



## *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 \_\_\_\_\_