CITY COUNCIL MEETING

CEMETERY DISTRICT BOARD

AGENDA

WEDNESDAY, AUGUST 12, 2026
CLOSED SESSION: 4:30 PM | REGULAR SESSION: 6:00 PM

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD, SUITE 106 WILDOMAR, CA 92595
JOIN BY PHONE: 669-900-6833 (US) | MEETING ID: 873 6474 2369

Carlos Marquez - Mayor | District 1
Dustin Nigg - Mayor Pro Tem | District 2
Ashlee DePhillippo - Council Member| District 5
Bridgette Moore - Council Member | District 4
Joseph Morabito - Council Member | District 3

Chris Mann, City Manager
Thomas D. Jex, City Attorney

The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure while keeping a Hometown Feel

CALL TO ORDER – CLOSED SESSION - 4:30 P.M.

ROLL CALL

PUBLIC COMMENTS

CLOSED SESSION

Closed Session

RECOMMENDATION:

1. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.95 to confer with legal counsel with regard to the following liability claim:

Claimant: Gina and Ruben Castanon
Agency Claimed Against: City of Wildomar

2. The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding represented employees pursuant to Government Code 54957.6.

Agency representative: City Manager Chris Mann
Employee organization: Teamsters Local 986, General Teamsters, Airline, Aerospace & Allied Employees, Public, Professional, & Medical Employees, Warehousemen, Drivers, Construction, Rock and Sand Affiliated with the International Brotherhood of Teamsters

CALL TO ORDER – OPEN SESSION - 6:00 P.M.

The City Council serves as the Board of the Wildomar Cemetery District. This meeting is convened as a meeting of both bodies.

ROLL CALL

Discussion and determination on whether an absence is excused.

FLAG SALUTE

CLOSED SESSION REPORT

PRESENTATIONS

1. Proclamation: Eagle Scout Canyon Dannenberger - Troop 332
2. Proclamation: Eagle Scout AJ Acosta - Troop 332
3. Recognition: VAN Engineering, Inc.
4. EVMWD Construction Update
5. Other presentations/recognitions

DEPARTMENT REPORTS

2026 City Birthday Celebration - Event Review
Presented By: Donald Bohanner, Community Engagement Division

RECOMMENDATION:
Receive a presentation on the 2026 City Birthday event.

Police Department Quarterly Update - April - June, 2026.
Presented By: Lt. Jeff Reese, Police Department

RECOMMENDATION:
Receive the presentation.

Fire Department Quarterly Update - April - June, 2026.
Presented By: Chief Dustin Reed, Fire Department

RECOMMENDATION:
Receive the quarterly update.

Wildomar Library Quarterly Update - April - June, 2026.
Presented By: Sandra Brautigam, Wildomar Library

RECOMMENDATION:
Receive the presentation.

Community Development Department Quarterly Update - April - June 2026
Presented By: Robert Flores, Community Development Department

RECOMMENDATION:
Receive and file the presentation for the quarterly update.

PUBLIC COMMENTS
*This is the time when the City Council receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. Per the Brown Act, City Council members are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.*

APPROVAL OF THE AGENDA AS PRESENTED
The City Council to approve the agenda as it is herein presented, or, if it is the desire of the City Council, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR
All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the City Council, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 City Council/ Cemetery District Board Minutes - July 8, 2026 - Regular Meeting

Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:
Approve the minutes as presented.

1.2 July 2026 City Warrant Register

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:
Approve the following:

For Fiscal Years 2025/2026 and 2026/27:
1. Warrant Register dated 7-2-2026 in the amount of 691,505.34
2. Warrant Register dated 7-9-2026 in the amount of $918,200.08
3. Warrant Register dated 7-16-2026 in the amount of $120,955.62
4. Warrant Register dated 7-23-2026 in the amount of $255,245.98
5. Warrant Register dated 7-30-2026 in the amount of $1,898,517.21
6. Wire Transfer Register dated 7-31-2026 in the amount of $83,440.71
7. Payroll Register dated 7-31-2026 in the amount of $888,781.59

1.3 July 2026 Cemetery Warrant Register

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:
Approve the following:

For Fiscal Years 2025/2026 and 2026/2027:
1. Warrant Register dated 7-2-2026 in the amount of $17,357.05.
2. Warrant Register dated 7-9-2026 in the amount of $1,101.60.
3. Warrant Register dated 7-16-2026 in the amount of $3,034.41.
4. Warrant Register dated 7-30-2026 in the amount of $177,261.88.

1.4 June 2026 City Treasury Report

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:
Approve the City Treasury Report for June 2026.

1.5 June 2026 Cemetery Treasury Report

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:
Approve the Treasury Report for June 2026.

1.6 **Second Reading and Adoption of Ordinance No. 264 adding Chapter 5.80 (Shopping Carts) to Title 5 (Business Regulation) of the Municipal Code.**
Presented By: Robert Flores , Community Development Department

RECOMMENDATION:
1. Determine that the Municipal Code Amendment ("MCA") No. 2026-06, and its adopting Ordinance No. 264 , is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the common sense exemption, Section 15061 (b)(3) of the CEQA Guidelines; and

2. Conduct a second reading by title only and adopt Ordinance No. 264 as entitled below, amending Title 5 (Business Regulation) of the Wildomar Municipal Code:

ORDINANCE NO. 264
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADDING CHAPTER 5.80 (SHOPPING CARTS) TO TITLE 5 (BUSINESS REGUALTIONS) OF THE WILDOMAR MUNICIPAL CODE RELATING TO SHOPPING CART RETRIEVAL, RETURN, IMPOUNDMENT, COST RECOVERY, NUSIANCE ABATEMENT, AND NOTICE PROCEDURES.

1.7 **Acceptance of Public Improvements for Plot Plan No. 20-0044 - Oak Springs Ranch Phase II (OSR2)**
Location: 36101 Inland Valley Drive
Presented By: Carlos Geronimo , Public Works/ Engineering Department

RECOMMENDATION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR PLOT PLAN NO. 20-0044 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

1.8 **Bundy Canyon Road Improvement Project, Segment 2 - Tribal Agreements**
Presented By: Carlos Geronimo , Public Works/ Engineering Department

RECOMMENDATION:
Authorize the City Manager to execute Agreements with the Pechanga Band of Indians and the Soboba Band of Luiseño Indians to provide cultural resource monitoring during grading activities related to the Bundy Canyon Road Improvement Project, Segment 2 (CIP 026-2)

1.9 Bundy Canyon Road Rehab Project and Slurry Seal Project (CIP 057-3, 058-3) Contract Items

Location: Bundy Canyon Road (east of I-15 to Murrieta Rd.)
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

1. Approve a supplemental appropriation of $313,242 in expenditures and increase in revenue budget for Fund 500 (Capital Reinvestment) to allocate for reimbursement monies related to the City of Wildomar's Memorandum of Understanding (MOU) with the City of Menifee for resurfacing Scott Road/Bundy Canyon Road.

2. Authorize an increase to the Public Works Director's ability to approve change orders, from a not to exceed 25% to a not to exceed 37% of the construction contract amount (contingency), to account for the 12% of contract contingency utilized for the additional work covered under the MOU Agreement.

3. Approve a deappropriation of Fund 120 (Measure AA) to decrease $200,000 from CIP 103 and approve a supplemental appropriation for Fund 120 (Measure AA) to increase $200,000 in expenditures for CIP 057-3.

1.10 Records Management Policy and Records Retention Schedule Update

Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING AND RESTATING THE RECORDS MANAGEMENT POLICY AND RECORDS RETENTION SCHEDULE FOR THE CITY

1.11 Adoption of the City of Wildomar Evaluation Policy

Presented By: Emily Wolf , Human Resources and Risk Department

RECOMMENDATION:

Approve and adopt the City of Wildomar Evaluation Policy, effective August 12, 2026.

1.12 Notice of Completion - Palomar Street Widening (Phase 2) and Wildomar Cemetery Improvements (Phase 1) Projects (CIP 028-2, 067-1)

Location: Wildomar Cemetery, Palomar St. between Cert St. and S Pasadena St., Gruwell St. between Orange St. and Maple St.
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

1. Approve a construction contract contingency increase from 10% to 15% and authorize the Public Works Director/City Engineer to approve change orders not to exceed 15% of the construction contract amount, in the amount of $1,154,353.95 (contingency).

2. Authorize the City Manager to approve the Task Order First Amendment for Construction Management Services with Geocon West, Inc. for the Palomar St. Widening (Phase 2) and Wildomar Cemetery Improvements (Phase 1) Projects (CIP 028-2, 067-1) in the amount not to exceed $5,500.

3. Authorize the City Manager to approve the Task Order Second Amendment for Construction Management Services with Interwest Consulting Group for the Palomar St. Widening (Phase 2) and Wildomar Cemetery Improvements (Phase 1) Projects (CIP 028-2, 067-1) in the amount not to exceed $32,000.

4. Adopt a Resolution entitled:

RESOULTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACCEPTING THE PALOMAR STREET WIDENING (PHASE 2) AND WILDOMAR CEMETERY IMPROVEMENTS (PHASE 1) PROJECTS (CIP 028-2 AND 067-1) AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

2. PUBLIC HEARINGS

2.1 Community Service Area Charges for FY 2026-27

Location: Citywide
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING COUNTY SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2026-27

2.2 FY 2026-2027 Levy and Administration for Landscaping and Lighting Maintenance District (LLMD) No. 89-1-Consolidated & Street Lighting Zones

Location: Citywide

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ALL ZONES, OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN FOR FISCAL YEAR 2026-2027; AND AUTHORIZING THE ADMINISTRATION OF THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2026-27

2.3 Municipal Code Amendment No. 2026-03 - 2026 Spring Bi-Annual Code Update

Presented By: Robert Flores , Community Development Department

RECOMMENDATION:

1. Determine that Development Code Amendment (DCA) No. 2026-03, and associated Ordinance No. [next in order], is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the commonsense exemption, Section 15061(b) (3) of the CEQA Guidelines

2. Introduce Ordinance No. ___ and conduct the first reading by title only for the ordinance as recommended by the Planning Commission or as recommended by staff, both described in the staff report, based on the necessary finding within the ordinance entitled:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING MUNICIPAL CODE AMENDMENT NO. 2026-03 THAT REVISES VARIOUS ARTICLES WITHIN TITLE 17 (DEVELOPMENT CODE) AND TITLE 16 (SUBDIVISION ORDINANCE) OF THE WILDOMAR MUNICIPAL CODE KNOWN AS THE 2026 SPRING BIANNUAL CODE UPDATE (TOGETHER KNOWN AS “MCA NO. 2026-03”)

3. GENERAL BUSINESS

3.1 Construction Contract Award - 20-Acre Park Property/Trail Phase 0-A, CIP 099-0

Location: Vacant Property Northwest of Palomar St./Refa St. and Southwest of the Westerly End of Gierson Ave.
Presented By: Carlos Geronimo , Public Works/ Engineering Department

RECOMMENDATION:

1. Discuss and provide direction to City Staff regarding opening the 20-Acre Park property for public access to the park and trail and constructing a temporary parking area for public access.

2. Determine that the 20-Acre Park, Phase 0-A, Project (CIP 099-0) is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to Sections 15301 (Class 1), 15303 (Class 3), and 15304 (Class 4) of the CEQA Guidelines.

3. Authorize the City Manager to either:
   a. Option 1
      - Execute a construction contract with Act 1 Construction, Inc., in the amount of $322,764 for the 20-Acre Park, Phase 0-A, CIP 099-0 (Project) and waive any informality or irregularity in the bid; or
   b. Option 2
      - Execute a construction contract with Act 1 Construction, Inc., in the amount of $433,446 for the 20-Acre Park, Phase 0-A, CIP 099-0 (Project) including all additive items and waive any informality or irregularity in the bid.

4. Authorize the Public Works Director/City Engineer to approve change orders not to exceed 10% of the awarded construction contract amount (contingency).

5. Adopt a Resolution entitled:

RESOLUTION 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING PROJECT PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, AND AWARDING A CONSTRUCTION CONTRACT FOR THE 20-ACRE PARK AND TRAIL, PHASE 0-A, CIP 099-0 (“PROJECT”). AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH ACT 1 CONSTRUCTION, INC.

3.2 Approval of the Citys First Memorandums of Understanding with Teamsters Local 986 for the General Employees, Supervisors, and Managers Bargaining Units Effective August 13, 2026, Updated Personnel Rules and Regulations, and Revised City Pay Plan

Presented By: Emily Wolf , Human Resources and Risk Department

RECOMMENDATION:

Adopt the following Resolutions entitled:

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WILDOMAR AND TEAMSTERS LOCAL 986 FOR THE GENERAL EMPLOYEES BARGAINING UNIT FOR THE PERIOD OF AUGUST 13, 2026, THROUGH JUNE 30, 2027

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WILDOMAR AND TEAMSTERS LOCAL 986 FOR THE SUPERVISORS BARGAINING UNIT FOR THE PERIOD OF AUGUST 13, 2026, THROUGH JUNE 30, 2027

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WILDOMAR AND TEAMSTERS LOCAL 986 FOR THE MANAGERS BARGAINING UNIT FOR THE PERIOD OF AUGUST 13, 2026, THROUGH JUNE 30, 2027

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING UPDATED PERSONNEL RULES AND REGULATIONS

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A REVISED CITY PAY PLAN

COUNCIL COMMUNICATIONS

This is the opportunity for the City Council to report on city and regional committees and community events.

CITY MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION

City Council/ Cemetery District Board meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

MEETINGS

Regular City Council/Cemetery District Board Meetings are generally held on the 2nd Wednesday of every month at 6:00 P.M. The City Council adopts the meeting schedule annually.

Meeting Schedule for 2026
January 14th | February 10th | March 11th | April 8th | May 13th | June 10th | July 8th | August 12th | September 9th | October 14th | November 18th | December 9th

LOCATION

The meeting is held in person at the City Council Chambers, 23873 Clinton Keith Road, Ste. 106, Wildomar, CA 92595

WATCH THE MEETING

1. In Person | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595

2. Online (slight delay)
wildomar.gov/129/Agendas-Videos-Watch-Live or stream on YouTube.com/@CityofWildomar

3. Cable TV | Frontier Channel 36 or AT&T Channel 99

PROVIDE PUBLIC COMMENT DURING THE MEETING

1. In Person: Fill out the public speaker card located on the table near the entrance of the chambers. Submit the speaker card to the City Clerk in the basket located at the front of the chambers. When the City Clerk calls your name, please come up to the podium in the front to speak.

2. On the Phone: Dial 1-669-900-6833, Enter Meeting ID: 873 6474 2369
During the item you would like to speak on, dial *9 to virtually "raise your hand". Once the Clerk calls the last 3 digits of your phone number, you will be prompted to unmute. Dial *6 to unmute yourself.

Please state your name for the record. Please turn off all background noise when making a public comment, i.e. television, music, web stream audio, etc., or relocate to a quiet room.

It is encouraged to call in early and listen live via the phone if you plan on making public comment so that you do not miss the public comment period.

Public Comments are limited to (3) minutes, or such other time as the City Council may provide. Per the Brown Act, City Council members are not allowed to respond to public comments not on the agenda. It you would like to be contacted, please leave your email or contact information.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751 x210, no later than 10:00 a.m. on the day preceding the

scheduled meeting.

REPORTS

All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road, and on the City's website at the following address: Wildomar.gov. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available by appointment for public inspection at City Hall during regular business hours.

AFFIDAVIT OF POSTING

I, Janet Morales Garcia, Wildomar City Clerk do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at Wildomar.gov.

Janet Morales Garcia, CMC
City Clerk
Dated: August 7, 2026

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: August 12, 2026

SUBJECT: 2026 City Birthday Celebration - Event Review

SUBMITTED BY: Donald Bohanner, Community Engagement Coordinator

PREPARED BY: Donald Bohanner, Community Engagement Coordinator

ACTION:
Receive a presentation on the 2026 City Birthday event.

ATTACHMENTS:
City Birthday Presentation.pdf

City Birthday Celebration | Event Recap



1,300 Community Members Celebrated Wildomar's 18th Birthday

Saturday, July 18, 2026 • Marna O’Brien Park

Celebrating 18 Years of Wildomar

A community celebration of history, local pride and connection

- Free community celebration held at Marna O’Brien Park from 6:00–9:00 PM.

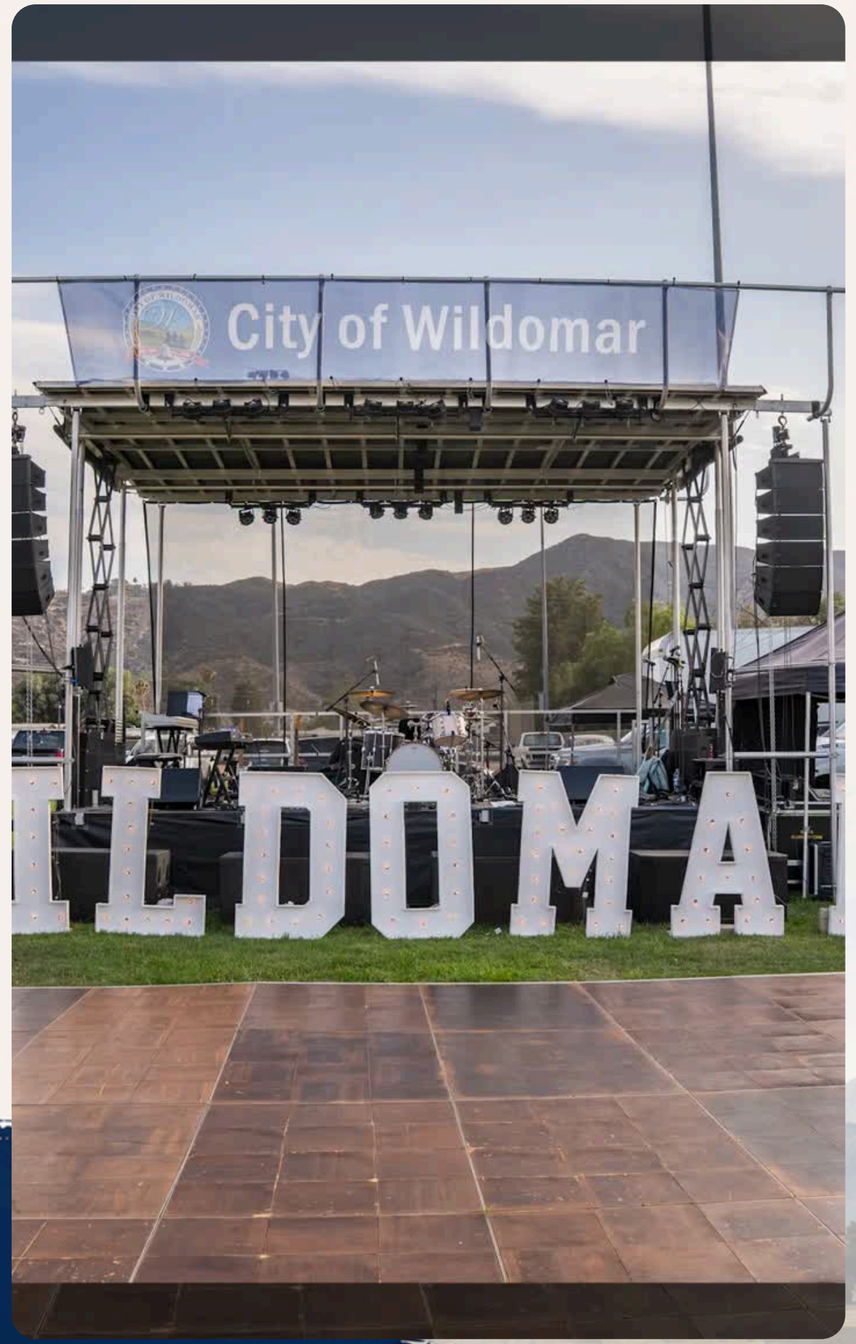
- Opening ceremony included the Mayor, City Council, birthday cake cutting and community recognition.

- Live entertainment featured Leather & Boogie and Fear of Phobias.

- Family attractions included inflatables, games, a photo booth and the CAL FIRE hose-down.

- Local businesses, nonprofits, food vendors and community organizations participated throughout the park.

- Approximately 1,300 residents and visitors attended the celebration.



A Community-Focused Celebration



LOCAL VENDORS & COMMUNITY ORGANIZATIONS



WILDOMAR HISTORY ON DISPLAY

Event Footprint & Participation



1,300 Community Attendees

30 Vendor booths

11 Non-profit / Information booths

9 Food Vendor booths

3 Event fields utilized

2 Live bands

1 Citywide birthday celebration

Vendors, food, entertainment, public safety and family activities were distributed throughout Marna O’Brien Park.

Signature Moments



18TH BIRTHDAY CAKE CEREMONY



OPENING CEREMONY



DUNK TANK

Signature Moments







Sponsors, Partners & Event Support

SPONSOR SUPPORT

- Silver Level: Burke, Williams & Sorensen LLP — $1,000
- Silver Level: CR&R Incorporated — $1,000
- Finish Jobs Construction — $250
- Yesenia Perez Realty — $250
- Vendor booth revenue budgeted — $1,200

EVENT SUPPORT

- CAL FIRE
- Riverside County Sheriff’s Office
- City staff and event volunteers
- Wildomar Historical Society
- Local businesses, nonprofits and community organizations









Combined sponsorship and vendor booth support identified in the expenditure estimate: $3,700.

Event Financial Overview

Based on the City Birthday expenditure estimate

Staff Costs	Facility Costs	Permits	Contractual Services
$2,318.06	$70.00	$920.00	$18,215.51

TOTAL ESTIMATED EXPENDITURES

$21,523.57

SPONSORSHIP + VENDOR REVENUE

$3,700.00

ESTIMATED NET CITY COST

$17,823.57

The estimate includes event production, AV, security, sanitation, photography, inflatables, entertainment, cake, photo booth, permits, facilities and staff time.





MARKETING & COMMUNITY OUTREACH

Promoting Wildomar's 18th Birthday Celebration

★ ★ ★

A multi-platform marketing campaign built excitement, engaged our community, and helped drive a successful celebration at Marna O'Brien Park.

CAMPAIGN RESULTS

22

GRAPHICS & FLYERS

Custom designed to promote the event across all platforms.

11

PROMOTIONAL VIDEOS

Engaging videos highlighted the event, activities, and community spirit.

27

SOCIAL MEDIA POSTS

Strategic content shared across Facebook, Instagram, TikTok, and YouTube.

181,203

TOTAL VIEWS

Our content reached more than 181K views leading up to and including event day.

279

NEW FOLLOWERS

Grew our online community by 279 new followers during the campaign.

42

VENDOR SHARED POSTS

Through our cross-promotion initiative, vendors were encouraged to like, share, and create birthday-related content, amplifying our message and expanding our reach.

Campaign Highlights

- **Multi-platform** outreach across Facebook, Instagram, TikTok & YouTube
- **Cross-promotion** with vendors and community partners amplified our reach
- **Professional video** production and photography captured the celebration
- **Consistent messaging** built excitement and drove strong community participation

Wildomar ★ TURNS ★ 18

EVENT OUTCOMES

• Created a large-scale, family-friendly celebration centered on Wildomar's 18th anniversary.

•Supported dozens of local businesses, nonprofits, and community organizations.

• Combined civic tradition with live entertainment, food, recreation and local history.

• Used coordinated staging, vendor placement, parking, inspections and public-safety planning to support event operations.

• Produced professional photography and video assets for post-event communications and future promotion.



WE ARE WILDOMAR!

One Community.One Birthday Celebration.



THANK YOU, WILDOMAR

CITY OF WILDOMAR

PRESENTS

Mariachi Night

FREE EVENT!

SEPTEMBER 19

MARNA O'BRIEN PARK

20505 PALOMAR ST, WILDOMAR, CA

6-10 PM







LIVE MUSIC

FAMILY ACTIVITIES

FOOD VENDORS

COMMUNITY FUN

Bring your family, friends, and chairs

FOR AN EVENING OF MUSIC AND MEMORIES!

VENDORS & SPONSORS *Wanted!*

Be part of this exciting community event! Showcase your business, organization, food, or services and help support **Mariachi Night.**

WANT TO BE A VENDOR?

WANT TO BE A SPONSOR?

Scan to apply or

LEARN MORE!

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: August 12, 2026

SUBJECT: Police Department Quarterly Update - April - June, 2026.

SUBMITTED BY: Lt. Jeff Reese

ACTION:
Receive the presentation.

FISCAL IMPACT:
As this is only an update on activities, there is no fiscal impact.

ATTACHMENTS:
1. Presentation - Apr _Jun Wildomar Stats

City of Wildomar

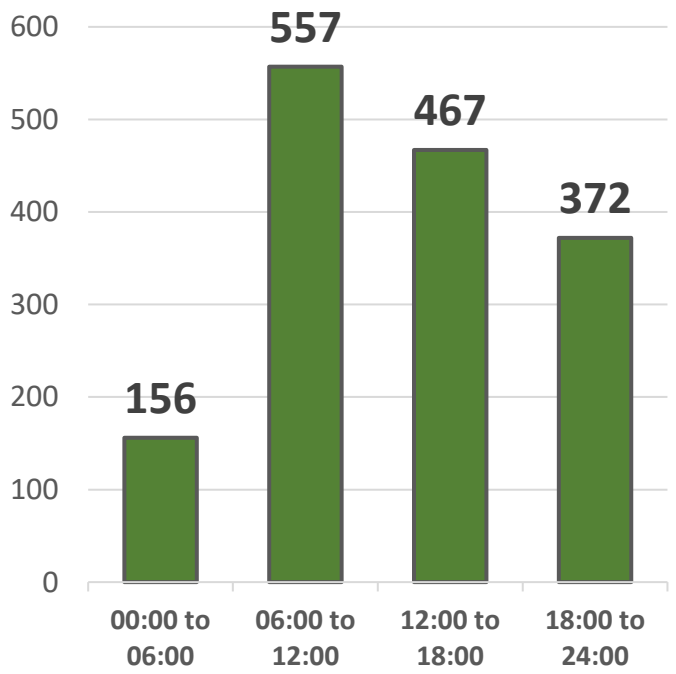
Stats

April to June 2026

Calls for Service

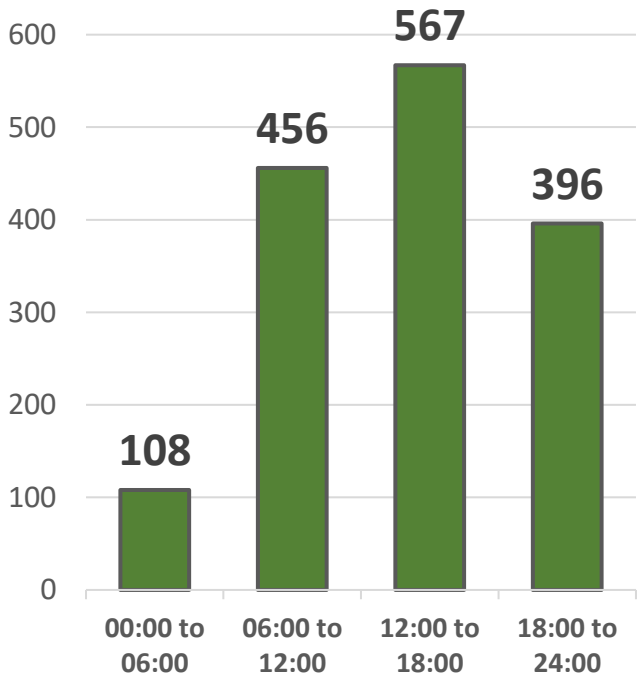
Apr – 1,552

Apr 2025– 1,731



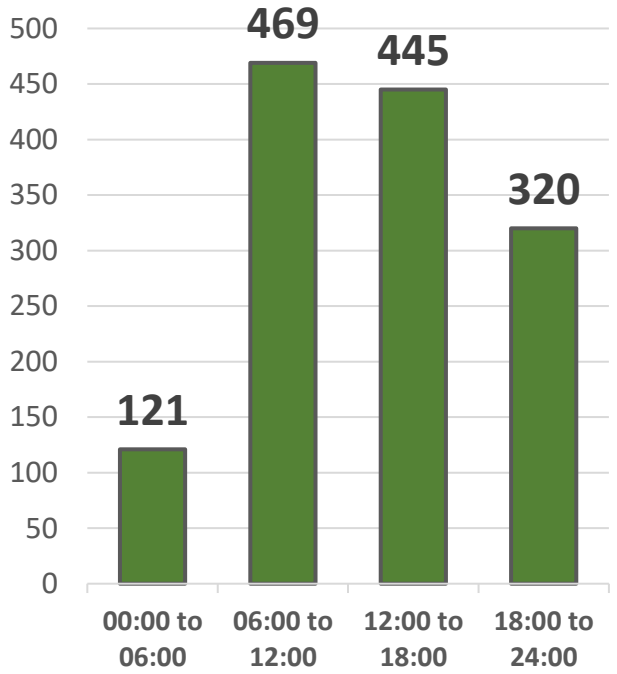
May – 1,527

May 2025– 1,545

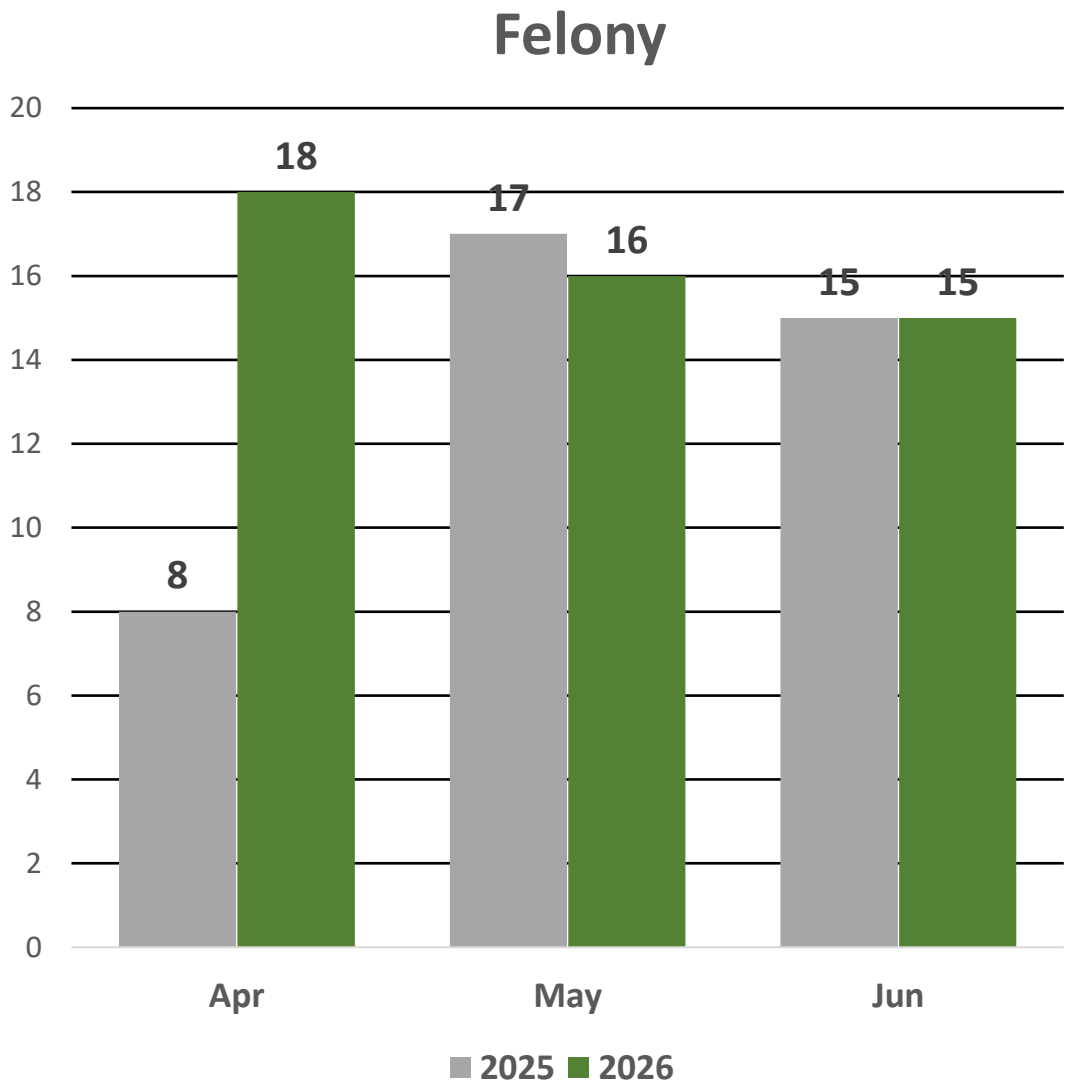


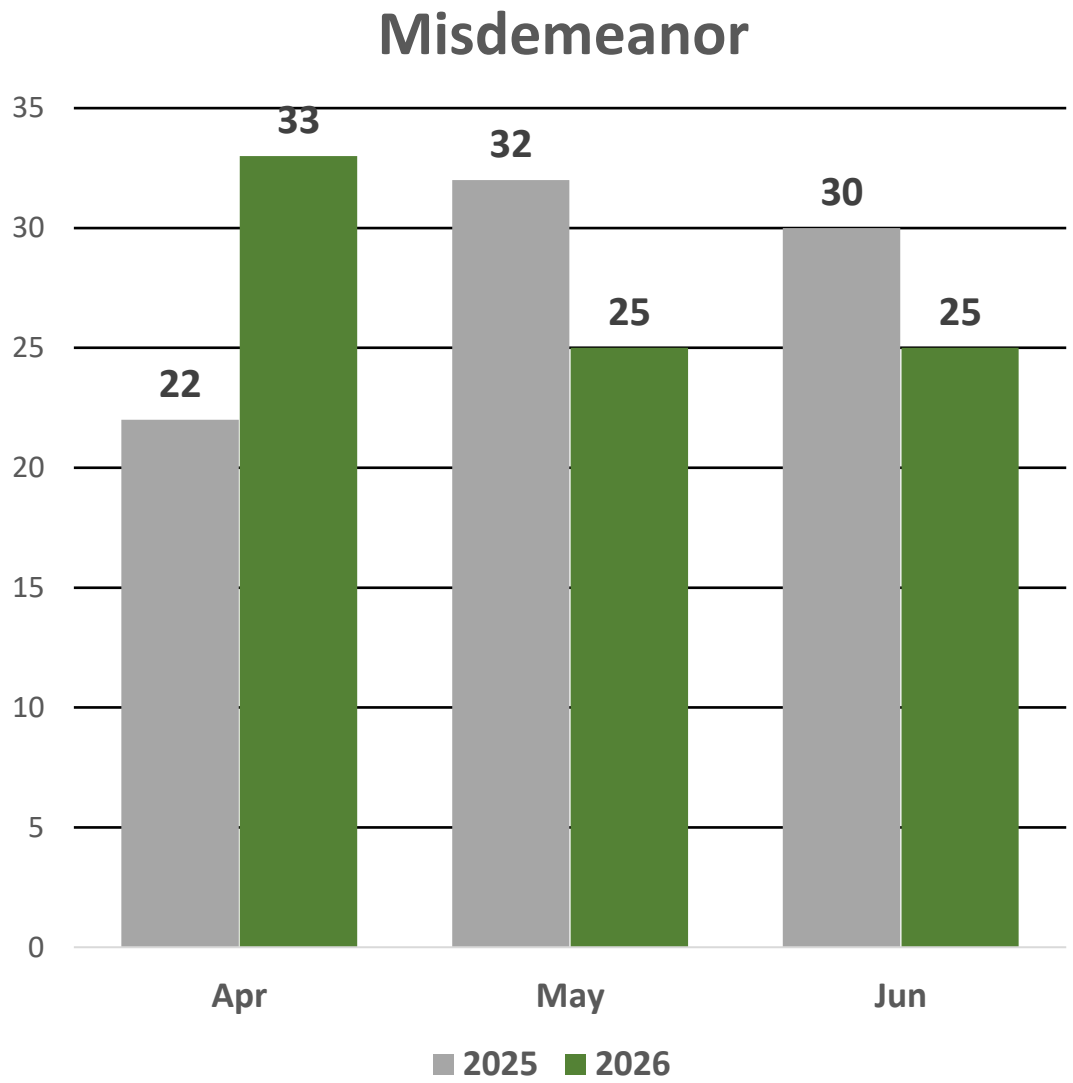
Jun – 1,355

Jun 2025 – 1,227



Arrests


Felony
20
18
16
14
12
10
8
6
4
2
0
8
18
17
16
15
15
Apr
May
Jun
2025
2026


Misdemeanor
35
30
25
20
15
10
5
0
22
33
32
25
30
25
Apr
May
Jun
2025
2026

Property & Violent Crimes

	Jan	Feb	Mar	Apr	May	Jun	6-Month 2026	6-Month 2025
Aggravated Assault	4	3	1	7	6	2	**23**	**24**
Robbery	0	0	0	0	0	0	**0**	**1**
Sex Crime	2	0	3	2	0	2	**9**	**5**
Homicide	0	0	0	0	0	0	**0**	**1**
Burglary	3	3	6	1	3	4	**20**	**27**
Larceny	20	26	15	22	24	19	**126**	**147**
Veh Theft	7	6	6	4	5	1	**29**	**23**

