



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

|                                    | <b>Existing</b> | <b>Proposed</b> |
|------------------------------------|-----------------|-----------------|
| 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)<br><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 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.

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## **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

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### SB 35 Affordable Housing Project Application Submittal Requirements

#### **Special Note:**

Due to the current state, county and local COVID-19 requirements, Wildomar City Hall will be closed to the public until further notice. Therefore, the Planning Department at this time will not be accepting any “person-to-person” meetings for the submittal of any applications and accompanying development plans and technical studies (new or resubmittals). In lieu of this, the department is implementing an “All-Electronic” Application submittal and Payment of Fees process. When you are ready to make a formal submittal (or resubmittal), you must first contact Matthew Bassi, Planning Director at (951) 677-7751, Ext. 213, or [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org). Mr. Bassi will provide detailed instructions on how to make the electronic submittal and payment of fees. The Planning Department thanks you in advance for your understanding and cooperation during this time.

#### **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. Plot 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 & Initial Deposit Fee of \$7,500. A second deposit, if needed, of \$7,500 is due when the account balance falls below \$2,500 as noted above and must be paid within 10 days of city notification. Delay of payment will result in delay in the processing of the application until the payment can be made.
- ☐ 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) set of 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.
- ☐ One (1) SAN 53, letter from the Riverside County Environmental Health Department, when applicable.

- ☐ The following technical studies are required to be 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"/> |

|     |   |                          |                          |
|-----|---|--------------------------|--------------------------|
|     | ○ Prime farmland or farmland of statewide importance. (Sub. (a)(6)(B))  | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ Wetlands as defined under federal law. (Sub. (a)(6)(C))   | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ High or very high fire hazard severity zones. (Sub. (a)(6)(D))  | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ Hazardous waste site. (Sub. (a)(6)(E))  | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ Earthquake fault zone, unless the development complies with applicable seismic protection building code standards. (Sub. (a)(6)(F))   | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ FEMA designated flood plain or floodway. (Sub. (a)(6)(G)-(H))   | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ Lands designated for conservation in a habitat or conservation plan, or other protected species habitat. (Sub. (a)(6)(I)-(J))   | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ Lands under a conservation easement. (Sub. (a)(6)(K))   | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ 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))  | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ A site that previously contained housing occupied by tenants within past 10 years. (Sub. (a)(7)(B))   | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ A site that would require demolition of a historic structure on a national, state, or local historic register. (Sub. (a)(7)(C))   | <input type="checkbox"/> | <input type="checkbox"/> |
|     | ○ 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))  |                          |                          |
|     | ○ 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))  | <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):

\_\_\_\_\_  
Address

\_\_\_\_\_  
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: \_\_\_\_\_

\_\_\_\_\_  
Location

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Name (Print), Title

**[NOTARY ACKNOWLEDGEMENT REQUIRED]**

STATE OF CALIFORNIA        )  
  ) §  
County of \_\_\_\_\_ )

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.

\_\_\_\_\_  
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 sections 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 (e.g., trails, 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>

# 2018 City of Wildomar WQMP – Exhibit D

## Checklist for Identifying Development Project Type and Submittal Requirements within the City of Wildomar

| SECTION A: PROJECT INFORMATION   |                          |                          |
|--|--------------------------|--------------------------|
| Project File No.:  |                          |                          |
| Project Name:  |                          |                          |
| Project Location:  |                          |                          |
| Project Description:   |                          |                          |
| SECTION B: PROJECT TYPE IDENTIFICATION   |                          |                          |
| Proposed Project Consists of or Includes:  | Yes                      | No                       |
| <b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects. New Development Projects include projects that are on public or private land which fall under the planning and building authority of the [Insert Jurisdiction].   | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Redevelopment.</b> The creation, addition or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site) on sites with at least 10,000 square feet of existing impervious surfaces, including commercial, industrial, residential, mixed-use, and public development projects on public or private land.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Automotive repair shops.</b> The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces that support automotive repair shops that are categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified). | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Restaurants.</b> The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site) at sites and support the selling of prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812).  | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>All Hillside developments.</b> The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site) and support development on any natural slope that is 25% or greater.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Environmentally Sensitive Areas (ESAs).</b> Developments or Redevelopments discharging directly to an ESA that add or replace 2,500 square feet or more of impervious surfaces collectively over the entire project site. "Discharging directly to" includes flow that is conveyed 200 feet or less from the project to the ESA, or conveyed in a pipe of channel any distance as an isolated flow from the project to the ESA.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Parking lots.</b> The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site) and supports land area or a facility for the temporary parking or storage of motor vehicles used personally for business or commerce.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Streets, roads, highways, and freeways.</b> The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site) and supports paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Retail Gasoline Outlets (RGOs).</b> The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces that in support Retail Gasoline Outlets that are either 5,000 square feet or more or have a project average daily traffic of 100 or more vehicles.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Pollutant Generating projects disturbing over 1 acre.</b> Developments or Redevelopments that disturb over one acre of land and are expected to generate pollutants post construction.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>If <u>one</u> or more boxes are checked "Yes" in Section B, project is a Priority Development Project (PDP). Check box below and proceed to Section C.</p> <p><input type="checkbox"/> PDP subject to Site Design, Source Control, Pollutant Control, and Hydromodification Management Requirements.</p> <p>If <u>all</u> boxes are checked "No" in Section B, project is not a PDP. Check box below.</p> <p><input type="checkbox"/> Non-PDP subject to SD and SC requirements. Project requires "Other Development Project" Water Quality Checklist Submittal or local equivalent documentation method.</p>   |                          |                          |
| SECTION C: POTENTIAL GREEN STREET EXEMPTION  |                          |                          |
| <p><input type="checkbox"/> PDP does not qualify for (or elect to pursue) the 'Green Streets Exemption' and must submit a Project-Specific WQMP</p> <p><input type="checkbox"/> PDP qualifies for, and elects to pursue, the 'Green Streets Exemption', consult with Copermittee for submittal requirements. This exemption requires that the project be designed a manner consistent with the USEPA Green Streets Manual to the maximum extent practicable. Acceptance of this pathway is contingent on Copermittee approval. See Section 1.1.2 of the WQMP.</p>  |                          |                          |

\* Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

Where a Project feature, such as a parking lot, falls into a PDP Category above and exceeds the applicable area threshold for that PDP category, the entire project footprint is subject to WQMP requirements. However, the feature, such as a parking lot or road, would need to exceed the individual area threshold for that category to trigger PDP designation.

Example 1: A new development project that includes a 3,000 sq-ft building and a 4,000 sq-ft parking lot. This would not trigger a PDP because the total impervious cover is less than 10,000 sq-ft and the impervious cover of the parking lot is less than 5,000 sq-ft.

Example 2: A new development project that includes a 2,000 sq-ft building and a 5,500 sq-ft driveway. This would trigger a PDP because the driveway area is greater than 5,000 sq-ft. The PDP applies to the entire project even though the total impervious total impervious cover is still less than 10,000 sq-ft.

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

## **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.

**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,

A handwritten signature in blue ink, appearing to read 'J. Stewart', is written over the word 'Respectfully,'.

Joanna Stewart  
EVMWD Development & Construction Services