



CITY OF MURRIETA

Planning Department

1 Town Square
Murrieta, CA 92562

PROPERTY OWNER INITIATED MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

HABITAT ACQUISITION AND NEGOTIATION STRATEGY (HANS) APPLICATION

Revised: October 17, 2012

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For Planning Department Office Use Only

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

Assessor's Parcel Number(s) (APNs):

If additional persons have an ownership interest in the subject property in addition to those indicated above, attach a separate sheet that references the application case number along with lists of names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Section 1:

The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the City of Murrieta for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said Property Owner by the City.

This agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

This agreement is not assignable without written consent by the City of Murrieta. The City of Murrieta will not consent to assignment of this Agreement until all outstanding costs have been paid by the Applicant.

Section 2:

To ensure quality service, Applicant is responsible to provide one-week written notice to the City of Murrieta Planning Department if any of the information below changes.

Section 3:

To be completed by applicant.

This agreement is by and between the City of Murrieta, and _____
("Applicant") and _____ ("Property Owner").

PROPERTY INFORMATION:

Assessor's Parcel Number(s): _____

Property location or address: _____

PROPERTY OWNER INFORMATION:

Property Owner Name: _____ Email: _____

Mailing Address: _____

Daytime Phone No: (____) _____ Fax No: (____) _____

APPLICANT INFORMATION:

Applicant's Name: _____ Email: _____

Mailing Address: _____

Daytime Phone No: (____) _____ Fax No: (____) _____

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf. As the owner of record/authorized agent, I hereby authorize the information to be released to Property Owner(s)/Owner's Representative/authorized agent. I further authorize, pursuant to Government Code Section 65105, that City personnel, or their agents, may enter upon the subject property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

If the property is determined to be needed for partial or full inclusion in the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP"), and if the 120-day negotiation period provided by Section 6.1.1(B)(2) of the MSHCP commences, then the Property Owner/Applicant authorizes the Regional Conservation Authority (RCA) or its agents to enter the property for appraisal purposes.

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

SIGNATURES:

Signature of Applicant: _____ Date: _____

Print Name and Title: _____

Signature of Property Owner: _____ Date: _____

Print Name and Title: _____

Signature of the City of Murrieta by: _____ Date: _____

Print Name and Title: _____

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

Section 4:

Background Information

Please provide the following information. If you need more room, submit a separate page.

A. Related Permit(s), Pre-application review or Development Plan Case Number(s) if applicable.

B. Identify the MSHCP Criteria cell(s) in which the parcel is located (this information can be found on the Conservation Summary Report Generator available online at:

<http://www.rctima.org/gif/rciprepgen.html>

C. Were any previous biological surveys performed on the above reference APN’s? Yes No

If yes, please provide a copy.

D. Describe unique biological features (i.e., washes, streams, oak trees, juniper trees, and rock outcroppings). _____

E. Explain how the parcel(s) relates to the conservation criteria described within the MSHCP. (See attached HANS Application Guide). _____

F. Is there a previous development application filed on the same site? Yes No

Section 5:

Checklist

The following items/information must be supplied when the HANS application is submitted to the Planning Department; otherwise, it will be deemed incomplete:

- A. A series of current ground-level color photographs showing the project site, together with a key map showing the location and direction from where the photographs were taken and the approximate area of view (may be included in biological documents).
- B. Site Map which clearly shows the following information:
 - 1. North Arrow.
 - 2. Overall dimensions of the property and lot lines
 - 3. Location and names of adjoining streets
 - 4. Location and dimensions of existing and proposed buildings, structures, and driveways.
 - 5. Location and dimensions of any easements, Environmental Constraint Sheet (ECS), or rights-of-way traversing the property.
- C. If applicable, background information:
 - 1. Lot line adjustments (proof of recordation), building permits, site preps, etc.
 - 2. Topographical maps (optional).
 - 3. Development plans (optional).

All documentation supplied must be in hard copy format. To further expedite the review process, it is recommended that the documentation also be submitted in digital format via DVD. Acceptable digital formats for reports are Microsoft Word, Adobe Acrobat PDF, or rich text file. For digital GIS data submission import into the City GIS, please assign a coordinate system to any data provided. Technical GIS digital data submission specifications are included in Table 1 below.

TABLE 1
CITY OF MURRIETA GIS DEPARTMENT
Digital Data Submission Specifications

Data Formats	ESRI shape file
Projection	State Plane
Zone	California VI
Datum	North American Datum 1983 (NAD83)
Spheroid	"GRS_1980", 6378137.0,298.257222101
False Easting	6561666.666666666
False Northing	1640416.666666667
Central Meridian	116.25
Standard Parallel 1	32.78333333333333
Standard Parallel 2	33.88333333333333
Latitude of Origin	32.16666666666666

Should you have any questions about the specifications given in Table 1, please contact the GIS Department at (951) 461-6066.

City of Murrieta	
Application or Permit(s) #:	_____
Set #:	_____ Application Date: _____