



## 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 Account  
Number**

# SB 35 Affordable Housing Project Application Form

## PROJECT INFORMATION

Project Site 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?  No  Yes

If yes, what is the PAR Number: \_\_\_\_\_

	Existing	Proposed
General Plan Land Use Designation:		
Zoning Map 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	Fax	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)
<input type="checkbox"/> Check here if additional Property Owner Certifications are attached to this application.		



**Project Deposit Account  
Number**

**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 of Applicant

\_\_\_\_\_  
Date

Billing Address: \_\_\_\_\_

Address

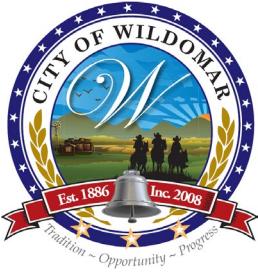
\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
ZIP CODE

E-mail Contact Information: \_\_\_\_\_

Telephone Number: \_\_\_\_\_



# CITY OF WILDOMAR

## Planning Department

### SB 35 Affordable Housing Project Application Submittal Requirements

#### **Special Note(s):**

- The City has officially adopted an “All-Electronic” project application submittal and fixed fee payment process, including submittal of development plans and all accompanying technical studies (new and resubmittals). When you are ready to make a formal submittal (or resubmittal), please contact Mr. Abdu Lachgar, AICP, Senior Planner at (951) 677-7751, Ext. 203, or via email at [alachgar@wildomar.gov](mailto:alachgar@wildomar.gov). Mr. Lachgar will provide detailed instructions on how to make the formal electronic submittal (and resubmittals) and pay the fixed fees.

#### **A. APPLICABILITY**

The application submittal requirements contained within this application applies to all housing development projects being proposed under the state mandates of SB 35 (as amended) (Government Code section 65913.4), which provides for a streamlined and ministerial approval process for certain housing projects.

##### **1. Site Plan**

In order to review housing projects proposed under SB 35 provisions, a Plot Plan development plan package is required to be prepared and submitted. The development plans shall include all the items which are identified in paragraph B below. The plans shall be reviewed for completeness based on this list, as well as any additional project-specific requirements based upon the location or characteristics of the project site.

##### **2. Notice of Intent/Preliminary Application**

Pursuant to Government Code section 65913.4(b), a “Notice of Intent/Preliminary Application” to file this SB 35 Affordable Housing Development Project application must be submitted to the City prior to filing this application. The notice of intent must be in the form of a preliminary application that includes all of the information described in Government Code section 65941.1. The City’s Affordable Housing Project Preliminary Application shall be used for this purpose (separate document).

##### **3. Tribal Consultation (SB 168)**

The Tribal Consultation process outlined in Government Code section 65913.4(b), which is triggered by the filing the of the Notice of Intent, must be completed prior to the submittal of the formal SB 35 Affordable Housing Development Project application. This application may only be accepted by the City if one of the following applies:

- A tribe that received the notice of intent did not accept the invitation to engage in a scoping consultation;
- The tribe accepted the invitation to engage in a scoping consultation but failed to substantially engage in the consultation process;
- The parties to the consultation agree that no potential tribal cultural resources will be affected by the proposed development; or
- The parties find that the proposed development could affect tribal cultural resources and an enforceable agreement regarding the methods, measures, and conditions for tribal cultural resource treatment is executed.

