



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 Deposit
Account Number**

FINAL SITE PLAN OF DEVELOPMENT (FSPOD)

(A final site plan of development is approved administratively by the Planning Department and is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines. A final site plan of development does not require a public hearing and is typically a condition of approval from an approved, or proposed, Tentative Tract Map).

PROJECT INFORMATION

| | |
|--|---------|
| Project Address/Location | |
| Assessor Parcel Number(s) | |
| Description and Purpose of the Project | |
| Current Site Land Use | |
| General Plan Land Use Designation: | Zoning: |

APPLICANT CONTACT INFORMATION

| | | |
|--|-----|-------|
| Name | | |
| Mailing Address | | |
| Telephone | Fax | Email |
| 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 |

REPRESENTATIVE CONTACT INFORMATION

| | | |
|---|-----|---|
| Name | | |
| Mailing Address | | |
| Telephone | Fax | Email |
| All communications concerning this request should be directed to the: | | <input type="checkbox"/> Applicant <input type="checkbox"/> Representative |

PROPERTY OWNER INFORMATION AND PERMISSION

| | | |
|---|-----|-----------------------------------|
| Name | | |
| Mailing Address | | |
| Telephone | Fax | Email |
| 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. (If more properties or owners are involved please provide additional sheets.) | | |
| Printed Name of Property Owner(s) | | Printed Name of Property Owner(s) |
| Signature of Property Owner(s) | | Signature of Property Owner(s) |
| <input type="checkbox"/> Check here if additional Property Owner Certifications are attached to this application. | | |

MINIMUM REQUIREMENT ATTACHMENT CHECKLIST

- Five (5) detailed and scaled copies of the Final Site Plan of Development (FSPOD) package (each plan set must be folded to 8-1/2" x 14" and stapled into sets - rolled plans or individual sheets will not be accepted) for residential tract maps that must include the following:
 - A detailed site plan information (with house plotting, setbacks, etc.);
 - A model home complex plans (if model homes are being proposed);
 - Floor plans for all proposed units;
 - Architectural elevations (11" x 17" size). Must be colored elevations (all four elevations) showing all materials, etc.;
 - Park Plans (when required by approved conditions);
 - Landscape and irrigation plans (for typical front yards, rear/side yard slopes (as applicable) parkway & common areas);
 - Detailed wall/fence plans;
 - Any other information deemed appropriate by the Planning Director.
- Two (2) compact discs with electronic versions of the application form, development plans and any applicable maps/exhibits in an Adobe pdf format.
- Two (2) copies of the current Title report shall be provided with the application.
- A copy of the approved tentative tract map conditions of approval must be submitted.
- Initial Deposit Fee of \$3,945.00

Please note that at the discretion of the project planner, additional information/documentation may be requested to complete the processing of this application. All such requests shall be directed to the person identified as the applicant on this application.



Project No.:

**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

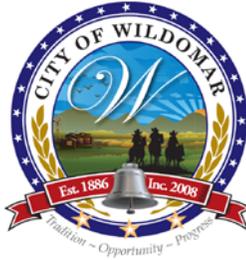
City

State

ZIP CODE

E-mail Contact Information: _____

Telephone Number: _____



CITY OF WILDOMAR

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