

**CITY OF WILDOMAR
Planning Department**

23873 Clinton Keith Road, Suite #201
Wildomar, CA 92595
Tel. (951) 677-7751 Fax. (951) 698-1463

For office use only. Project Account Number

DEVELOPMENT AGREEMENT APPLICATION

APPLICATION TYPES (Please indicate all of the planning applications you wish to apply for.)

<input type="checkbox"/> Tentative Tract Map Project (TTM) List TTM No. _____	<input type="checkbox"/> Tentative Parcel Map Project (TPM) List TPM No. _____
<input type="checkbox"/> Conditional Use Permit Project (CUP) List CUP No. _____	<input type="checkbox"/> Other Development Application Type: List Project No. _____

PROJECT INFORMATION

Project Address/Location		
Assessor Parcel Number(s)		
Proposed Project Description (a detailed project description must be included as a separate attachment/letter)		
Current Land Use of the project site:		
Was a Pre-Application Review done for this Project? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, what is the PAR Number: _____		
	Existing	Proposed
General Plan Designation		
Zoning Designation		

APPLICANT CONTACT INFORMATION

Name		
Mailing Address		
Telephone	Fax	Email (required)
I hereby authorize this application and certify that all filing requirements have been satisfied for my application. I also acknowledge that any missing items may delay the processing of my application.		
Signature of Applicant		Date

APPLICANT REPRESENTATIVE CONTACT INFORMATION

Name		
Mailing Address		
Telephone	Fax	Email (required)
All communications concerning this request should be directed to the (Indicate all that apply) <input type="checkbox"/> Applicant <input type="checkbox"/> Applicant Representative <input type="checkbox"/> Other: _____		
Other Representative Contact Information Name		
Telephone	Fax	Email (required)

PROPERTY OWNER INFORMATION AND PERMISSION

Name	
Mailing Address	
Telephone	Email (required)
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 Wildomar, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. <i>(If more properties or owners are involved please provide additional sheets.)</i>	
Printed Name of Property Owner(s)	Printed Name of Property Owner(s)
Signature of Property Owner(s)	Signature of Property Owner(s)
Signature of Property Owner(s)	Signature of Property Owner(s)

Check here if additional Property Owner Certifications are attached to this application.



**Project Account
Number**

**ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY
BY THE APPLICANT**

(Project representative signatures will not be accepted.)

I acknowledge and certify that with this development application I am financially obligated to the City of Wildomar for all expenses related to the time and effort spent by the employees, agents, consultants, and legal representatives that are used to process this/these applications. I understand that the City processes development applications on a deposit based fee system which requires an initial application processing deposit payment prior to beginning any process work. Further, I understand that once the project application deposit balance falls to \$2,500 an additional deposit, equal to the original application deposit fee amount, must be made within 10 days of notification from the City. I further acknowledge that if the additional application deposit fee payment is not been made within the required 10 days as required by the City, the City will discontinue all work on this/these applications and will not schedule the project for a hearing (if one is required). I also acknowledge that if I fail to replenish the application deposit account within six (6) months of notification from the City, I understand that this/these applications will be automatically deemed withdrawn by the City, and that a new development application and deposit fee will be required to restart the project processing.

**ACKNOWLEDGEMENT OF INDEMNIFICATION RESPONSIBILITY
BY THE APPLICANT**

(Project representative signatures will not be accepted.)

The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant

agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.

Applicant Printed Name

Signature

Date Signed

Billing Address: _____
Address

City

State

ZIP CODE

E-mail Contact Information: _____

Telephone Number: _____



CITY OF WILDOMAR

Planning Department

Application Submittal Requirements for Development Agreements

A. APPLICABILITY

1. Development Agreements:

Development Agreements are typically proposed by a Developer/Applicant as part of a subdivision map project and/or other development project. The timing and necessity of a Development Agreement primarily rests with the developer/applicant wishing to process an agreement as it applies to the respective development project. The City does not generally require a Development Agreement, but is responsible for processing the agreement for review and approval by the Planning Commission and City Council. The requirements and procedures for all Development Agreements proposed with a development project is governed by Government Code §65864 – 65569.5.

B. MINIMUM SUBMITTAL REQUIREMENTS

The following items are the minimum initial submittal requirements for processing Development Agreements.

