



# 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**

# Pre-Application Review (PAR)

(To facilitate a preliminary review of a 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)
<input type="checkbox"/> Check here if additional Property Owner Certifications are attached to this application.		

**MINIMUM REQUIREMENTS CHECKLIST**

- Completed and Signed Application Form with Initial Deposit Fee of \$4,500 (or as determined by the Planning Director).
- One (1) set of detailed/dimensioned development plans in a PDF format. A complete plan set consists of a site plan, preliminary grading plan, floor plan (as applicable), architectural elevations (as applicable), and tract/parcel map (as applicable).
- Detailed Project Description and/or Statement of Operations (i.e., operating hours, etc.).
- EVMWD Due Diligence Form (Refer to Page 6 for discussion and attached form).



**Project Deposit  
Account 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

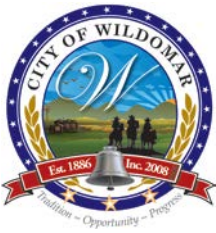
\_\_\_\_\_  
ZIP CODE

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

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

**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 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: \_\_\_\_\_

## **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

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