Violent Crimes

	Apr		May		Jun	
	2025	2026	2025	2026	2025	2026
Aggravated Assault	1	7	6	6	5	2
Robbery	1	0	0	0	0	0
Sex Crime	0	2	1	0	1	2
Homicide	0	0	1	0	0	0

Part 1 - Property Crimes

	Apr		May		Jun	
	2025	2026	2025	2026	2025	2026
Burglary	6	1	4	3	3	4
Larceny	33	22	23	24	19	19
Vehicle Theft	3	4	6	5	4	1

Average Response Time

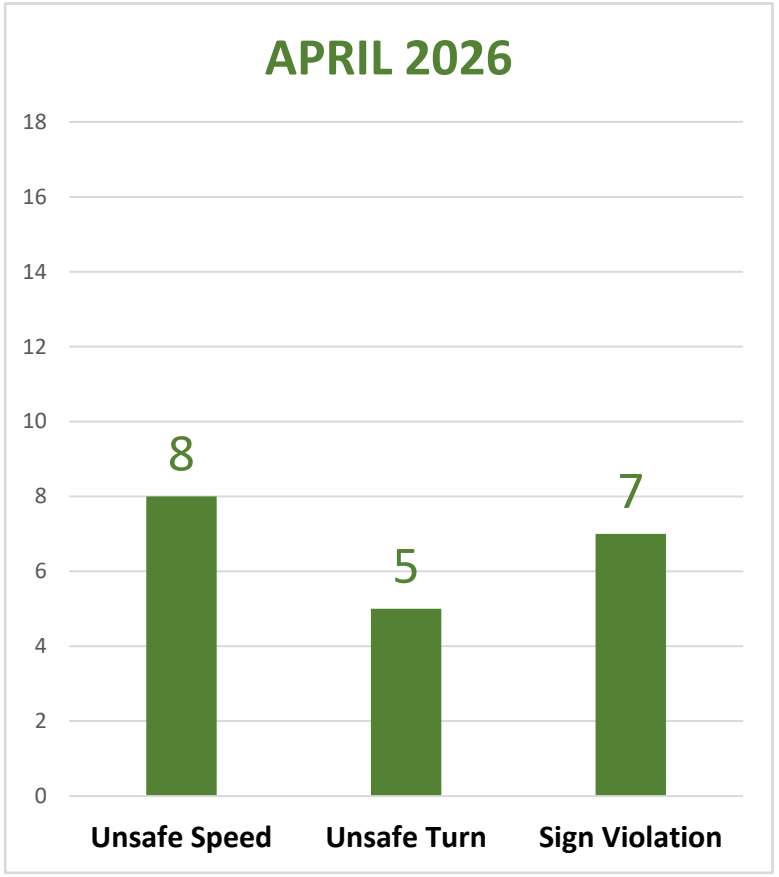
	Priority 1		Priority 2		Priority 3		Priority 4	
	ART	CFS	ART	CFS	ART	CFS	ART	CFS
Apr	6.52	29	17.60	319	32.08	308	41.80	125
May	7.01	32	16.53	295	38.70	308	52.09	130
Jun	8.30	20	19.49	334	39.48	280	48.73	143

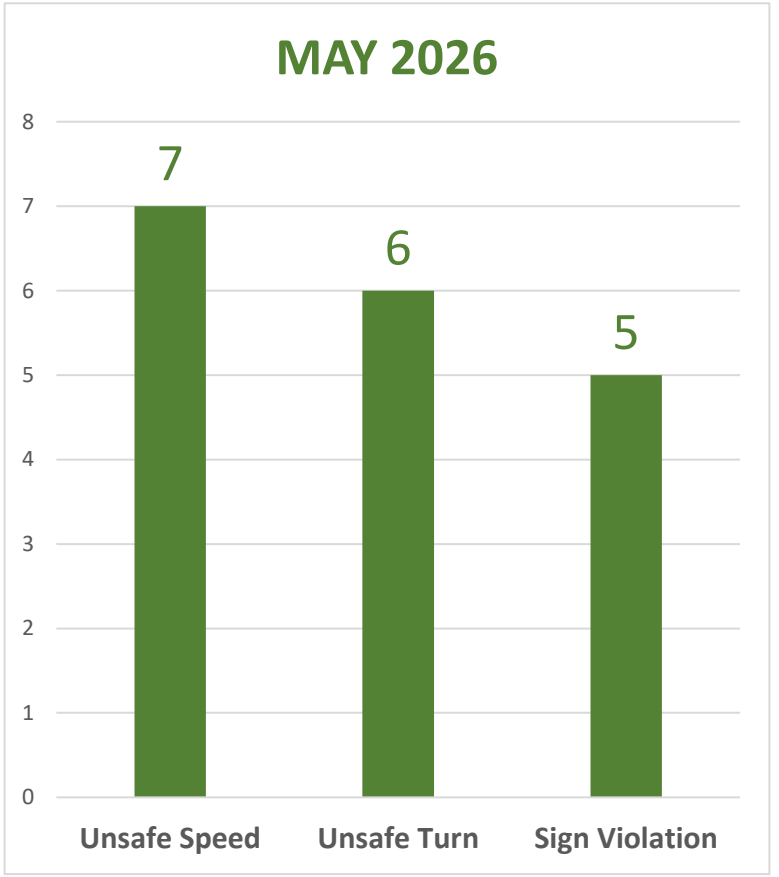
Priority 1 calls: Threat to human life or property, which involve a high level of violence or serous injury.
Priority 2 calls: Pose or did pose immediate threat to human life or property.
Priority 3 calls: Circumstances which are neither urgent nor life threatening.
Priority 4 calls: Most past calls are considered a priority 4. (Fraud, Burglary, and Theft not in progress)

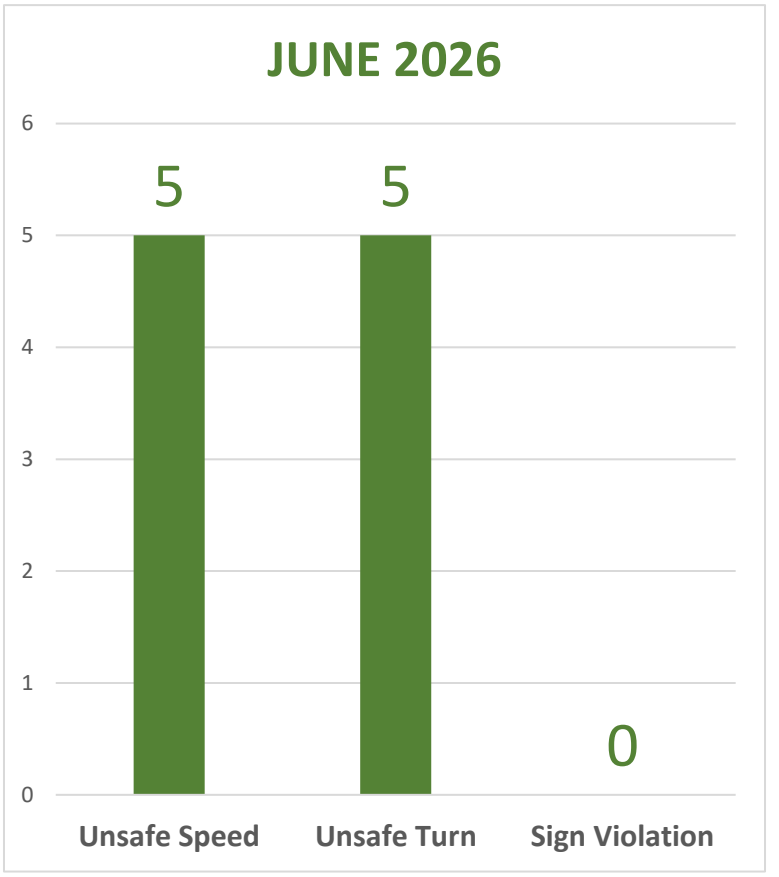
Traffic Collisions

	Apr	May	Jun
Total Collisions	55	64	42
Fatal Collisions	0	0	0
Total Citations	229	357	217

Primary Collision Factors







CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: August 12, 2026

SUBJECT: Fire Department Quarterly Update - April - June, 2026.

SUBMITTED BY: Chief Dustin Reed, Division Chief 3105 â€“ Riverside Unit

ACTION:
Receive the quarterly update.

FISCAL IMPACT:
As this is only an update on activities, there is no fiscal impact.

ATTACHMENTS:
1. Wildomar Final Apr-June 2026

CAL FIRE RIVERSIDE COUNTY FIRE

City of Wildomar

CAL FIRE/ Riverside County Fire Department

Quarterly Report

Division Chief
Dustin Reed
Dustin.Reed@fire.ca.gov

Battalion Chief
Michael Basic
Michael.Basic@fire.ca.gov

Battalion Chief
Shawn Burris
Shawn.Burris@fire.ca.gov

Presentation Overview

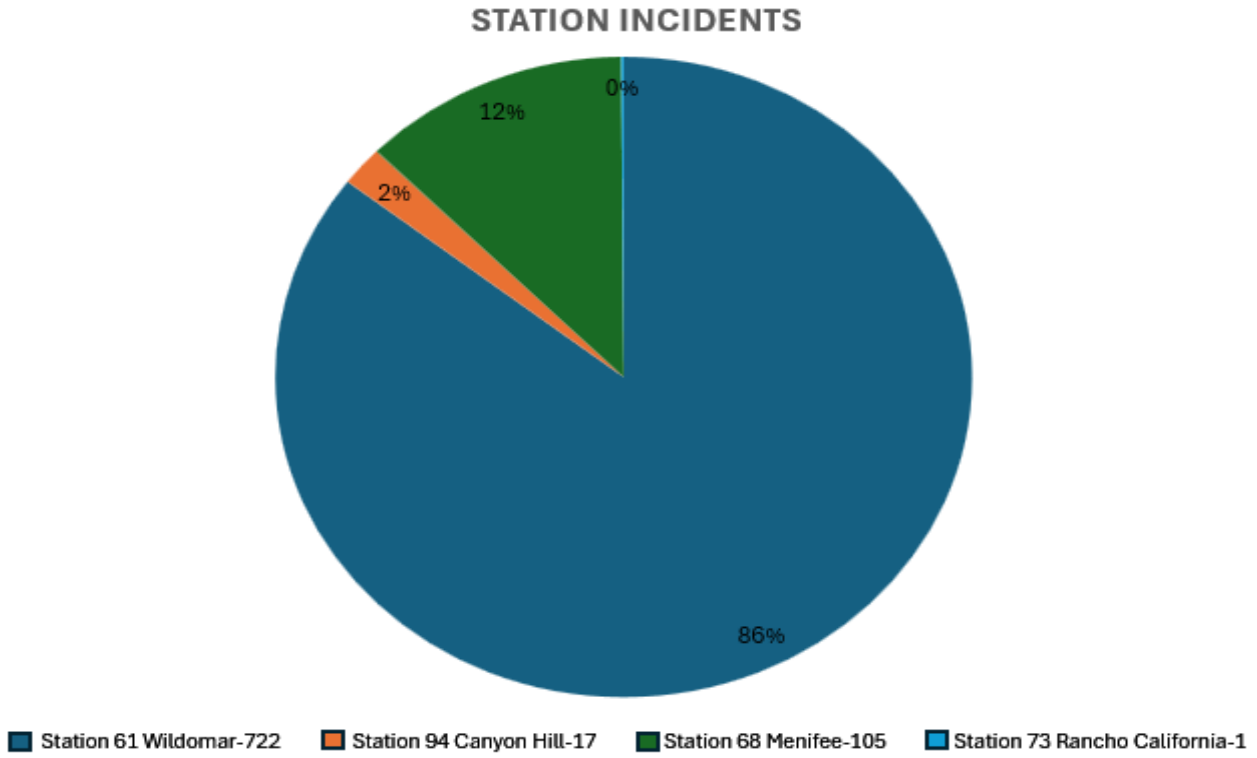
- *Incident Statistics*
  - *What we did this quarter*
- *Locations of Incidents*
  - *Where are they occurring*
- *Automatic Aid*
  - *Who did we collaborate with*
- *Office of the Fire Marshal*
  - *When reviews are turned around and how many*
- *More Updates*
  - Misc events
  - Questions

Incidents Statistics

April 1, 2026 – June 30, 2026

Fire & Medical Incident

Com Fire	1	0.1%
False Alarm	68	6.3%
Haz Mat	2	0.2%
Medical	843	78.1%
Other Fire	17	1.6%
Other Misc	14	1.3%
Public Service Assist	40	3.7%
Res Fire	2	0.2%
Rescue	2	0.2%
Ringing Alarm	2	0.2%
Standby	13	1.2%
Traffic Collision	63	5.8%
Vehicle Fire	3	0.3%
Wildland Fire	10	0.9%
Total:	1,080	100.0%



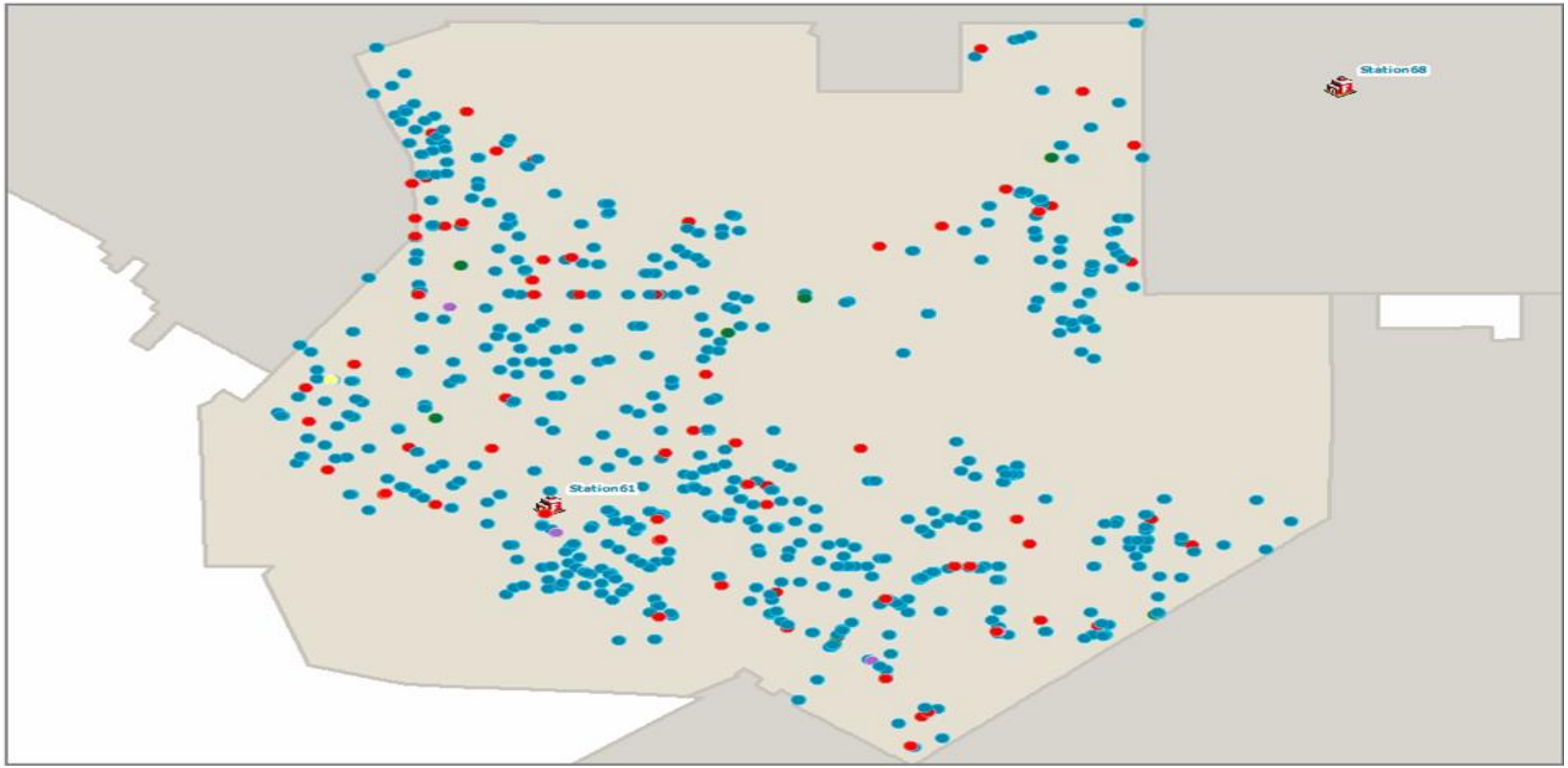
Total Incidents

- **N=1,080 Incidents** (1,081-Q1)
- 4.7 minute average response time
  - 0.19% (N=2) Residential structure fires
  - 5.83% (N=63) Traffic collisions
  - 0.93% (N=10) Vegetation fire

Station	Incidents
Station 61 Wildomar	N=**722** (743-Q1)
Station 94 Canyon Hill	N=**17** (33-Q1)
Station 68 Menifee	N=**105** (91-Q1)
Station 73 Rancho California	N=**1** (3-Q1)

Fire & Medical Incident Maps

N=1,080 Total Incidents



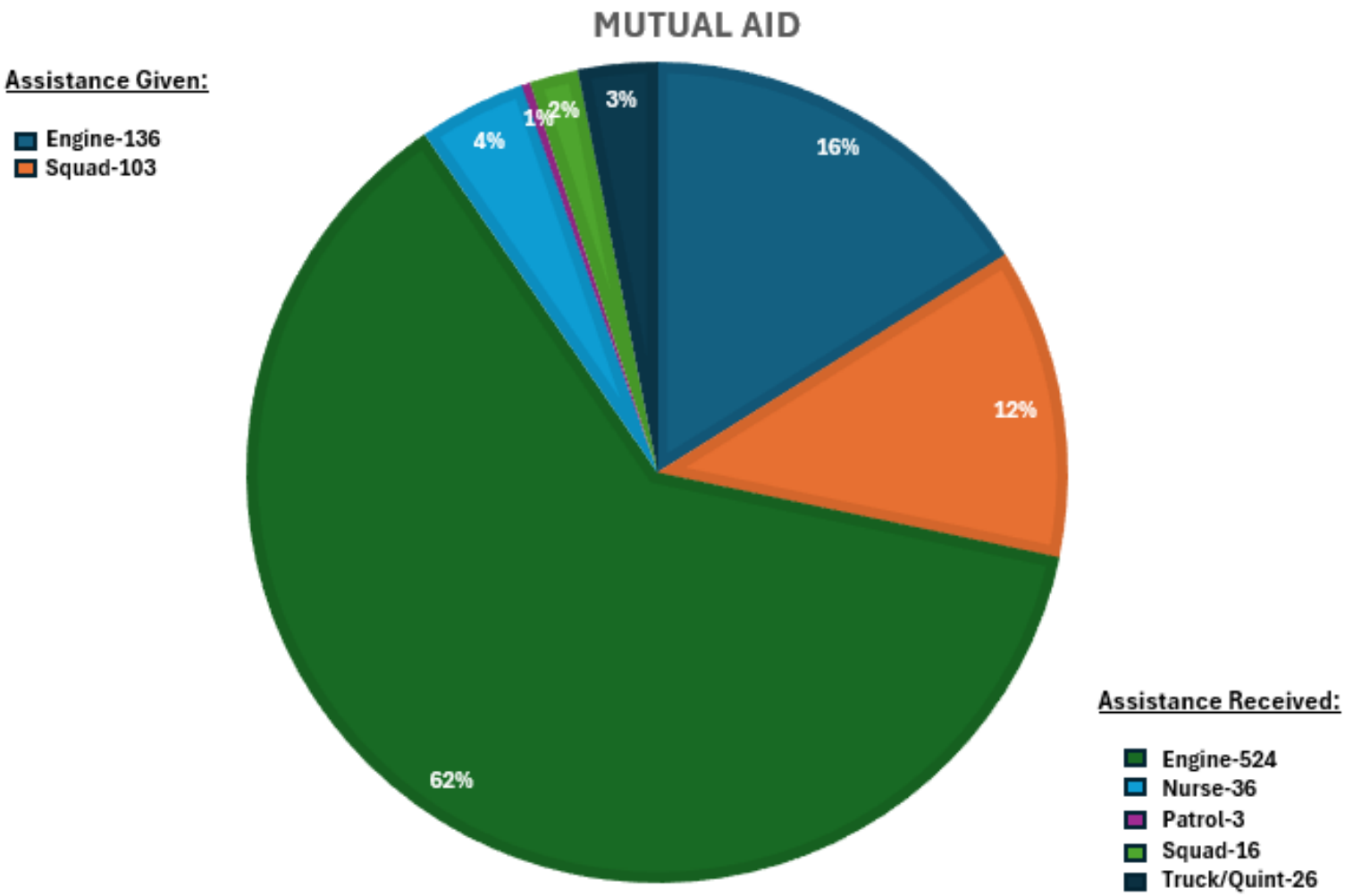
Automatic Aid

April 1, 2026 – June 30, 2026

Auto & Mutual Aid Incident

Wildomar Assistance Given by Unit Response (Incidents)	Wildomar Assistance Received by Unit Response (Incidents)
Engine= 136 *Squad= 103* **Total assistance given= 239*	*Engine= 524* *Nurse= 36* *Patrol= 3* *Squad= 16* *Truck/Quint= 26* **Total assistance received= 605*





Office of the Fire Marshal

April 1, 2026 – June 30, 2026

Office of the Fire Marshal

Plan review:

- **115 Plan Reviews**(135-Q1)
- 10-days average turn around time

Fire Inspections:

- **333 Inspections Complete** (156-Q1)
- 100% averaged 2-days turn around time.



Misc. Updates

April 1, 2026 – June 30, 2026





Quail Incident in Station 85's area at a Quad-Plex Multi Family Dwelling structure fire



Vegetation Fire-Battalion 2
May 28, 2026



Structure Fire-Battalion 2
April 24, 2026



Promotion Celebration for DC Cody Wright

City and Community Activity



Questions?

CAL FIRE RIVERSIDE COUNTY FIRE

Thank you

Division Chief
Dustin Reed
Dustin.Reed@fire.ca.gov

Battalion Chief
Michael Basic
Michael.Basic@fire.ca.gov

Battalion Chief
Shawn Burris
Shawn.Burris@fire.ca.gov

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: August 12, 2026

SUBJECT: Wildomar Library Quarterly Update - April - June, 2026.

SUBMITTED BY: Sandra Brautigam, Branch Manager, Wildomar Library

ACTION:
Receive the presentation.

FISCAL IMPACT:
As this is merely a report on activities, it does not have any fiscal impact.

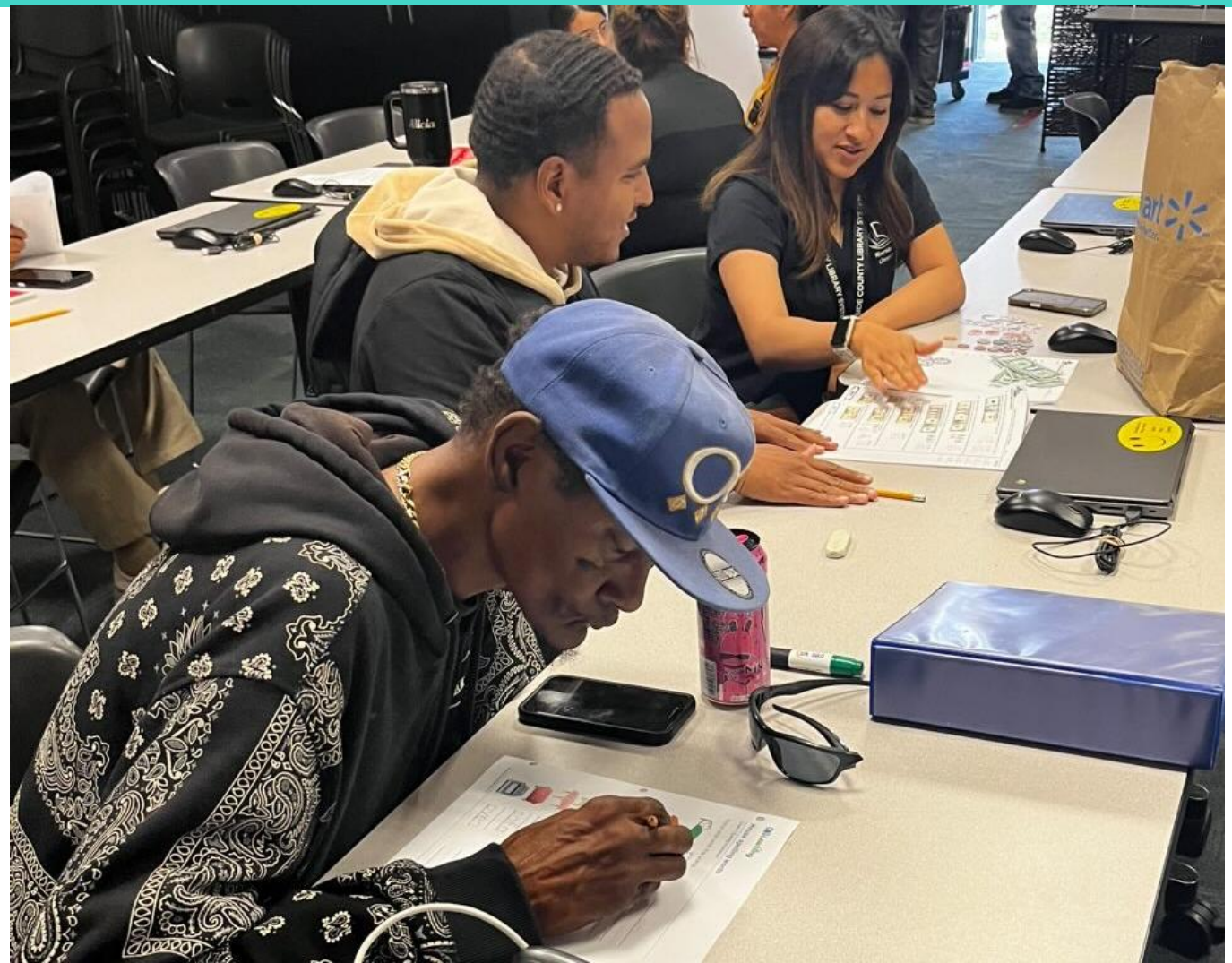
ATTACHMENTS:
1. Presentation

Riverside County
Library System

Wildomar Library Report 2026

Second Quarter: April, May, June

Community Services



Community Services

- **Computer Sessions 1,402**
  - April - 480 May - 462 June - 460
- **Wi Fi Sessions 4,445**
  - April – 1,288 May – 1,739 June - 1,418
- **Reference Questions 3,136**
  - April - 867 May - 962 June - 1,307

Numbers do not include Printing or faxing services

Library Use



Library Availability and Use

- **Service Hours 585**
  - April - 196 May – 193 June 196
- **Library Visitors 15,348**
  - April - 4800 May - 4964 June - 5284
- **New Library Accounts .....**
  - April – 87 May – 87 June -
- **Community Room Outside Use 28**
  - April - 10 May - 8 June - 10

Programs



Programs

- **Children and Family 31/761** (# of programs/attendance)
  - April - 9/187, May - 9/213, June - 12/419
- **Bilingual 13/509**
  - April - 5/216, May - 4/143, June - 4/150
- **Teen 5/37**
  - April - 2/14, May - 3/23, June - 0/0
- **Adult 24/294**
  - April - 9/140, May - 7/88, June - 8/66

Circulation

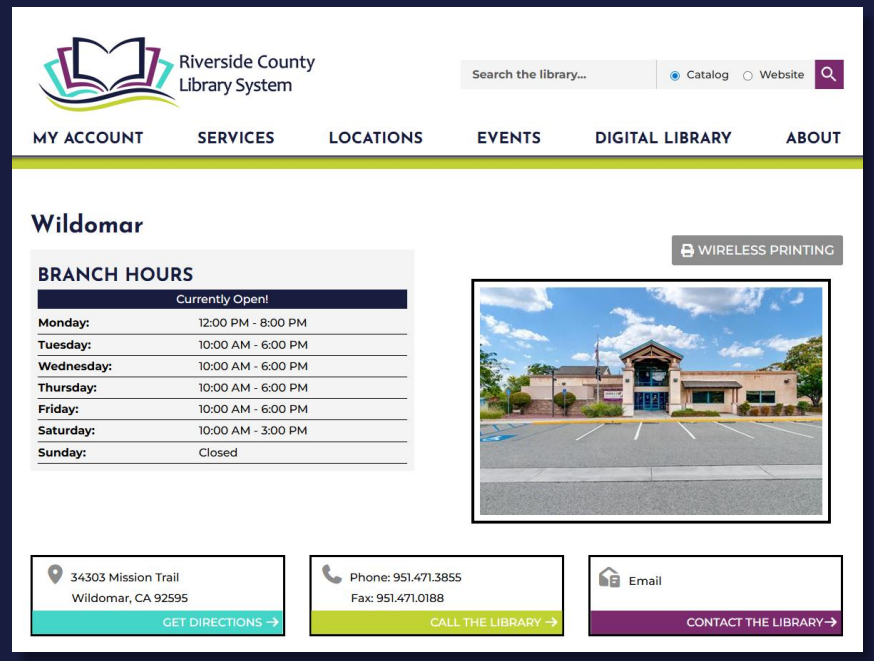


Circulation

- **Total for all Circulation in Quarter 19,000 (June total 6,698)**
- **Children 8,678 +**
  - April – 4,216, May - 4,462, June - not yet detailed in categories
- **Teen 702 +**
  - April - 356, May - 346, June - not yet detailed in categories
- **Adult 2,922 +**
  - April - 1,519, May – 1,403, June - not yet detailed in categories

Figures do not include eServices circulation.

Stay in Touch!



https://www.rivlib.com/location/wildomar

Infowil@rivlib.net

951-471-3855

Facebook.com/WildomarLibrary

@wildomarlibrary

Thank You!



CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: August 12, 2026

SUBJECT: Community Development Department Quarterly Update - April - June 2026

SUBMITTED BY: Robert Flores, Community Development Director

PREPARED BY: Robert Flores, Community Development Director

ACTION:
Receive and file the presentation for the quarterly update.

ATTACHMENTS:
Community Development CC Update.pdf

Community Development

Department and Development Quarterly Update

City Council

August 12, 2026



Department Update



Division of Building & Safety:

	April 2026	May 2026	June 2026	2026 Totals	2025 Totals	2024 Totals
Permits Finalized	81	68	77	226	845	1,387
Permits Issued	66	66	74	206	967	1,285
Permits Applied for	77	82	67	226	1,035	1,461
Inspections	1,075	957	1,819	3,851	17,513	18,179
Project Valuation	$2.36 mil	$3.02 mil	$23.58 mil	$28.96 mil	$78.28 mil	$118.9 mil

Division of Building & Safety:

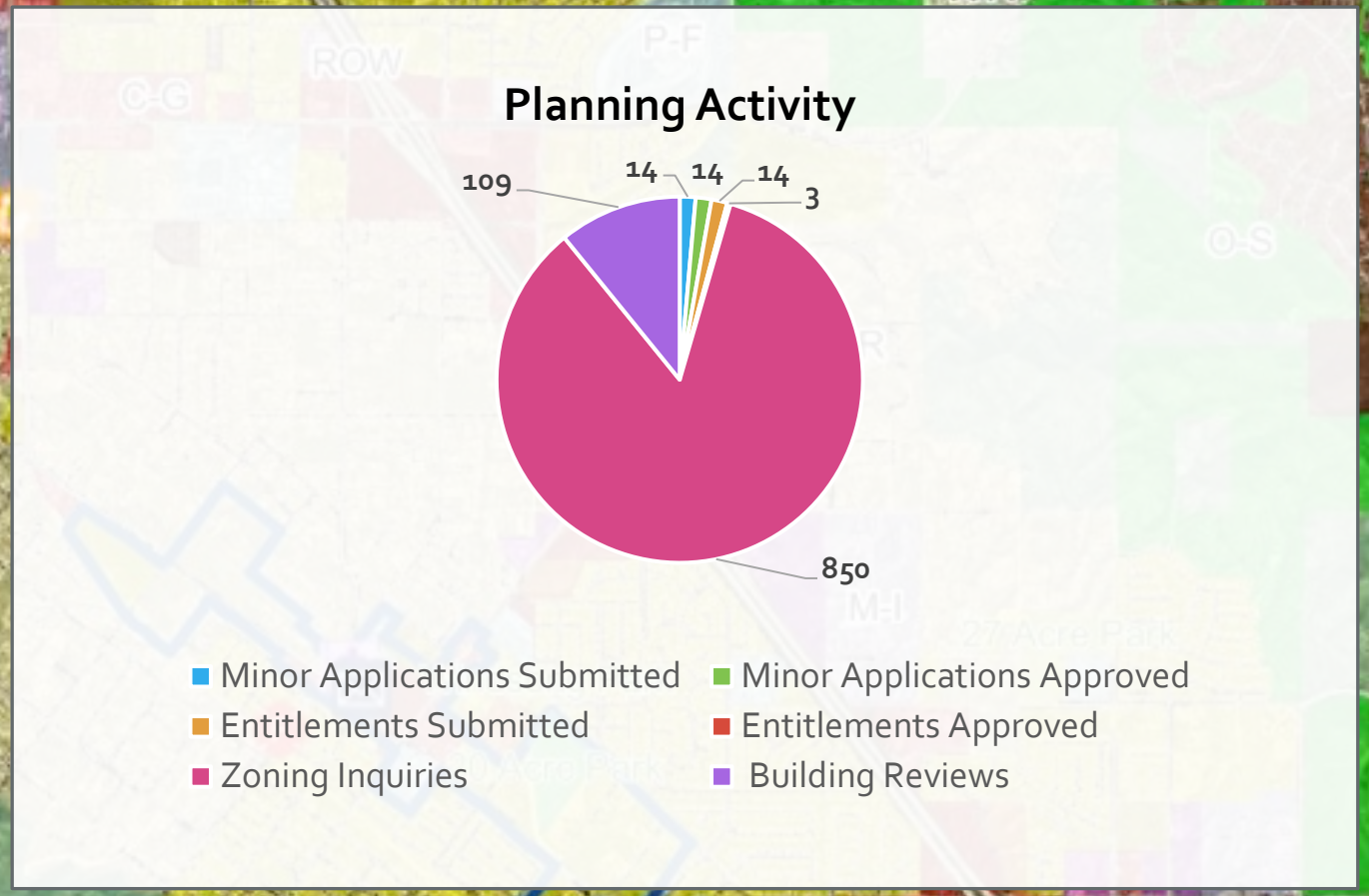
Building & Safety Notices				
	April 2026	May 2026	June 2026	Totals
Notice of Illegal Construction	3	2	1	13
Stop Work Notices	3	2	5	10
Notice of Utility Disconnections	0	1	1	3
Notice to Vacate	0	0	1	3

Division of Building & Safety:

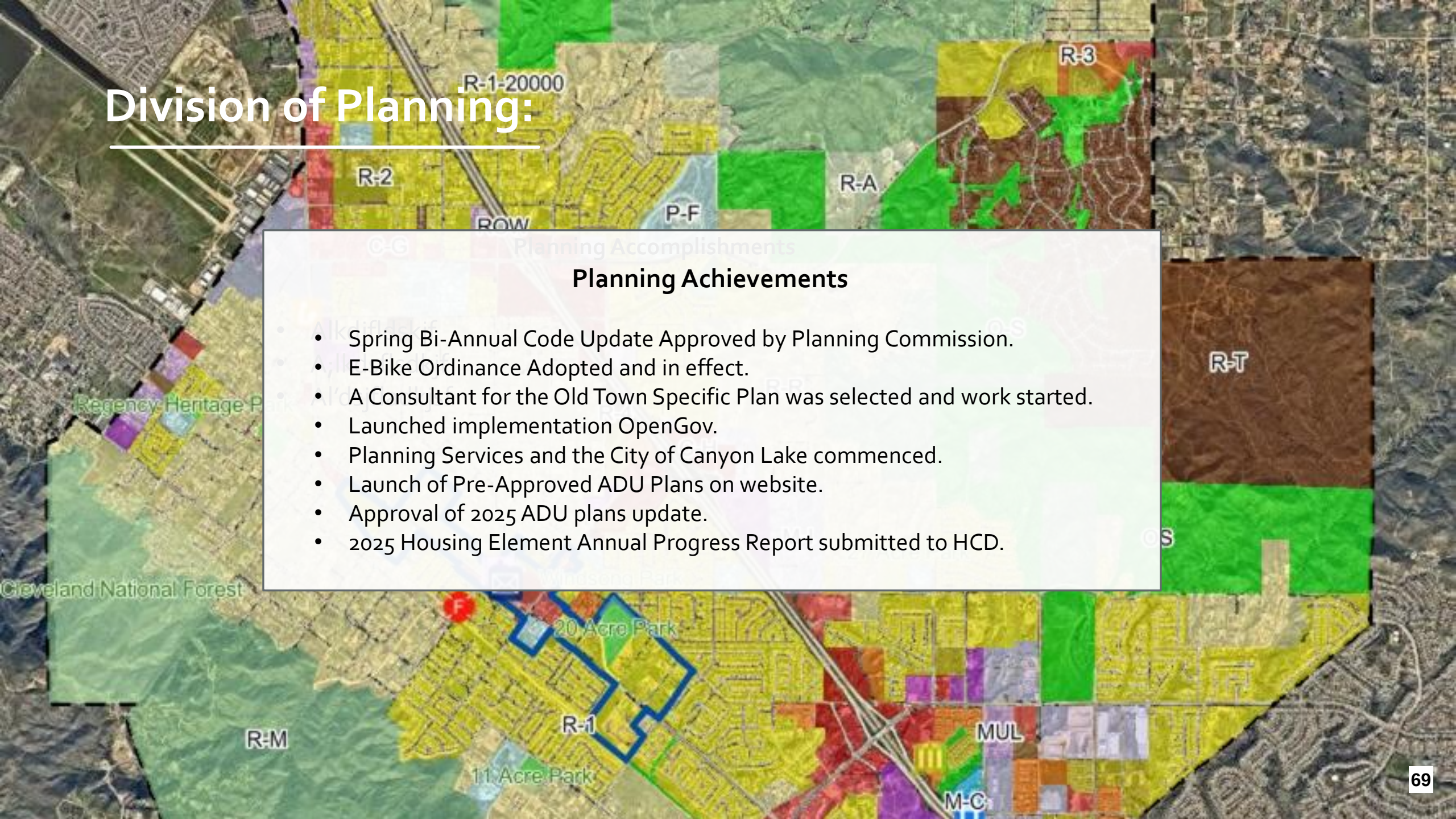
Building & Safety Achievements

- Participated in Building and Safety Month, receiving a proclamation from the Mayor for the month of May, as well as providing informational videos for the public.
- Presented at Coffee with the City and shared our newly created Building and Safety Department Motto, " Helping Wildomar Build Safely, Every Step of the Way".
- Pre-approved ADU plans updated to the 2025 Codes.
- Formally recognized by residents on six separate occasions for delivering exceptional support, providing clear guidance, and upholding exemplary customer service standards for Front Desk and Building staff.