- Completed and Signed Application Form and Deposit Filing Fee (\$5,000 initial deposit fee).
- Completed and Signed Environmental Assessment Form & Deposit Filing Fee (refer to fee schedule).
- One (1) copy of a project description outlining the applicant's proposed "Deal Points" related to the proposed/approved development project.
- Six (6) copies of the full size development plans (proposed and/or approved) folded and stapled into sets to a size no greater than 8½ inches by 14 inches. Rolled plans and individual sheets will not be accepted.
- Two (2) compact disc (i.e., electronic versions, PDF & MS Word) of the proposed Development Plans must be submitted with the formal application form and filing fee.
- As applicable, to comply with the California Environmental Quality Act (CEQA) guidelines and City Engineering requirements, the technical studies outlined below must be submitted with the formal development application package (NOTE: PRIOR TO BEGINNING ANY TECHNICAL STUDY, THE CITY MUST FIRST APPROVE THE SCOPE OF WORK). The cost to prepare the technical studies is the responsibility of the applicant. As part of the CEQA review requirements, the Planning Department will act as the Lead Agency in preparing the required CEQA document (i.e., Negative Declaration, Mitigated Negative Declaration, or EIR). The City requires two (2) hard copies of each technical study and two (2) CD's (electronic versions in PDF and MS Word format) to be submitted..

- ❑ Two (2) copies of the current Preliminary Title Report of all properties covered by the application that is not more than six months old at time of application filing and a copy of all legal documents (deed, easement, etc.) mentioned in the Preliminary Title Report.

C. PROPERTY OWNER MAILING LABELS/PUBLIC HEARING NOTICE INFORMATION

The public hearing notification package is intended to identify all property owners within a 600-foot radius of the corners of the subject property, including any contiguously owned properties. For purposes of this requirement, multiple properties owned by a single entity shall count as one property. The notification package must be prepared and signed by a professional Title company, and certified by the property owner or project applicant. The package shall include the following:

1. Three (3) sets of self-addressed & stamped envelopes (self sticking envelopes only) to be provided by the applicant (it is recommended that “Forever” stamps be used in case of future USPS increases). Each envelope must include the property owner’s name and mailing address (including the APN). Each envelope shall also include (in the upper left corner) the address label of the City of Wildomar Planning Department. Each set of envelopes must be provided in a separate manila envelope folder.
2. Three (3) sets of self-addressed & stamped envelopes (self sticking envelopes only) to be provided by the applicant (it is recommended that you use “Forever” stamps in case of future USPS increases) with the name and address of project applicant/property owner, project representative, and any other contact persons (deemed appropriate by the Applicant). If the project site is located adjacent to the boundary of a neighboring City, the name and mailing address of the City Planning Department shall also be provided. Each envelope shall also include (in the upper left corner) the address label of the City of Wildomar Planning Department. Each set of envelopes must be provided in a separate manila envelope folder.
3. One (1) photocopy of the property owner listing sheet and project applicant information from above in a three column format.
4. A 600-foot radius property owner map identifying all properties within the required radius on an assessor’s map page(s).
5. One (1) copy of an exhibit/map (appropriately sized) showing the subject property boundary (including any contiguous properties, if applicable) and the notification radius line indicating the radius distance of 600 feet overlaying all of the properties within that boundary area.
6. A completed Public Hearing Notice Certification Form (see next page), signed by a professional Title company who prepared the labels certifying that the list of property owners is from the latest equalized assessment roll and complete and accurate.



PUBLIC HEARING/MAILING NOTICE CERTIFICATION FORM

I, _____, certify that on _____,
Print Name of Preparer Date

the attached property owner's list was prepared by:

_____ for the following project, _____,
Name of Company or Individual Project Case Number(s)

using a radius distance of 600 feet, pursuant to application requirements furnished by the City of Wildomar Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's consultant's and/or representatives, the owner(s) of the subject property, adjacent city/district agencies (as applicable) based upon the latest equalized assessment rolls.

I further certify that the information field is true and correct to the best of my knowledge.

Name: _____

Title/Registration: _____

Address: _____

City: _____ State: _____ Zip Code: _____

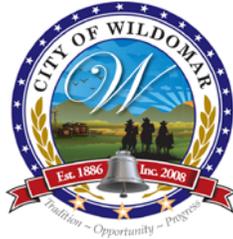
Telephone No.: (____) _____ Fax No.: (____) _____

E-Mail Address: _____

Planning Case No. (if known when prepared): _____

D. HAZARDOUS WASTE DISCLOSURE STATEMENT

The Hazardous Waste Disclosure Statement (provided on the following page must be completed, signed and provided with the application submittal.