## **B. MINIMUM APPLICATION SUBMITTAL REQUIREMENTS:**

The minimum submittal requirements for an SB 35 Housing Development project shall be as follows:

- Completed and Signed Application Form and Filing Fee (refer to city fee schedule).
- A detailed project description letter (as a separate attachment) describing the specific details about the proposed project must be submitted with this application form.
- Completion of the Senate Bill 35 (SB 35) Eligibility Checklist (see Section C below). This form must be signed by the applicant and notarized.
- Completed and Signed City of Wildomar Environmental Assessment Form (see attached).
- Completed and Signed Hazardous Waste Site Disclosure Statement (see attached).
- A completed and signed EVMWD “Water/Sewer Will-Serve” letter from the District.
- Prior to making the formal submittal to the City of Wildomar, the Applicant is strongly encouraged to contact the Elsinore Valley Municipal Water District (EVMWD) and discuss their Development Review Procedures (see attached EVMWD memorandum).
- One (1) Pdf of the current Preliminary Title Report of all properties covered by the proposed development project, including a copy of all legal documents (deed, easement, etc.) mentioned in the title report. The title report shall not be more than six months old at the time of application submittal and
- One (1) electronic set of the full development plans containing all the required sheets listed below converted to Pdf format to be submitted electronically (see note above). In addition, two (2) full sets (24" x 36") must be submitted. The development plans shall include the following as outlined below:
  - Detailed Site Development Plan (drawn to scale). Refer to Section D below for information that must be shown on the site/plot plan.
  - Preliminary Grading Plan (drawn to scale) and not to be combined with the site development plan.
  - Detailed Landscape Plans (must be prepared by a registered landscape architect). Landscape plans must be detailed “construction level” plans without the irrigation plans. A colored landscape plan is also required.
  - Architectural elevations (fully dimensioned, scaled & showing all four sides of each building). This includes any other non-dwelling unit buildings proposed with the project (i.e., recreation building, carports, etc.).
  - Colored Architectural Elevations (fully dimensioned, scaled & showing all four sides of each building suitable for meeting presentation).
  - Floor plans of each unit and buildings proposed with the project.
  - Roof plans of each building proposed with the project. Roof plans must include the location of all mechanical equipment needed for the project (including solar panels, etc.).
  - Detailed Photometric/Lighting Plan (to verify consistency with Chapter 8.64 of the WMC)
  - Detailed Wall plan (interior and perimeter walls required). Elevation details of all walls are required in this plan.
- One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
- The following technical studies are required to submitted concurrently with this affordable housing development application. These studies are needed to assess project related impacts from development and improvement of the property so the City can prepare appropriate conditions of approval to protect the health, safety and welfare of the general public.

- Biological Resources Assessment Report.
- Determination of Biologically Equivalent or Superior Preservation (DBESP) Study (if Jurisdictional Waters are affected).
- Geotechnical Soils Report.
- MSHCP Compliance Report.
- Noise Study Analysis.
- Preliminary Drainage & Hydrology Report.
- Project Specific Preliminary Water Quality Management Plan.
- Traffic Impact Analysis (Traffic Scope to be approved first by City Engineer).

## C. **SENATE BILL NO. 35 ELIGIBILITY CHECKLIST**

This checklist provides an overview of Senate Bill No. 35's (SB35) eligibility requirements that a project must satisfy to be entitled to SB 35's streamlined ministerial approval process. If the answers to all of the statements below are "yes," then your project is eligible for the approval process under SB 35 / Government Code Section 65913.4. If any of these responses are "no," then the project is not eligible for a streamlined review process. For any statement with a response of "yes," the applicant must demonstrate (providing a separate supplemental analysis and exhibits as appropriate) how that determination was rendered, or the application will be deemed incomplete. Please refer to subsections (a) and (b) of Government Code section 65913.4 and Article IV (Development Eligibility) of the Department of Housing and Community Development's SB 35 Guidelines for more detailed statements of the eligibility requirements summarized in this checklist.