Division of Planning:



Division of Planning:

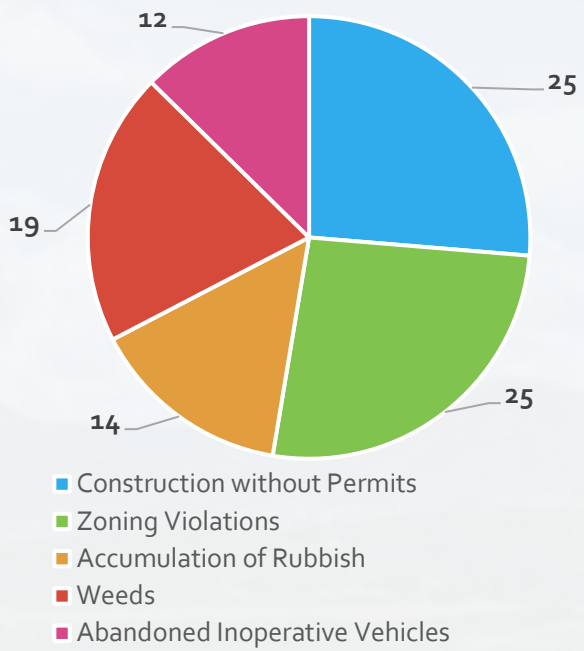


Planning Achievements

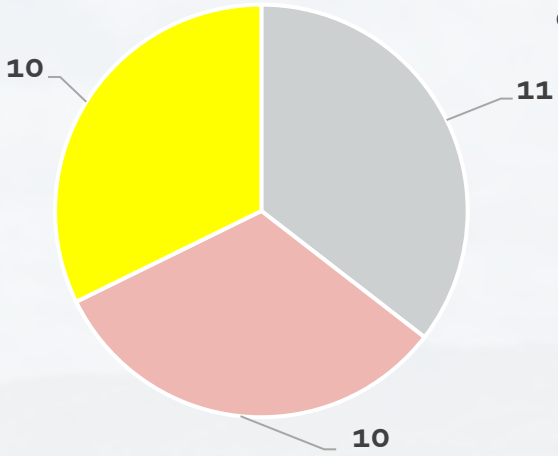
- Spring Bi-Annual Code Update Approved by Planning Commission.
- E-Bike Ordinance Adopted and in effect.
- A Consultant for the Old Town Specific Plan was selected and work started.
- Launched implementation OpenGov.
- Planning Services and the City of Canyon Lake commenced.
- Launch of Pre-Approved ADU Plans on website.
- Approval of 2025 ADU plans update.
- 2025 Housing Element Annual Progress Report submitted to HCD.

Division of Code Enforcement & Emergency Management:

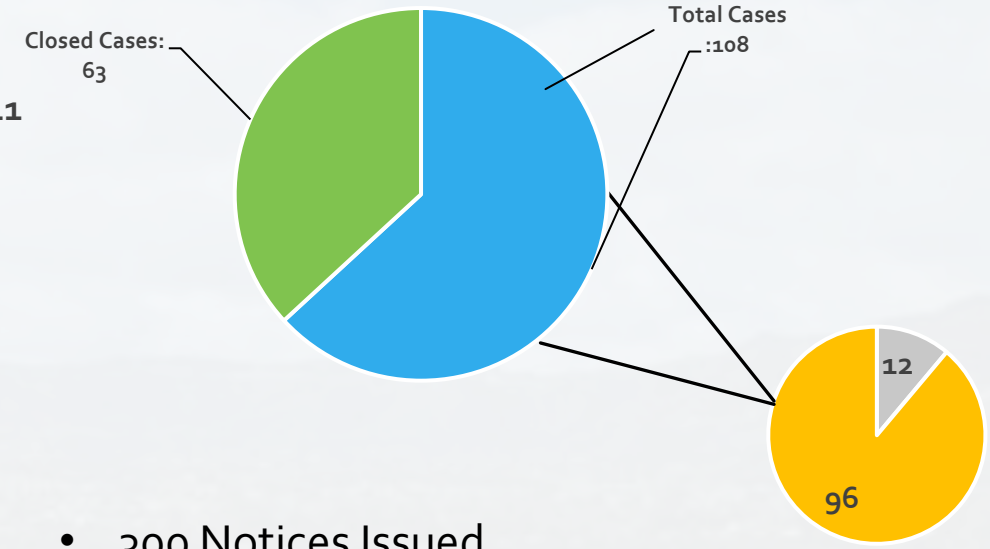
Most Frequently Reported Complaints



Homeless Outreach



Code Cases



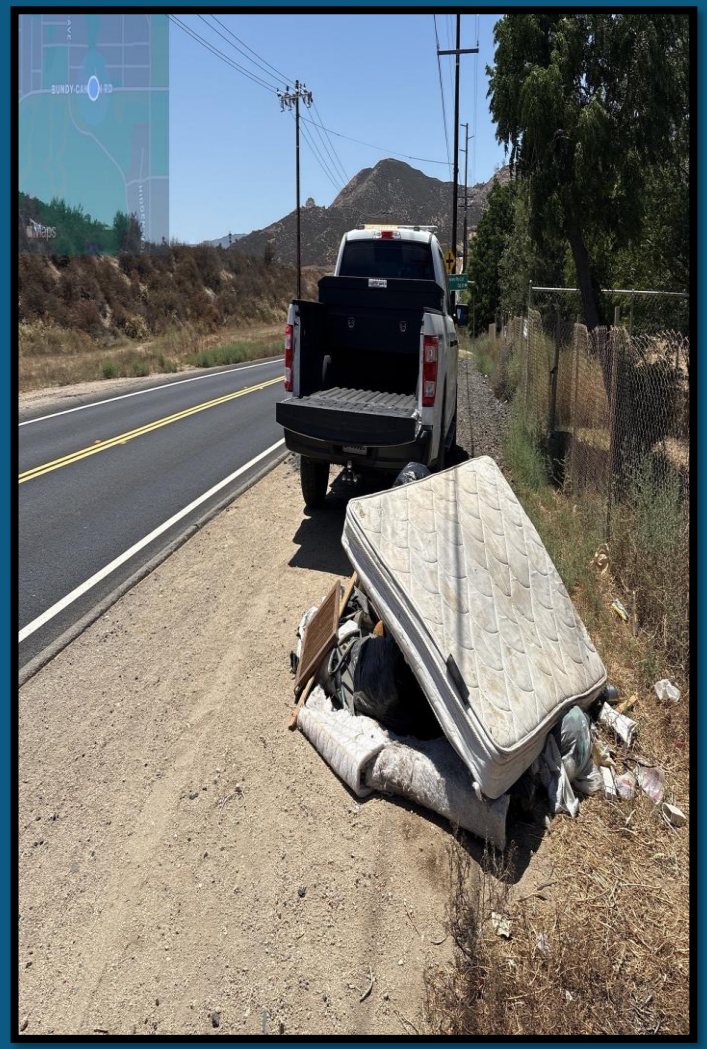
- 300 Notices Issued
- 414 Inspections Completed

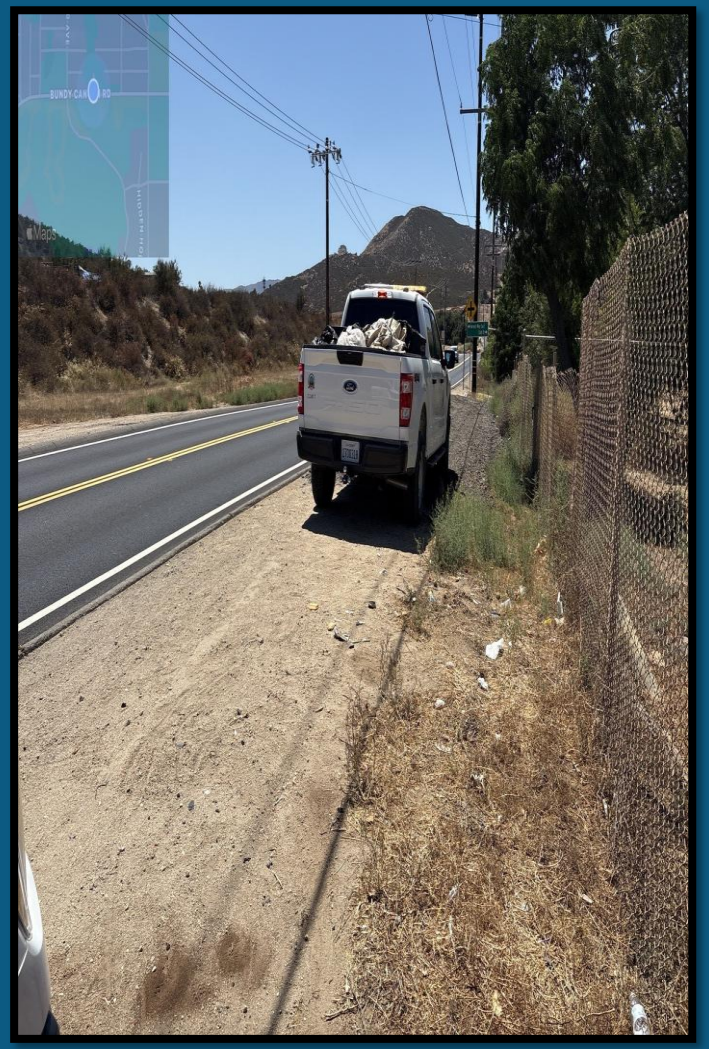
Division of Code Enforcement & Emergency Management:

Code Enforcement Achievements

- CE Officer Baggio became a California Certified Code Enforcement Officer.
- 20 City employees attending attended SIMS and NIMS to certify or recertify as emergency responders.

Code Compliance:





Code Compliance:





Code Compliance:





Code Compliance:

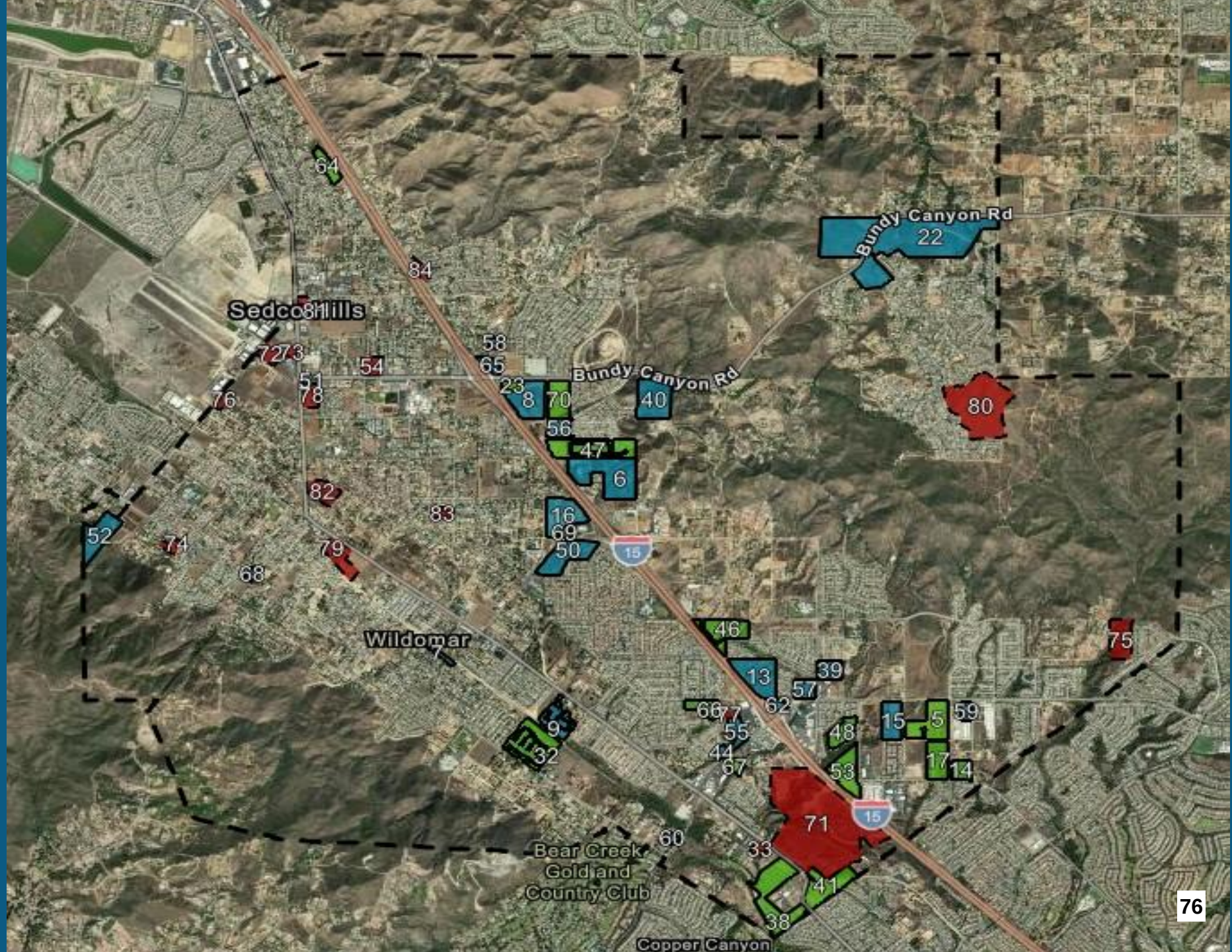








Development Project Update



CAMELIA





WILDOMAR CROSSROADS





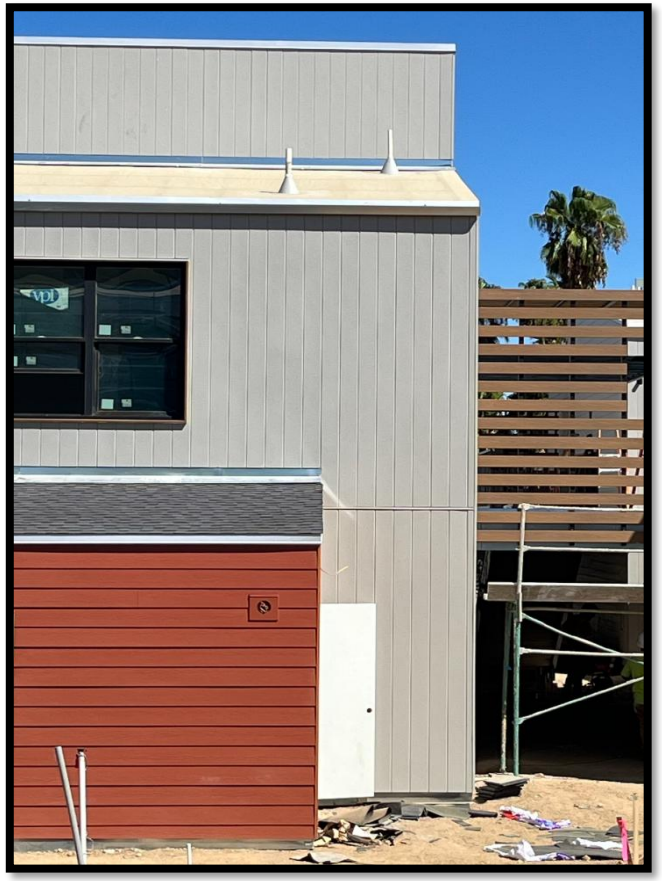
Tres Lagos



BELL RANCH



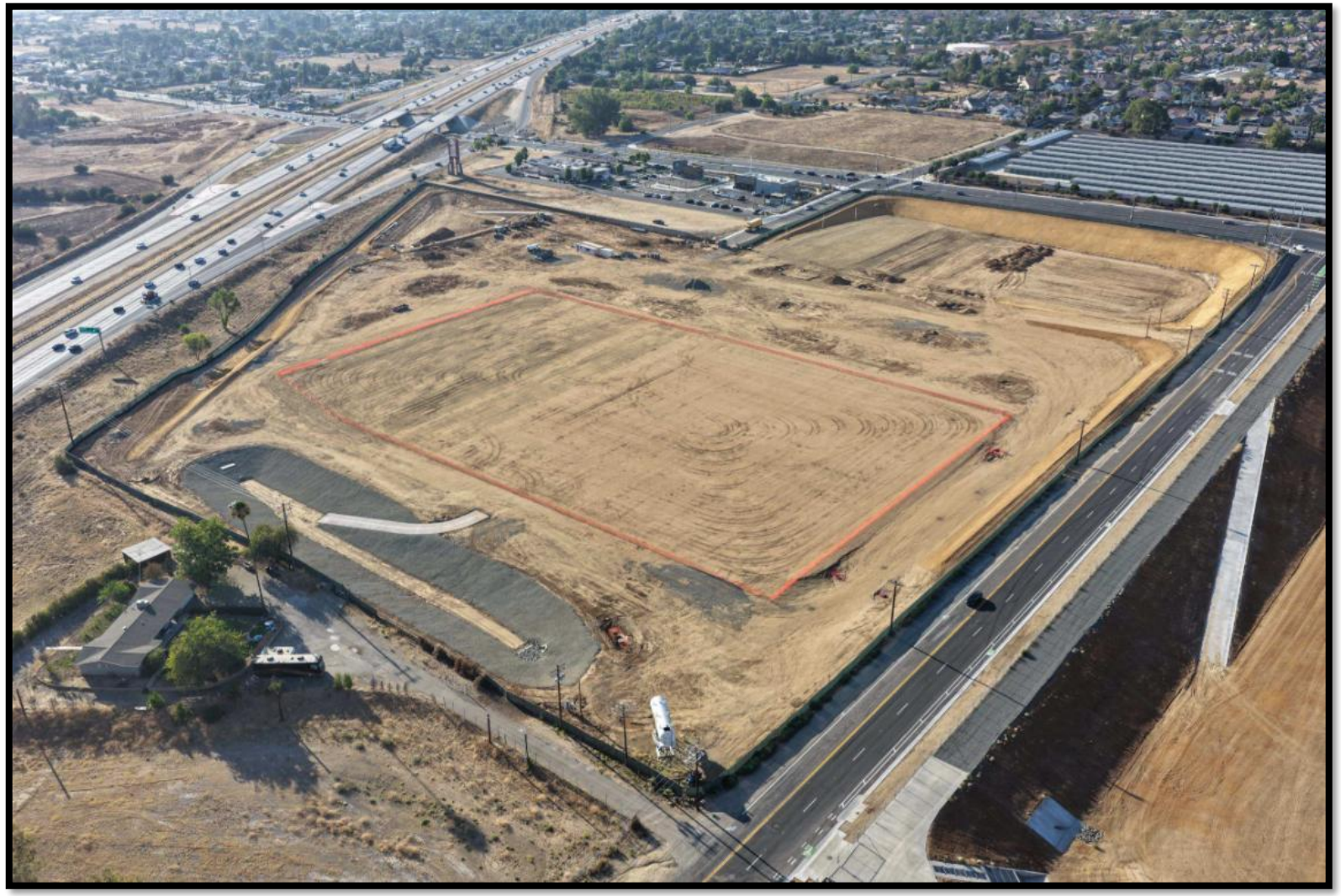




MARRIOTT



WALMART





Thank you.
Questions?

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: August 12, 2026

SUBJECT: City Council/ Cemetery District Board Minutes - July 8, 2026 - Regular Meeting

SUBMITTED BY: Janet Morales Garcia, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
1. Minutes - Draft

MINUTES
CITY OF WILDOMAR
CITY COUNCIL/CEMETERY DISTRICT
WEDNESDAY, JULY 8, 2026
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

CLOSED SESSION: 5:30 PM | REGULAR SESSION: 6:00 PM

The City Council Meeting was held at the following locations:

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD, SUITE 106 WILDOMAR, CA 92595

MARRIOTT MARQUIS WASHINGTON DC LOBBY
901 MASSACHUSETTS AVE NW WASHINGTON DC 20001

CALL TO ORDER - CLOSED SESSION - 5:30 P.M.

The Closed Session was called to order by Mayor Marquez at 5:32 p.m.

ROLL CALL

Members in attendance: Mayor Marquez, Mayor Pro Tem Nigg, Councilmember Morabito, Councilmember Moore, and Councilmember DePhillippo

Members absent: None.

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

1. The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding represented employees pursuant to Government Code 54957.6.

Agency representative: City Manager Chris Mann
Employee organization: Teamsters Local 986, General Teamsters, Airline, Aerospace & Allied Employees, Public, Professional, & Medical Employees, Warehousemen, Drivers, Construction, Rock and Sand Affiliated with the International Brotherhood of Teamsters

CALL TO ORDER - OPEN SESSION - 6:00 P.M.

The Regular Joint Meeting of the Wildomar City Council and the Wildomar Cemetery District was called to order by Mayor Marquez at 6:04 p.m

ROLL CALL

Members in attendance: Mayor Marquez, Mayor Pro Tem Nigg, Councilmember Morabito, Councilmember Moore, and Councilmember DePhillippo

Members absent: None.

Staff in attendance: City Manager Mann, City Attorney Jex, City Clerk Morales Garcia, Community Development Director Flores, Public Works Director/City Engineer Farag, Finance Manager Jantz, Assistant to the City Manager Gorham, Economic Development Manager Miller, Principal Engineer Geronimo, and Human and Risk Manager Wolf.

FLAG SALUTE

Mayor Pro Tem Nigg led the flag salute.

CLOSED SESSION REPORT

City Attorney Jex stated there were no reportable actions.

PRESENTATIONS

1. Proclamation: America 250 - Daughters of the American Revolution

3) GENERAL BUSINESS

3.1) FY2025-26 4th Quarter Budget Report

Finance Manager Jantz presented the staff report.

There were no public comments.

Moved by Councilmember Morabito; seconded by Councilmember DePhillippo to approve the Fiscal Year 2025-26 4th Quarter Budget Report, and adopt a Resolution entitled:

RESOLUTION NO. 2026 - 47
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,

CALIFORNIA, AUTHORIZING ADJUSTMENTS TO THE FY2025-26 BUDGETED REVENUES AND EXPENSES

Motion Approved: 5 - 0

Voting For: Mayor Marquez, Mayor Pro Tem Nigg, Councilmember Morabito, Councilmember Moore, Councilmember DePhillippo
Voting Against: None
Abstain: None
Absent: None

3.2) Approve a Resolution Amending the Citys Pay Plan to Establish the City Managers Annual Base Salary Effective July 1, 2026, Pursuant to the Terms of the City Manager Employment Agreement

Human Resources and Risk Manager Wolf presented the staff report.

There were no public comments.

Moved by Mayor Pro Tem Nigg; seconded by Councilmember DePhillippo to approve a resolution entitled:

RESOLUTION NO. 2026 - 48
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING AN AMENDED PAY ESTABLISHING THE CITY MANAGER'S ANNUAL BASE SALARY EFFECTIVE JULY 1, 2026, PURSUANT TO THE CITY MANAGER EMPLOYMENT AGREEMENT

Motion Approved: 5 - 0

Voting For: Mayor Marquez, Mayor Pro Tem Nigg, Councilmember Morabito, Councilmember Moore, Councilmember DePhillippo
Voting Against: None
Abstain: None
Absent: None

3.3) Roadway Maintenance and Right-of-Way Enhancement Program

Public Works Director/ City Engineer Farag presented the staff report.

There were no public comments.

Moved by Mayor Pro Tem Nigg; seconded by Councilmember DePhillippo to receive and file the Roadway Maintenance and Right-of-Way Enhancement Program Presentation with no direction to make any changes.

Motion Approved: 5 - 0

Voting For: Mayor Marquez, Mayor Pro Tem Nigg, Councilmember Morabito, Councilmember Moore, Councilmember DePhillippo

Voting Against: None
Abstain: None
Absent: None

3.4) Introduce and Conduct the First Reading, by Title only, of an Ordinance Adding Chapter 5.80 (Shopping Carts) to Title 5 (Business Regulations) of the Wildomar Municipal Code Relating to Shopping Carts

Community Development Director Flores presented the staff report.

There were no public comments.

Moved by Mayor Marquez to approve that the proposed Ordinance is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" under CEQA Guidelines Section 15378 and is exempt under the "common sense" exemption set forth in Section 15061(b)(3) of the CEQA Guidelines (Cal. Code Regs., tit. 14.); and

2. Introduce and conduct the first reading, by title only, based on necessary finding within, of an ordinance entitled:

ORDINANCE NO. 264
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADDING CHAPTER 5.80 (SHOPPING CARTS) TO TITLE 5 (BUSINESS REGULATIONS) OF THE WILDOMAR MUNICIPAL CODE RELATING TO SHOPPING CART RETRIEVAL, RETURN, IMPOUNDMENT, COST RECOVERY, NUISANCE ABATEMENT, AND NOTICE PROCEDURES.

Motion Approved: 5 - 0

Voting For: Mayor Marquez, Mayor Pro Tem Nigg, Councilmember Morabito, Councilmember Moore, Councilmember DePhillippo
Voting Against: None
Abstain: None
Absent: None

The City Council recessed from 8:27 p.m. to 8:38 p.m.

The City Council returned to open session with all members present.

3.5) Discussion Regarding Recreation Programming Opportunities and Potential Future Recreation Service Models

Assistant to the City Manager Gorham presented the staff report.

Jessica Hume, resident, provided public comment.

Moved by Mayor Pro Tem Nigg; seconded by Councilmember DePhillippo to prioritize levels 1a and 1b recreation service models.

Motion Approved: 5 - 0

Voting For: Mayor Marquez, Mayor Pro Tem Nigg, Councilmember Morabito, Councilmember Moore, Councilmember DePhillippo
Voting Against: None
Abstain: None
Absent: None

DEPARTMENT REPORTS

Public Works/Engineering Department Quarterly Report

PUBLIC COMMENTS

The following individuals provided public comment on items not on the agenda:

1. Kate Delos Reyes, Tres Lagos Apartments (C.A.R.E.)
2. Jim Gibbs, Resident
3. Darla Dunn, Wildomarket with time donated by Lex Dunn.
4. Brittney, Resident
5. Jessica Hume, Resident
6. Dr. Robert Matthews, Resident
7. Ann Kiggins, Resident

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Mayor Pro Tem Nigg; seconded by Councilmember DePhillippo to approve the agenda as presented.

Motion Approved: 5 - 0

Voting For: Mayor Marquez, Mayor Pro Tem Nigg, Councilmember Morabito, Councilmember Moore, Councilmember DePhillippo
Voting Against: None
Abstain: None
Absent: None

1) CONSENT CALENDAR

Moved by Mayor Pro Tem Nigg; seconded by Councilmember DePhillippo to approve the consent calendar with the amended agreement for agenda item #1.14.

Motion Approved: 5 - 0

Voting For: Mayor Marquez, Mayor Pro Tem Nigg, Councilmember Morabito, Councilmember Moore, Councilmember DePhillippo
Voting Against: None
Abstain: None
Absent: None

1.1) City Council/ Cemetery District Board Minutes - June 10, 2026 - Regular Meeting

Approved the minutes as presented.

1.2) June 2026 City Warrant Register

Approved the following:

For Fiscal Year 2025/2026:
1. Warrant Register dated 6-1-2026 in the amount of $5,200.00
2. Warrant Register dated 6-4-2026 in the amount of $2,990,316.64
3. Warrant Register dated 6-8-2026 in the amount of $940,938.69
4. Warrant Register dated 6-11-2026 in the amount of $1,246,712.48
5. Warrant Register dated 6-18-2026 in the amount of $829,704.53
6. Warrant Register dated 6-25-2026 in the amount of $209,426.35
7. Wire Transfer Register dated 6-30-2026 in the amount of $70,058.07
8. Payroll Register dated 6-30-2026 in the amount of $610,043.25.

1.3) June 2026 Cemetery Warrant Register

For Fiscal Year 2025-2026:
1. Warrant Register dated 6-4-2026 in the amount of $373.83
2. Warrant Register dated 6-8-2026 in the amount of $122,432.00
3. Warrant Register dated 6-8-2026 in the amount of $1,771.43
4. Warrant Register dated 6-25-2026 in the amount of $22,624.21

1.4) May 2026 City Treasury Report

Approved the City Treasury Report for May 2026.

1.5) May 2026 Cemetery Treasury Report

Approved the Treasury Report for May 2026.

1.6) Authorization to Levy for Public Nuisance Abatement Assessment

Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 38
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR CONFIRMING A FINAL NUISANCE ABATEMENT ASSESSMENT AND AUTHORIZING SUBMITTAL TO THE RIVERSIDE COUNTY AUDITOR-CONTROLLER FOR TAX ROLL COLLECTION (APN: 366-190-063)

1.7) Levy and Collection of Special Taxes within Community Facilities District No. 2013-1 (Services) for Fiscal Year 2026-27

Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), FOR FISCAL YEAR 2026-27

1.8) Annual Levy for Community Facilities District (CFD) (Facilities/Bonded) for Fiscal Year 2026-27

Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 40
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN EACH COMMUNITY FACILITIES DISTRICT LISTED BELOW FOR FISCAL YEAR 2026-27

1.9) Levy and Collection of Special Taxes within Community Facilities District No. 2022-1 (Services) for Fiscal Year 2026-27

Adopt a Resolution entitled:

RESOLUTION NO. 2026 - 41
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-1 (SERVICES), FOR FISCAL YEAR 2026-27

1.10) Professional Services Agreement with CValdo Corporation for Engineering and Design Services for Sedco MDP Line F-2 Storm Drain Project (CIP 086) and Cooperative Funding Agreement with the Riverside County Flood Control and Water Conservation District (District) for the Sedco MDP Line F-2, Stage 2

1. Authorized the City Manager and Mayor to execute the Funding/Cooperative Agreement with Riverside County Flood Control and Water Conservation District for the Construction of the Sedco Master Drainage Plan Line F-2, Stage 2

2. Authorized the City Manager to execute Professional Services Agreement with CValdo Corporation in the amount not to exceed $369,750 for the Sedco MDP Line F-2 Project (CIP 086).

1.11) Adoption of Pre-Qualification Procedures for Contractors Bidding on Public Works Construction Projects

Adopted a Resolution entitled:

RESOLUTION NO. 2026 NO. - 42
A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR ESTABLISHING A PRE--QUALIFICATION PROCEDURE AND AN

APPEALS PROCEDURE FOR PREQUALIFYING CONTRACTORS TO BID ON PUBLIC WORKS PROJECTS

1.12) Professional Services Agreement with Granicus, LLC

Authorized the City Manager to sign the Professional Services Agreement with Granicus, LLC for Agenda and Meeting Management Services.

1.13) SS4A Amendment Agreement with the US Department of Transportation (USDOT)/Federal Highway Administration (FHWA) for the Sedco Boulevard Roadway Safety Improvements Project (CIP 096)

Authorized the City Manager to execute Amendment No. 1 to the FY22 Safe Streets and Roads for All (SS4A) Grant Agreement with the US Department of Transportation (USDOT)/Federal Highway Administration (FHWA) for the Sedco Boulevard Roadway Safety Improvements Project (CIP 096), upon the amendment agreement being finalized by USDOT/FHWA.

1.14) County of Riverside Community Development Block Grant (CDBG) Program Participation

1. Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 43
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR AUTHORIZING PARTICIPATION IN THE COUNTY OF RIVERSIDE'S URBAN COUNTY PROGRAM FOR FISCAL YEARS 2027-2028, 2028-2029, AND 2029-2030

2. Authorized the City Manager to execute the Cooperation Agreement for the Community Development Block Grant, Home Investment Partnerships Program, and Emergency Solutions Grant for Fiscal Years 2027, 2028, and 2029

1.15) Approval of Updated Merchant Processing Agreement with CardConnect, LLC for payment processing services for the CivicPlus Recreation Management platform

Approved the CardConnect Merchant Processing Application, Merchant Processing Agreement, General Terms and Conditions, and related Amendment for payment processing services associated with the City's CivicPlus Recreation Management Platform (CivicRec); and

Authorized the City Manager to execute the agreements and any ancillary documents necessary to implement payment processing services through the CivicRec platform.

1.16) Landscaping and Lighting Maintenance District No. 89-1-Consolidated: Approval of Engineers Report and Intention to Levy

1. Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 44
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE ANNUAL ENGINEER'S REPORT REGARDING THE PROPOSED LEVY AND COLLECTION OF ASSESSMENTS FOR ALL ZONES OF LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, FISCAL YEAR 2026-27

2. Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 45
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR ALL ZONES OF LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, FISCAL YEAR 2026-27

1.17) County Service Areas Notice of Intent to Establish Charges for FY 2026-27

Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 46
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, SETTING THE PUBLIC HEARING TO ESTABLISH SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2026-27

COUNCIL COMMUNICATIONS

The City Council spoke about the various committees, commissions, and boards they serve on locally and regionally, as well as community events.

2) PUBLIC HEARINGS

There were no items scheduled.

FUTURE AGENDA ITEMS

1. Data Centers - Morabito/DePhillippo
2. Park Standards - Marquez

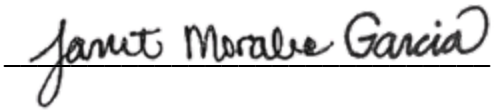
ADJOURN THE MEETING

There being no further business, Mayor Marquez adjourned the meeting at 9:10 p.m.

CITY MANAGER REPORT

There was no report.

Submitted by:



Janet Morales Garcia, CMC

City Clerk

SUBJECT: July 2026 City Warrant Register

SUBMITTED BY: Nicholas Neidiffer, Accountant II

PREPARED BY: Nicholas Neidiffer, Accountant II

ACTION:
Approve the following:

For Fiscal Years 2025/2026 and 2026/27:
1. Warrant Register dated 7-2-2026 in the amount of 691,505.34
2. Warrant Register dated 7-9-2026 in the amount of $918,200.08
3. Warrant Register dated 7-16-2026 in the amount of $120,955.62
4. Warrant Register dated 7-23-2026 in the amount of $255,245.98
5. Warrant Register dated 7-30-2026 in the amount of $1,898,517.21
6. Wire Transfer Register dated 7-31-2026 in the amount of $83,440.71
7. Payroll Register dated 7-31-2026 in the amount of $888,781.59

SUMMARY:
July 2026 City Warrant Register

DISCUSSION:
The City of Wildomar requires that the City Council audit payments of demands and direct the City Manager to issue checks. The Warrant and Payroll Registers are submitted for approval.

FISCAL IMPACT:
These Warrant, Wire Transfer and Payroll Registers will have a budgetary impact in the amount and fiscal year noted in the recommendation section of this report. These costs are included in the Fiscal Year 2025/26 and 2026/27 Budgets.

