



City of Calimesa Planning Department

Development Agreement Requirements (Application attached)

PURPOSE AND INTENT

This section is adopted pursuant to Section 65865 et seq. of the Government Code, authorizing local governments to enter into development agreements with applications for development projects; the purpose of this section is to establish procedures and requirements for consideration of development agreements by the City consistent with State law.

REQUIREMENTS FOR SUBMISSION

1. A completed Development Agreement application (attached).
2. Payment of deposit fee per the latest adopted fee schedule.
3. A completed Applicant's Environmental Information Form.
4. Current Title Report prepared within the past 90 days.
5. A 300° radius map and two (2) sets of mailing labels of all property owners within 300 feet of the project site.
6. Submittal of a draft Development Agreement that includes the following items:
 - a) A proposed agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not unreasonably prevent development of the land for the uses and to the density or intensity of the development set forth in the agreement. A proposed agreement may also provide that construction shall be commenced within a specified time and that the project or any phases thereof be completed within a specified time.
 - b) A program and standards for periodic review of the agreement shall be included.
 - c) Appropriate provisions, acceptable to the City Attorney, providing security for the performance of the developer under the development agreement.
 - d) A development agreement shall include all conditions imposed by the City with respect to the development project, including those conditions required as a result of any environmental review prepared under the California Environmental Quality Act. Provided, however, agreements for special purposes may be adopted covering only certain aspects of the project. Any such special purpose development agreement shall be identified as such.
 - e) All development agreements shall contain an indemnity and insurance clause, in form and substance acceptable to the City Attorney, requiring the developer to indemnify the City against claims arising out of the development process, provided that such a provision does not violate applicable law or constitute a joint venture, partnership, or other participation in the business affairs of the developer by the City.
 - f) All development agreements, or any part of such development agreements, may be subject to subsequent condemnation proceedings by the City.
 - g) A proposed agreement may include such additional conditions, terms, restrictions, or requirements as determined by the Planning Commission and City Council to be in the public interest.



City of Calimesa Planning Department

Development Agreement Application

Case Number _____

Property Owner's Name* _____

Mailing Address _____

Telephone Number _____ Fax Number _____

Email Address _____

Applicant's Name _____

Mailing Address _____

Telephone Number _____ Fax Number _____

Email Address _____

Representative/Attorney _____

Mailing Address _____

Telephone Number _____ Fax Number _____

Email Address _____

PROPERTY INFORMATION

Assessor's Parcel Number(s) _____

Legal Tract/Lot (Parcel Numbers) _____

General Location _____

Street Address _____

Lot Dimensions/ Acreage _____

*Note: If there is more than one person involved in the ownership of the property that this application is prepared for, a separate page must be attached to this application in which lists the names and address of all persons having an interest in the ownership of the property along with their notarized signatures.

GIVE A DESCRIPTION/EXPLANATION OF THE PROJECT FOR WHICH THE DEVELOPMENT AGREEMENT IS PROPOSED:

Signature of Applicant

I HEREBY CERTIFY, under the penalty of perjury, that I am the owner of the property for which this application is made, and in that capacity, have given authority to the above applicant to act on my behalf.

Dated at _____ California on _____ 20 _____

Notarized Signature of Landowner (attach Notary certificate)

***** FOR CITY USE ONLY *****

Stamp Rec'd

Amount Received _____

- Cash
- Credit, Last 4-digits: _____ MC/Visa
- Check; number: _____

Receipt Number _____

Initials _____ Case Number _____