ELIGIBILITY REQUIREMENTS		Yes	No
1.	The project is a multifamily housing development (2 or more units) (Sub. (a)(1)).	<input type="checkbox"/>	<input type="checkbox"/>
2.	The applicant commits to recording prior to building permit a land use restriction or covenant ensuring that a minimum of 50% of the proposed units will remain available at an affordable to moderate income level (80% AMI) households. (Sub. (a)(3)& (4)).	<input type="checkbox"/>	<input type="checkbox"/>
3.	The site is a legal parcel and the City of Wildomar currently contains an "urbanized area" or "urban cluster" as designated by the U.S. Census Bureau (Sub. (a)(2)(A)).	<input type="checkbox"/>	<input type="checkbox"/>
4.	At least 75% of the perimeter of the site adjoins parcels developed with "urban uses" (Sub. (a)(2)(B)).	<input type="checkbox"/>	<input type="checkbox"/>
5.	The site has either zoning or a general plan designation that allows for residential use or residential mixed- use development (Sub. (a)(2)(C)). Note: For property designed for mixed-use, the designation must require at least "two-thirds of the square footage of the development" to be residential.	<input type="checkbox"/>	<input type="checkbox"/>
6.	The project complies with all applicable "objective zoning standards," "objective subdivision standards," and "objective design review standards," including objective standards contained in the City of Wildomar Multi-family Design Standards and Guidelines, the Zoning Code, General Plan, and Subdivision Ordinance. (Sub. (a)(5)). Note: compliance with parking standards may not be required for certain projects. (Sub. (e)).	<input type="checkbox"/>	<input type="checkbox"/>
7.	The project is outside each of the following areas (Sub. (a)(6)-(a)(7), (a)(10)).		
	o Coastal zone. (Sub. (a)(6)(A))	<input type="checkbox"/>	<input type="checkbox"/>
	o Prime farmland or farmland of statewide importance. (Sub. (a)(6)(B))	<input type="checkbox"/>	<input type="checkbox"/>
	o Wetlands as defined under federal law. (Sub. (a)(6)(C))	<input type="checkbox"/>	<input type="checkbox"/>
	o High or very high fire hazard severity zones. (Sub. (a)(6)(D))	<input type="checkbox"/>	<input type="checkbox"/>

	<ul style="list-style-type: none"> <li>○ Hazardous waste site. (Sub. (a)(6)(E))</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>○ Earthquake fault zone, unless the development complies with applicable seismic protection building code standards. (Sub. (a)(6)(F))</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>○ FEMA designated flood plain or floodway. (Sub. (a)(6)(G)-(H))</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>○ Lands designated for conservation in a habitat or conservation plan, or other protected species habitat. (Sub. (a)(6)(I)-(J))</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>○ Lands under a conservation easement. (Sub. (a)(6)(K))</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>○ A site that would require demolition of (a) housing subject to recorded rent restrictions, (b) housing subject to rent control, (c) housing occupied by tenants within past 10 years. (Sub. (a)(7)(A))</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>○ A site that previously contained housing occupied by tenants within past 10 years. (Sub. (a)(7)(B))</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>○ A site that would require demolition of a historic structure on a national, state, or local historic register. (Sub. (a)(7)(C))</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>○ A site that contains housing units that are occupied by tenants, and units at the property are, or were subsequently offered for sale to the general public by the subdivider or subsequent property owner. (Sub. (a)(7)(D))</li> </ul>		
	<ul style="list-style-type: none"> <li>○ A parcel of land governed by the Mobile Home Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobile Home Parks Act, or the Special Occupancy Parks Act. (Sub. (a)(10))</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
8.	The project proponent certifies that the entire development is a “public work” for purposes of prevailing wage law or that the construction workers will be paid at least the prevailing wage (Sub. (a)(8)(A)). <b>Please complete Subsection A Below</b>	<input type="checkbox"/>	<input type="checkbox"/>
9.	The project proponent certified that “a skilled and trained workforce” will be used to complete the development, if the requirement is applicable (Sub. (a)(8)(B)).	<input type="checkbox"/>	<input type="checkbox"/>
10.	If the project involves a subdivision, it complies with all objective subdivision standards and either a) the development has received or will receive low-income housing tax credits and will pay prevailing wages under Sub. (a)(8)(A), or b) the development is subject to the requirement that prevailing wages be paid and a skilled and trained workforce be used under Sub. (a)(8)(A). (Sub. (a)(9)).		