ATTACHMENTS:
July 2026 City Warrant Register.pdf



CITY OF WILDOMAR
JULY 2026

CITY WARRANT REGISTER

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #2544	Bill Payment #222084	2/5/2026	7/2/2026	425.00	BEE GUY TRAVIS	Public Works Road Maintenance - Hive Relocation
Bill #3573440	Bill Payment #222115	3/31/2026	7/2/2026	37,814.72	INTERWEST CONSULTING GROUP	CIP Professional Services - March 2026
Bill #35556,35561,35560,35559,35555	Bill Payment #222117	5/31/2026	7/2/2026	3,556.72	ARCHITERRA DESIGN GROUP	Plan Check Services - May 2026
Bill #070226-RV026	Bill Payment #222110	7/1/2026	7/2/2026	756.00	SMITH RANCH SELF STORAGE	Prepayment Aug - Oct 2026 Fleet Storage - RV026
Bill #070226-RV029	Bill Payment #222110	7/2/2026	7/2/2026	756.00	SMITH RANCH SELF STORAGE	Prepayment for Aug - Oct 2026 Fleet Storage - RV029
Bill #070226-RV030	Bill Payment #222110	7/2/2026	7/2/2026	756.00	SMITH RANCH SELF STORAGE	Prepayment for Aug - Oct 2026 Fleet Storage - RV030
Bill #070226-RV021	Bill Payment #222110	7/2/2026	7/2/2026	894.50	SMITH RANCH SELF STORAGE	Prepayment for 7/27/26 - 11/26/26 Fleet Storage - RV021
Bill #1HWN-G4FP-NGVN	Bill Payment #222088	6/3/2026	7/2/2026	75.98	AMAZON CAPITAL SERVICES	Water for Maintenance Crew
Bill #2603.4-003	Bill Payment #222103	5/31/2026	7/2/2026	1,158.30	KOSMONT COMPANIES	Kosmont Agreement - City of Wildomar Bluff Project
Bill #01-7320811	Bill Payment #222085	6/24/2026	7/2/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #35554	Bill Payment #222117	5/31/2026	7/2/2026	359.40	ARCHITERRA DESIGN GROUP	Plan Check Rev - May 2026
Bill #35557	Bill Payment #222117	5/31/2026	7/2/2026	101.25	ARCHITERRA DESIGN GROUP	Plan Check Rev - May 2026
Bill #35562	Bill Payment #222117	5/31/2026	7/2/2026	67.50	ARCHITERRA DESIGN GROUP	Plan Check Rev - May 2026
Bill #01-7320810	Bill Payment #222085	6/24/2026	7/2/2026	946.00	APPLEONE	Temp Assistance HR Technician
Bill #2605B351	Bill Payment #222086	4/30/2026	7/2/2026	10,942.50	PARSONS TRANSPORTATION GRP INC	CIP 026-2 Bundy Canyon, Seg II - April 2026
Bill #2025-1684A	Bill Payment #222092	11/30/2025	7/2/2026	130.00	TKE ENGINEERING INC	Development Review Fixed Fee - November 2025
Bill #2026-359	Bill Payment #222092	4/1/2026	7/2/2026	131.00	TKE ENGINEERING INC	Development Review - March 2026
Bill #2026-525	Bill Payment #222092	4/30/2026	7/2/2026	7,782.50	TKE ENGINEERING INC	General Right of Way Inspections - April 2026
Bill #2026-206	Bill Payment #222092	2/28/2026	7/2/2026	11,984.00	TKE ENGINEERING INC	General Right of Way Inspections - February 2026
Bill #2026-353	Bill Payment #222092	3/31/2026	7/2/2026	12,828.00	TKE ENGINEERING INC	General Right of Way Inspections -March 2026
Bill #2026-526	Bill Payment #222092	4/30/2026	7/2/2026	189.00	TKE ENGINEERING INC	General Consulting Services - April 2026
Bill #2026-175A	Bill Payment #222092	2/28/2026	7/2/2026	393.00	TKE ENGINEERING INC	Development Review - February 2026
Bill #2026-357A	Bill Payment #222092	3/31/2026	7/2/2026	504.00	TKE ENGINEERING INC	CIP 026-2 Bundy Canyon, Seg II - March 2026
Bill #2026-528	Bill Payment #222092	4/30/2026	7/2/2026	4,521.00	TKE ENGINEERING INC	CIP 026-2 Bundy Canyon, Seg II - April 2026
Bill #3098446/3,309860/3,309861/3,309862/3	Bill Payment #222116	6/12/2026	7/2/2026	4,853.99	ACE HARDWARE	Road Maintenance Program Supplies and Equipment
Bill #2026-641-2026-666	Bill Payment #222092	5/31/2026	7/2/2026	38,956.00	TKE ENGINEERING INC	May 2026 Development Reviews
Bill #2026-360	Bill Payment #222092	3/31/2026	7/2/2026	3,023.50	TKE ENGINEERING INC	CIP 097-1, HSIP 11 - February - March 2026
Bill #231641147	Bill Payment #222087	5/31/2026	7/2/2026	5,348.00	ST. FRANCIS ELECTRIC	CIP 028-2 - Palomar Widening PH II - May 2026
Bill #5610008557	Bill Payment #222125	5/31/2026	7/2/2026	160.00	YUNEX, LLC	Streetlight Maint. and Response - May 2026
Bill #INV-529	Bill Payment #222093	6/1/2026	7/2/2026	215.03	LAST CALL DIESEL	Vehicle Maintenance - June 2026
Bill #231641136	Bill Payment #222087	4/30/2026	7/2/2026	1,480.75	ST. FRANCIS ELECTRIC	Routine Traffic Signal Maint - April 2026
Bill #231641137	Bill Payment #222087	4/30/2026	7/2/2026	2,973.88	ST. FRANCIS ELECTRIC	Traffic Operations - TS Maintenance Responses - April 2026
Bill #231641138	Bill Payment #222087	4/30/2026	7/2/2026	24,519.15	ST. FRANCIS ELECTRIC	Special Project - Furnish & Install Battery Backups
Bill #231641139	Bill Payment #222087	4/30/2026	7/2/2026	276.00	ST. FRANCIS ELECTRIC	Traffic Operations - TS Maintenance Responses April 2026
Bill #231641143	Bill Payment #222087	5/31/2026	7/2/2026	1,480.75	ST. FRANCIS ELECTRIC	Routine Traffic Signal Maint - May 2026
Bill #231641144	Bill Payment #222087	5/31/2026	7/2/2026	648.75	ST. FRANCIS ELECTRIC	Traffic Operations - TS Maintenance Responses, May 2026
Bill #231641145	Bill Payment #222087	5/31/2026	7/2/2026	6,666.51	ST. FRANCIS ELECTRIC	Revome & Replace Temp Pole at Wildomar & Grand, May 2026
Bill #185373130-0001	Bill Payment #222104	6/18/2026	7/2/2026	161.36	SUNBELT RENTALS, INC.	Trailer Rental
Bill #2026-524	Bill Payment #222092	4/30/2026	7/2/2026	6,119.00	TKE ENGINEERING INC	Traffic Engineering - April 2026
Bill #1257306	Bill Payment #222105	6/18/2026	7/2/2026	409.66	ALL AMERICAN ASPHALT	Asphalt Mix

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #98959	Bill Payment #222126	4/20/2026	7/2/2026	325.00	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Equipment for City Special Event , April 2026
Bill #9374776971	Bill Payment #222119	5/31/2026	7/2/2026	159.86	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #INV-527	Bill Payment #222093	6/1/2026	7/2/2026	215.03	LAST CALL DIESEL	Vehicle Maintenance - June 2026
Bill #INV-528	Bill Payment #222093	6/1/2026	7/2/2026	215.03	LAST CALL DIESEL	Vehicle Maintenance - June 2026
Bill #CA0943031	Bill Payment #222133	4/30/2026	7/2/2026	8,998.32	SCA OF CA, LLC	Street Sweeping - April, 2026
Bill #3742379	Bill Payment #222115	4/30/2026	7/2/2026	14,184.20	INTERWEST CONSULTING GROUP	Building & Safety Services - April 2026
Bill #4013980	Bill Payment #222115	4/30/2026	7/2/2026	57,654.28	INTERWEST CONSULTING GROUP	CIP Professional Services - April 2026
Bill #3739932	Bill Payment #222115	4/30/2026	7/2/2026	9,543.33	INTERWEST CONSULTING GROUP	Non-CIP Services for April 2026
Bill #IN26-01070	Bill Payment #222109	6/29/2026	7/2/2026	293.29	IMPACT MARKETING & DESIGN, INC	City Promotional Items
Bill #WILD-01.12 - 17	Bill Payment #222106	2/28/2026	7/2/2026	56,516.44	PLACEWORKS	February 2026 the Bluffs at Hidden Springs Specific Plan and EIR
Bill #0312358-IN	Bill Payment #222120	6/29/2026	7/2/2026	131.24	G/M BUSINESS INTERIORS	Nameplates for CM office
Bill #377043	Bill Payment #222121	6/29/2026	7/2/2026	3,750.00	CIVICPLUS LLC	Website Training for Staff
Bill #62926	Bill Payment #222122	7/1/2026	7/2/2026	140,908.00	RIVERSIDE COUNTY EXECUTIVE, OFFICE	Animal Shelter/Operations 1st Quarter, July - September 2026
Bill #SIN064815	Bill Payment #222107	5/31/2026	7/2/2026	3,562.48	HDL SOFTWARE LLC.	May 2026 Hdl Fees
Bill #6126	Bill Payment #222137	6/1/2026	7/2/2026	9,271.50	SGI RETAIL LLC	Reissuing Outstanding Check 216292 Issued 03/09/2023
Bill #628218	Bill Payment #222123	6/8/2026	7/2/2026	195.00	AT&T	Tower/Area Search - Case WI261500010
Bill #2254	Bill Payment #222090	5/21/2026	7/2/2026	2,850.00	HONOR PLUMBING CO	Water Heater Servicing at Fire Station 61
Bill #4273046044	Bill Payment #222131	6/18/2026	7/2/2026	229.44	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #4267036626	Bill Payment #222131	4/23/2026	7/2/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #184234821-0001	Bill Payment #222104	6/5/2026	7/2/2026	1,277.42	SUNBELT RENTALS, INC.	Equipment Maint/Repair
Bill #461382	Bill Payment #222096	6/22/2026	7/2/2026	803.50	RIGHTWAY SITE SERVICES, INC.	06/18/26-07/15/26 - Porta/Washstn - Windsong 2 Schedules Services
Bill #2308	Bill Payment #222090	6/22/2026	7/2/2026	2,500.00	HONOR PLUMBING CO	Backflow Cage Services
Bill #6202426	Bill Payment #222135	6/24/2026	7/2/2026	990.00	FENCE MASTERS	Fence Repair
Bill #16694	Bill Payment #222134	6/23/2026	7/2/2026	16,995.00	TURBOSCAPE, INC	Playground Woodchip Installation
Bill #C76847	Bill Payment #222094	6/22/2026	7/2/2026	1,296.00	Sundown Window Tint, Inc.	Commercial Film - Robert's office
Bill #C76848	Bill Payment #222094	6/22/2026	7/2/2026	909.00	Sundown Window Tint, Inc.	Commercial Film - Scott's Office
Bill #356	Bill Payment #222108	6/16/2026	7/2/2026	984.30	INNOVATIVE GROWTH LANDSCAPE	Installed CS-2000 Irrigation Controller
Bill #4126	Bill Payment #222097	4/1/2026	7/2/2026	299.00	PRYOR LEARNING SOLUTIONS	12- Month PryorPlus Renewal
Bill #309864/3	Bill Payment #222116	6/19/2026	7/2/2026	13.42	ACE HARDWARE	Facilities - Tape Measure
Bill #309856/3	Bill Payment #222116	6/17/2026	7/2/2026	32.63	ACE HARDWARE	Facilities Supplies
Bill #309845/3	Bill Payment #222116	6/11/2026	7/2/2026	23.52	ACE HARDWARE	Kwikseal Caulk for City Hall Building
Bill #309830/3	Bill Payment #222116	6/2/2026	7/2/2026	6.81	ACE HARDWARE	Facilities - Picture Hanging Set
Bill #17478	Bill Payment #222127	6/25/2026	7/2/2026	7,862.83	ALL AMERICAN PAINTING &, CONSTRUCTION INC.	City Council Chambers Modifications Project
Bill #234800	Bill Payment #222091	6/19/2026	7/2/2026	195.00	DEANZA TERMITE & PEST CONTROL,	Pest Control City Hall
Bill #234668	Bill Payment #222091	6/19/2026	7/2/2026	50.00	DEANZA TERMITE & PEST CONTROL,	Pest Control Marna O'Brien
Bill #236479	Bill Payment #222091	6/23/2026	7/2/2026	159.00	DEANZA TERMITE & PEST CONTROL,	Pest Control - Fire Station
Bill #63026	Bill Payment #222111	6/30/2026	7/2/2026	10.00	DMV RENEWAL	Permanent Trailer Identification (PTI) License Plate 4LU1070
Bill #70226	Bill Payment #222128	6/26/2026	7/2/2026	100.00	FRANCHISE TAX BOARD	Garnishment
Bill #70226	Bill Payment #222132	6/26/2026	7/2/2026	780.92	CALIFORNIA STATE DISBURSEMENT UNIT	Garnishment
Bill #061926-7151	Bill Payment #222102	6/19/2026	7/2/2026	9,419.80	EDISON	05/15/26-06/18/26 Electric- Parks, Signal, City Hall

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #14327412	Bill Payment #222095	6/24/2026	7/2/2026	310.40	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/16/26-06/17/26 Water Zone 3 Loc 35 M1
Bill #14327617	Bill Payment #222095	6/24/2026	7/2/2026	402.83	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/16/26-06/17/26 Water City Hall
Bill #14330434	Bill Payment #222095	6/24/2026	7/2/2026	375.73	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/16/26-06/17/26 Water 24707 Prelipp Rd
Bill #14323392	Bill Payment #222095	6/23/2026	7/2/2026	113.85	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Zone 3 Loc 23 M1
Bill #14323600	Bill Payment #222095	6/23/2026	7/2/2026	88.08	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Zone 30 Loc 2
Bill #14323639	Bill Payment #222095	6/23/2026	7/2/2026	70.08	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Zone 3 Loc 49 M1
Bill #14323893	Bill Payment #222095	6/23/2026	7/2/2026	72.51	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Zone 51 Loc 01
Bill #14324059	Bill Payment #222095	6/23/2026	7/2/2026	265.74	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 21400 Palomar St. Little League Field
Bill #14324100	Bill Payment #222095	6/23/2026	7/2/2026	503.42	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Windsong Park
Bill #14324609	Bill Payment #222095	6/23/2026	7/2/2026	449.97	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Zone 3 Loc 29 M1
Bill #14324687	Bill Payment #222095	6/23/2026	7/2/2026	226.28	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Zone 3 Loc 29 M2
Bill #14324690	Bill Payment #222095	6/23/2026	7/2/2026	264.48	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Zone 30 Loc 1
Bill #14324789	Bill Payment #222095	6/23/2026	7/2/2026	211.88	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Zone 3 Loc 42 & 47 M1
Bill #14325185	Bill Payment #222095	6/23/2026	7/2/2026	209.70	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water 22450 1/2 Cervera
Bill #14325426	Bill Payment #222095	6/23/2026	7/2/2026	396.39	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water 22450 Cervera
Bill #14326520	Bill Payment #222095	6/23/2026	7/2/2026	70.08	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Zone 62 - 22933 Delca
Bill #14326607	Bill Payment #222095	6/23/2026	7/2/2026	77.28	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 Water Zone 67 - Arnnett & Catt
Bill #14327016	Bill Payment #222095	6/23/2026	7/2/2026	70.08	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/18/26-06/16/26 CFD 2022-1 NE Wildomar Trail/Margaret Ln
Bill #IN26-01058	Bill Payment #222109	6/23/2026	7/2/2026	1,028.29	IMPACT MARKETING & DESIGN, INC	City Branded Tent and Canopy
Bill #IN26-00963	Bill Payment #222109	6/4/2026	7/2/2026	464.26	IMPACT MARKETING & DESIGN, INC	City Promotional Items
Bill #63026	Bill Payment #222114	6/30/2026	7/2/2026	185.48	RYAN SCHOCH	Meal Reimbursement for SET Officer During Training
Bill #1PP4-RKKH-LMLL	Bill Payment #222088	6/24/2026	7/2/2026	101.22	AMAZON CAPITAL SERVICES	Workstation Supplies - T.Ortega
Bill #10236	Bill Payment #222112	6/30/2026	7/2/2026	42,500.00	DORADO CREATIVE, INC.	Communications & Community Advocacy Program
Bill #WILD.01.8 - 20	Bill Payment #222106	5/31/2026	7/2/2026	972.75	PLACEWORKS	CIP 025-1 Clinton Keith Road Widening - May 2026
Bill #W114020110102	Bill Payment #222100	6/19/2026	7/2/2026	31.50	ZONES IT SOLUTIONS INC.	NCE Office 365 G3
Bill #156532	Bill Payment #222089	6/29/2026	7/2/2026	5,000.00	Government Executive Media Group	High Performance Leadership Course
Bill #TL0000018246	Bill Payment #222101	6/24/2026	7/2/2026	848.43	COUNTY OF RIVERSIDE, TLMA	TLMA-SFL - November 2025
Bill #TL0000018248	Bill Payment #222101	6/24/2026	7/2/2026	3,321.82	COUNTY OF RIVERSIDE, TLMA	TLMA-SFL -December 2025
Bill #01-7324707	Bill Payment #222085	6/30/2026	7/2/2026	946.00	APPLEONE	HR Tech Temporary Assistance
Bill #INV-158137	Bill Payment #222098	7/1/2026	7/2/2026	22,383.90	GOVERNMENTJOBS.COM, INC	HRIS Software

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #INN-158768	Bill Payment #222129	7/1/2026	7/2/2026	6,216.66	GOVERNMENTJOBS.COM, INC.	Applicant Tracking Software
Bill #35693	Bill Payment #222117	6/30/2026	7/2/2026	2,568.75	ARCHITERRA DESIGN GROUP	CIP 099, 20-Acre Passive - June 2026
Bill #732851	Bill Payment #222099	6/22/2026	7/2/2026	335.73	CRISP IMAGING	FY 26/27 CIP Booklets
Bill #14307950	Bill Payment #222095	6/15/2026	7/2/2026	403.45	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/07/26-06/06/26 Water Zone 52 Loc 01
Bill #14308003	Bill Payment #222095	6/15/2026	7/2/2026	53.30	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/07/26-06/06/26 Water Zone 29 Loc 02
Bill #14308284	Bill Payment #222095	6/15/2026	7/2/2026	167.97	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/07/26-06/06/26 Water Zone 71 Loc 01
Bill #14308483	Bill Payment #222095	6/15/2026	7/2/2026	145.07	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/07/26-06/06/26 Water 32637 Gruwell-FS 61
Bill #14308656	Bill Payment #222095	6/15/2026	7/2/2026	4,879.65	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/07/26-06/06/26 20505 Palomar St Marna O'Brien
Bill #14311779	Bill Payment #222095	6/15/2026	7/2/2026	187.69	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	05/07/26-06/06/26 21120 Saratoga Dr CFD 2013-1 Zone 10
Bill #062626-5471	Bill Payment #222102	6/26/2026	7/2/2026	11.92	EDISON	05/28/26-06/25/26 36551 Elizabeth Pedestal
Bill #G4600301	Bill Payment #222136	6/18/2026	7/2/2026	44,288.44	QUINN RENTAL SERVICES	Caterpillar CB1.7 Paving Roller including Standard & Optional Equipment
Bill #2603.5-003	Bill Payment #222165	5/31/2026	7/9/2026	714.60	KOSMONT COMPANIES	Hotel Study Update
Bill #232312	Bill Payment #222156	6/23/2026	7/9/2026	3,109.24	GRANICUS, LLC	GovMettings LiveCast SetUp and Config 5/12/26-6/30/26
Bill #60292	Bill Payment #222155	5/31/2026	7/9/2026	4,162.20	MARK THOMAS & COMPANY INC.	CIP 028-2 - Palomar Widening , CIP 067-1 Cemetery Frontage - May 2026
Bill #38026-Feb Reissued-2	Bill Payment #222142	2/28/2026	7/9/2026	4,760.00	GOD'S FAN CLUB DBA: PROJECT TOUCH	To record Wildomar City Shelter Grant -February 2026
Bill #388899-May	Bill Payment #222142	5/31/2026	7/9/2026	5,270.00	GOD'S FAN CLUB DBA: PROJECT	To record Wildomar City Shelter Grant -May 2026
Bill #194619	Bill Payment #222152	5/31/2026	7/9/2026	459.55	DATA TICKET, INC.	May 2026 Online Access
Bill #195523	Bill Payment #222152	5/31/2026	7/9/2026	495.69	DATA TICKET, INC.	May 2026 Daily Cite Processing
Bill #192105	Bill Payment #222152	4/30/2026	7/9/2026	470.00	DATA TICKET, INC.	March 2026 Online Access
Bill #0426Checks	Bill Payment #222152	4/30/2026	7/9/2026	272.61	DATA TICKET, INC.	April 2026 - Wildomar Check Stock
Bill #194029	Bill Payment #222152	4/30/2026	7/9/2026	557.57	DATA TICKET, INC.	April 2026 Daily Cite Processing
Bill #193355	Bill Payment #222152	4/30/2026	7/9/2026	330.00	DATA TICKET, INC.	April 2026 Online Access
Bill #5226	Bill Payment #222148	5/2/2026	7/9/2026	106.78	JEMANE HEIDI CENTER	Mileage & Travel Reimbursement: 4/26/26-4/30/26
Bill #16YN-HXWH-RKKC	Bill Payment #222147	6/30/2026	7/9/2026	20.65	AMAZON CAPITAL SERVICES	Mouse for Planning Tech
Bill #16NV-V3H6-R6XK	Bill Payment #222147	6/30/2026	7/9/2026	215.05	AMAZON CAPITAL SERVICES	Dock for Robert Flores
Bill #01-7324708	Bill Payment #222158	6/30/2026	7/9/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #IT0000006584	Bill Payment #222176	6/30/2026	7/9/2026	2,982.94	COUNTY OF RIVERSIDE, INFORMATION TECHNOLOGY	7/01/25-6/30/26 Meeting Support-RIVCO-TV
Bill #SL260861	Bill Payment #222167	4/20/2026	7/9/2026	5,404.53	DEPARTMENT OF TRANSPORTATION	TS Maintenance - January - March 2026
Bill #9379230350	Bill Payment #222177	6/30/2026	7/9/2026	159.86	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #63026	Bill Payment #222160	6/30/2026	7/9/2026	331.57	JOHN HUME	Mileage & Food Reimbursement for 2025 PC Academy Hotel Expenses
Bill #CA0944621	Bill Payment #222138	6/30/2026	7/9/2026	9,559.32	SCA OF CA, LLC	Street Sweeping - June, 2026
Bill #2026-7	Bill Payment #222150	7/1/2026	7/9/2026	88.88	Coalition for Controlling Ins. Costs in California Schools Health and Welfare Trust	EAP Monthly July 2026
Bill #300139	Bill Payment #222161	7/1/2026	7/9/2026	3,130.55	PARENTO AGENCY LLC BEN	Parental Leave Coverage Aug - Oct 2026
Bill #INV-162103	Bill Payment #222157	7/2/2026	7/9/2026	15,170.35	GOVERNMENTJOBS.COM, INC.	LMS and Policy Software
Bill #26-1414	Bill Payment #222162	7/1/2026	7/9/2026	300.00	GATES SOUND	Testing Zoom feed for Council meeting

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #TL0000018199	Bill Payment #222163	6/24/2026	7/9/2026	805.81	COUNTY OF RIVERSIDE, TLMA	TLMA-SFL - February 2026
Bill #15845	Bill Payment #222168	7/1/2026	7/9/2026	7,848.00	INTELLI-TECH	MS SQL Server 2025 Standard - 2 Core Lic Pack
Bill #TL000018199	Bill Payment #222163	6/24/2026	7/9/2026	805.81	COUNTY OF RIVERSIDE, TLMA	TLMA-SLF - February 2026
Bill #324488	Bill Payment #222180	7/1/2026	7/9/2026	900.00	LCW LIEBERT CASSIDY WHITMORE	Liebert Resource Library Access
Bill #1257665	Bill Payment #222178	6/23/2026	7/9/2026	879.92	ALL AMERICAN ASPHALT	Asphalt Mix
Bill #185707534-0001	Bill Payment #222179	6/25/2026	7/9/2026	145.75	SUNBELT RENTALS, INC.	Equipment Rental
Bill #99477	Bill Payment #222143	6/25/2026	7/9/2026	59.81	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Speed Limit Signs
Bill #99474	Bill Payment #222143	6/25/2026	7/9/2026	806.93	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Road Paint and Signs
Bill #WI 260701	Bill Payment #222166	6/30/2026	7/9/2026	3,450.00	Kiley & Associates, LLC	Professional Services - June 2026
Bill #1C3G-3NP4-JYWJ	Bill Payment #222147	7/6/2026	7/9/2026	2,354.67	AMAZON CAPITAL SERVICES	Workplace Safety Supplies
Bill #9498	Bill Payment #222139	7/1/2026	7/9/2026	3,675.00	COMCATE SOFTWARE INC	SCF Integration (07/21/-26-07/20/27
Bill #1F1D-R7NR-N3FN	Bill Payment #222147	7/6/2026	7/9/2026	31.04	AMAZON CAPITAL SERVICES	Safety Hard Hat
Bill #61926	Bill Payment #222153	6/19/2026	7/9/2026	31,774.61	DELL MARKETING L.P.	Wildomar Server Refresh
Bill #6146740889	Bill Payment #222144	6/22/2026	7/9/2026	1,335.80	VERIZON WIRELESS	Verizon 05/23/26-06/22/26
Bill #6146740890	Bill Payment #222144	6/22/2026	7/9/2026	40.01	VERIZON WIRELESS	05/23/26-06/22/26 Data Internet Chrg 6192 Windsong
Bill #SCAG FY27 0187	Bill Payment #222169	7/6/2026	7/9/2026	5,643.00	SOUTHERN CALIFORNIA, ASSOC. OF GOVT.	Membership Dues Assessment for Fiscal Year 2026-27
Bill #6011823/1	Bill Payment #222145	6/26/2026	7/9/2026	3,698.34	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Maintenance - Sheriff
Bill #055706	Bill Payment #222146	6/24/2026	7/9/2026	315.00	DEPARTMENT OF JUSTICE	April 2026 Blood Alcohol Analysis (9)
Bill #9010938623	Bill Payment #222140	7/2/2026	7/9/2026	311.82	Konica Minolta Business Solutions USA INC	Konica Minolta Copier Services / Maint. 07/02/26-08/01/26
Bill #1YGP-NQW1-R1TP	Bill Payment #222147	7/7/2026	7/9/2026	113.85	AMAZON CAPITAL SERVICES	Coffee Replenishing
Bill #70226	Bill Payment #222170	6/26/2026	7/9/2026	26.97	BAGGIO, TINA	Mileage Reimbursement: 06/22/26-06/26/26
Bill #63026	Bill Payment #222171	6/30/2026	7/9/2026	122.34	BERROTERAN, RAUL	Meal Reimbursement for AV Conference
Bill #070226	Bill Payment #222170	6/26/2026	7/9/2026	135.16	BAGGIO, TINA	Lunch Reimbursement for CACEO Module 3 Academy - 6/22-26/2026
Bill #62926-6801	Bill Payment #222141	6/29/2026	7/9/2026	13.23	EDISON	05/29/26-06/28/26 CFD 2013-1 ZONE 10
Bill #062926-9129	Bill Payment #222141	6/29/2026	7/9/2026	1,132.07	EDISON	05/29/26-06/28/26 Elec - 32637 Gruwell (FS61)
Bill #062926-6091	Bill Payment #222141	6/29/2026	7/9/2026	119.98	EDISON	05/29/26-06/28/26 Elec 21347 Como St (Little League)
Bill #PE0000003680	Bill Payment #222149	6/30/2026	7/9/2026	974.08	COUNTY OF RIVERSIDE PUBLIC, SAFETY ENTERPRISE COMMUNI	Monthly Public Safety Radio Access June 2026
Bill #7726	Bill Payment #222172	4/1/2026	7/9/2026	150.08		Mileage Reimbursement 3/11/26-3/13/26
Bill #INV071820261	Bill Payment #222173	6/26/2026	7/9/2026	670.25	LILLIES EVENTZ LLC	City Birthday Celebration - Balloon decorations
Bill #2034	Bill Payment #222174	6/30/2026	7/9/2026	1,000.00	MGT	Municipality Membership
Bill #06F8710025004	Bill Payment #222175	6/30/2026	7/9/2026	1,015.69	PRIMO BRANDS	City Hall Drinking Water Services 5/27/26-6/26/26
Bill #39137-Jun	Bill Payment #222142	6/30/2026	7/9/2026	5,100.00	GOD'S FAN CLUB DBA: PROJECT	June 2026 Shelter Services - After Hours Beds
Bill #SH0000050910	Bill Payment #222151	5/27/2026	7/9/2026	636,097.05	RIVERSIDE COUNTY, SHERIFF'S DEPARTMENT	Contract Law Enforcement Through 4/30/26-5/27/26
Bill #369068	Bill Payment #222154	5/31/2026	7/9/2026	66,607.06	BURKE, WILLIAMS AND SORENSON,,	Legal Services - May 2026
Bill #070126-7481	Bill Payment #222141	6/1/2026	7/9/2026	539.82	EDISON	04/15/26-05/31-26 CSAs & Special Districts
Bill #070126-8975	Bill Payment #222141	6/1/2026	7/9/2026	142.26	EDISON	06/01/26-06/30/26 CFD Zone 3
Bill #070126-0962	Bill Payment #222141	6/30/2026	7/9/2026	271.71	EDISON	06/01/26-06/30/26 Electric CFD 2013-001 Zone 2
Bill #070126-7504	Bill Payment #222141	6/30/2026	7/9/2026	37.00	EDISON	06/01/26-06/30/26 2013-1 Orange/Corazza
Bill #01-7329713	Bill Payment #222158	7/8/2026	7/9/2026	946.00	APPLEONE	Temporary HR Tech Assistance
Bill #3300360814	Bill Payment #222182	6/30/2026	7/9/2026	9,360.00	PROGRESS SOFTWARE CORPORATION	ShareFile 2026 Renewal

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount	Vendor	Memo
					SARAH FOLDAGER DBA CONCEPT	
Bill #83	Bill Payment #222159	6/23/2026	7/9/2026	2,750.00	CREATE CELEBRATE EVENTS LLC	Winter EE Event Coordinator
Bill #070126-4487	Bill Payment #222141	6/30/2026	7/9/2026	48.09	EDISON	06/01/26-06/30/26 20505 Palomar St (Marna)
Bill #070126-4845	Bill Payment #222141	6/30/2026	7/9/2026	71.13	EDISON	06/01/26-06/30/26 CFD Zone 2
Bill #070126-9127	Bill Payment #222141	6/30/2026	7/9/2026	268.86	EDISON	06/01/26-06/30/26 Electric CFD 2013-001 Zone 5
Bill #070126-1202	Bill Payment #222141	6/30/2026	7/9/2026	26.26	EDISON	06/01/26-06/30/26 Hidden Springs/Clinton Keith
Bill #070126-4610	Bill Payment #222141	6/30/2026	7/9/2026	142.27	EDISON	06/01/26-06/30/26 Electric CFD 2013-001 Zone 3
Bill #070126-4293	Bill Payment #222141	6/30/2026	7/9/2026	6,588.92	EDISON	06/01/26-06/30/26 CSAs and Special Districts
Bill #INV12518	Bill Payment #222181	7/1/2026	7/9/2026	48,882.29	Vertosoft LLC	OpenGov ERP Licensing & Implementation for FY2026-27
Bill #070926	Bill Payment #222183	6/30/2026	7/9/2026	9,908.00	SAFETY-KLEEN SYSTEMS	Waste Removal Services On Lot 5
Bill #32740	Bill Payment #222211	4/15/2026	7/16/2026	691.29	NPPW SERVICES	Irrigation Repair
Bill #2603.5-002	Bill Payment #222184	4/30/2026	7/16/2026	3,070.56	KOSMONT COMPANIES	2603.5 - Hotel Study Update
Bill #2603.4-002	Bill Payment #222184	4/30/2026	7/16/2026	928.75	KOSMONT COMPANIES	Kosmont Agreement - Bluffs Development Agreement Negotiation
Bill #1MG7-LKYK-HXLL	Bill Payment #222187	6/30/2026	7/16/2026	251.01	AMAZON CAPITAL SERVICES	Election Office Supplies
Bill #2760212	Bill Payment #222212	5/27/2026	7/16/2026	505.23	PAPER DIRECT	Certificate Folders for City Council
Bill #PE0000003607	Bill Payment #222214	5/31/2026	7/16/2026	974.08	COUNTY OF RIVERSIDE PUBLIC, SAFETY ENTERPRISE COMMUNI	Monthly Public Safety Radio Access May 2026
Bill #7726	Bill Payment #222185	6/30/2026	7/16/2026	177.20	MORALES, JANET	Travel Reimbursement - Janet Morales Garcia
Bill #070126-7694	Bill Payment #222213	6/30/2026	7/16/2026	241.92	EDISON	06/01/26-06/30/26 CFD Zone 3
Bill #INV-4557	Bill Payment #222195	6/30/2026	7/16/2026	70.00	SAVI SOLUTIONS	Public Service Loan Forgiveness Administration
Bill #1RCN-WMN6-1636	Bill Payment #222187	6/30/2026	7/16/2026	168.97	AMAZON CAPITAL SERVICES	Safety Supplies and Prizes
Bill #JUNE 2026	Bill Payment #222203	6/30/2026	7/16/2026	7,879.50	ANIMAL FRIENDS OF THE VALLEY,, INC.	Animal Control Service June 2026
Bill #2935	Bill Payment #222204	7/6/2026	7/16/2026	1,600.00	MATTOX DESIGNS DBA SERIOUSLY STICKERS	Social Media Videos
Bill #91633413	Bill Payment #222188	7/6/2026	7/16/2026	337.00	OCCUPATIONAL HEALTH CENTERS OF, CALIFORNIA,A MEDICAL CORP	Pre-Employment Physical - Maint Worker
Bill #5722A	Bill Payment #222186	6/30/2026	7/16/2026	3,200.00	INFINITY TECHNOLOGIES	June 2026 GIS Contractual Services
Bill #5722B	Bill Payment #222186	6/30/2026	7/16/2026	10,514.67	INFINITY TECHNOLOGIES	June 2026 IT Services
Bill #5722C	Bill Payment #222186	6/30/2026	7/16/2026	294.75	INFINITY TECHNOLOGIES	June 2026 Datto Office 365 Backup Service
Bill #5722D	Bill Payment #222186	6/30/2026	7/16/2026	750.00	INFINITY TECHNOLOGIES	June 2026 ProofPoint Essentials Advance
Bill #1FNF-3JCR-1QHQ	Bill Payment #222187	7/13/2026	7/16/2026	31.72	AMAZON CAPITAL SERVICES	Office Supplies
Bill #1L1Y-GCRD-XXH3	Bill Payment #222187	7/13/2026	7/16/2026	17.29	AMAZON CAPITAL SERVICES	Office Supplies
Bill #1GQT-WGMY-M7GX	Bill Payment #222187	7/14/2026	7/16/2026	904.28	AMAZON CAPITAL SERVICES	Safety Supplies and Prizes
Bill #070626-0828	Bill Payment #222189	6/30/2026	7/16/2026	184.86	EDISON	06/01/26-06/30/26 Electric Wildomar City Lamps
Bill #12263	Bill Payment #222190	6/30/2026	7/16/2026	1,250.00	SHUSTER ADVISORY GROUP, LLC	City of Wildomar 457(b), 401(a), & RHS Plans - Q2, 2026
Bill #70126	Bill Payment #222196	5/31/2026	7/16/2026	15,696.00	KB HOME CAL MGMT SERVICES LLC	Refund of MSHCP for Permit BRS-26-0995
Bill #49462024	Bill Payment #222200	7/11/2026	7/16/2026	1,250.63	Konica Minolta Business Solutions USA INC	Konica Minolta Copier Services Lease - July 2027
Bill #7626	Bill Payment #222191	6/11/2026	7/16/2026	507.25	PITNEY BOWES	Postage Meter Refill 6/11/26
Bill #5595	Bill Payment #222206	6/17/2026	7/16/2026	1,235.00	ELM TREE CARE	Tree Removal
Bill #11791219	Bill Payment #222208	6/30/2026	7/16/2026	391.73	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - NOPH -Trash Levies 2025
Bill #17176341	Bill Payment #222209	6/7/2026	7/16/2026	865.80	ALLIED UNIVERSAL JANITORIAL SERVICES	Janitorial Services for Special Events
Bill #17111778	Bill Payment #222209	5/29/2026	7/16/2026	266.40	ALLIED UNIVERSAL JANITORIAL SERVICES	Janitorial Services for Special Events
Bill #061526 ATT DDR	Bill Payment #222210	6/15/2026	7/16/2026	17,044.03	AT&T Services Inc	Developer Deposit Refund