CITY OF WILDOMAR

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 this signed statement.

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

E. CITY OF WILDOMAR ENVIRONMENTAL ASSESSMENT FORM

The attached environmental assessment form must be completed and submitted with the formal development application.



City of Wildomar
Planning Department
23873 Clinton Keith Road, #201
Wildomar, CA 92595
(951) 677-7751
www.cityofwildomar.org

ENVIRONMENTAL ASSESSMENT FORM

CITY OF WILDOMAR

The state of California requires cities to assess the environmental impact of all development projects before permits for such action are issued. The attached form will assist you in presenting the environmental effects of your project. The form includes information about the project and an assessment of the potential environmental impacts. You may be asked to answer other questions and submit additional information to determine the level of environmental review required for the project.

General Information

Project No.(s): _____
Project Location: _____
Assessor's Parcel Number(s): _____
Applicant's Name: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip: _____
List any other permits and/or approvals required for this project, including city, county, regional, state or federal: _____

Description of Use (to be completed for industrial and commercial projects only)

Proposed use of property: _____ Daily hours of operation: _____
Estimated number of employees per shift and number of shifts: _____
Type(s) of product/goods to be produced: _____
List all machines and equipment used: _____
List all chemicals used or stored on-site (submit OSHA Material Data Safety Sheet(s), storage amount and method): _____
List all materials and equipment to be stored outside or located on the exterior of the building: _____

Description of Proposed Development

Number, Type and Area of All Existing and Proposed Buildings:
Lot Area: _____ Lot Coverage: _____ Density: _____
Landscape Area & Coverage: _____ Parking (required & proposed): _____
Is the project to be phased? Yes No
If yes, attached additional sheet(s) fully describing, by phase, the number of units, date construction is proposed to begin, and proposed date of occupancy.

Is the project part of a larger project? Yes No
If yes, list associated project(s): _____

Environmental Setting

Describe the project site as it exists before the project, including topography, soil stability, plants, animals, existing structures, and any cultural, historical or scenic aspects: _____

Describe the Surrounding Land Uses: _____

North: _____ East: _____

South: _____ West: _____

Will this project:

- 1. Create a change in existing ground contours? Yes ___ No ___
- 2. Create a change in scenic views or vistas from existing residential areas, public roads or public lands? Yes ___ No ___
- 3. Create a change in pattern, scale or character in the general area of the project? Yes ___ No ___
- 4. Create significant amounts of solid waste or litter? Yes ___ No ___
- 5. Create a change in dust, ash, smoke or odors in the vicinity? Yes ___ No ___
- 6. Create a change in ground water quality or quantity, or alter existing drainage patterns? Yes ___ No ___
- 7. Create substantial change in existing noise or vibration? Yes ___ No ___
- 8. Be constructed on filled land or on slope of 10 percent or more? Yes ___ No ___
- 9. Create the need for use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives? Yes ___ No ___
- 10. Create a change in demand for municipal services (police, fire, water, sewer, etc.)? Yes ___ No ___
- 11. Create a substantial increase in fossil fuel consumption (oil, natural gas, etc.)? Yes ___ No ___
- 12. Result in the removal of trees with a trunk diameter greater than 4 inches? Yes ___ No ___
- 13. Create changes in existing zoning or general plan land use designations? Yes ___ No ___
- 14. Result in the development of 500 or more dwelling units? Yes ___ No ___
- 15. Result in the development of a major sports, entertainment or recreational facility that accommodates 2,000 or more persons? Yes ___ No ___
- 16. Result in the development of 250,000 or more square feet of office space? Yes ___ No ___
- 17. Result in the development of 500 or more hotel/motel rooms? Yes ___ No ___
- 18. Result in the development of 250 or more hospital beds? Yes ___ No ___
- 19. Result in the development of 250,000 or more square feet of retail-commercial space? Yes ___ No ___
- 20. Result in the development of 650,000 or more square feet of industrial space? Yes ___ No ___

Note: Fully explain all "yes" answers on a separate sheet and attach it to this form. If "yes" was answered to any of the questions contained in questions 14 through 20, a completed Traffic Impact Analysis will be required upon submittal of a formal development application. Contact the City Engineer at (951) 677-7751, for information as to the scope of work.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Preparer's Signature: _____ Date: _____
Name (print or type): _____ Phone: _____
Address: _____ City: _____ Zip: _____