



CITY OF WILDOMAR

Planning Department

23873 Clinton Keith Road, Suite #110

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
<p>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.)</p>		
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 REQUIREMENTS CHECKLIST

- One (1) complete set (Pdf format) of the detailed Final Site Plan of Development (FSPOD) package for residential tract maps. The FSPOD package must include the following:
 - A detailed site plan (with house plotting, setbacks, etc., drawn to scale and fully dimensioned);
 - A model home complex plan (separate from site plan and only if model homes are proposed);
 - Floor plans for all proposed units (drawn to scale and fully dimensioned);
 - Architectural elevations drawn to scale and fully dimensioned of all four elevations showing all materials, etc. (1 set color and 1 set black/white);
 - Park Plans (drawn to scale and fully dimensioned when required by approved conditions);
 - Detailed landscape and irrigation plans for typical front yards, rear/side yard slopes (as applicable) parkway & common areas (drawn to scale and fully dimensioned);
 - Detailed wall/fence plans with elevation details (drawn to scale and fully dimensioned);
 - Any other information deemed appropriate by the Planning Department.
- One (1) electronic copy of the current Title report (no more than 6 months old) shall be provided with the application.
- One electronic copy (Pdf) of the approved tentative tract map and adopted conditions of approval shall be submitted.

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 this project application is being submitted and processed as a "fixed fee" application in accordance with City Council action approved on November 8, 2023. I also acknowledge that this fixed fee is based on three (3) Plan Reviews and Approval. For each additional plan review above three (3), an extra fee equal to 25% of the original fixed fee amount for each application type will be due before moving forward, and failure to pay the extra fee will result in the City pausing all work on the project review until the fee is paid. I further acknowledge that if this application requires additional legal review by the city attorney beyond the typical review time stipulated in the fixed fee for each application, an additional charge of \$4,969.64 for each 10 additional hours will apply. I lastly acknowledge, upon notification from the City, that if the proposed project becomes inactive for a period of six (6) months, the project will be automatically deemed closed out and withdrawn by the City, and that a new development application and fixed fee (at the time of re-initiation) will be required to restart the project.

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