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount	Vendor	Memo
					RIVERSIDE COUNTY SHERIFF,	
Bill #SH0000050831	Bill Payment #222192	6/30/2026	7/16/2026	45,601.30	TECHNICAL SERVICES BUREAU	RMS/CLETS Services 07/01/26-06/30/26
Bill #6041551/2	Bill Payment #222193	5/23/2026	7/16/2026	1,816.66	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Maintenance - Sheriff
Bill #71626	Bill Payment #222202	7/16/2026	7/16/2026	100.00	FRANCHISE TAX BOARD	Withholding Order
					CALIFORNIA STATE DISBURSEMENT	
Bill #71626	Bill Payment #222198	7/16/2026	7/16/2026	780.92	UNIT	Withholding Order
Bill #050126-2458	Bill Payment #222189	6/30/2026	7/16/2026	253.24	EDISON	Electricity Charges from 3/12/26-6/17/26
Bill #52726	Bill Payment #222207	5/27/2026	7/16/2026	761.25	SMILEON3 PHOTO BOOTH, LLC	Photobooth Service
Bill #188866201070726	Bill Payment #222194	7/7/2026	7/16/2026	6.33	CHARTER COMMUNICATIONS	Cable through 08/07/26 - FS61
Bill #4017	Bill Payment #222199	7/8/2026	7/16/2026	336.00	ALL 4 FUN JUMPERS	Dunk Tank Rental
Bill #2026-497 - 2026-523	Bill Payment #222219	4/30/2026	7/23/2026	46,646.50	TKE ENGINEERING INC	April 2026 Development Project Review
Bill #2026-668	Bill Payment #222219	5/31/2026	7/23/2026	7,327.00	TKE ENGINEERING INC	On Call Inspection Services
Bill #2026-669	Bill Payment #222219	5/31/2026	7/23/2026	481.00	TKE ENGINEERING INC	General Development Engineering Consulting
Bill #070126-1757	Bill Payment #222220	6/30/2026	7/23/2026	226.49	EDISON	06/01/26-06/30/26 Electric CFD 2013-001 Zone 3
Bill #309891/3	Bill Payment #222238	6/30/2026	7/23/2026	13.42	ACE HARDWARE	Facilities Supplies
Bill #309876/3	Bill Payment #222238	6/25/2026	7/23/2026	22.72	ACE HARDWARE	FS61 Supplies
Bill #309877/3	Bill Payment #222238	6/25/2026	7/23/2026	23.75	ACE HARDWARE	FS61 Supplies
Bill #INV4136	Bill Payment #222235	6/23/2026	7/23/2026	28,122.95	NexTech Systems	Signal Battery Back-Ups
Bill #27865	Bill Payment #222227	6/25/2026	7/23/2026	36,621.90	LABELLE MARVIN, INC.	CIP 057-3 Road Rehab
Bill #RS7185137	Bill Payment #222234	6/30/2026	7/23/2026	62.95	CORODATA RECORDS, INC.	Standard Record Storage Carton 6/1/26-6/30/26
Bill #7726	Bill Payment #222239	5/31/2026	7/23/2026	70,730.68	ALL AMERICAN ASPHALT	Progress Payment #2 - CIP 057-3 and CIP 058-3
Bill #1PW1-DXP6-X3MH	Bill Payment #222223	7/16/2026	7/23/2026	279.58	AMAZON CAPITAL SERVICES	Monitor and Keyboard for T. Ortega
Bill #2065	Bill Payment #222217	7/19/2026	7/23/2026	210.00	The Cleaning Squad	Janitorial Services for City Birthday Event
Bill #01-7334342	Bill Payment #222236	7/15/2026	7/23/2026	988.00	APPLEONE	Temp HR Assistance
Bill #INV0000251217	Bill Payment #222216	7/15/2026	7/23/2026	5,940.00	ARMADA ADMINISTRATORS	City Council & City Mgr Addt'l Insurance
Bill #72026	Bill Payment #222233	7/20/2026	7/23/2026	500.00	DUSTIN THOMPSON PHOTOGRAPHY	Photography Services for City Birthday Event
Bill #72026	Bill Payment #222230	7/20/2026	7/23/2026	500.00	CITY OF LAKE ELSINORE	Sponsorship for National Night Out Partnership Event
Bill #082317220X260713	Bill Payment #222221	7/13/2026	7/23/2026	189.99	DIRECT TV	07/12/28-08/11/26 Cable Services - City Hall
Bill #71426	Bill Payment #222222	7/14/2026	7/23/2026	75.64	SOCALGAS	06/10/26-07/10/26 Gas -Fire Dept 32637 Gruwell
Bill #49173	Bill Payment #222224	6/23/2026	7/23/2026	90.00	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #49223	Bill Payment #222224	6/23/2026	7/23/2026	450.00	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #062989	Bill Payment #222218	6/30/2026	7/23/2026	140.00	DEPARTMENT OF JUSTICE	June 2026 Blood Alcohol Analysis (4)
Bill #071426-2529	Bill Payment #222220	7/14/2026	7/23/2026	345.34	EDISON	06/05/26-07/16/26 22378 Bundy Canyon Rd
Bill #071526-5636	Bill Payment #222220	7/15/2026	7/23/2026	376.08	EDISON	06/15/26-07/14/26 Clinton Keith Rd Suite 101
Bill #071526-2838	Bill Payment #222220	7/15/2026	7/23/2026	1,934.54	EDISON	06/15/26-07/14/26 Electric City Hall
Bill #071526-8408	Bill Payment #222220	7/15/2026	7/23/2026	3.47	EDISON	06/15/26-07/14/26 35711 Capistrano St CFD Zone 2
Bill #071526-7255	Bill Payment #222220	7/15/2026	7/23/2026	319.85	EDISON	06/15/26-07/14/26 23873 Clinton Keith Rd Suite 110
Bill #071526-3123	Bill Payment #222220	7/15/2026	7/23/2026	265.83	EDISON	06/15/26-07/14/26 23873 Clinton Keith Rd Suite 109
Bill #071526-3487	Bill Payment #222220	7/15/2026	7/23/2026	433.10	EDISON	06/15/26-07/14/26 23873 Clinton Keith Rd Suite 103
Bill #071626-3047	Bill Payment #222220	7/16/2026	7/23/2026	91.47	EDISON	06/16/26-07/15/26 34311 Mission Trail TC1
Bill #071626-4237	Bill Payment #222220	7/15/2026	7/23/2026	456.41	EDISON	06/16/26-07/15/26 23873 Clinton Keith Rd Suite 111
Bill #071626-3950	Bill Payment #222220	7/15/2026	7/23/2026	36.20	EDISON	06/16/26-07/15/26 23873 34311 Mission Trail LS3
Bill #071626-5361	Bill Payment #222220	7/16/2026	7/23/2026	86.72	EDISON	06/16/26-07/15/26 23873 31818 Central TC1
Bill #071626-3243	Bill Payment #222220	7/15/2026	7/23/2026	39.00	EDISON	06/16/26-07/15/26 31818 Central St LS3
Bill #071626-7372	Bill Payment #222220	7/16/2026	7/23/2026	88.98	EDISON	06/16/26-07/15/26 24211 Clinton Keith Rd TC1
Bill #071626-8688	Bill Payment #222220	7/16/2026	7/23/2026	84.74	EDISON	06/16/26-07/15/26 21458 Grand Ave TC1
Bill #W11482320102	Bill Payment #222228	7/21/2026	7/23/2026	31.50	ZONES IT SOLUTIONS INC.	NCE Office 365 G3

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #41426	Bill Payment #222237	4/14/2026	7/23/2026	1,538.00	LITTLE RASCALS EVENT SERVICES	Professional and Contractual Services
Bill #6126	Bill Payment #222231	7/18/2026	7/23/2026	1,000.00	LITTLE	City Birthday Event Music
Bill #5426	Bill Payment #222232	8/18/2026	7/23/2026	175.00	LEATHER AND BOOGIE	Band Performance for City Birthday Event
Bill #BTAG-10025008	Bill Payment #222215	6/30/2026	7/23/2026	10,387.50	Baker Tilly Advisory Group, LP	Strategic Plan Consulting Services
Bill #01-7337888	Bill Payment #222236	7/22/2026	7/23/2026	974.20	APPLEONE	Temp HR Technician
Bill #234487	Bill Payment #222229	7/21/2026	7/23/2026	35,327.60	GRANICUS, LLC	Agenda Management/ Meeting Management/ Live Streaming Software
Bill #CD_001500821	Bill Payment #222225	7/22/2026	7/23/2026	25.88	RING CENTRAL	Additional Mobile User
Bill #187424508	Bill Payment #222226	6/10/2026	7/23/2026	822.00	COOL AIR SOLUTIONS HEATING AND, AIR CONDITIONING	HVAC Servicing For City Hall
Bill #180796086	Bill Payment #222226	5/13/2026	7/23/2026	342.00	COOL AIR SOLUTIONS HEATING AND, AIR CONDITIONING	HVAC Servicing For City Hall
Bill #192907782	Bill Payment #222226	7/9/2026	7/23/2026	418.00	COOL AIR SOLUTIONS HEATING AND, AIR CONDITIONING	HVAC Servicing For City Hall
Bill #185280462-0001	Bill Payment #222250	6/17/2026	7/30/2026	446.74	SUNBELT RENTALS, INC.	Water Truck Rental
Bill #192792	Bill Payment #222251	4/30/2026	7/30/2026	640.13	DATA TICKET, INC.	March 2026 Daily Cite Processing
Bill #01-7329714	Bill Payment #222252	7/8/2026	7/30/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #2000	Bill Payment #222256	6/30/2026	7/30/2026	790.00	The Cleaning Squad	Janitorial Services for City of Wildomar Facilities
Bill #309855/3	Bill Payment #222269	6/17/2026	7/30/2026	10.32	ACE HARDWARE	Silicon for Fence Caps
Bill #9379230345	Bill Payment #222277	6/30/2026	7/30/2026	159.86	CINTAS CORPORATION	SD Eyewash Service Station - June 2026
Bill #5596	Bill Payment #222271	6/16/2026	7/30/2026	2,225.00	ELM TREE CARE	Tree Removal on Sedco blvd
Bill #5338291905	Bill Payment #222277	5/27/2026	7/30/2026	328.21	CINTAS CORPORATION	Cemetery First Aid & Safety
Bill #4270045608	Bill Payment #222259	5/21/2026	7/30/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #99368	Bill Payment #222257	6/9/2026	7/30/2026	228.38	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Signs and Messageboard Rentals for City Event, June 2026
Bill #17222180	Bill Payment #222248	6/26/2026	7/30/2026	11,001.74	ALLIED UNIVERSAL JANITORIAL SERVICES	June 2025 janitorial Services
Bill #1000878	Bill Payment #222260	6/24/2026	7/30/2026	1,225.00	CALBO	CALBO Training for Building Staff
Bill #1000880	Bill Payment #222260	6/24/2026	7/30/2026	2,000.00	CALBO	2026 Calbo Training for Building Staff
Bill #1000892	Bill Payment #222260	6/24/2026	7/30/2026	500.00	CALBO	2026 Calbo Training - Scott Burns
Bill #1000879	Bill Payment #222260	6/24/2026	7/30/2026	175.00	CALBO	2026 Calbo Registration - Leilani Amaya
Bill #309696/3	Bill Payment #222269	4/2/2026	7/30/2026	172.01	ACE HARDWARE	Road Maintenance Program Equipment
Bill #01-7334343	Bill Payment #222252	7/15/2026	7/30/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #35620,35619,35618,35617,35616,35615,35614	Bill Payment #222243	6/30/2026	7/30/2026	3,018.01	ARCHITERRA DESIGN GROUP	Plan Check Review - June 2026
Bill #2603.4-004	Bill Payment #222278	6/30/2026	7/30/2026	4,173.00	KOSMONT COMPANIES	Development Agreement Analysis - Wildomar Bluffs Project, June 2026
Bill #9521	Bill Payment #222253	7/1/2026	7/30/2026	790.00	COMCATE SOFTWARE INC	SCF Integration (04/29/26-07/20/26)
Bill #9523	Bill Payment #222253	5/17/2026	7/30/2026	3,500.00	COMCATE SOFTWARE INC	Implementation - SCF Integration (05/18/26-05/17/27)
Bill #9522	Bill Payment #222253	7/1/2026	7/30/2026	1,618.12	COMCATE SOFTWARE INC	1 Addtl User Ready Only for CEM (07/01/26-07/20/27
Bill #9434	Bill Payment #222249	6/30/2026	7/30/2026	3,310.92	E LEES & ASSOCIATES CONSULTING, LTD	Master Plan Update Services to June 2026
Bill #166001	Bill Payment #222244	7/10/2026	7/30/2026	865.66	RANCHO READY MIX PRODUCTS, L.P.	Concrete Mix
Bill #1257841	Bill Payment #222273	6/24/2026	7/30/2026	696.94	ALL AMERICAN ASPHALT	Hot Mix Asphalt
Bill #185864895-0001	Bill Payment #222250	7/1/2026	7/30/2026	320.15	SUNBELT RENTALS, INC.	Trailer Rental
Bill #4273795027	Bill Payment #222259	6/25/2026	7/30/2026	229.44	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #4274650666	Bill Payment #222259	7/2/2026	7/30/2026	229.44	CINTAS CORPORATION	Staff Uniform & Towel Maintenance

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #2020114581	Bill Payment #222279	6/30/2026	7/30/2026	9,200.15	ABSOLUTE INTERNATIONAL, SECURITY INC	06/01/26-06/30/26 Security Patrol
Bill #437124	Bill Payment #222267	6/15/2026	7/30/2026	118.57	STAUFFERS LAWN EQUIPMENT	Stringline Trimmer Tune-up
Bill #001363	Bill Payment #222276	6/24/2026	7/30/2026	1,025.00	GOPHER SQUAD	June 2026 Pest Control Services
Bill #309844/3	Bill Payment #222269	6/9/2026	7/30/2026	14.07	ACE HARDWARE	Facilities Supplies
Bill #309842/3	Bill Payment #222269	6/9/2026	7/30/2026	1.66	ACE HARDWARE	Tablet Installation Supplies
Bill #309854/3	Bill Payment #222269	6/16/2026	7/30/2026	3.32	ACE HARDWARE	Tablet Installation Supplies
Bill #309857/3	Bill Payment #222269	6/17/2026	7/30/2026	13.42	ACE HARDWARE	Microphone Connectors
Bill #5667	Bill Payment #222271	7/17/2026	7/30/2026	1,195.00	ELM TREE CARE	Tree Removal
Bill #48047	Bill Payment #222270	7/16/2026	7/30/2026	45.00	HAZZARD BACKFLOW INC	Annual Backflow Test
Bill #47990	Bill Payment #222270	7/14/2026	7/30/2026	90.00	HAZZARD BACKFLOW INC	Annual Backflow Test
Bill #01-7337889	Bill Payment #222252	7/22/2026	7/30/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #INV-3027	Bill Payment #222261	7/1/2026	7/30/2026	748,661.46	CALIFORNIA INTERGOVERNMENTAL, RISK AUTHORITY (CIRA)	Liability, Work Comp, and Ancillary Insurance Premiums
Bill #7928	Bill Payment #222262	7/23/2026	7/30/2026	193.00	EMERGENCY-1 RESPONSE, INC.	On-Site EMT Services for City event
Bill #3961556	Bill Payment #222263	5/31/2026	7/30/2026	18,338.85	INTERWEST CONSULTING GROUP	Building & Safety Services - May 2026
Bill #164574	Bill Payment #222283	7/21/2026	7/30/2026	3,000.00	JOE A. GONSALVES & SON	July 2026 Legislative Advocacy Svcs
Bill #99651	Bill Payment #222257	7/20/2026	7/30/2026	402.40	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Messageboard and Sign Rental for City Event
Bill #JULY 2026	Bill Payment #222274	7/21/2026	7/30/2026	7,879.50	ANIMAL FRIENDS OF THE VALLEY,, INC.	Animal Control Services JulY 2026
Bill #7365	Bill Payment #222245	7/22/2026	7/30/2026	7,220.00	INLAND EMPIRE A/V RENTALS, LLC	Sound, Stage & Lighting for City B-Day Celebration
Bill #072126-7151	Bill Payment #222258	7/21/2026	7/30/2026	9,776.64	EDISON	06/15/26-07/15/26 Electric- Parks, Signal, City Hall
Bill #WILD-01.12 - 21	Bill Payment #222246	6/30/2026	7/30/2026	26,826.75	PLACEWORKS	June 2026 The Bluffs Specific Plan and Environmental Review and Deposit Contract
Bill #73026	Bill Payment #222284	7/30/2026	7/30/2026	100.00	FRANCHISE TAX BOARD	Garnishment
Bill #73026	Bill Payment #222255	7/30/2026	7/30/2026	780.92	CALIFORNIA STATE DISBURSEMENT UNIT	Garnishment
Bill #072026-5249	Bill Payment #222258	7/20/2026	7/30/2026	40.16	EDISON	06/18/26-07/19/26 32975 Willow Bay Rd
Bill #072026-7633	Bill Payment #222258	7/20/2026	7/30/2026	110.66	EDISON	06/118/26-07/19/26 32975 Willow Bay Rd TC1
Bill #072026-3767	Bill Payment #222258	7/20/2026	7/30/2026	18.78	EDISON	06/18/26-07/19/26 31160 Clinton Keith Rd LS3
Bill #072026-0022	Bill Payment #222258	7/20/2026	7/30/2026	133.05	EDISON	06/18/26-07/19/26 22628 Wildomar Trail TC1 & LS-3
Bill #102625844	Bill Payment #222282	7/27/2026	7/30/2026	1,259.00	ORACLE AMERICA, INC.	Oracle Support Services
Bill #270563	Bill Payment #222281	7/22/2026	7/30/2026	594.56	UNITED STAFFING ASSOCIATES LLC	Temporary Staffing Services for Special Event
Bill #14365641	Bill Payment #222254	7/22/2026	7/30/2026	388.62	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/10/26-07/11/26 Water Zone 3 Loc 25 M1
Bill #14365642	Bill Payment #222254	7/22/2026	7/30/2026	1,152.90	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/10/26-07/11/26 Water Zone 3 Loc 25 M2
Bill #14367405	Bill Payment #222254	7/22/2026	7/30/2026	143.81	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/10/26-07/11/26 Water Zone 3 Loc 24 M1
Bill #14368728	Bill Payment #222254	7/22/2026	7/30/2026	120.66	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/10/26-07/11/26 Water Malaga Gateway Pk
Bill #14368570	Bill Payment #222254	7/22/2026	7/30/2026	468.62	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/10/26-07/11/26 Water CFD 2013-1, Zone 2
Bill #14362351	Bill Payment #222254	7/28/2026	7/30/2026	82.62	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/09/26-07/10/26 Water Zone 3 Loc 7 M1
Bill #14362363	Bill Payment #222254	7/21/2026	7/30/2026	226.50	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/09/26-07/10/26 Water Heritage Pk (Autumn Oak)
Bill #4275296003	Bill Payment #222259	7/9/2026	7/30/2026	229.44	CINTAS CORPORATION	Staff Uniform & Towel Maintenance

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #4276084105	Bill Payment #222259	7/16/2026	7/30/2026	229.44	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #5641	Bill Payment #222271	7/7/2026	7/30/2026	2,470.00	ELM TREE CARE	Tree Trimming
Bill #47905	Bill Payment #222270	7/6/2026	7/30/2026	1,170.00	HAZZARD BACKFLOW INC	Backflow Device Testing 2026
Bill #6041903/1	Bill Payment #222264	7/10/2026	7/30/2026	573.52	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Maintenance - Sheriff
Bill #1260	Bill Payment #222285	6/28/2026	7/30/2026	1,750.00	CRIME SCENE STERI-CLEAN, LLC	Incident Clean Up WI261790034
Bill #9-375-24215	Bill Payment #222272	7/10/2026	7/30/2026	33.29	FEDEX	FedEx Overnight Services 07/02/26
Bill #72726	Bill Payment #222275	4/30/2026	7/30/2026	553.20	WESTERN RIVERSIDE COUNTY, RCA	2026 MSHCP Fees - 31953 Cash Ln
Bill #72726-2	Bill Payment #222275	5/31/2026	7/30/2026	11,220.00	WESTERN RIVERSIDE COUNTY, RCA	May 2026 MSHCP Fees
Bill #1J7M-4Y9L-1CQV	Bill Payment #222242	7/28/2026	7/30/2026	108.74	AMAZON CAPITAL SERVICES	Wireless HDMI Transmitter & Receiver
Bill #4094	Bill Payment #222247	7/29/2026	7/30/2026	449.00	ALL 4 FUN JUMPERS	Professional and Contractual Services
Bill #72326	Bill Payment #222273	6/30/2026	7/30/2026	673,402.75	ALL AMERICAN ASPHALT	Progress Payment #3 CIP057-3 & 058-3
Bill #72426	Bill Payment #222240	5/31/2026	7/30/2026	317,337.92	VAN ENGINEERING	Progress Payment #16 for Palomar Widening CIP028-2 and CIP067-1
Bill #SIN065671	Bill Payment #222241	6/30/2026	7/30/2026	4,368.40	HDL SOFTWARE LLC.	June 2026 Hdl Fees
Bill #5610008301	Bill Payment #222266	4/30/2026	7/30/2026	160.00	YUNEX, LLC	Streetlight Maint. and Response - April 2026
			TOTAL:	**3,884,424.23**		

City of Wildomar
Wire Transfer Register
7/31/2026

ACH Date	Payee	Description		Amount
7/13/2026	Wells Fargo	Banking Fee Service Charge	$	5,435.87
7/14/2026	Frontier Communications	Monthly Phone and Internet Services	$	74.99
7/14/2026	Viasat, Inc.	Cemetery Phone and Internet	$	179.79
7/17/2026	Frontier Communications	Monthly Phone and Internet Services	$	169.99
7/17/2026	US Bank	Credit Card Statement Payment - Business Meals, Conference Expenses, Organizational Memberships, Special Event Supplies, Repairs & Maintenance, and Office Supplies	$	64,235.77
7/20/2026	Charter Spectrum	Monthly Backup Internet Services	$	527.88
7/20/2026	Enterprise Fleet Management	Monthly City Vehicle Lease Payment	$	3,577.24
7/28/2026	Enterprise Fleet Management	Purchase of Leased Vehicle	$	8,199.05
7/28/2026	Frontier Communications	Monthly Phone and Internet Services	$	98.14
7/28/2026	Frontier Communications	Monthly Phone and Internet Services	$	941.99
		TOTAL	$	83,440.71

City of Wildomar
Payroll Warrant Register
7/31/2026

ACH Date	Payee	Description		Amount
7/1/2026	City Manager Payroll	6/1/2026-6/15/2026	$	14,667.72
7/2/2026	Staff Payroll	6/13/2026-6/26/2026	$	266,059.82
7/15/2026	City Manager Payroll	6/15/2026-6/30/2026	$	17,683.02
7/16/2026	Staff Payroll	6/27/2026-7/10/2026	$	328,081.43
7/30/2026	Staff Payroll	7/11/2026-7/24/2026	$	231,647.75
7/31/2026	City Manager Payroll	7/1/2026-7/15/2026	$	14,939.26
7/31/2026	Council Payroll	7/1/2026-7/31/2026	$	15,702.59
		TOTAL	**$**	**888,781.59**

SUBJECT: July 2026 Cemetery Warrant Register

SUBMITTED BY: Nicholas Neidiffer, Accountant II

PREPARED BY: Nicholas Neidiffer, Accountant II

ACTION:
Approve the following:

For Fiscal Years 2025/2026 and 2026/2027:
1. Warrant Register dated 7-2-2026 in the amount of $17,357.05.
2. Warrant Register dated 7-9-2026 in the amount of $1,101.60.
3. Warrant Register dated 7-16-2026 in the amount of $3,034.41.
4. Warrant Register dated 7-30-2026 in the amount of $177,261.88.

SUMMARY:
July 2026 Cemetery Warrant Register

DISCUSSION:
The Wildomar Cemetery District requires that the Trustees audit payments of demands and direct the General Manager to issue checks. The Warrant Registers are submitted for approval.

ACCOUNT CODE:
300
302

FISCAL IMPACT:
These Warrant Registers will have a budgetary impact in the amount and fiscal year noted in the recommendation section of this report. These costs are included in the Fiscal Year 2025/26 and 2026/27 Budgets.

ATTACHMENTS:
July 2026 Cemetery Warrant Register.pdf



CITY OF WILDOMAR
JULY 2026

CEMETERY TREASURY REPORT

Transaction Name	Bill Date	Payment Date	Fund Line	Amount (Debit)	Vendor	Memo
			302 - Cemetery Capital			CIP 067 Palomar Widening, Gruwell to Wildomar Trail
Bill #3573440	3/31/2026	7/2/2026	Improvement Fund	5,894.79	INTERWEST CONSULTING GROUP	- March 2026
			302 - Cemetery Capital			
Bill #726050417	4/30/2026	7/2/2026	Improvement Fund	1,241.50	GEOCON WEST, INC.	CIP 067-1 - Cemetery Frontage, April 2026
			302 - Cemetery Capital			CIP 067 Palomar Widening, Gruwell to Wildomar Trail
Bill #4013980	4/30/2026	7/2/2026	Improvement Fund	2,883.86	INTERWEST CONSULTING GROUP	- April 2026
			302 - Cemetery Capital			CIP 067-1 Palomar Widening, Gruwell to Wildomar
Bill #4013980	4/30/2026	7/2/2026	Improvement Fund	3,927.95	INTERWEST CONSULTING GROUP	Trail - April 2026
Bill #184234821-0001	6/5/2026	7/2/2026	300 - Cemetery	638.72	SUNBELT RENTALS, INC.	Equipment Maint/Repair
Bill #14323960	6/23/2026	7/2/2026	300 - Cemetery	2,681.38	ELSINORE VALLEY MUNICIPAL, WATER	05/18/26-06/16/26 Cemetery Water Services
Bill #234661	6/19/2026	7/2/2026	300 - Cemetery	70.00	DEANZA TERMITE & PEST CONTROL, INC	Pest Control Cemetery
Bill #63026	6/30/2026	7/2/2026	300 - Cemetery	18.85	ROSALES, ANNELLE	Mileage Reimbursement: 06/03/26-06/24/26
			302 - Cemetery Capital			
Bill #60292	5/31/2026	7/9/2026	Improvement Fund	792.80	MARK THOMAS & COMPANY INC.	CIP 067-1 Cemetery Frontage - 16%
Bill #6146740889	6/22/2026	7/9/2026	300 - Cemetery	24.97	VERIZON WIRELESS	05/23/26-06/22/26 Cemetery/Comm Svs
Bill #6146740889	6/22/2026	7/9/2026	300 - Cemetery	38.82	VERIZON WIRELESS	05/23/26-06/22/26 Cemetery
Bill #6146740889	6/22/2026	7/9/2026	300 - Cemetery	38.82	VERIZON WIRELESS	05/23/26-06/22/26 Cemetery
Bill #062926-7258	6/29/2026	7/9/2026	300 - Cemetery	206.19	EDISON	05/29/26-06/28/26 Elec 21400 Palomar (Cemetery)
Bill #178023001-0001	12/24/2025	7/16/2026	300 - Cemetery	2,084.41	SUNBELT RENTALS, INC.	Equipment Rental
Bill #00015008	7/1/2026	7/16/2026	300 - Cemetery	950.00	PONTEM SOFTWARE BY RIA	Annual Support-Maintenance Subscription
Bill #17222180	6/26/2026	7/30/2026	300 - Cemetery	691.76	ALLIED UNIVERSAL JANITORIAL SERVICES	Cemetery
			302 - Cemetery Capital			
Bill #9434	6/30/2026	7/30/2026	Improvement Fund	4,598.75	E LEES & ASSOCIATES CONSULTING, LTD	Professional Services to June 30, 2026
Bill #0002650	6/30/2026	7/30/2026	300 - Cemetery	263.43	BROWN FAMILY SERVICES	Equipment Maint/Repair
Bill #0002971	6/25/2026	7/30/2026	300 - Cemetery	300.00	BROWN FAMILY SERVICES	Equipment Maint/Repair
Bill #001363	6/24/2026	7/30/2026	300 - Cemetery	270.00	GOPHER SQUAD	Gopher & Insect Pest Control - June 2026
						(2) Cemetery Restroom Maintenance/Service
Bill #459487	6/3/2026	7/30/2026	300 - Cemetery	455.64	RIGHTWAY SITE SERVICES, INC.	06/01/26-06/28/26
			302 - Cemetery Capital			
Bill #726060472	5/30/2026	7/30/2026	Improvement Fund	1,940.00	GEOCON WEST, INC.	CIP 067-1 Cemetery Frontage
Bill #47905	7/6/2026	7/30/2026	300 - Cemetery	45.00	HAZZARD BACKFLOW INC	Annual Backflow Devise Testing - Cemetery
			302 - Cemetery Capital			
Bill #72426	5/31/2026	7/30/2026	Improvement Fund	168,697.30	VAN ENGINEERING	Progress Payment #16
			TOTAL:	**198,754.94**		

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.4
Meeting Date: August 12, 2026

SUBJECT: June 2026 City Treasury Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the City Treasury Report for June 2026.

SUMMARY:
June 2026 City Treasury Report

DISCUSSION:
Attached is the Treasury Report for Cash and Investments for the month of June 2026. The City utilizes both the California State Treasurer's Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP) for City investments. Uninvested funds are held in the City bank account which utilizes a sweep account to earn interest via money market securities while still maintaining full checking account functionality.

The City utilizes both CAMP's investment pool and managed account for long-term investments. The average duration on the managed account is two years, to allow for sufficient liquidity while maintaining adequate returns.

Over this month, the City earned $92,383.97 in interest from its investment accounts.

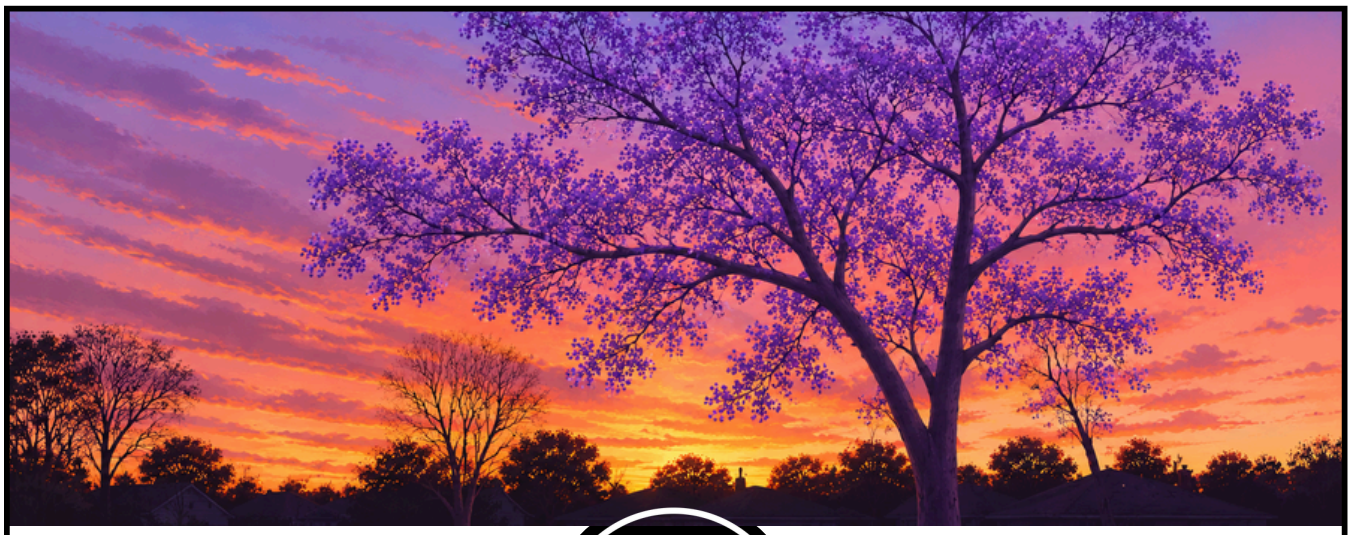
The City also established a 115 trust with Public Agency Retirement Services (PARS) to invest funds to reimburse the City for its unfunded liability payments. The City currently uses a balanced portfolio allocation in the trust.

ACCOUNT CODE:
100-1012
100-1011
103-1015
110-1011
120-1011
201-1011
212-1011
300-1011
301-1011
420-1011
421-1011
440-1011

461-1011

FISCAL IMPACT:
This is only a report on balances for the City and therefore it has no fiscal impact.