#### **PROCESS NOTES:**

1. **CEQA Exemption:** Because the Government Code section 65913.4 process is ministerial, eligible projects are exempt from CEQA.

2. **Timing:** Depending on the project size the following deadlines shall be observed:

##### **Small projects (≤ 150 units)**

- **60 days from submittal** – the City is required to provide a list of all inconsistencies with “objective planning standards” and design review standards in effect, otherwise the project is deemed to satisfy the standards (Sub. (c)).
- **90 days from submittal** – the City may conduct a “design review or public oversight”. The review or oversight “shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards” (Sub. (d)(1)).

##### **Large projects (>150 units)**

- 90 days from submittal - the City is required to provide a list of all inconsistencies with “objective planning standards” and design review standards in effect, otherwise the project is deemed to satisfy the standards (Sub.(c)).
- 180 days from submittal - the City may complete a “design review or public oversight”. The review or oversight “shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards” (Sub. (d)(1)).

## **Subsection A Certification:**

### **Certificate for Compliance with Eligibility Requirements**

I, \_\_\_\_\_, do hereby certify and declare as follows:

(a) The subject property is located at (address and assessor's parcel number):

\_\_\_\_\_

Assessor's Parcel Number

(b) I am a duly authorized officer or owner of the subject property.

(c) The property owner agrees to comply with the applicable affordable housing dedication requirements established under Government Code section 65913.4(a)(3)-(4).

(d) The property owner agrees to comply with the applicable prevailing wage requirements established under Government Code section 65913.4(a)(8)(A).

(e) The property owner agrees to comply with the applicable skilled and trained workforce requirements established under Government Code section 65913.4(a)(8)(B).

(f) The property owner certifies that the project site has not contained any housing occupied by tenants within 10 years prior to the date written above.

**I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.**

Executed on this day: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Applicant

\_\_\_\_\_

**[NOTARY ACKNOWLEDGEMENT REQUIRED]**

On \_\_\_\_\_ before me, \_\_\_\_\_ a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

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**Signature of Notary**

(Affix seal here)

#### D. REQUIRED DEVELOPMENT PLAN/SITE PLAN INFORMATION

All development plans/site plan packets must include the minimum information on the plans:

To be checked off by the Applicant	Required Information on the Plans
	Name, address and telephone number of applicant.
	Name, address and telephone number of landowner.
	Name, address and telephone number of exhibit preparer.
	Assessor's Parcel Number(s) and, if available the address of property.
	Scale (number of feet per inch - use Engineer's Scale for all maps and exhibits).
	North Arrow.
	Date site plan was prepared.
	Project Number (to be required upon revised submittal).
	Title of the Project on the cover sheet.
	The location of all proposed structures and uses.
	Complete legal description of property.
	Overall dimensions and approximate total of net and gross acreage of property.
	Vicinity map, showing the site relationship to major highways and cities and two access roads (Proposed and existing paved roads will be indicated by heavy dark lines or noted as paved).
	Exhibit Revision Block.
	Proposed lot lines and dimensions of each parcel, if applicable.
	Location of adjoining properties and lot lines.
	Existing and proposed zoning and land use of property.
	Existing use and zoning of property immediately surrounding subject property.
	If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
	Names of utility purveyors and school district(s), including providers of water, sewer, gas, electricity, telephone, and cable television.
	Location, widths, and improvements of existing and proposed public utility easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
	List and accurately show all easements of record (by map or instrument number), based upon the title report.
	Streets, alleys, and rights-of-way providing legal access to the property.
	Typical street improvement cross-section.

