of all fences, walls, and entry monuments/signs.
<b>X</b>	17. Provide a legend for al symbols
<b>X</b>	18. Provide details drawings and elevation view for each fence, wall, & pilaster.
<b>X</b>	19. Identify common open spaces areas and identify maintenance entity (i.e. Community Service District, Homeowners Association)

Additional copies of this application may be obtained from the Planning Department's Web Page at <http://www.murrietaca.gov/departments/planning/apps.asp>.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 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 as complete without the signed statement.

To search the hazardous waste list go to [www.geotracker.swrcb.ca.gov](http://www.geotracker.swrcb.ca.gov).

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site.  
Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**SUPPLEMENTAL SUBMITTAL REQUIREMENTS**

**SECTION**

RESIDENTIAL PROJECTS:

Number and type of dwelling units proposed: \_\_\_\_\_

\_\_\_\_\_

Density of the proposed project (# of units per net acreage): \_\_\_\_\_

\_\_\_\_\_

Type and size of households expected: \_\_\_\_\_

\_\_\_\_\_

Will any multi-story units be located adjacent to a highway or freeway? \_\_\_\_\_

\_\_\_\_\_

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

The maximum height of structures \_\_\_\_\_

Describe the amount and type of off-street parking proposed \_\_\_\_\_

\_\_\_\_\_

Describe how drainage will be accommodated \_\_\_\_\_

\_\_\_\_\_

Identify any off-site construction (public or private) required to support this project \_\_\_\_\_

\_\_\_\_\_

Preliminary grading plans estimate \_\_\_\_\_ cubic yards of cut and \_\_\_\_\_ yards of fill.

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

\_\_\_\_\_

What is the anticipated route of travel for transport of the soil material?

\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ Truck loads.

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

Give time estimated dates for the following:

- A. Rough Grading \_\_\_\_\_
- B. Final Grading \_\_\_\_\_
- C. Start Construction \_\_\_\_\_
- D. Complete Construction \_\_\_\_\_
- E. Describe any Project Phasing \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List all other permits or public agency approvals required of this project \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: EXPLAIN ANY "YES" RESPONSES IN ATTACHMENTS:

DURING CONSTRUCTION, WILL THE PROJECT:

- A. Emit dust, ash, smoke, fumes or odors? Yes  No
- B. Alter existing drainage patterns? Yes  No
- C. Create a substantial demand for energy or water? Yes  No
- D. Discharge water of poor quality? Yes  No
- E. Increase noise levels on site or for adjoining areas? Yes  No
- F. Generate abnormally large amounts of solid waste or litter? Yes  No
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammables or explosives? Yes  No
- H. Require unusually high demands for services such as police, fire, sewer, schools, water, public, recreation, etc.? Yes  No
- I. Displace any residential occupants? Yes  No

Is water service available at the project site?: Yes  No

If "No", how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the project site?: Yes  No

If "No", how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is a reclaimed water service available at this site? Yes  No

If "No", how far must reclaimed water line(s) be extended to provide service (# of feet) \_\_\_\_\_

## WATER QUALITY MANAGEMENT PLAN (WQMP) INFORMATION

The San Diego Region Regional Water Quality Control Board has adopted Board Order R9-2010-0016 in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirement. This Board Order regulates the discharge of pollutants from the County's MS4, and requires the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with this Board Order, projects submitted within the City of Murrieta for discretionary approval are required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: <http://www.murrieta.org/engineering/waterqualitynpdes.asp>

To comply with the WQMP, a developer may be required to submit a "Project Specific" Final WQMP. This report is intended to, a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed Low Impact Development (LID) mitigation measures and Best Management Practices –(BMP's) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP. Projects requiring Project Specific Final WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the application package. The format of the PRELIMINARY report is the same template of the Final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

Note that retention is the 1<sup>st</sup> order of treatment and infiltration is Regional Boards preference of treatment. Projects must demonstrate how infiltration can or cannot be used. Typically, this involves conducting soils testing which includes infiltration and/or percolation testing. Testing must be in conformance to the standards set in the Riverside County Flood Control Design Handbook for Low Impact Development Best Management Practices. If infiltration is not feasible, a project must then evaluate harvest and re-use.



**CHECKLIST FOR IDENTIFYING PROJECTS REQUIRING A  
PROJECT-SPECIFIC WQMP WITHIN THE SANTA MARGARITA REGION**

Applicant Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Project Location: \_\_\_\_\_

Case # : \_\_\_\_\_ Tract # : \_\_\_\_\_ APN : \_\_\_\_\_

Does the proposed project incorporate any of the following items? If so, a WQMP is req'd.		YES	NO
1	<b>Redevelopment</b> projects that create and/or replace 5,000 square feet or more of impervious surfaces (collectively over the entire project site on an existing site of 10,000 sf or more of impervious surfaces).		
2	<b>New Development</b> projects that create 10,000 sf or more of impervious surfaces (collectively over the entire project site).		
3	<b>New and Redevelopment</b> projects that create and/or replace 5,000 sf or more of impervious surface (collectively over the entire project site), and support one of the following uses:		
	<b>(i) Restaurants</b> - are defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812)		
	<b>(ii) Hillside Development Projects</b> - includes development on any natural slope twenty-five percent or greater.		
	<b>(iii) Parking Lots</b> - is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce.		
	<b>(iv) Streets, roads, highways, freeways, and driveways</b> - are defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.		
4	<b>New or redevelopment</b> - projects that create and/or replace 2,500 sf or more of impervious surface (collectively over the entire project site), and discharging directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200-feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the EWA (i.e. not commingled with flows from adjacent lands).		
5	<b>New or redevelopment</b> - projects that create and/or replace 5,000 feet or more of impervious surface, that support one or more of the following uses:		
	<b>(i) Automotive repair shops</b> - are defined as a facility that is categorized in any one of the following SIC codes: 5013, 5014, 5541, 7532-7534, or 7536-7539.		
	<b>(ii) Retail gasoline outlets (RGO's)</b> - that meet the following criteria: (a) 5,000 sf or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.		
6	New or redevelopment projects that result in the <b>disturbance of one or more</b> acres of land and are expected to generate pollutants post construction.		
7	<b>Special Considerations for Redevelopment Projects</b> - (a) Where redevelopment results in the creation or replacement of impervious surface in an amount of <b>less than fifty percent</b> of the surface area of the previously existing development, then the structural BMP performance requirements of Provision E.3.c apply only to the creation or replacement of impervious surface,		
	(b) Where redevelopment results in the creation or replacement of impervious surface in an amount of <b>more than fifty percent</b> of the surface area of the previously existing development, then the structural BMP performance requirements of Provision E.3.c apply to the entire development.		

**A project-specific WQMP is required if the answer to any of the above questions is "YES."**

WQMP Template can be found at <http://www.murrietaca.gov/departments/engineering/water.asp> (Revised 8/1/2016)  
All projects must comply with the 2010 MS4 permit requirements until the BMP Design Manual is adopted (1/7/2018 +/-)