ATTACHMENTS:
June 2026 City Treasury Report.pdf



CITY OF WILDOMAR
JUNE 2026

CITY TREASURY REPORT

CITY OF WILDOMAR
TREASURY REPORT FOR
CASH AND INVESTMENT PORTFOLIO
June 2026

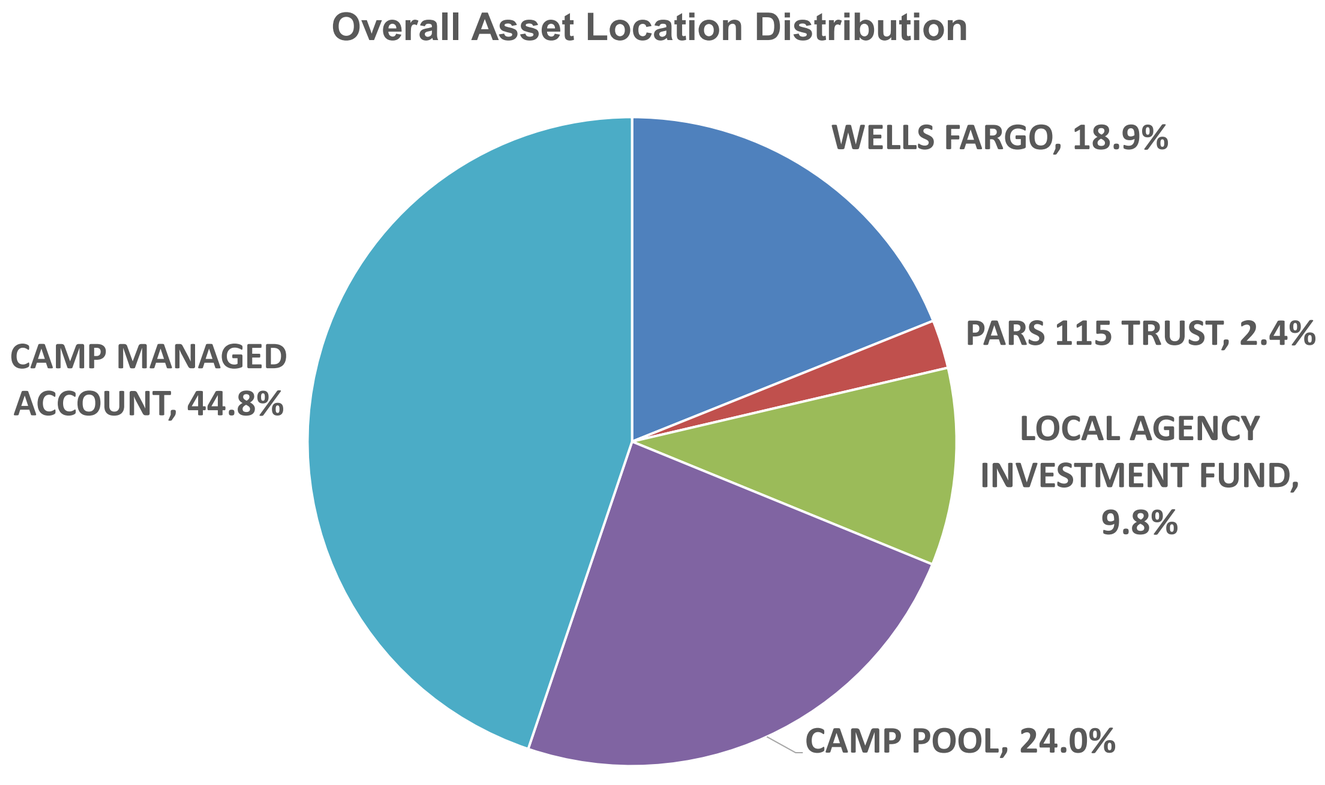
CITY CASH

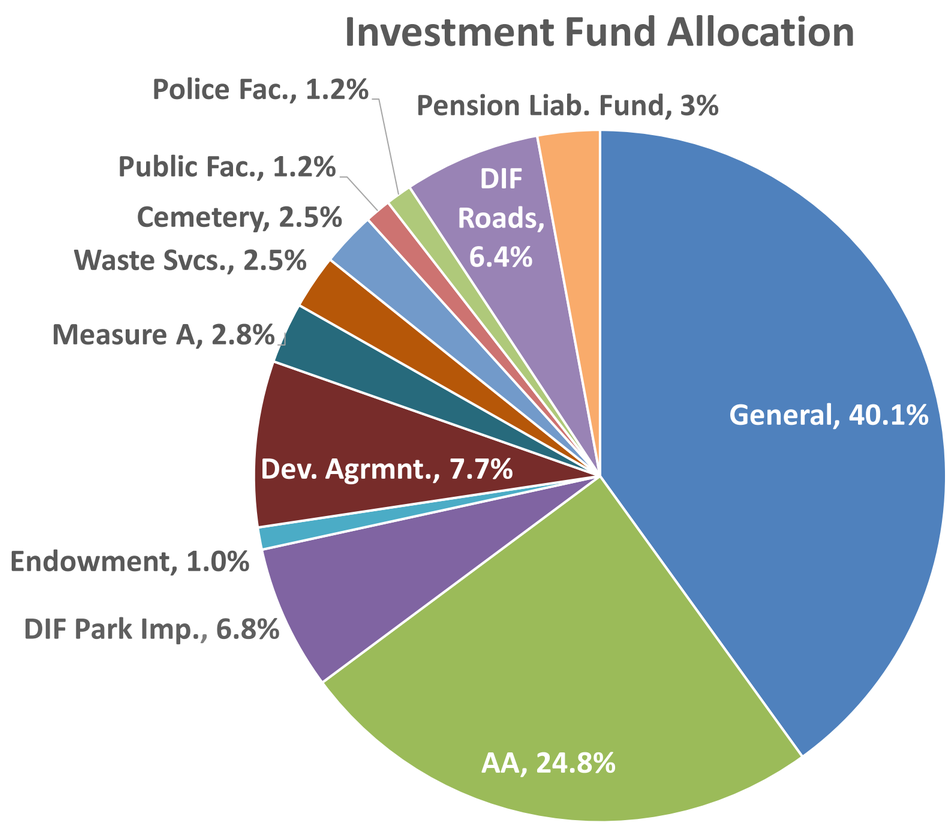
FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
All	All	WELLS FARGO	$ 7,714,247.45	$ 9,773,600.42	(6,982,823.61)	$ 10,505,024.26	3.52659%
		TOTAL	$ 7,714,247.45	$ 9,773,600.42	$ (6,982,823.61)	$ 10,505,024.26	

CITY INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	AVERAGE DAYS TO MAT.	STATED RATE
100	LOCAL AGENCY INVESTMENT FUND	$ 5,455,805.11	$ 5,455,805.11	$ 5,455,805.11	12.13%	N/A	3.816%
103	PARS 115 TRUST	1,304,630.58	1,304,630.58	1,340,789.51	2.98%	N/A	0.000%
Various	CAMP POOL	$ 13,326,040.63	$ 13,326,040.63	$ 13,326,040.63	29.62%	N/A	3.770%
Various	CAMP MANAGED ACCOUNT	$ 24,737,690.04	$ 24,737,690.04	$ 24,868,373.18	55.27%	968	4.310%
	TOTAL	$ 44,824,166.36	$ 44,824,166.36	$ 44,991,008.43	100.00%		

CITY	TOTAL CASH AND INVESTMENTS	$ 55,496,032.69





BREAKDOWN

FUND		ISSUER	BEGINNING BALANCE	+ PURCHASES	+ INTEREST DEPOSITED	(-) WITHDRAWALS/ SALES	ENDING BALANCE	STATED RATE
100	General	LOCAL AGENCY INVESTMENT FUNDS	$ 5,455,805.11	$ 0.00	$ 0.00	$ 0.00	$ 5,455,805.11	3.816%
103	Pension Liabil	PUBLIC AGENCY RETIREMENT SERVICES	$ 1,304,630.58	$ 0.00	$ 0.00	$ 0.00	$ 1,304,630.58	0.000%
100	General	CAMP POOL	$ 5,736,215.20	$ 0.00	$ 17,763.16	$ 0.00	$ 5,753,978.36	3.770%
120	AA	CAMP POOL	$ 4,233,150.40	$ 0.00	$ 13,108.66	$ 0.00	$ 4,246,259.06	3.770%
461	DIF Park Imp.	CAMP POOL	$ 2,851,995.32	$ 0.00	$ 8,831.68	$ 0.00	$ 2,860,827.00	3.770%
301	Endowment	CAMP POOL	$ 463,540.78	$ 0.00	$ 1,435.43	$ 0.00	$ 464,976.21	3.770%
100	General	CAMP MANAGED ACCOUNT	$ 6,730,306.30	$ 0.00	$ 13,995.98	$ 0.00	$ 6,744,302.28	4.310%
110	Dev. Agrmnt.	CAMP MANAGED ACCOUNT	$ 3,466,226.08	$ 0.00	$ 7,138.35	$ 0.00	$ 3,473,364.43	4.310%
120	AA	CAMP MANAGED ACCOUNT	$ 6,842,539.27	$ 0.00	$ 14,209.68	$ 0.00	$ 6,856,748.95	4.310%
201	Measure A	CAMP MANAGED ACCOUNT	$ 1,272,778.44	$ 0.00	$ 2,634.23	$ 0.00	$ 1,275,412.67	4.310%
204	Waste Svcs.	CAMP MANAGED ACCOUNT	$ 1,134,226.33	$ 0.00	$ 2,354.98	$ 0.00	$ 1,136,581.31	4.310%
300	Cemetery	CAMP MANAGED ACCOUNT	$ 1,134,226.33	$ 0.00	$ 2,354.98	$ 0.00	$ 1,136,581.31	4.310%
420	Public Fac.	CAMP MANAGED ACCOUNT	$ 543,504.33	$ 0.00	$ 1,124.88	$ 0.00	$ 544,629.21	4.310%
421	Police Fac.	CAMP MANAGED ACCOUNT	$ 543,504.33	$ 0.00	$ 1,124.88	$ 0.00	$ 544,629.21	4.310%
440	DIF Roads	CAMP MANAGED ACCOUNT	$ 2,848,504.85	$ 0.00	$ 5,944.07	$ 0.00	$ 2,854,448.92	4.310%
461	DIF Park Imp.	CAMP MANAGED ACCOUNT	$ 170,628.73	$ 0.00	$ 363.01	$ 0.00	$ 170,991.74	4.310%
		TOTAL	$ 44,731,782.39	$ 0.00	$ 92,383.97	$ 0.00	$ 44,824,166.36	

In compliance with the California Code Section 53646, as Finance Manager for the City of Wildomar, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months, and that all investments are in compliance with the City's Statement of Investment Policy.

I also certify that this report reflects all Government Agency pooled investments and all of the City's Bank Balances.

Adam Jantz
Adam Jantz
City Treasurer

7/15/2026
Date

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.5
Meeting Date: August 12, 2026

SUBJECT: June 2026 Cemetery Treasury Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the Treasury Report for June 2026.

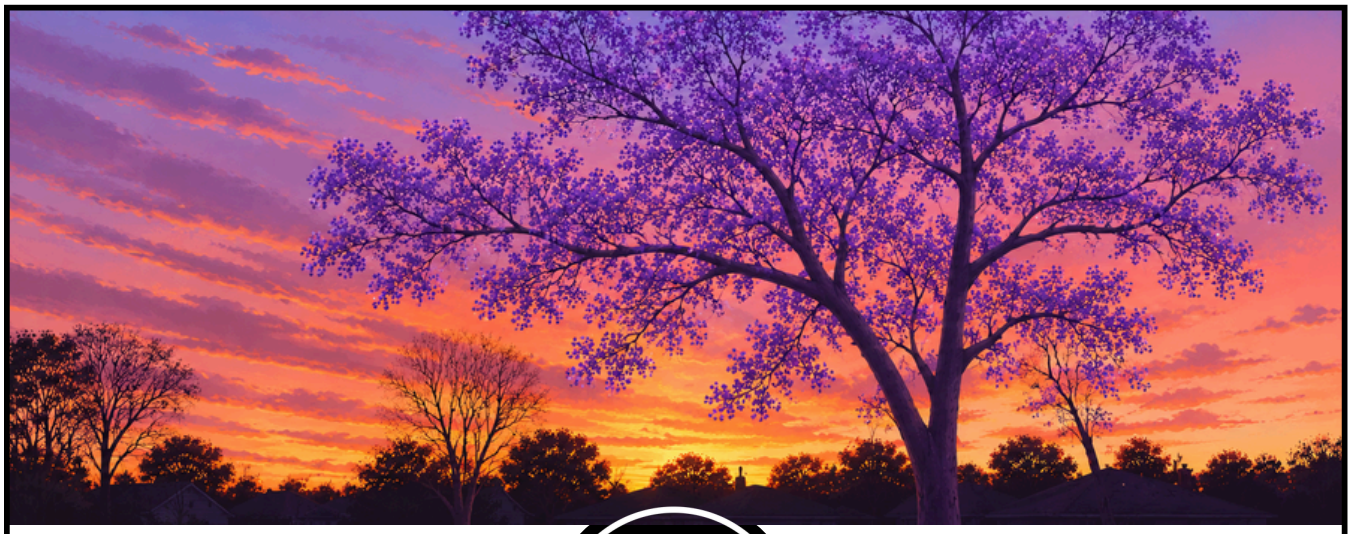
SUMMARY:
June 2026 Cemetery Treasury Report

DISCUSSION:
Attached is the Treasury Report for Cash and Investments for the month of June 2026.

ACCOUNT CODE:
300-1011
301-1011

FISCAL IMPACT:
This is only a report of balances for the Cemetery and therefore has no fiscal impact.

ATTACHMENTS:
June 2026 Cemetery Treasury Report.pdf



CITY OF WILDOMAR
JUNE 2026

CEMETERY TREASURY REPORT

WILDOMAR CEMETERY DISTRICT
TREASURY REPORT FOR
CASH AND INVESTMENT PORTFOLIO
June 2026

DISTRICT INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
301	CAMP POOL	$ 464,976.21	$ 464,976.21	$ 464,976.21	28.92%	N/A	3.770%
300	CAMP MANAGED ACCOUNT	$ 1,136,581.31	$ 1,136,581.31	$ 1,142,832.39	71.08%	968	4.310%
	TOTAL	$ 1,601,557.52	$ 1,601,557.52	$ 1,607,808.60	100.00%		

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	+ INTEREST DEPOSITED	WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
301	CAMP POOL	$ 463,540.78	$ -	$ 1,435.43	$ -	$ 464,976.21	3.770%
300	CAMP MANAGED ACCOUNT	$ 1,134,226.33	$ -	$ 2,354.98	$ -	$ 1,136,581.31	4.310%
	TOTAL	$ 1,597,767.11	$ -	$ 3,790.41	$ -	$ 1,601,557.52	

In compliance with the California Code Section 53646, as Finance Manager for the Wildomar Cemetery District, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the District's expenditure requirements for the next six months.

I also certify that this report reflects all Government Agency pooled investments and all of the District's Bank Balances.

Adam Jantz
Adam Jantz
City Treasurer

7/15/2026
Date

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.6
Meeting Date: August 12, 2026

SUBJECT: Second Reading and Adoption of Ordinance No. 264 adding Chapter 5.80 (Shopping Carts) to Title 5 (Business Regulation) of the Municipal Code.

SUBMITTED BY: Robert Flores, Community Development Director

PREPARED BY: Joelle Perales, Planning Tech

ACTION:
1. Determine that the Municipal Code Amendment ("MCA") No. 2026-06, and its adopting Ordinance No. 264 , is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the common sense exemption, Section 15061 (b)(3) of the CEQA Guidelines; and

2. Conduct a second reading by title only and adopt Ordinance No. 264 as entitled below, amending Title 5 (Business Regulation) of the Wildomar Municipal Code:

ORDINANCE NO. 264
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADDING CHAPTER 5.80 (SHOPPING CARTS) TO TITLE 5 (BUSINESS REGUALTIONS) OF THE WILDOMAR MUNICIPAL CODE RELATING TO SHOPPING CART RETRIEVAL, RETURN, IMPOUNDMENT, COST RECOVERY, NUSIANCE ABATEMENT, AND NOTICE PROCEDURES.

BACKGROUND:
At its July 8, 2026 meeting, the City Council introduced Ordinance No. 264, approving Municipal Code Amendment ("MCA") 2026-06. The ordinance is now being presented to the City Council for a second reading by title only and adoption. Additionally, on July 8, 2026, the City Council also determined that MCA 2026-06 and its adopting ordinance is exempt from the California Environmental Quality Act (CEQA) as a commonsense exemption under Section 15061 (b)(3) of the CEQA Guidelines as "general rulemaking".

FISCAL IMPACT:
The fiscal impacts associated with the drafting, legal review, and implementation of this ordinance are covered by the Department's Operating Budget of General Fund.

ATTACHMENTS:
Shopping_Cart_Ordinance_-_Final.docx

ORDINANCE NO. 264

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADDING CHAPTER 5.80 (SHOPPING CARTS) TO TITLE 5 (BUSINESS REGULATIONS) OF THE WILDOMAR MUNICIPAL CODE RELATING TO SHOPPING CART RETRIEVAL, RETURN, IMPOUNDMENT, COST RECOVERY, NUISANCE ABATEMENT, AND NOTICE PROCEDURES

The City Council does ordain as follows:

SECTION 1. The City Council finds and declares as follows:

A. Shopping carts located outside the premises or parking area of a retail establishment can block sidewalks and streets, contribute to blight, interfere with drainage, create hazards for pedestrians, bicyclists, and motorists, interfere with the use and maintenance of public property and infrastructure, and require the expenditure of public resources for retrieval and abatement.

B. Shopping cart owners and retailers are in the best position to implement reasonable operational measures to reduce the unauthorized removal of shopping carts from their premises and to facilitate the prompt retrieval of shopping carts that have been removed from their premises.

C. Business and Professions Code §§ 22435 through 22435.13 regulate shopping carts.

D. Business and Professions Code § 22435.8 preserves local authority to adopt nonconflicting ordinances regulating or prohibiting the removal of shopping carts.

E. Business and Professions Code § 22435.7 and 22435.7.5 govern local government retrieval, return, impoundment, occurrence fines, and cost recovery for shopping carts.

F. The purpose of this Ordinance is to carry out the authority granted by those sections, establish procedures for receiving actual notice, recover actual costs when state law allows, impose occurrence fines when state law allows, encourage reasonable measures to reduce the unauthorized removal of shopping carts from retail establishments, and abate shopping carts that create a public nuisance, including carts that contribute to visual blight, interfere with pedestrian or vehicular circulation, burden public resources, or contribute to illegal dumping or encampments.

G. Nothing in this Ordinance is intended to alter, expand, or limit the application of Business and Professions Code §§ 22435.1 through 22435.4 or any criminal offense created by California law.

SECTION 2. Chapter 5.80 is added to the Wildomar Municipal Code ("WMC") to read as follows:

Chapter 5.80 SHOPPING CARTS

§ 5.80.010 Purpose and construction.

§ 5.80.020 Applicability.

§ 5.80.030 Definitions.

§ 5.80.040 Notice procedures for cart owners.

§ 5.80.045 Owner and retailer responsibilities.

§ 5.80.050 Retrieval and return.

§ 5.80.060 Impoundment.

§ 5.80.070 Recovery of actual costs.

§ 5.80.080 Occurrence fines.

§ 5.80.090 Public nuisance and abatement.

§ 5.80.095 Unauthorized removal, possession, or abandonment.

§ 5.80.100 Administrative citations.

§ 5.80.110 Appeals.

§ 5.80.120 Other remedies.

§ 5.80.010 Purpose and construction.

A. Shopping carts located outside the premises or parking area of a retail establishment can block sidewalks and streets, contribute to blight, interfere with drainage, and create health and safety problems.

B. This chapter implements the City's authority under Business and Professions Code §§ 22435.7 and 22435.7.5 to retrieve, return, impound, and recover actual costs for shopping carts.

C. Nothing in this chapter is intended to alter, expand, or limit the application of Business and Professions Code §§ 22435.1 through 22435.4.

D. This chapter must be interpreted and applied consistently with Business and Professions Code §§ 22435 through 22435.13. If this chapter conflicts with those sections, California law controls to the extent of the conflict.

E. A reference in this chapter to a state statute includes any later amendment to that statute and any successor statute, unless the context clearly requires otherwise.

§ 5.80.020 Applicability.

This chapter applies to shopping carts located within the City that are subject to Business and Professions Code §§ 22435.7 and 22435.7.5.

§ 5.80.030 Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this chapter.

A. “Actual costs” means the City’s documented costs reasonably incurred in operating its shopping cart retrieval, return, and impoundment program, including labor, equipment, vehicles, fuel, maintenance, storage, administration, and disposal costs. The City Council may adopt a resolution establishing the methodology and rates used to calculate those costs.

B. “Actual notice” means that the City has contacted the owner about the cart’s location and has proof that the notice was delivered. Actual notice has the meaning provided in Business and Professions Code §§ 22435.7(j) and 22435.7.5(f)(1).

C. “Abandoned cart” means a shopping cart left on public or private property outside the premises or parking area of the retail establishment.

D. “Emergency or imminent hazard location” means a location where a shopping cart will impede emergency services or pose a substantial threat to health and safety, including an imminent hazard.

E. “Inaccessible cart” means a shopping cart that an owner or retailer cannot reasonably retrieve because the cart is in one or more of the following locations or conditions:

1. A waterway, drainage channel, flood control facility, or similar feature.

2. A steep slope, unstable ground, or dense vegetation.

3. A fenced or secured area, encampment, or other place where entry requires consent or legal process.

4. A building, structure, or enclosed area where entry requires consent or legal process.

5. Another location or condition that presents a comparable practical or legal barrier to retrieval.

F. “Occurrence” means a failure to retrieve a shopping cart within three business days from the date the owner of the shopping cart receives actual notice from the City of the shopping cart’s discovery and location.

G. “Owner” means the person or entity identified as the owner on the sign attached to the cart under Business and Professions Code § 22435.1 and includes the owner's authorized agent.

H. “Parking area” means a parking lot or other property provided by a retailer for use by a customer for parking an automobile or other vehicle.

I. “Premises” includes the retail establishment and its parking area. For a multistore complex or shopping center, premises and parking area include the entire parking area used by the complex or center.

J. "Retailer" means the retailer identified on the sign attached to the cart under Business and Professions Code § 22435.1 and includes the retailer’s authorized agent.

K. “Shopping cart” or “cart” means a basket which is mounted on wheels or a similar device generally used in a retail establishment by a customer for the purpose of transporting goods of any kind.

L. "Shopping Cart Management Plan" means a written plan submitted by a retailer describing the reasonable measures the retailer will implement to reduce the unauthorized removal of shopping carts from the retailer's premises and to facilitate compliance with this chapter. The plan may include employee training, customer notification signage, shopping cart collection and storage procedures, cart containment technology, retrieval procedures, designated contacts, and other reasonable operational measures appropriate for the retailer's operations.

§ 5.80.040 Notice procedures for cart owners.

A. Within 30 days after this chapter takes effect, each shopping cart owner must provide the City with the contact information required by this section. A shopping cart owner that begins providing shopping carts for customer use after this chapter takes effect must provide the required contact information before providing carts for customer use.

B. Each shopping cart owner must maintain current contact information with the City for purposes of receiving actual notice under this chapter.

C. The City Manager or designee may prescribe a form for providing the information required by this section.

§ 5.80.045 Owner and retailer responsibilities.

A. Each owner and retailer must ensure that each shopping cart bears a permanently affixed sign that complies with Business and Professions Code § 22435.1, including identifying the owner or retailer, providing a valid telephone number or address for returning the shopping cart, describing the procedure for authorized removal of the shopping cart from the premises, and notifying the public that unauthorized removal or possession of the shopping cart is a violation of California law.

B. Each retailer must implement and maintain reasonable measures to reduce the unauthorized removal of shopping carts from the retailer's premises. Such measures may include customer notification signage, employee training, collection and storage of shopping carts remaining on the premises at the close of business, physical barriers, cart containment technology, security personnel, or other reasonable measures appropriate for the retailer's operations.

C. Each retailer that makes 10 or more shopping carts available for customer use on the effective date of this chapter must obtain approval of a Minor Development Review for a Shopping Cart Management Plan within 90 days after the effective date of this chapter. A retailer that timely submits a Minor Development Review application may continue making shopping carts available for customer use while the plan is under review. A retailer that begins making 10 or more shopping carts available for customer use after the effective date of this chapter must obtain approval of a Major Development Review, or other applicable entitlement process, for a Shopping Cart Management Plan before making shopping carts available for customer use.

D. The City Manager or designee must approve the Shopping Cart Management Plan, approve it with reasonable conditions necessary to carry out this chapter, or deny the plan if it fails to demonstrate compliance with this chapter within 30 days after submission of a complete Shopping Cart Management Plan. A retailer must implement and maintain the approved Shopping Cart Management Plan and submit an updated Shopping Cart Management Plan for approval whenever the retailer makes a material change to its shopping cart operations or the approved measures.

§ 5.80.050 Retrieval and return.

A. The City Manager or designee may retrieve and return a shopping cart that is located outside the premises or parking area of a retail establishment.

B. If the City intends to recover its costs for retrieval and return, the City Manager or designee must give at least 48 hours' actual notice to the shopping cart's owner, before retrieving and returning the cart.

C. The notice may do either of the following:

1. State the specific location of the cart.

2. State that the cart is in a predesignated area or route identified by the City.

D. The City must keep proof that actual notice was delivered.

E. When the City retrieves a cart in response to a complaint or service request from a member of the public, the City may do either of the following:

1. Retrieve and return the cart without prior notice but then may not recover its costs.

2. Give at least 48 hours' actual notice before retrieval and then recover its actual costs.

F. The City Manager or designee may immediately retrieve and return a shopping cart that will impede emergency services or create a substantial threat to health and safety, including an imminent hazard.

§ 5.80.060 Impoundment.

A. If an owner does not retrieve a cart within three business days after actual notice, the City Manager or designee may impound the cart.

B. The City Manager or designee may immediately impound a cart if its location will impede emergency services.

C. The City must keep an impounded cart at a location that is reasonably convenient to the owner and open at least six hours on each business day.

D. If the City immediately impounds a cart, the City must give actual notice within 24 hours after impound. A cart reclaimed within three business days after notice must be released at no charge and does not count as an occurrence.

E. If the owner does not reclaim an impounded cart within 30 days after receiving actual notice, the City may sell the cart or otherwise dispose of it.

§ 5.80.070 Recovery of actual costs.

A. The City may recover its actual costs for impoundment services.

B. The City may recover its actual costs for retrieval and return only if all of the following apply:

1. The City gave at least 48 hours' actual notice under Section 5.80.050.

2. The cart is not an inaccessible cart.

3. The amount charged does not exceed $100 per cart.

C. The City may recover unpaid costs by any lawful means authorized by this code or other law.

§ 5.80.080 Occurrence fines.

A. The City may fine the owner of a shopping cart up to $100 for each occurrence in excess of three occurrences during any six-month period.

B. A cart reclaimed within three business days after actual notice following an immediate impoundment under Section 5.80.060 does not count as an occurrence and must be released at no charge.

C. An occurrence fine does not limit the City's authority to recover actual costs under Section 5.80.070.

§ 5.80.090 Public nuisance and abatement.

A. An abandoned cart located on public property that blocks access, interferes with drainage, or threatens public health or safety is a public nuisance.

B. The City may abate that nuisance through retrieval, return, impoundment, or disposal as allowed by this chapter and by California law.

C. To the extent consistent with California law, the City's general nuisance abatement procedures apply to actions taken under this chapter.

§ 5.80.095 Unauthorized removal, possession, or abandonment.

A. No person may remove, possess, or abandon a shopping cart with the intent to temporarily or permanently deprive the owner or retailer of possession of the shopping cart.

B. This section is intended to supplement, and must be interpreted consistently with, Business and Professions Code §§ 22435.1 through 22435.4.

§ 5.80.100 Administrative citations.

A. The City may issue an administrative citation for either of the following:

1. Failure to pay a lawfully imposed cost recovery charge or occurrence fine under this chapter.

2. Failure to comply with this chapter or with a lawful administrative order issued under this chapter.

B. This section does not create an administrative citation for conduct already made criminal by California law.

§ 5.80.110 Appeals.

A. A person may appeal any of the following:

1. A cost assessment under Section 5.80.070.

2. An occurrence fine under Section 5.80.080.

3. A determination that a cart was not an inaccessible cart under Section 5.80.030.

4. An administrative citation issued under Section 5.80.100.

B. An appeal must be filed in writing with the City Clerk within 15 days after the date of the notice of the cost assessment, occurrence fine, determination, or administrative citation. The appeal must briefly state the reasons for the appeal.

C. The City Manager or designee must set a hearing on the appeal and give the appellant at least 10 days' written notice of the hearing date, time, and place. The hearing may be held in person or by teleconference or videoconference.

D. At the hearing, the appellant may present testimony, documents, and other evidence. The City may also present testimony, documents, and other evidence. Formal rules of evidence do not apply.

E. After the hearing, the City Manager or designee must issue a written decision that briefly states the reasons for the decision. The decision is final.

F. Filing a timely appeal stays collection of the challenged charge, fine, determination, or administrative citation until the appeal is decided, if the appellant complies with the requirements of this section.

§ 5.80.120 Other remedies.

The remedies in this chapter are cumulative and do not limit any other remedy allowed by law.

SECTION 3. ***Construction***. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 4. ***Enforceability***. Repeal of any provision of the WMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 5. ***Severability***. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Ordinance are severable.

SECTION 6. ***Recordation; Validity of Previous Code Sections***. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other City ordinance by this Ordinance will be rendered void and cause such previous WMC provision or other the City ordinance to remain in full force and effect for all purposes.

SECTION 7. ***Environmental Assessment***. The City Council finds that adoption of this Ordinance is exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated

thereunder (14 California Code of Regulations §§ 15000, *et seq*., the "CEQA Guidelines") because it has no potential to result in a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Code Regs., tit. 14, § 15378.)

SECTION 8. ***Publication***. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Wildomar's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9. ***Effective Date***. This Ordinance will become effective 30 days after adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.7
Meeting Date: August 12, 2026

SUBJECT: Acceptance of Public Improvements for Plot Plan No. 20-0044 - Oak Springs Ranch Phase II (OSR2)

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Carlos Geronimo, Principal Engineer

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR PLOT PLAN NO. 20-0044 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

SUMMARY:
OSR2, LLC, has completed public improvements for Plot Plan No.20-0044, known as the Oak Springs Ranch Phase II Apartments, located at 36101 Inland Valley Drive (APN 380-250-038). The City is now ready to accept the improvements into the maintained road system and release the bonds associated with the Public Improvement Agreements.

BACKGROUND:
Plot Plan No. 20-0044, known as Oak Springs Ranch Phase II (Project), is a residential apartment complex development located on Inland Valley Drive and Clinton Keith Road (Attachment A and Attachment B). The Project was approved by the City of Wildomar on August 11, 2021. As part of the conditions of development for the project, the developer, OSR2, LLC (Developer), was required to construct certain public improvements. These improvements consist of signing and striping a section of Inland Valley Drive at the project's entrance and at the intersection of Clinton Keith Road/Inland Valley Drive. In addition, the project was required to make modifications to three existing Traffic Signals in order to mitigate for the additional traffic from the project. A Public Improvement Agreement for the Project between the City of Wildomar and the Developer was executed and recorded on May 1, 2023. The Public Improvement Agreement identifies the Developer's obligations to complete the public improvements and provides the City with bonds for the public improvements.

DISCUSSION:
The Developer has completed the required public improvements and the City's Public Works/Engineering Department has completed the inspections of the public improvements. Staff is recommending that the improvements be accepted at this time and that a Notice of Completion (Attachment C) be filed. Upon acceptance, the improvements will become part of the City's maintained road system and the City's maintained assets. The improvements will

automatically enter into a one-year warranty period as required by the Public Improvement Agreement. In addition, upon acceptance of the Public Improvements the City of Wildomar will release the improvement securities related to this project in accordance with the Public Improvement Agreements as follows:

Security Type	Time of Release	Percentage
Faithful Performance Security	After Council acceptance. The City will hold 10% for one year as warranty and release the 10% after the warranty period expires and any warranty issues are resolved.	90% now 10% after one-year warranty
Labor and Material (Payment) Security	30 days after recordation of Notice of Completion, provided no claims have been filed.	100%
Monument Security	After Council acceptance.	100%

ACCOUNT CODE:
CFD 2022-1, Zone 12

FISCAL IMPACT:
The City will be responsible to maintain the public improvements built by the Developer. Costs associated with maintenance may be paid from a combination of funding sources including the Highway User Tax (HUTA Gas Tax), Measure A, Measure AA, and Community Facilities District 2022-1 (Services).

ATTACHMENTS:
Resolution
A - Location Map.pdf
B - CFD Maintenance Exhibit.pdf
C - Notice of Completion.docx

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR PLOT PLAN NO. 20-0044 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

WHEREAS, OSR2, LLC, proposed development of Plot Plan No. 20-0044 which included, in part, the construction of public improvements; and

WHEREAS, on August 11, 2021, the City of Wildomar approved Plot Plan No. 20-0044; and

WHEREAS, on May 1, 2023, the City of Wildomar executed the Public Improvement Agreement for Plot Plan No. 20-0044; and

WHEREAS, OSR2, LLC, provided a Faithful Performance Security and Materials Security, and a Warranty Security (part of Faithful Performance Security) in accordance with the Public Improvement Agreement; and

WHEREAS, OSR2, LLC, has completed the public improvements on Inland Valley Drive, Clinton Keith Road, and Traffic Signal Modifications in accordance with the approved plans, specifications, and City Standards, and the City is ready to accept the improvements for maintenance;

NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Wildomar City Council, in regular session assembled on August 12, 2026, the following:

1. The City Council accepts the completed required public improvements and as part of the City maintained road system, subject to the conditions of the Public Improvement Agreement for Plot Plan No. 20-0044; and

2. The City Engineer is authorized to prepare a Notice of Completion, and the City Clerk is authorized to file a Notice of Completion with the Riverside County Recorder.

3. The City Engineer is authorized to release the securities identified in the Public Improvement Agreement.

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

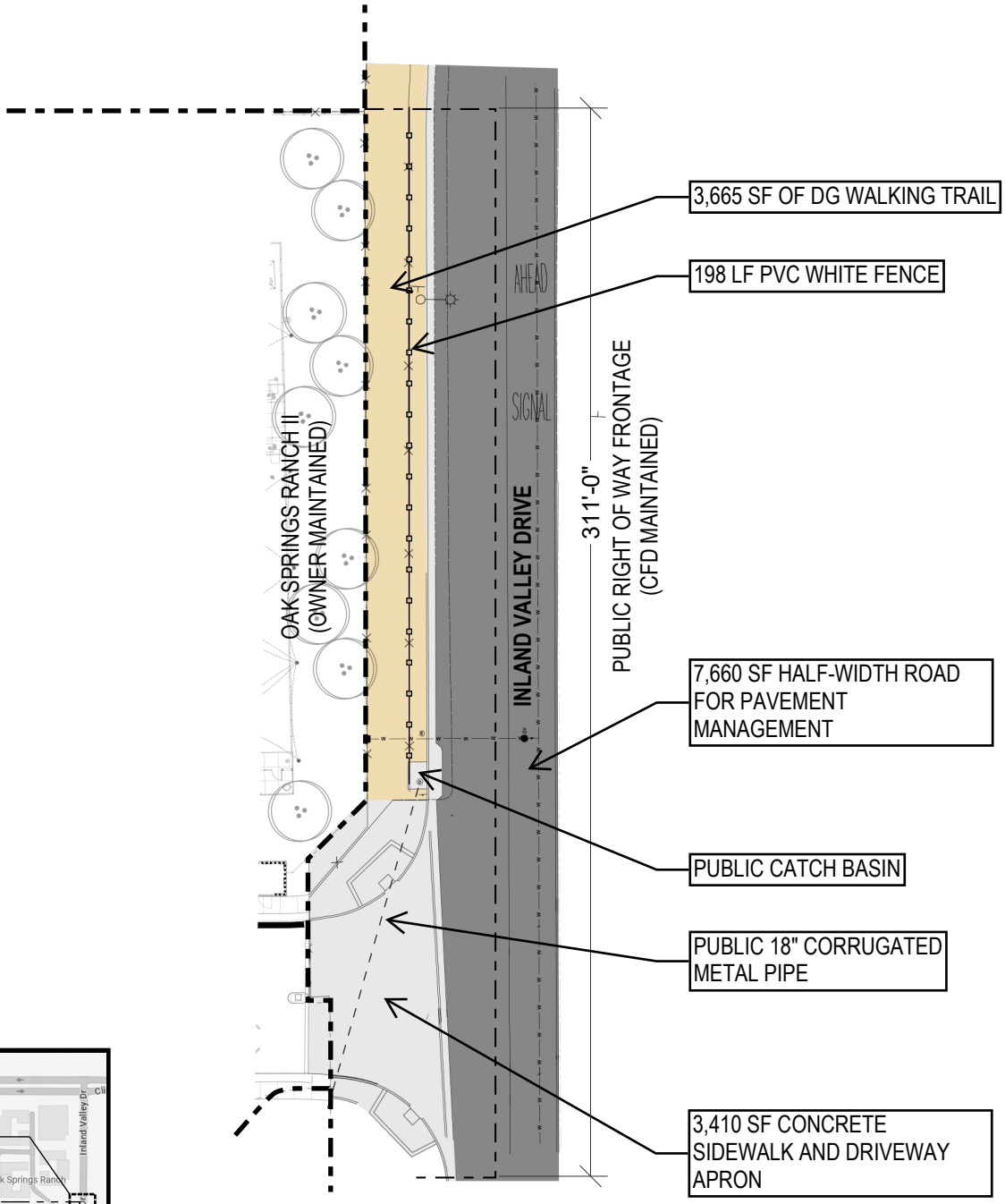
_____
Janet Morales Garcia, CMC
City Clerk

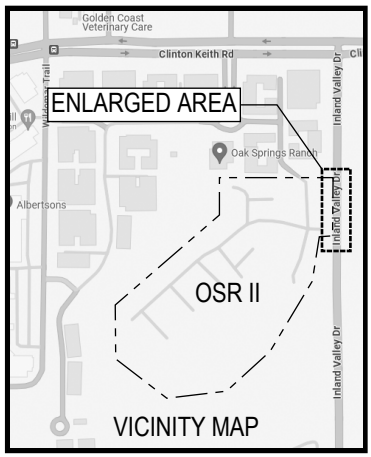
PROJECT MAP

CFD NO. 2022-1 (SERVICES)
ANNEXATION NO. 12



SPICER CONSULTING GROUP





25'
0'
50'

N

CFD MAINTENANCE SITE PLAN EXHIBIT

OAK SPRINGS RANCH II

WERMERS PROPERTIES

DATE: 6/5/2024
SCALE: 1" = 50'-0"

NO FEE DOCUMENT
Government Code §6103
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF WILDOMAR
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595
Attn: City Clerk

The Above Space For Recorder's Use Only

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the Public Improvement Agreement between the City of Wildomar, California, and OSR2, LLC, whose mailing address is 3444 Camino del Rio N. Suite 202. San Diego, California 92108, Developer of Plot Plan 20-0044, requires the Developer to complete the construction of public street improvements, storm drain, streetlights, and landscaping along the project's frontage streets in the City of Wildomar, California.

The public street improvements consisting of signing and striping a section of Inland Valley Drive and at Clinton Keith Road/Inland valley Drive intersection, and modifications to three existing Traffic Signals were completed by said Developer on June 22, 2026, according to plans and specifications and to the satisfaction of the City Engineer of the City of Wildomar, and that said work was accepted by the City of Wildomar at 23873 Clinton Keith Rd., Suite 110, Wildomar, California 92595 as owner of the public improvements, at a regular meeting thereof held on the 12th day of August, 2026, by Resolution No. 2026-__.

That upon said contract, Westchester Fire Insurance Company was surety for the bond(s) given by the said company as required by law.

Dated at the City of Wildomar, this 12th day of August 2026.

Jason B. Farag
Public Works Director/City Engineer

VERIFICATION

I, the undersigned, say: I am the _____ the declarant of the foregoing notice of completion; I
("President of," "Manager of," "A partner of," "Owner of", etc…)
have read said notice of completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 20__, at Wildomar, California.

_____
(Personal signature of the individual who is swearing that the contents of the notice of completion are true)

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.8
Meeting Date: August 12, 2026

SUBJECT: Bundy Canyon Road Improvement Project, Segment 2 - Tribal Agreements

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Carlos Geronimo, Principal Engineer

ACTION:
Authorize the City Manager to execute Agreements with the Pechanga Band of Indians and the Soboba Band of Luiseño Indians to provide cultural resource monitoring during grading activities related to the Bundy Canyon Road Improvement Project, Segment 2 (CIP 026-2)

SUMMARY:
Per the Project's CEQA Environmental Impact Report (EIR) approved by the City Council, cultural resource monitoring by the Soboba and Pechanga Tribes is required during ground disturbing activities. These Agreements formalize with each Tribe the procedures for the treatment of Native American human remains, grave goods, funerary objects, ceremonial items, and cultural items, in the event any are found in conjunction with development of the Project.

BACKGROUND:
The Bundy Canyon Road Improvement Project, Segment 2, extends from Oak Canyon Dr. to just east of The Farm Road (Project). The Project includes realignment of the entire roadway on both vertical and horizontal profiles, which includes large quantities of excavation and grading. The Project was required to conduct a full Environmental Impact Report (EIR) to comply with the California Environmental Quality Act (CEQA) which was approved in September 2014 and subsequently amended in July 2020.

