



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.

**Planning Application
Project Number**

PRE-APPLICATION REVIEW (PAR)

(To facilitate a preliminary review of a proposed development project)

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.

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)
Signature of Property Owner(s)	Signature of Property Owner(s)

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

MINIMUM REQUIREMENTS CHECKLIST

- One (1) electronic (Pdf) copy of the Completed and Signed Application form, including the following:
 - Project description letter describing the specific details about the proposed project.
 - Completed and signed Environmental Assessment form (attached).
 - Completed and signed Hazardous Waste Disclosure Statement (attached).
 - Aerial maps/exhibits/photos of the site.
 - EVMWD Due Diligence Form (attached).
- Payment of the Application Fee (paid at the time of formal project submittal). Refer to the city's fee schedule for payment amounts.
- One (1) electronic (Pdf) copy of the proposed site plan & conceptual grading (if already prepared). Preliminary architectural elevations are preferred but not required.



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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: _____

A. CITY OF WILDOMAR ENVIRONMENTAL ASSESSMENT FORM

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



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Environmental Assessment Form

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? If yes, list associated project(s): Yes No

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 or 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: _____

B. ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD) DUE DILIGENCE

As part of the City's development review process for new development applications, each applicant is required to meet with the EVMWD staff to discuss their proposed project prior to a formal application submittal with the City of Wildomar. This "pre" meeting will streamline the process and ensure that each applicant is aware of the policies and requirements of EVMWD for providing water and sewer service to your project. A copy of EVMWD's "Due Diligence" form is provided on the following page. Please complete the form and contact EVMWD staff for an appointment prior to making your formal project submittal with the City. After a formal application is submitted to the City, your development plans package will be forwarded to EVMWD for review and comment and any comments generated by this review will be included in the City's Staff Review Comment Letter.

For questions related to the EVMWD form, please contact EVMWD Development Services Department at (951) 674-3416

Board of Directors
Phil Williams, President
Harvey R. Ryan, Vice President
Andy Morris, Treasurer
George Cambero, Director
Nancy Horton, Director



General Manager
John D. Vega
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

Our Mission...

EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

May 25, 2016

Attn: New Developers

SUBJECT: EVMWD Development Procedures

In order to minimize potential delays to your water, sewer or recycled water projects, please be sure to contact the Elsinore Valley Municipal Water District (EVMWD) as soon as possible.

For Due Diligence, Planning, Plan Check and/or Inspection questions, please contact EVMWD Engineering Services at engservices@evmwd.net or by phone at (951) 674-3146 Ext. 6705.

For Service Availability/Service Commitment Letters, please contact EVMWD Development Services at development@evmwd.net or by phone at (951) 674-3146 Ext. 8427.

Please be aware that your project will not be able to receive water and/or sewer services until the appropriate EVMWD procedures have been followed and approved.

Respectfully,

Joanna Stewart
EVMWD Development & Construction Services