To be checked off by the Applicant	Required Information on the Plans
	Label and describe any land or right-of-way to be dedicated to public or other uses.
	Any known existing wells on the property or within 200 feet of the property boundary.
	Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extend at least 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Topography shall be based upon information no older than three years from the date of application and shall be dated and signed by the engineer or land surveyor.
	Preliminary Grading including all cut/fill slopes to scale with slope ratios and slope setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subdivision, conceptual drainage facilities (including the location of terraces, terrace drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography and the relationship to adjoining land and development, and any existing grading.
	Spot elevations.
	When subsurface septic sewage disposal is intended, include the information described in the "Site Grading, Subsurface Disposal" section below.
	Note whether or not land is subject to liquefaction, or other geologic hazards, or is within a Special Studies Zone.
	Note whether or not land is subject to overflow, inundation, or flood hazards.
	FEMA mapped floodplains and including zone designations.
	Centerline curve radii and typical selections of all open channels.
	Identify proposed parking spaces & landscape planters.
	For residential projects, dwelling units, or lots, and the total number of each type of space, unit, or lot.
	Labeled Common areas, open space, and recreational areas with location, dimensions, acreage, and known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas, if applicable.
	Location, dimensions, setbacks, and nature of any proposed and all fences, gates, walls, free-standing signs, driveways, turnouts and/or turnarounds, curbs, drainage structures, and above and below ground structures, including subsurface disposal systems.
	Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
	Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.
	Location, dimensions, and height of proposed dwellings, buildings or other structures, labeled as proposed.

To be checked off by the Applicant	Required Information on the Plans
	The locations and dimension of all proposed planters and landscaped areas.
	The location and proposed amounts for flammable or combustible materials and waste oils. The description of these items shall be included as part of the written description of the project.
	Setback dimensions of existing structures and paved areas.
	Setback dimensions of proposed structures and paved areas.
	Physical water quality components described in the Water Quality Management Plan.
	The location of existing trees (note type & size).
	The location of any Rock Outcroppings on the site.
	Show location of any, and all, riparian/riverine areas within the project boundaries.
	Show and note location of all Utility Points of Connection.
	Identify and locate all un-recorded but prescriptive rights usage 9e.g., trials, access points, roads, utilities).
	Show existing septic tank locations.

## **E. SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS**

When subsurface disposal is proposed, include and identify the primary sewage disposal system and its 100% expansion area, proposed cuts and/or fills in areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.

## **F. PRELIMINARY WATER QUALITY MANAGEMENT PLAN (WQMP)**

To comply with the WQMP, a developer must submit a "Project Specific" Preliminary WQMP. The Preliminary WQMP Applicability Checklist must be completed, stamped/sealed, and signed by the project's design professional." Please note that there may be additional requirements for projects draining towards the Santa Ana River Basin (which drains the northern portion of the City into Lake Elsinore) instead of draining towards the Santa Margarita River.

The format of the preliminary WQMP report shall mimic the format/template of the final report. See form on the next page to determine if a WQMP is required for the project. The Project Engineer must complete, sign and stamp the form. WQMP documents can be found on the Public Works webpage at the following address: <http://www.cityofwildomar.org/public-works.asp>

## **G. HAZARDOUS WASTE DISCLOSURE STATEMENT**

The Hazardous Waste Disclosure Statement (provided on the following page) must be completed, signed by the property owner 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

## **H. CITY OF WILDOMAR ENVIRONMENTAL ASSESSMENT FORM**

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



# CITY OF WILDOMAR

## Planning Department

23873 Clinton Keith Road, Suite #201

Wildomar, CA 92595

Tel. (951) 677-7751 Fax. (951) 698-1463

## 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: \_\_\_\_\_

## **I. ELSINORE VALLEY MUNICIPAL WATER DISTRICT DEVELOPMENT PROCEDURES**

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. Please refer to the attached information memorandum regarding EVMWD's development review procedures. Questions related to the EVMWD's review procedures may be directed to the Development Services representative by calling (951) 674-3416, Ext. 8427.

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**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.

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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](mailto: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](mailto: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