The EIR identified various Project impacts and required mitigations that must be completed prior, during, and after construction of the Project. The EIR identified cultural impacts along the Project alignment which require that a "tribal Monitoring Agreement be in place for monitoring of Native American artifacts during construction activities involving excavation in areas considered to have a higher sensitivity for buried archaeological resources" (Mitigation Measure CUL-C4).

DISCUSSION:
As the Project nears its construction phase, City staff have engaged the Pechanga Band of Indians and the Soboba Band of Luiseño Indians (Tribes), both of which were identified in the EIR documents. The City has received, reviewed, and accepted the final agreements from both Tribes.

The agreements specify the following items:

- Scope of the Work
- Duties and responsibilities of each agency
- Procedures for handling discovered artifacts and other cultural resources
- Geographical area over which the tribal monitoring crew shall oversee
- Statutory compliance
- Compensation of the tribal monitoring crew by the City of Wildomar.
    - Compensation shall be paid as determined by each tribe's hourly rate as a Time and Materials (T&M) base contract.

Copies of the agreements with the Tribes are included as Attachment A and B. Staff recommends that the City Council authorize the City Manager to execute Agreements with the Pechanga Band of Indians and the Soboba Band of Luiseño Indians to provide cultural resource monitoring during grading activities related to the Project.

ENVIRONMENTAL ANALYSIS:
This Agreement is entered into pursuant to the mitigation measures required under the California Environmental Quality Act, California Public Resources Code Section 21000 et seq., as amended ("CEQA") and the conditions of approval for this Project.

FISCAL IMPACT:
Payment for tribal monitoring costs to each tribe is included in the approved project budget for FY 26-27. No additional funding is required.

ATTACHMENTS:
A - Pechanga Tribal Monitoring Agreement
B - Soboba Tribal Monitoring Agreement

CULTURAL RESOURCES TREATMENT AND TRIBAL MONITORING AGREEMENT
(Pre-Excavation Agreement)

Bundy Canyon and Scott Road Improvement Project Phase II CIP 026-2

I. PARTIES

The PARTIES to this Agreement are (1) The Pechanga Band of Indians, a federally recognized Indian tribe ("PECHANGA TRIBE") and (2) City of Wildomar ("DEVELOPER").
All notices to the PARTIES shall be given at the addresses below:

Pechanga Band of Indians
Gary DuBois, Director
Pechanga Cultural Resources
P.O. Box 2183
Temecula, CA 92593
Telephone: (951) 770-6300

General Counsel for the Pechanga Band
Pechanga Office of the General Counsel
P.O. Box 1477
Temecula, CA 92593
Telephone: (951) 770-6170

Developer
City of Wildomar
23873 Clinton Keith Road Ste 110
Wildomar, CA 92595

For Tribal Monitor scheduling and Tribal Monitor contact information, please refer to Addendum 2 (Monitoring Services Summary Sheet)

II. SUBJECT MATTER

This Agreement concerns a project known as Bundy Canyon and Scott Road Improvement Project Phase II CIP 026-2 and more specifically defined as APNs included in the attached Exhibit 1, incorporated herein by reference, which are located within the right-of-way, ("Project"). The PECHANGA TRIBE will provide a copy of this Agreement to the Riverside County Medical Examiner's Office and the City of Wildomar, Lead Agency for the Project, and agency responsible for environmental compliance of this Project ("Lead Agency").

III. PURPOSE

This Agreement formalizes procedures for the treatment of Native American human remains, grave goods, funerary objects, ceremonial items, and cultural items, in the event any are found in conjunction with development of the Project. This Agreement also formalizes procedures for Tribal Monitoring during all grading, groundbreaking, excavation, and ground-disturbing activities performed in conjunction with Project development, including archaeological testing, studies, surveys, and staging activities. This Agreement is entered into pursuant to the mitigation measures required under the California Environmental Quality Act, California Public Resources Code Section 21000 et seq., as amended ("CEQA") and the conditions of approval for this Project.

IV. CULTURAL AFFILIATION & TREATMENT OF CULTURAL RESOURCES

The PARTIES agree that the Project area consists of land which has been traced to and traditionally occupied by the PECHANGA TRIBE. Cultural resources, including ceremonial items

and archaeological items, which may be found in conjunction with the development of this Project shall be treated as follows:

Treatment of all cultural items will reflect the religious beliefs, customs, and practices of the PECHANGA TRIBE. The DEVELOPER agrees to give all cultural items to the PECHANGA TRIBE for appropriate treatment, unless the DEVELOPER is otherwise ordered by a court or agency of competent jurisdiction. The DEVELOPER waives any and all claims to ownership of all cultural items in favor of the PECHANGA TRIBE. If temporary possession of cultural items by the DEVELOPER or its agents, subcontractors, or representatives is necessary (for example a Project archaeologist), said entity or individual shall not possess those items for longer than is reasonably necessary, except that all PARTIES agree that ceremonial and sacred items shall be immediately relinquished to the PECHANGA TRIBE for appropriate treatment.

V. DISCOVERY OF HUMAN REMAINS

A. Most Likely Descendant Determination

If Native American human remains are found during development of the Project, the PARTIES understand that the Native American Heritage Commission ("NAHC") will be notified and will determine the Most Likely Descendant ("MLD") pursuant to California Public Resources Code Section 5097.98. Neither PARTY guarantees that the PECHANGA TRIBE or one of its members will be named the MLD. However, given the location of the site and the history/prehistory of the area, the PARTIES' good faith belief is that Tribal Chairperson Mark Macarro of the PECHANGA TRIBE will be named the MLD.

Should the NAHC determine that a member of an Indian tribe other than the PECHANGA TRIBE is the MLD, the provisions of this Agreement relating to the treatment of such Native American human remains shall be null and void in their entirety, except that the provisions of Addendum 1 to this Agreement, which is fully severable, shall continue in full force and effect.

B. Coordination with County Medical Examiner's Office

The DEVELOPER shall immediately contact the Medical Examiner and the PECHANGA TRIBE in the event that any human remains are discovered during the development of the Project. The Medical Examiner shall ensure that notification is provided to the NAHC as required by California Public Resources Code Section 5097.98(a) and California Health & Safety Code Section 7050.5(c).

C. Treatment of Native American Human Remains

In the event that Native American human remains are found during development of the Project and the PECHANGA TRIBE or one of its members is determined to be the MLD by the NAHC, the following provisions shall apply.

The term "Native American human remains" encompasses more than human bones. The PECHANGA TRIBE's traditions call for the burial of associated cultural resources with the deceased (grave goods and funerary objects), and the ceremonial burning of human remains, with

funerary objects, grave goods and animals. Ashes and other remnants of these burning ceremonies, as well as grave goods and funerary objects, associated with or buried with the Native American remains, are to be treated in the same manner as bones, bone fragments, and cremations.

The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease, and the remains shall be left in the place where they were discovered until the Medical Examiner has had the opportunity to inspect the remains in place and make her determinations as required by State law, and until a final decision as to the treatment and disposition has been made pursuant to this Agreement and the State law.

The PECHANGA TRIBE shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site of the discovery, and (2) make recommendations as to how the human remains and grave goods should be treated with appropriate dignity. The DEVELOPER shall discuss and confer with the PECHANGA TRIBE all reasonable options with regard to its preferences and recommendations for treatment. The PARTIES agree to discuss in good faith what constitutes "appropriate dignity," as that term is used in the applicable statutes and in the PECHANGA TRIBE'S customs and traditions.

The PECHANGA TRIBE shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of being granted access to the site of the discovery by the landowner. The PECHANGA TRIBE shall have the final determination as to the disposition and treatment of human remains and grave goods, to the fullest extent permitted by applicable law, including California Public Resources Code Section 5097.98.

D. Non-Disclosure of Reburial Locations

Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, California Government Code Section 7920.000 et seq. The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 7927.000.

VI. SIGNIFICANT SITES IMPACTED BY PROJECT

If additional significant sites or sites not identified as significant in the Project environmental review process, but later determined to be significant, are located within the Project impact area, such sites will be subjected to further archaeological and cultural significance evaluation by the Lead Agency and the PECHANGA TRIBE to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources.

VII. TRIBAL MONITORS

The description of work for Tribal Monitors is attached hereto as Addendum 1 and incorporated herein by reference. Addendum 1 specifies the development activities that Tribal Monitors will monitor, the geographical area over which this monitoring shall be conducted, the size of the

monitoring crew, the powers of the monitoring crew, provisions for compensation of the Tribal Monitors, and other pertinent provisions.

VIII. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the heirs, successors, representatives, executors, administrators, and assigns of the parties, including subsequent land owners, developers, and subcontractors of the Project area, and any person or entity obligated to comply with environmental and cultural/archaeological protection laws applicable to the Project.

IX. STATUTORY COMPLIANCE

Nothing in this Agreement shall excuse the Lead Agency on this Project or the DEVELOPER from their obligations under any applicable state or federal laws or regulations, including but not limited to the CEQA, California Public Resources Code Section 21000 et seq.; the National Historic Preservation Act, 16 U.S.C. Section 470 et seq.; California Public Resources Code Sections 5097.98, 5097.98(c), and 5097.99; California Health and Safety Code Section 7050.5(c); California Government Code Sections 7290.000 et seq, 65040.2, 65092, 65351, 65352, 65560, 65352.3, 65352.4, 65562.5; California Civil Code Section 815.3; the Native American Graves Protection and Repatriation Act, 25 U.S.C. Section 3001 et seq.; the California Native American Graves Protection and Repatriation Act of 2001, California Health and Safety Code Section 8010 et seq.; the American Indian Religious Freedom Act, 16 U.S.C. Section 1996, et seq., and the First Amendment to the United States Constitution. Nothing in this Agreement is intended to make any of the above-referenced laws applicable where such laws would otherwise be inapplicable.

X. INDEMNITY

Each Party shall be responsible for claims, damages or liability arising from its own negligent acts or omissions or willful misconduct, including those of its officers, employees, agents, and contractors.

XI. SEVERABILITY

Should any part of this Agreement be found by any court or agency of competent jurisdiction to be to any extent invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

XII. CONFIDENTIALITY

This Project is subject to certain confidentiality mandates. AB 52, as codified in California Public Resources Code Section 21082.3(c)(1) requires that the Lead Agency maintain confidential information provided by a tribe during consultation or the environmental review process. That duty to maintain confidentiality also attaches to the DEVELOPER and their agents, and prohibits disclosure of such confidential information regarding tribal cultural resources to third parties. Further, California Government Code Sections 7927.000 and 7927.005 also protect from disclosure under the Public Records Act information concerning cultural resources. The cultural information provided in this Agreement, which is a requirement of the Project's Conditions of

Approval, and/or Mitigation Monitoring and Reporting Plan, if required, is being provided as part of the environmental review process and regulatory compliance, and is thus protected from disclosure.

The DEVELOPER agrees to keep confidential and shall not disclose the following, unless required by law or a court of competent jurisdiction: 1) any terms and conditions of this Agreement; and 2) any items discussed in Section V(D). The DEVELOPER shall ensure that all of its officers, directors, agents, employees, and contractors agree to keep confidential the above items and to fully comply with this section as though each of them had signed this Agreement. The PARTIES agree that any remedy at law for a breach of this section would be inadequate and such breach shall result in irreparable harm to the PECHANGA TRIBE, who shall be entitled to obtain injunctive relief for a breach of this section, in addition to any other remedies available to it at law.

XIII. LIMITATION ON SCOPE

This Agreement is unique to this Project only and does not set a precedent for other projects.

XIV. AUTHORITY TO EXECUTE

Each of the persons executing this Agreement expressly warrants that he or she is authorized to do so on behalf of the entity for which he or she is executing this Agreement. Each PARTY to this Agreement represents and warrants that this Agreement is executed voluntarily, with full knowledge of its significance.

XV. COUNTERPARTS AND EFFECTIVE DATE

This Agreement may be signed in two or more counterparts and will be effective when all PARTIES and signatories have affixed their signatures to two or more of the counterparts and said counterparts have been delivered to all PARTIES, at which time the counterparts together will be deemed one original document.

XVI. SIGNATURES

Date:	_____	Date:	_____
Tribe:	PECHANGA BAND OF INDIANS	Developer:	City of Wildomar
By:	_____	By:	_____
	Mark Macarro		Chris Mann
Its:	Tribal Chairman	Its:	City Manager

ADDENDUM 1
TRIBAL MONITORING

Bundy Canyon and Scott Road Improvement Project Phase II CIP 026-2

I. MONITORING SPECIFICATIONS

Bundy Canyon and Scott Road Improvement Project Phase II CIP 026-2, defined in Section II of the Cultural Resources Treatment and Tribal Monitoring Agreement, shall consist of widening and improvement of the road from two lanes to four lanes, with a center striped median, partially paved shoulders, left-turn lanes at major intersections signage, and signalized intersections at Sellers Road, Monte Vista Drive, Oak Circle Road, Harvest Way, and Murrieta Road.

Given the nature and sensitivity of the archaeological sites and cultural resources that are or may be in the Project area, it is agreed that the PECHANGA TRIBE shall designate representatives to be retained as Tribal Monitors to monitor all grading, groundbreaking, excavation, and ground-disturbing activities performed in the Project area and in conjunction with the Project development, including archaeological testing, studies, surveys, and staging activities. Tribal Monitors will not monitor paleontological material. If necessary, archaeological observation shall consist of a qualified archaeologist, retained by the DEVELOPER, to be present during grading activities to identify and/or ascertain the significance of any subsurface cultural resources or to aid in the avoidance of sensitive areas.

II. DISCOVERY OF HUMAN REMAINS

In the event that human remains, as defined in Section V(C) of the Cultural Resources Treatment and Tribal Monitoring Agreement, incorporated herein by reference, are found during development of the Project, Tribal Monitors are empowered to temporarily halt and/or relocate grading or excavation activities pending further investigation by the Medical Examiner and the PECHANGA TRIBE, pursuant to California Health & Safety Code Section 7050.5. The Tribal Monitors are further empowered to temporarily halt and/or relocate grading or excavation activities, for short periods of time, to conduct further evaluation of the significance of discovered cultural items, including further controlled excavations pursuant to California Public Resources Code Section 21083.2(i). Surface or subsurface artifacts of significance may be collected and mapped during this controlled excavation.

III. PRE-GRADING CONFERENCE & PROJECT CREW SIZES

Regarding grading activities, a pre-grading conference shall be held by the DEVELOPER to clarify Tribal Monitoring specifications with the grading contractor and/or Project manager and the grading inspector of the jurisdiction in which the Project site is located. The PECHANGA TRIBE shall be invited to participate in this conference.

The DEVELOPER shall notify the PECHANGA TRIBE at least one week in advance of any ground disturbing activities so Tribal Monitoring may be scheduled. Such notice shall be made by contacting the PECHANGA TRIBE's Monitoring Services Contact identified in Addendum 2, and shall include a written schedule of all ground disturbing activities. It is the DEVELOPER's burden

to provide sufficient notice to schedule Tribal Monitoring. If the DEVELOPER fails to provide the requisite notice and, as a result, the PECHANGA TRIBE is unable to schedule Tribal Monitoring, the DEVELOPER shall be required to delay ground disturbing activities until a Tribal Monitor can be scheduled. In addition to all other rights and remedies, the DEVELOPER shall pay the PECHANGA TRIBE a fee of $1,500.00 for each day ground disturbing activities occur without the required advance notice to the PECHANGA TRIBE and without the presence of a Tribal Monitor. If the DEVELOPER changes the written schedule of excavation with less than twenty-four (24) hours' notice, the PECHANGA TRIBE may impose a minimum half-day show-up charge. "Notice" must be given during normal business hours (*i.e.*, Monday-Friday from 8:00 a.m. to 5:00 p.m.). Notice provided outside of normal business hours may result in a minimum half-day charge.

The PARTIES to this Agreement anticipate the need for a Tribal Monitoring crew consisting of two (2) persons. If the scope of work changes to require additional monitors (for example, if inadvertent discoveries of cultural resources are made or simultaneous grading in two or more geographic areas), the DEVELOPER agrees to come to a reasonable agreement with the PECHANGA TRIBE regarding compensation of more than two (2) monitors.

IV. COMPENSATION

The PECHANGA TRIBE shall retain and supervise the Tribal Monitoring crew for this Project and shall be solely responsible for coordinating and directing their activities. The PECHANGA TRIBE acknowledges that potentially dangerous conditions may exist at the Project site, particularly during grading and other ground-disturbing activities, and agrees to assume responsibility for the safety of its Tribal Monitors while they are present on the Project site. The PECHANGA TRIBE represents and warrants that it maintains appropriate liability insurance coverage for its Tribal Monitors and their activities in connection with this Project.

DEVELOPER shall compensate the PECHANGA TRIBE for each Tribal Monitor performing services under this Agreement at a rate of $85.00 per hour, or at the PECHANGA TRIBE's then-current hourly rate for services performed more than one (1) year after the execution of this Agreement. The PECHANGA TRIBE shall provide DEVELOPER with an updated fee schedule as necessary. Overtime shall be billed at one and one-half times (1.5x) the hourly rate for after-hours and weekend work, and at two and one-half times (2.5x) the hourly rate for holiday work. For purposes of this Agreement, "after hours work" means services performed beyond an eight-hour construction day; "weekend work" means services performed between the end of the Friday construction day and the start of construction on Monday; and "holiday work" means services performed on any holiday recognized by the PECHANGA TRIBE. The hourly rate shall not apply to travel time between the Pechanga Reservation and the Project site; however, DEVELOPER shall reimburse the PECHANGA TRIBE for all documented mileage between the Pechanga Reservation and the Project site at the then-current Federal mileage reimbursement rate.

A minimum four (4) hour charge ("show-up time") shall be charged to DEVELOPER for any unannounced work stoppage not caused by the PECHANGA TRIBE. A minimum two (2) hour charge shall be charged to DEVELOPER for the pre-grading conference and any other meetings conducted outside of regularly-scheduled grading or construction hours.

The PECHANGA TRIBE shall submit monthly invoices to DEVELOPER for each Tribal Monitor performing services under this Agreement. Within thirty (30) days of receipt of the invoice, DEVELOPER shall remit payment in full to the PECHANGA TRIBE at the following address:

Accounting Department
Pechanga Band of Indians
Attn: Accounts Receivable
P.O. Box 1477
Temecula, CA 92593

Any interest on unpaid balances shall accrue only to the maximum extent permitted by applicable law. Failure to timely remit payment to the PECHANGA TRIBE may result in collection actions and/or the pursuit of any and all available legal and equitable remedies.

V. MONITOR SERVICES SUMMARY SHEET

Please refer to Addendum 2 for pertinent contact information regarding monitor services.

ADDENDUM 2
MONITORING SERVICES SUMMARY SHEET

PECHANGA TRIBE INFORMATION			
Account #	**Name of Tribe**	**Address**	**Phone #**
	Pechanga Band of Indians	PO Box 1477 Temecula CA 92593	951-770-6000

Accounts Receivable Contact	**Address:**	**Email:**	**Phone #**
Aide Fierro	PO Box 1477 Temecula CA 92593	afierro@pechanga-nsn.gov	951-770-6111

Monitor Services Contact	**Address:**	**Email:**	**Phone #**
Tina Thompson-Mendoza	PO Box 2183 Temecula CA 92593	tmendoza@pechanga-nsn.gov	951-770-6302

To schedule tribal monitoring, contact Pechanga's Monitor Services Contact listed above.
If they cannot be reached, contact Robert Ringlero at 951-770-6303 and/or Ebru Ozdil at 951-770-6313.
One-week advance notice is required to schedule monitoring.

DEVELOPER INFORMATION				
Project #	**Project Owner/Developer**	**Project Owner Phone #**	**Estimated Project Start Date:**	**Estimated Project End Date:**
CIP 026-2	City of Wildomar	951.677.7751	9/15/2026	12/01/2028

Project Manager Name:	**Address:**
Carlos E. Geronimo Principal Engineer	23873 Clinton Keith Road. Suite 110 Wildomar, CA 92595
Email:	**Phone Number:**
cgeronimo@wildomar.gov	951.677.7751 ext. 151
Accounts Payable Contact:	**Address:**
Adam Jantz Finance Manager	23873 Clinton Keith Road. Suite 110 Wildomar, CA 92595
Email:	**Phone Number:**
ajantz@wildomar.gov	951.677.7751 ext. 243

Hourly Rate	**Overtime Rate**	**Holiday Rate**	**Mileage Rate**	**Show Up Fee**	**Pre-grading Time**
$85.00	$127.50	$212.50	Federal Rate	4 hours	

For Internal Use Only:

EXHIBIT 1

Bundy Canyon/Scott Road Improvement Project Assessor's Parcel Numbers

- 366-300-053
- 366-300-073
- 367-100-019
- 366-300-080
- 366-411-014
- 366-411-015
- 366-411-016
- 366-411-017
- 366-411-018
- 366-411-019
- 366-411-020
- 366-411-020
- 366-413-010
- 367-110-007
- 367-100-037
- 367-100-033
- 367-100-034
- 367-100-035
- 366-300-079
- 367-431-011
- 367-431-012
- 367-431-013
- 367-431-030
- 367-432-001
- 367-441-001
- 367-441-013
- 367-450-016
- 367-441-012
- 367-442-001
- 367-442-009
- 367-442-010
- 367-442-011
- 367-442-012
- 366-300-077
- 367-450-017
- 366-320-048
- 366-320-028
- 367-250-008
- 366-320-044
- 367-250-001
- 367-250-002
- 367-250-003
- 367-250-007
- 367-250-012
- 367-250-015
- 366-320-045
- 367-270-021
- 367-270-030
- 366-320-045
- 366-320-022
- 366-320-012
- 366-320-006
- 366-320-011
- 366-320-010
- 366-320-008
- 366-320-047
- 366-320-046
- 366-320-041
- 366-320-008
- 366-310-015
- 366-310-006
- 362-090-004
- 362-211-003
- 362-211-004
- 362-211-005
- 362-211-029
- 362-211-023
- 362-211-024
- 362-211-025
- 362-211-030
- 362-090-001
- 362-070-029
- 367-250-015

SOBOBA BAND OF LUISEÑO INDIANS
P.O. BOX 487, SAN JACINTO, CA 92581

CULTURAL RESOURCE MONITORING AGREEMENT

This CULTURAL RESOURCE MONITORING AGREEMENT ("Agreement") is made and entered into as of August _____, 2026, by and between SOBOBA BAND OF LUISEÑO INDIANS, a federally recognized Indian tribe ("Soboba Band") and the City of Wildomar ("Developer") (Soboba Band and Developer are sometimes referred to individually as a "Party," and collectively as the "Parties").

RECITALS

A. Subject Matter: This Agreement concerns a Project located within the City of Wildomar owned by Developer, commonly referred to as the Bundy Canyon Road Widening Phase II (hereinafter referred to as the "Project") and as more particularly described in Attachment I to this Agreement. The City of Wildomar shall be referred to herein as the "Lead Agency."

B. Purpose: The purpose of this Agreement is to formalize procedures for tribal monitoring by the Soboba Band of Luiseño Indians during ground disturbing activities.

The description of work. Description of work for monitors for the grading and ground disturbing activities at the Project site is provided in Attachment I to this Agreement and incorporated herein by this reference. Section I of Attachment II specifies the duties and responsibilities of the identified tribal monitoring crew and other specified parties. Section II of Attachment II identifies the geographical area over which the tribal monitoring crew shall oversee and Sections III and IV of Attachment II mandate direct compensation of the tribal monitoring crew by the City of Wildomar.

Limitation on Scope. This Agreement is unique to the Project only and does not set a precedent for other projects.

Counterparts. This Agreement may be signed in two or more counterparts and shall be effective when all the Parties and signatories have affixed their signatures to two or more of the counterparts and the counterparts have been delivered to all Parties, at which time the counterparts together will be deemed one original document.

Date: (August _____, 2026)

SOBOBA BAND OF LUISEÑO INDIANS

_____

By: Isaiah Vivanco, Tribal Chairman
Soboba Band of Luiseño Indians

Date: (August _____, 2026)

CITY OF WILDOMAR

_____

Chirs Mann, City Manager

Billing Contact & Associated Information:

Name: Adam Jantz

Address: 23873 Clinton Keith Road.
Suite 110.
Wildomar, CA 92595

Phone Number: 951-677-7751

Email Address: accountspayable@wildomar.gov

ATTACHMENT I

Bundy Canyon Road Widening Phase II



ATTACHMENT II

NATIVE AMERICAN MONITORING OF GRADING AND GROUND DISTURBING ACTIVITIES

I. Specifications

Given the nature and sensitivity of the Tribal Cultural Resources and Historic properties that are in or may be within the Project area, the Soboba Band of Luiseno Indians shall provide tribal monitoring, and specialized assistance with the identification of Tribal Cultural Resources, Historic Properties, Items of Native American Cultural Patrimony, and the determination of significance, during all cultural resource investigations, and all ground disturbing activities for the Project. Tribal monitors will work in coordination with the Developer's designated onsite representative. The Native American monitors will be empowered to halt all earthmoving equipment in the immediate area of discovery when cultural items or features are identified until further evaluation can be made in determining their significance. It is understood that if avoidance of cultural resources is determined to be infeasible, surface and subsurface items of significance may be collected and mapped during this operation following standard archaeological practices.

After discovery of cultural items or features discussions will take place to determine the significance of the situation and best course of action for avoidance, protection of resources or data recovery as applicable.

None of the stipulations within this agreement shall absolve the City of Wildomar of their responsibilities under applicable law, nor shall any of the stipulations exempt the City of Wildomar from their responsibilities set forth in the project's Mitigation Measures and/or Conditions of Approval.

II. Project to be Monitored

Monitoring shall encompass the area known as Bundy Canyon Road Widening Phase II as indicated in Recital A and Attachment I of this Agreement, and shall be known as the Project area. It is agreed that monitoring shall be allowed for all archaeological studies, excavations, and ground disturbing activities occurring in conjunction with the development of the Project.

III. Project Crew Size

The parties to this Agreement anticipate the need for a tribal monitoring crew initially consisting of one (1) person. The Developer's agrees to designate an onsite representative, who will be responsible for signing the tribal monitor's

daily activity log at the close of each work day. If the scope of the work changes (e.g. inadvertent discoveries of cultural resources or simultaneous grading) the Developer will compensate the work of additional tribal monitors to the originally agreed upon crew (1) tribal monitors. The compensation rate shall be made directly from the City of Wildomar to the Soboba Band of Luiseno Indians.

The City of Wildomar agrees to provide the Soboba Band of Luiseño Indians a minimum forty-eight (48) hour advance notice prior to the commencement of ground disturbing activities. The City of Wildomar will be subject to a $1500.00 fee, for ground disturbing activities completed without the oversite of a Soboba Tribal Monitor, and without prior notification to the Soboba Band of Luiseno Indians.

IV. Compensation

The Soboba Band shall provide the tribal monitoring crew for this project be responsible for coordinating the tribal monitors' activities on this Project. The Soboba Band recognizes that dangerous conditions may exist on the work site, particularly during grading operations, and agrees to assume responsibility for the safety of the tribal monitoring crew while the crew remains on the Project site. The Soboba Band possess full coverage insurance for the tribal monitors. (Provided upon request)

The City of Wildomar shall directly compensate the Soboba Band of Luiseno Indians in accordance with the following compensation rates and procedures. Invoice will be submitted on a monthly and be paid within 30 days to insure monitor compensation.

A minimum 4-hour half-day charge ("show up" time) shall be charged to the Developer for unannounced work stoppages of the tribal monitors that are not due to actions by the Soboba Band.

Native American Monitoring	$ 95.00 hourly rate
Overtime (After 8 hours Daily or 40 Hours a week)	$ 142.50
Double Time (After 12 hours Daily)	$ 190.00
Administrative Fee	15% of Invoice

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.9
Meeting Date: August 12, 2026

SUBJECT: Bundy Canyon Road Rehab Project and Slurry Seal Project (CIP 057-3, 058-3) Contract Items

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Cameron Luna, Associate Engineer

ACTION:
1. Approve a supplemental appropriation of $313,242 in expenditures and increase in revenue budget for Fund 500 (Capital Reinvestment) to allocate for reimbursement monies related to the City of Wildomar's Memorandum of Understanding (MOU) with the City of Menifee for resurfacing Scott Road/Bundy Canyon Road.

2. Authorize an increase to the Public Works Director's ability to approve change orders, from a not to exceed 25% to a not to exceed 37% of the construction contract amount (contingency), to account for the 12% of contract contingency utilized for the additional work covered under the MOU Agreement.

3. Approve a deappropriation of Fund 120 (Measure AA) to decrease $200,000 from CIP 103 and approve a supplemental appropriation for Fund 120 (Measure AA) to increase $200,000 in expenditures for CIP 057-3.

BACKGROUND:
The City of Wildomar administers a Road Rehabilitation and Maintenance Program and a Slurry Seal Program. These programs are implemented as annual projects in the City's approved Five-Year Capital Improvement Program as CIP 057 and CIP 058. On February 10, 2026, the City awarded a construction contract to All American Asphalt for the current fiscal year's road rehab and slurry seal projects (CIP 057-3 and CIP 058-3).

DISCUSSION:
Item 1
On May 13, 2026, the City Council approved a Memorandum of Understanding (MOU) with the City of Menifee as part of the City of Wildomar's Bundy Canyon Road Rehab Project and Slurry Seal Project (CIP 057-3/058-3). The Wildomar Project Area and the Menifee Project Area together form a continuous pavement rehabilitation corridor along Scott Road and Bundy Canyon Road serving both jurisdictions. Following the MOU approval, staff from both Cities continued to work together and on July 24, 2026, the Menifee Project Area was substantially completed. The City of Menifee has confirmed the Contractor's expenditures and will be responsible for reimbursing the City of Wildomar in the amount of $313,242. The updated budget detail sheet for CIP 057-3 accounting for this reimbursement amount is included as Attachment A. Staff recommends that the City Council approve a supplemental appropriation of $313,242 in expenditures and increase in revenue budget for Fund 500 (Capital

Reinvestment) to allocate for reimbursement monies related to the MOU.

Item 2
As a result of the MOU, staff recommends the City Council authorize an increase to the Public Works Director's ability to approve change orders, from a not to exceed 25% of the construction contract amount (contingency) to 37%. In order to fiscally incorporate the MOU into the CIP 057-3 contract, 12% of contingency was required to facilitate the additional work occurring within the City of Menifee's jurisdiction. Authorizing this adjustment would restore the Public Works Director's original capacity for work with the City of Wildomar's jurisdiction as approved by City Council on February 10, 2026.

Item 3
As part of the Wildomar Trail Restriping Project (CIP 103, Project), the City has been preparing design plans for the restriping of Wildomar Trail at the I-15 to help improve traffic operations near the interchange. An encroachment permit from Caltrans is required to restripe the road because the area of work is within Caltrans right-of-way. The Project includes restriping of Wildomar Trail from Margaret Ln. east to Monte Vista Dr. and rehabilitation of some of the pavement within those limits. On August 3, 2026, the City received it's Caltrans encroachment permit approval for performing the work. As a result, staff is preparing a contract change order with the CIP 057-3/058-3 contractor, All American Asphalt, to complete the work as approved under the permit. To complete the work with the CIP 057-3/058-3 contract, staff is recommending moving the existing construction funds budgeted under CIP 103 to CIP 057-3/058-1. As a result, staff recommends that the City Council approve a deappropriation of Fund 120 (Measure AA) to decrease $200,000 from CIP 103 and approve a supplemental appropriation for Fund 120 (Measure AA) to increase $200,000 in expenditures for CIP 057-3.

ACCOUNT CODE:
Project: CIP 057-3
Phase: Construction
Budget Amendments:
- Capital Reinvestment (Fund 500)
  Revenues (500-3542) = $313,242
  Expenditures (500-4500-52115) = $313,242
- Measure AA (Fund 120)
  Expenditures (120-4500-52115) = $200,000

Project: CIP 103
Phase: Construction
Budget Amendments:
- Measure AA (Fund 120)
  Expenditures (120-4500-52115) = $0

FISCAL IMPACT:
Updated CIP Booklet Detail Sheets for the Projects are included under Attachment A.

ATTACHMENTS:
A - Updated Project Budget Detail Sheet

DRAFT

08.12.26
City Council
Meeting Update

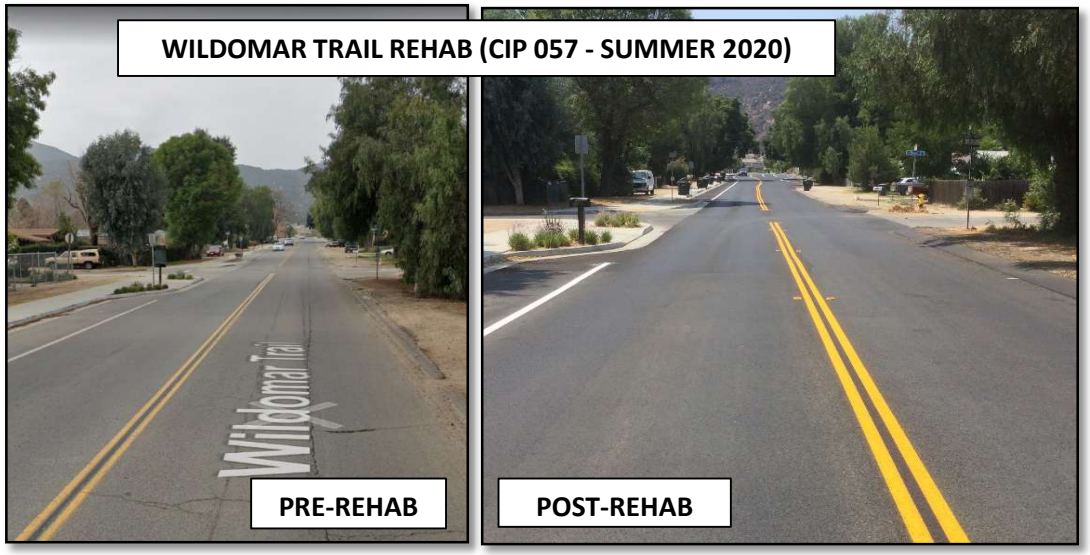
CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 26/27 to FY 30/31

PROJECT SUMMARY					
PROJECT TITLE:	**Pavement Rehabilitation Program**	**CIP NO.:**	057	**DEPT:**	Public Works
LOCATION:	Citywide	**CATEGORY:**	Trans. (Maint.)	**MANAGER:**	Cameron Luna
INITIATED:	FY 18/19				

PROJECT DESCRIPTION AND EXHIBIT

Annual Pavement Rehabilitation Program:

This program provides for the rehabilitation of selected streets based on the City Pavement Management Report, Maintenance Records, and Citizen Input.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 26/27	PROJECTED BUDGET FY 27/28	FY 28/29	FY 29/30	FY 30/31 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	325,000				65,000	65,000	65,000	65,000	65,000
Right-of-Way	-				-	-	-	-	-
Construction	7,419,000				2,419,000	1,250,000	1,250,000	1,250,000	1,250,000
Const Admin/Inspect.	567,000				167,000	100,000	100,000	100,000	100,000
Total Cost:	**$ 8,311,000**				**$ 2,651,000**	**$ 1,415,000**	**$ 1,415,000**	**$ 1,415,000**	**$ 1,415,000**
FUNDING SOURCES									
201 - Measure A	$ 1,042,000				$ 382,000	$ 165,000	$ 165,000	$ 165,000	$ 165,000
501 - RMRA (SB1)	5,744,000				1,744,000	1,000,000	1,000,000	1,000,000	1,000,000
120 - Measure AA	1,450,000				450,000	250,000	250,000	250,000	250,000
507 - Misc. State Fund	75,000				75,000	-	-	-	-
	-				-	-	-	-	-

APPROVED 06.10.26

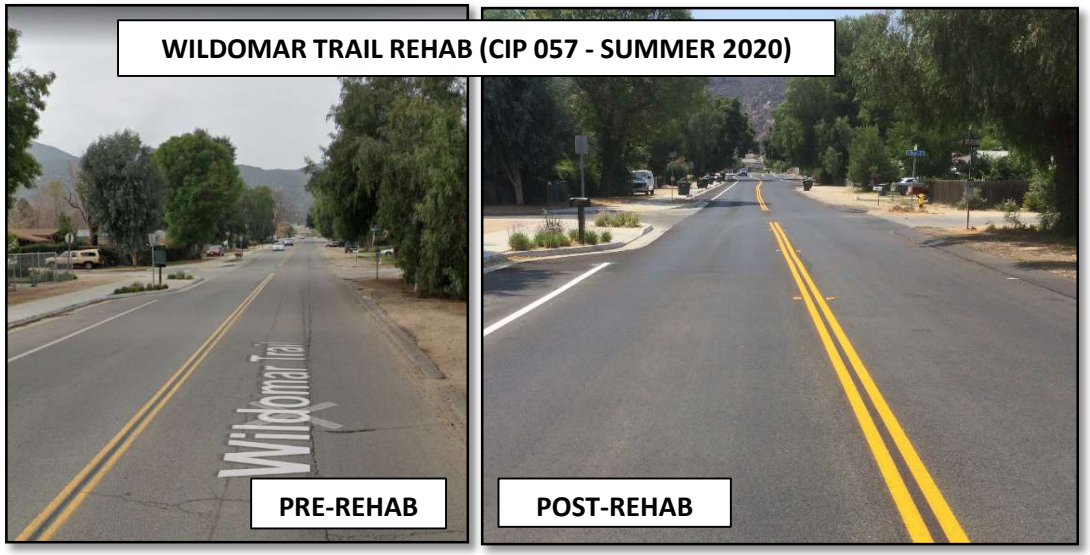
CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 26/27 to FY 30/31

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Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	325,000				65,000	65,000	65,000	65,000	65,000
Right-of-Way	-				-	-	-	-	-
Construction	7,219,000				2,219,000	1,250,000	1,250,000	1,250,000	1,250,000
Const Admin/Inspect.	567,000				167,000	100,000	100,000	100,000	100,000
Total Cost:	**$ 8,111,000**				**$ 2,451,000**	**$ 1,415,000**	**$ 1,415,000**	**$ 1,415,000**	**$ 1,415,000**
FUNDING SOURCES									
201 - Measure A	$ 1,042,000				$ 382,000	$ 165,000	$ 165,000	$ 165,000	$ 165,000
501 - RMRA (SB1)	5,744,000				1,744,000	1,000,000	1,000,000	1,000,000	1,000,000
120 - Measure AA	1,250,000				250,000	250,000	250,000	250,000	250,000
507 - Misc. State Fund	75,000				75,000	-	-	-	-
	-				-	-	-	-	-

DRAFT

08.12.26
City Council
Meeting Update

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 26/27 to FY 30/31

PROJECT SUMMARY					
PROJECT TITLE:	**Wildomar Trail Interchange Restriping**	**CIP NO.:**	103	**DEPT:**	Public Works
LOCATION:	Wildomar Trail/I-15	**CATEGORY:**	Trans. (Roads)	**MANAGER:**	Jason Farag
INITIATED:	FY 24/25				

PROJECT DESCRIPTION AND EXHIBIT

To improve the flow of traffic on Wildomar Trail for vehicles driving east to the I-15, the City is working with Caltrans to request permission to restripe part of Wildomar Trail within Caltrans Right-of-Way to provide enough width for a dedicated right-turn lane onto the I-15 Southbound On-Ramp, to minimize delays to eastbound through traffic.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 26/27	PROJECTED BUDGET FY 27/28	FY 28/29	FY 29/30	FY 30/31 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	20,000				20,000	-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	-				-	-	-	-	-
Const Admin/Inspect.	10,000				10,000	-	-	-	-
Total Cost:	**$ 30,000**				**$ 30,000**	**$ -**	**$ -**	**$ -**	**$ -**
FUNDING SOURCES									
201 - Measure A	$ 30,000				$ 30,000	$ -	$ -	$ -	$ -
120 - Measure AA	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

APPROVED 06.10.26

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 26/27 to FY 30/31

PROJECT SUMMARY					
PROJECT TITLE:	**Wildomar Trail Interchange Restriping**	**CIP NO.:**	103	**DEPT:**	Public Works
LOCATION:	Wildomar Trail/I-15	**CATEGORY:**	Trans. (Roads)	**MANAGER:**	Jason Farag
INITIATED:	FY 24/25				

PROJECT DESCRIPTION AND EXHIBIT

To improve the flow of traffic on Wildomar Trail for vehicles driving east to the I-15, the City is working with Caltrans to request permission to restripe part of Wildomar Trail within Caltrans Right-of-Way to provide enough width for a dedicated right-turn lane onto the I-15 Southbound On-Ramp, to minimize delays to eastbound through traffic.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 26/27	PROJECTED BUDGET FY 27/28	FY 28/29	FY 29/30	FY 30/31 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	20,000				20,000	-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	200,000				200,000	-	-	-	-
Const Admin/Inspect.	10,000				10,000	-	-	-	-
Total Cost:	**$ 230,000**				**$ 230,000**	**$ -**	**$ -**	**$ -**	**$ -**
FUNDING SOURCES									
201 - Measure A	$ 30,000				$ 30,000	$ -	$ -	$ -	$ -
120 - Measure AA	200,000				200,000	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.10
Meeting Date: August 12, 2026

SUBJECT: Records Management Policy and Records Retention Schedule Update

SUBMITTED BY: Janet Morales Garcia

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING AND RESTATING THE RECORDS MANAGEMENT POLICY AND RECORDS RETENTION SCHEDULE FOR THE CITY

SUMMARY:
The City is updating its retention schedule to ensure that all records are maintained and retained in accordance with federal, state, and local codes and statutes.

BACKGROUND:
The City's Records Management Policy and Records Retention Schedule was originally adopted on May 10, 2017, to establish regulations and guidelines for the efficient administration of the City's records management program. Since the original adoption, the City's organizational structure has changed, and updates to the Records Retention Schedule are necessary to reflect the City's current organizational breakdown and applicable recordkeeping requirements.

DISCUSSION:
The City Clerk's Department coordinated a citywide review of the Records Retention Schedule. Each department reviewed its applicable retention schedules and provided revisions reflecting the City's current organizational structure and operational needs. The City's records management consultant incorporated the revisions into the updated Records Retention Schedule to ensure consistency with applicable legal retention requirements and current records management practices.

The proposed revisions comply with Government Code Section 34090. A redlined version of the proposed changes is included as an attachment to this staff report.
No changes are proposed to the Records Management Policy. The policy is included with the resolution so that the City's Records Management Policy and updated Records Retention Schedule remain consolidated in a single governing document.

Staff recommends that the City Council adopt the updated Records Retention Schedule by approving the attached resolution.

FISCAL IMPACT:
No fiscal impact.

ATTACHMENTS:
1. Resolution
Exhibit A - Records Management Policy
Exhibit B - Records Retention Schedule
2. Wildomar Records Retention Schedule - REDLINED

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING AND RESTATING THE RECORDS MANAGEMENT POLICY AND RECORDS RETENTION SCHEDULE FOR THE CITY

WHEREAS, the City Council of the City of Wildomar recognizes its responsibility and obligation to foster efficient and cost-effective government and further recognizes the central importance of the management and protection of its records; and,

WHEREAS, the City Council adopted an amended policy and schedule on January 18, 2023, that governs the management of public records from creation through processing, distribution, organization, protection, storage, and retrieval until their ultimate disposition in accordance with State and Federal regulations; and,

WHEREAS, the City Council further desires to adopt updated guidelines for the retention of public records to ensure records are retained for their useful life but encourages the destruction of records that are no longer necessary to minimize the costs associated with the storage of records that are no longer needed.

THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES RESOLVE AS FOLLOWS:

SECTION I. The Records Management Policy is hereby amended and restated as Exhibit “A”

SECTION II. The Records Retention Schedule is hereby amended and restated as Exhibit “B”

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

EXHIBIT "A"

RECORDS MANAGEMENT POLICY

Section 1 - Purpose

The purpose of this program is to set forth the proper and efficient management of the City of Wildomar records in accordance with state and federal law. This Records Management Policy is to be used in conjunction with the California State Archives 2002 Version of the Local Government Records Retention Guidelines.

Section 2 - Definitions

The following words, terms, and phrases used in this program shall have the meanings ascribed to them in this section, except where the context indicates a different meaning. Words, terms and phrases which are not defined herein shall be as defined in a dictionary of common use, such as Webster's.

Archives means a repository for housing permanent or historic records, (whether in paper, microfilm, or electronic form) which should be protected or preserved.

City Clerk means the City Clerk or person designated by the City Clerk.

Electronic Record means a record stored on a hard drive, server, or storage tape. It includes, but is not limited to, electronic mail (e-mail), text messages, documents drafted using word processing software, digital images, digital audio, spreadsheets, and databases. Computer programs are not electronic records.

Public Record means any writing relating to the conduct of the public's business prepared, owned, used, or retained by the City regardless of physical form or characteristics, and that is kept either (1) because a law requires it to be kept; or (2) because it is necessary or convenient to the discharge of the public officer's duties and was made or retained for the purpose of preserving its informational content for future reference.

Writing means any handwriting, typewriting, printing, photostating, photographing, photocopying, transmitting by electronic mail or facsimile, and every other means of recording upon any tangible thing any form of communication or representation, including letters, words, pictures, sounds, or symbols, or combinations thereof, and any record thereby created, regardless of the manner in which the record has been stored.

Records Management means the systematic control of the processing, use, protection, storage, establishment and maintenance of a system of filing, indexing public records and final disposition of all public records.

Retention Schedule means the California State Archives 2002 Version of the Local Government Records Retention Guidelines.

Section 3 - Ownership of Public Records.

All public records are the property of the City and shall be delivered by outgoing officials and employees to their successors, including but not limited to Rolodexes, phone numbers and related documents.

Section 4 - Responsibilities.

City Council. The City Council shall set City policy by the adoption of this resolution and amendments thereto, for the keeping, producing, copying, and management of all public records.

City Attorney. It shall be the duty of the City Attorney to review and approve department requests to destroy public records in accordance with federal, state, and local laws.

City Clerk. It shall be the duty of the City Clerk to coordinate the implementation of this records management policy for the city. The City Clerk shall, in consultation with the City Manager, at a minimum:

A. Develop and circulate such instructions and regulations as may be necessary and proper to implement and maintain the records management policy;

B. Advise and assist city departments in the preparation of public record inventories;

C. Advise and assist city departments in reviewing and selecting records to be transferred to archives;

D. Advise and assist city departments in reviewing and selecting records to be destroyed pursuant to the retention schedule;

E. Review the retention schedule periodically and submit proposed revisions to the retention schedule to the City Council;

F. Develop procedures for the protection of public records against natural or other disasters, including an off-premises set of all deeds, minutes and agreements.

City Departments. It shall be the duty of each city department head to establish and maintain an active, continuing program for the economical and efficient management of the public records of that department consistent with this policy and any implementation instructions and regulations promulgated by the City Clerk. The program shall, at a minimum provide for:

A. Effective controls over the creation, maintenance, and use of public records in the conduct of business;

B. The maintenance and security of records deemed appropriate for preservation;

C. Segregation and disposal of public records of temporary value, including but not limited to preliminary drafts, notes, and internal memoranda.

Those public records which are not required in the current operation of the department where they are made or kept shall be transferred to off-site storage until they have met their specific retention requirements and may be destroyed; or to the archives for permanent preservation, if appropriate. All records which are destroyed, shall be done in accordance with Section 5 hereinafter specified.

All City Officers and Employees. It shall be the duty of each officer and employee of the city to protect, preserve, store, transfer, destroy or otherwise dispose of, use and manage public records only in accordance with applicable federal, state, or local law, locally approved rules, this Resolution and amendments thereof.

Section 5 - Destruction of Public Records.

The procedures for the destruction of public records are set forth in California Government Code Sections 34090 to 34090.7. After receiving the written consent of the City Clerk, City Manager and City Attorney, the head of a city department may destroy a public record in accordance with the retention schedule without retaining a copy if the public record is no longer required. This section does not authorize the destruction of the following:

A. Records affecting the title to real property or liens thereon;

B. Court records;

C. Records required to be kept by statute;

D. Records less than two years old;

E. Minutes, ordinances, or resolutions of the City Council or of a City Board or Commission.

City officers or department heads may destroy duplicates of public records that are less than two years old, which are no longer required in the course of business.

Section 6 – Reproduction and Destruction of Records

Notwithstanding the provisions of Section 5, and pursuant to Government Code Section 34090.5, the department head having custody of public records may, without

written consent of the City Clerk, City Manager and City Attorney, cause to be destroyed any or all such records if all the following conditions are met:

A. The record has been photographed, microphotographed, reproduced on film of a type approved for permanent photographic records by the National Bureau of Standards, or digitally imaged.

B. The photographs, microphotographs, digital images and other reproductions have the required certificate of authenticity on each roll, fiche, or electronic media;

C. The device used to reproduce such record is one which accurately and legibly reproduces the original thereof in all details;

D. The photographs, microphotographs, digital images or other reproductions are made accessible for public reference as the paper records were;

E. A true copy of archival quality of such reproductions shall be kept in a safe and separate place for security purposes.

Provided however, that no page of any record, paper, or document shall be destroyed if any such page cannot be reproduced with full legibility. Every such irreproducible page shall be permanently preserved in a manner that will afford easy reference, as determined by the City Attorney in consultation with the City Clerk.

Section 7 - Electronic Records Retention

A. Electronic Records. Electronic records that are public records must be retained in accordance with all applicable laws and this policy. Electronic records that are not public records (not required by law to be kept or that have no future informational value) need not be retained. Electronic public records should be electronically stored in a shared public folder on the City's network. Naming, labeling and filing of electronic records shall reflect department conventions to assist in locating such records.

B. Electronic Mail (E-mail) and Text Messages. E-mail messages, including attachments thereto, and text messages shall be handled in accordance with the following principles.

1. It is the responsibility of individual employees and their city department manager to determine if an e-mail or text message is a public record which must be retained in accordance with the City's records management policy. The City Clerk may assist in making such determinations.

2. It is mandatory that any e-mail or text message that is determined to be a public record must be printed and filed or an electronic copy saved in an appropriate file within 14 days of the date the e-mail or text message was sent. The sender of an e-mail or text message will be responsible for printing and filing the e-mail or text message accordingly, but persons responsible for a particular program or project file shall be responsible for retaining all e-mail or text messages they send or receive related to that program or project.

3. Individual employees are responsible for the management of their electronic mailboxes and associated computer folders. In order to assure maximum efficiency, employees will delete work-related e-mail messages and text messages once the message is printed or is otherwise no longer needed. All personal e-mails and text messages sent and received by City employees shall be deleted contemporaneously to the message's receipt.

   City employees must delete e-mails and text messages stored in his or her inbox, outbox, sent items folder, drafts folder, and any other computer folders. All deleted items will be held in a deleted items folder for 30 days. After 30 days, the items held in the deleted items folder will be permanently deleted from the City's computer system.

4. The Information Technology Director shall automatically and permanently delete any e-mails and text messages stored in the City's computer system that are 60 days old.

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
CITY-WIDE - ALL			
Bids & Proposals (Successful)	CL+ 10	GC34090; CCP 337	
Bids & Proposals (Unsuccessful)	CL+ 2	GC34090d	
Brochures, Publications, newsletter, bulletins	CU +2	GC34090	
Correspondence (if the content relates in a Substantive way to the conduct of the public's business, and that does not fall into another category) Includes E-mail / Electronic Mail, Social Media Posts, etc.	CU+2	GC34090; City of San Jose v. Superior Court (2017) 2 Cal.5th 608	
Drafts, Notes or records (if the content does not relate in a Substantive way to the conduct of the public's business, includes E-mail / Electronic Mail, Social Media Posts, etc.	0	GC34090; City of San Jose v. Superior Court (2017) 2 Cal.5th 608	
Goals & Objectives	CU +2	GC34090	Departmental goals and objectives
Master Plans	S+2	GC34090	Special or long-range Program Plan for Municipalities - coordination of services; strategic Planning
Photos	0	GC34090	Drafts; the retention is placed on the document the photo is used in.
Policies & Procedures	S+2	GC34090	
Questionnaires and Surveys	CU+2	GC34090	
Visitor Logs	CU+2	GC34090	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
FINANCE			
Annual Financial Report / ACFR / Annual Financial Audit	P	GC34090	Independent auditor analysis
1099s, 1096s, DE542 (Calif. Report of Independent Contractors)	AU +4	R&T19530, GC34090, 29 USC 436	
Accounts Payable	AU +4	GC34090	Invoices, check Copies, Supporting documents, including Cemetery Invoices
Accounts Receivable	AU +4	GC34090	
Assessment District Collection (Measure Z)	AU +4	GC34090	Collection information; Original documentation files with City Clerk
Asset Management Inventory	AU +4	GC34090	
Audits – Single Audits	AU +4	GC34090	Includes Alternative Compliance Examination Engagement Reports (ACEE)
Bank Reconciliation	AU +4	GC34090	Statements, summaries for Receipts, disbursements and reconciliation
Bank Statements	AU +4	GC34090	Financing authority
Bonds	S+35	GC34090	
Bond Requisitions	P	GC34090	
Budget adjustments, Journal entries	AU +4	GC34090	Account transfers
Checks	AU +4	GC34090	Includes Payroll, canceled & voided checks
Cost Analysis Studies	AU+4	GC34090	
Deferred Compensation	AU +4	GC34090	Records of Employee contributions and city Payments *29 CFR 1627.3(2)
Deposits, Receipts	AU +4	GC34090	Checks, coins, currency
Federal and State Tax	AU +4	GC34090	Forms 1096, 1099, W-4s and W-2s *26 CFR 31.6001.1-4; IRS REG 31.6001-1€(2); R&T 19530; 29 CFR 516.5-516.6
FEMA / OES Claims & Backup	AU + 10	GC34090	
Investment Transactions	AU +4	GC34090	Summary of transactions, inventory and earnings report
I-9s	T+4	GC34090	T=Vendor no longer doing business with the City

Ledger. General	AU +4	GC34090	
Petty Cash	AU +4	GC34090	
Purchase Orders, Requisitions	AU +4	GC34090	Original documents
State Controller Report	AU +4	GC34090	Controller may destroy after 5 years
Surplus Property - Disposal	AU +4	GC34090	Sealed bid sales of Equipment
Vehicle Ownership and Title	L	GC34090	Title transfers when vehicle sold
Voucher Lists	0	GC34090	Lists can be re-generated; preliminary drafts
Warrant Register	AU +4	GC34090	
W-9s	T+4	GC34090	IRS Auditing Standards (Termination of the Vendor + 3 years)
PAYROLL			
Adjustments	AU +4	GC34090; R&T19530; LC1174(d); 29 CFR 516.5 & 516.6©	Audit Purposes
Employee Time Sheets	AU +4	GC34090; R&T19530; LC1174(d); 29 CFR 516.5 & 516.6©	Signed by Employee for audit and FEMA Reports *20 CFR 516.6(1); IRS Reg. 31.6001-1€(z); R&T 19530; LC 1174(d)
Payroll Register	AU +4	GC34090; R&T19530; LC1174(d); 29 CFR 516.5 & 516.6©	
PERS Employee Deduction Reports	AU +4	GC34090; R&T19530; LC1174(d); 29 CFR 516.5 & 516.6©	Record of deductions (PERS Public Employee Retirement System) *26CFR 31.6001-1; 29 CFR 516.5, 516.6, LC1174(d)

W-2s	AU +4	GC34090; R&T19530; LC1174(d); 29 CFR 516.5 & 516.6©	
W-4s	S+4	GC34090; 29 CFR 51	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
HUMAN RESOURCES			
PERS, Social Security,	P	29 CFR 1627.3(2); GC12946, 34090	Contracts
Personnel Files	T+6	8 CCR 3204(d)(1) et seq., 29 CFR 1627.3(b)(i); GC12946, 12960, 34090	Applications, Evaluations, Certifications; Reassignments; Outside Employment; Commendations disciplinary actions; Terminations; Oaths of Office; e-mail confirming Livescan clearances, Grievances, Employment-related Claims, Backgrounds, Performance Appraisals, Written Discipline, etc.
Personnel Files - Medical	T + 30	8 CCR 3204(d)(1) et seq., 8 CCR 5144, 29 CFR 1910.1020(d)(1)(i), GC12946, 12960, 34090	Pre-employment medical clearances, etc.
Recruitment	CL+ 4	29 CFR 1627.3(b)(i); 29 CFR 1602.14; 2 CCR 11013(c), GC12946, 12960 34090	Applications, resumes, alternate lists/logs, indices, ethnicity disclosures, examination materials, examination answer sheets, job bulletins, eligibility, electronic database
Surveys and Studies	CU +2	GC12946, 34090	Includes classification, wage rates
Training Course Material Records, Including Ethics, Fiscal & Financial, Harassment Prevention, Workplace Violence, etc.		GC53235.2(b), GC53237.2(b); GC12946, 34090, 53238.3(b)	class training materials, attendance sheets
Volunteers working with Children	T+4	GC 34090	
Ethics Training Certificates, Fiscal & Financial Training Certificates, Harassment Prevention Training Certificates, Workplace	T + 5	LC 1198.5, 6401.9(f), 6429(c); 8 CCR 3203 et seq., 29 CFR 1627.3(b)(ii), GC	**Training documents retained by Employee** including: (A) The name of the employee. (B) The name of the training provider. (C) The duration and date of the training. (D) The core competencies of a training, including skills in equipment or software.

Violence Training Certificates, other Training Certificates		12946, 12960, 34090, 53235.2(b), 53237.2(b); 53238.3(b)	(E) The resulting certification or qualification.
Workplace Violence – Hazard identification, evaluation, correction, incident logs, investigations	CU + 5	LC 6401.9(f); GC 34090	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
RISK MANAGEMENT			
Accidents/ Incidents	CU + 2	GC34090	No claim filed
Bonds, Insurance	P	GC34090; CCP337	Bonds and insurance Policies insuring city property and other assets
Claims, Damage	CL+ 5	GC34090; CCP337	Paid/Denied
Insurance, Certificates	CU+10	GC34090; CCP337	Insurance certificates filed separately from contracts, includes insurance filed by year
Insurance, Joint Powers Agreement	P	GC34090; CCP337	
Insurance, Liability/Property	P	GC34090; CCP337	May include liability, property, Certificates of Participation, deferred, use of facilities
Insurance, Workers Compensation	P	GC34090; CCP337	Indemnity; PERS - working files - originals with Administrator
PERs Industrial Disability Retirement (IDR)	T+30	CCR14311; 15400.2; CA Labor Code 110- 139.6	
Risk Management Reports	cu+ 5	GC34090	Federal OSHA Forms; Loss Analysis Report; Safety Reports; Actuarial Studies
Workers Compensation Claims	T+30	CCR14311; 15400.2; CA Labor Code 110- 139.6	Claim files, Reports, Incidents (working files) originals filed with Administrator

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
ADMINISTRATIVE SERVICES- SOLID WASTE MANAGEMENT			
Solid Waste Reduction / Recycling / AB 939 / SB 1383 Compliance	CU +10	GC34090; 14 CCR 18995.2	
Solid Waste Tonnage Reports	CU +10	GC34090	
Trash Exemption Permits	E + 2	GC34090	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
CITY CLERK			
Agenda Packets - Council, Measure AA & Measure Z Oversight, Planning Commission	P	GC34090	
Agenda Packets – Council Subcommittees	CU+2	GC34090	
Agreements / Contracts **Approved by the City Council** - INFRASTRUCTURE	P	GC34090, CCP 337	
Agreements / Contracts **Approved by the City Council** – PROFESSIONAL SERVICES, NON-INFRASTRUCTURE, MOUs, JPAs	CL + 10	GC34090, CCP 337	Includes Escrow documents
Applications, Boards, Commissions, Committees	CL+ 2	GC34090	All, whether appointed or not
Articles of Incorporation	P	GC34090	
Audio or Video Recordings - Council, Planning Commission	CU+10	GC34090.7, 54953.S(b)	
Bingo Licenses	T+2	GC34090	
Ethics Training Certificates, Harassment Prevention Training Certificates – City Council, Commission Members, Committee Members only	CU +5	GC34090, 53235.2(b), 53237.2(b)	
FPPC Campaign disclosure (all other committees}	E+7	GC81009	
FPPC Campaign disclosure,	P	GCB1009(b)(g)	

Elected			
FPPC Campaign disclosure, not elected	E+5	GCB1009(b)(g)	
FPPC Statement of Economic Interest - ALL	T+7	GC81009.e	Form 700
FPPC 602 Lobbyist Forms	CU+5	2 CCR 18615(f), GC 34090	
FPPC Form 801, 802, 803, 806	CU+7	2 CCR 18702.5(b)(3); GC §34090; GC §81009(e)	
Grand Jury Reports and Responses about City Operations	CU+5	GC34090	
Minutes - Council, Measure AA & Measure Z Oversight, Planning Commission	P	GC34090(e)	
Minutes - Council Subcommittees	CU+ 2	GC34090	
Nomination Papers other election documents Successful	T+ 4	EC17100; GC81009(b)	
Nomination Papers other election documents Unsuccessful	E+4	EC17100; GC81009(b)	
Notifications and Publications	E+2	GC34090	Proof of Publication or Posting, certification and listing o notice of Posting; Copy of Newspaper notice and certification of offices to be voted for at forthcoming election
Oaths of Office	T+6	GC34090; 29 USC 1113	Elected officials

Ordinances - Council	P	GC34090	
Petitions	8 months	EC17200; 17400; GC7253.5; EC14700; GC3756:8	Initiative, referendum, recall
Proclamations	CU + 2	GC34090	
Public Notices, Advertising, Posting Council, Local Appointments List, Measure AA & Measure Z Oversight	CU + 2	GC34090	
Public Records Requests, Subpoenas	CL+ 2	GC34090	
Recoded Documents: Agreements, Dedications, Easements, Final Maps, Plats, CC&Rs CFDs, Mylars etc.	P	GC34090a	
Records Management	CL+ 2	GC34090	Document includes retrieval. transfers - inactive
Records Management Destruction Authorization	P	GC34090	Documentation of final disposition or records
Records Retention Schedules	P	GC34090	
Resolutions – Council and Planning Commission	P	GC34090	
Secretary of State Statement of Facts / Registry of Public Agencies	CU + 2	GC34090	

CITY MANAGER			
Council correspondence (that does not fall into another category)	CU +2	GC34090	
Press Releases	CU +2	GC34090	
City Newsletters	CU +2	GC34090	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
COMMUNITY DEVELOPMENT - BUILDING			
Architects' approval of release of Plans (copyright-protected)	CU + 2	GC34090	
Building Codes	CU + Prior	GC34090	
Building Permits –Issued (includes applications)	P	GC34090; H&S 19850; 1.8.4.3.1,, 104.7 & 107.5,	New commercial and residential construction, tenant improvements, room additions, spa signs, block wall, remodel including security bonds
Building Permits – Applications, Permit never Issued (expired)	CU + 2	GC34090	
Building Plans – Commercial, Multi-family Dwellings, Tracts	P	CBC1.8.4.3.1,104 .7 & 107.5, H&S19850, GC34090	
Building Plans – Residential Prior to July, 2020	CL+180 days	CBC1.8.4.3.1104. 7 & 107.5, H&S19850, GC34090	
Building Plans – Residential After July, 2020 – Electronic Official Records	P	CBC1.8.4.3.1, 104.7 & 107.5, H&S19850, GC34090	
Building Plans – Residential – Energy Calculations, Structural Calculations	CL+180 days	CBC 1.8.4.3.1, 104.7 & 107.5, H&S19850, GC34090	
Building Plans – Cancelled, Expired, or Withdrawn	T (upon Cancellation, Expiration or Withdrawal)	GC34090;	
Certificates of Occupancy	P	GC34090a	
Inspection Cards	P	GC34090	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
COMMUNITY DEVELOPMENT - CDBG			
Grants / CDBG (Community Development Block Grant) and Urban Development, Grants, Sub-recipient Grants SB2 Leap Grants	CL +4	GC34090; 24 CFR 570.502; 2 CFR 200.334,	Applications, reports, contracts,
Unsuccessful	CL+ 2	GC34090	Applications not entitled

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
COMMUNITY DEVELOPMENT - CODE ENFORCEMENT			
Abandoned Vehicles	CL +2	GC34090d	
Abandoned and Distressed Residential Property Registration	CU + 2	GC34090d	
Case Files	CL+ 2	GC34090d	Building, housing and mobile home code violation records including inspections; Public nuisance rubbish and weed abatement, vehicle abatement, citations, massage Parlor Permits, general
CERT (Citizen's Emergency Response Team) / Applications / Livescan Clearances	T + 2	GC34090d	
Citations Parking and Administrative citations	CL + 2	GC34090d	
Grants: Emergency Grants: EMPG / SHSP	CL +4	GC34090; 24 CFR 570.502; 2 CFR 200.334,	
Emergency Plans / Local Hazard Mitigation Plan (LHMP), etc.	S	GC34090d	
EOC Activations / EOC Training	CU + 10	GC34090d	
FTB & Assessor Recoveries	CU + 2	GC34090d	
Liens & Releases, Supporting Recorded	P	GC34090	
Work Orders / Service Requests (Comcate / Eden / ESRI Workforce)	CL+ 5	GC34090, 40 CFR 122.21, 122.41, 122.44	May include NPDES schedules and compliance

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
COMMUNITY DEVELOPMENT - PLANNING			
Case files, Planning and Zoning (CUP, Plot Plan, TPM, TTM, Annexations)	P	GC34909a; H&S 19850;4003;4004	Approval Letter, Comment Letter, Pertains to real Property. May include CEQA documents (EIRs, Negative Declaration, Categorical Exemptions, Notice of Exemption, etc.) drawings, maps, Plans, reports, evaluations, correspondence, uses, Permits, variances, studies, appeals, Compliance certificates, lot line adjustments or other Planning-related matters brought before legislative body
CEQA staff notes and correspondence that provide insight into the project or the agency's CEQA compliance with respect to the project	CU +2	GC34090, PRC 21167.6	Golden Door Properties, LLC v. Superior Court of San Diego County (County of San Diego, et al., Real Parties in Interest) (53 Cal.App.5th 733);
Design Guidelines	P	GC34090	
General Plan and Elements	P	GC34090	Includes Sphere of influence
Housing Reports / HCD Reports	CU + 5	GC34090, 24 CFR 91.105(h), 24 CFR 570.502,	
Public Notices, Advertising, Posting - Planning Commission	CU +2	GC34090	
Land Use Studies (Hotel, Development, etc.(	CU + 10	GC34090	
Temporary Event Permits / Vendor Applications (Includes Insurance certificates)	CL+ 2	GC34090d	
Temporary Uses, Temporary Signs	CL+ 2	GC34090d	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
COMMUNITY ENGAGEMENT			
Applications & Waivers - Programs	CU +2	GC34090	
Assessment Reports	CU +2	GC34090	
Facility Use Permits / Rentals / Reservations / Field and Gazebo Rentals (Includes Insurance certificates)	CU +2	GC34090	
Programs -Community Services (Clean-up Program)	CU + 2	GC34090	
Special Event Permits – City Events, Waivers / Temporary Event Permits / Vendor Applications (Includes Insurance certificates)	CU +2	GC34090	
Videos of Parks	0		Does not record regular, ongoing operations of the City

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
CEMETERY DISTRICT			
Cemetery Deeds	P	GC 34090(a), 60201	
Cemetery Plot Map	P	GC 34090, 60201 HS 8330, 8331	
Cemetery Purchasing of lots & niches Receipt Records for Purchase of lots / niches	P	GC 34090, 60201 HS 8330, 8331	
Cemetery Software	P	GC 34090(a), 60201	
Minutes, Resolutions – Cemetery District	P	GC 34090, 60201	1898 - 2011

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
ECONOMIC DEVELOPMENT			
Economic Development Files	CL+2	GC34090	
Business Registrations	AU+5	GC 34090	
City Council Promotional Videos	0	GC 34090.6	
Economic Development Files	CL+2	GC 34090	
Flyers	0	GC 34090	Copies or content not substantive
Photos	0	GC 34090	Preliminary drafts; retention is placed on the final document
Social Media	0	GC 34090	Copies or content not substantive
State of the City Event	CU+2	GC 34090	
Website	0	GC 34090	Copies or content not substantive

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
PUBLIC WORKS & ENGINEERING			
Abandonments / Vacations	P	GC34090	
Capital Improvement Projects (CIP)	P	GC34090d; CC337	Supporting documents including bidders list, Specifications, reports, Plans, etc.
Drawings, As-Builts (Capital Improvement Projects)	P	GC34090d	
Easements, Dedications, Right of Ways, Deeds	P	GC34090a	
Pest Control	CU + 2	GC34090d	Pesticide applications, inspections & sampling, documents
Soil Reports	P	GC34090d	Final Reports
Special Districts	P	GC34090a	Supporting documents re: improvement, lighting, underground utility; bonds, taxes & construction
Street Alley (Abandonments /Vacations)	P	GC34090d	Relinquishment of rights and fee title
Studies / Reports	P	GC34090	
Surveys	P	GC34090	Recording data and maps
Traffic Counts	CL+ 10	GC34090d	
Traffic Signal Timing Sheets	CL+ 2	GC34090d	
Traffic Speed Surveys	CL+ 10	GC34090d	
Transportation / Congestion Management	CU + 2	GC34090d	
Work Orders / Service Requests (Comcate / Eden / ESRI Workforce)	CL+ 5	GC34090, 40 CFR 122.21, 122.41, 122.44	May include NPDES schedules and compliance
Maintenance Schedules and Recaps	CU + 5	GC34090, 40 CFR 122.21, 122.41, 122.44	May include NPDES schedules and compliance
Maintenance and Landscape Site Reports / Arborist Reports	CU + 5	GC34090,	May include sidewalk or tree maintenance
Solid Waste Reduction / Recycling / AB 939 / SB 1383 Compliance	CU +10	GC34090; 14 CCR 18995.2	

Solid Waste Tonnage Reports	CU +10	GC34090	
Trash Exemption Permits	E + 2	GC34090	
Compost Distribution, Sandbag Distribution, Keep it Clean Waivers	CU+2	GC34090	
Park Inspections / Playground Inspections	CU+2	GC34090	
Park Site Walkthroughs	CU+2	GC34090	
Bonds - Development	CL	GC34090; CCP 337.5	Housing; Industrial Development
Bonds - Security	CL	GC34090; CCP 337.5	Documentation created and/or received in connection with the Performance of work/services for the city, or for Parcel Maps and subdivision work
Building Certifications	P	GC34090; CCP 337.5	PAD / rough grade, soils
Certificate of Correction/Compliance	P	GC34090; CCP 337.5	Requests, plats, legals, administrative approvals
CFD & Special District Annexation Documents, Infrastructure, Services	P	GC34090; CCP 337.5	CFD 2013-1, LSA, LMD, CSA
Development Agreements	P	CCP337,3371.(a), 337.15; GC34090:	Infrastructure contracts, franchises. Original maintained for 7 years
Development Case Files	P	GC34090	Includes Acceptance, Security, WQMP, Hydrology Studies, Soils Reports, etc.
Development Conditions	L	GC34090d	Mitigation measures; filed with case files
Development Standards	P	GC34090	Landscape medians, Parkway Landscape Development, Public works construction
Drawings, As-Builts (Development) / Grading / Public Improvement Plans, Retaining Wall	P	GC34090	
Final Maps, Tract Maps, Subdivisions, Parcel Maps	P	GC34090	
Historic Preservation Inventory	P	GC34090	Historic structures & landmarks

NPDES Annual Reports	CU + 3	40 CFR §§122.21, 122.41, 122.44; GC §34090	
Permits, Permanent Encroachment	P	GC34090	Pole and monument signs, grading (final certification, mass, rough, precise, stockpile), alterations, excavations, street sidewalk & curb construction or alterations, utility installation or modifications, development Improvements
Permits, Temporary Encroachment	CL+ 2	GC34090	Temporary Uses, Temporary Signs, Hauling / Haul, Transportation, Traffic Control, Oversized / Overload vehicles, streets, utilities, Dry utility, bore, Traffic Control, stockpile, etc.

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
CITY-WIDE ADMINISTRATION - ALL			
Agreements / Contracts NOT Approved by the City Council (Includes Certificates of Insurance)	CL + 10	GC34090, CCP 337	City Clerk maintains original agreements or contracts that were approved by City Council
Bids & Proposals (Successful)	CL+ 10	GC34090; CCP 337	
Bids & Proposals (Unsuccessful)	CL+ 2	GC34090d	
Brochures, Publications, newsletter, bulletins	CU +2	GC34090	
Correspondence (if the content relates in a Substantive way to the conduct of the public's business, and that does not fall into another category) Includes E-mail / Electronic Mail, Social Media Posts, etc.	CU+2	GC34090; City of San Jose v. Superior Court (2017) 2 Cal.5th 608	
Drafts, Notes or records (if the content does not relate in a Substantive way to the conduct of the public's business, Includes E-mail / Electronic Mail, Social Media Posts, etc.	0	GC34090; City of San Jose v. Superior Court (2017) 2 Cal.5th 608	
Goals & Objectives	CU +2	GC34090	Departmental goals and objectives
Master Plans	S+2	GC34090	Special or long-range Program Plan for Municipalities - coordination of services; strategic Planning
Photos	0	GC34090	Drafts; the retention is placed on the document the photo is used in.
Policies & Procedures	S+2	GC34090	
Questionnaires and Surveys	CU+2	GC34090	
Visitor Logs	CU+2	GC34090	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
~~ADMINISTRATIVE SERVICES -~~ FINANCE			
Annual Financial Report / ACFR / Annual Financial Audit	P	GC34090	Independent auditor analysis
1099s, 1096s, DE542 (Calif. Report of Independent Contractors) ~~W-9s~~	AU +4	R&T19530, GC34090, 29 USC 436	
Accounts Payable	AU +4	GC34090	Invoices, check Copies, Supporting documents, including Cemetery Invoices
Accounts Receivable	AU +4	GC34090	
Assessment District Collection (Measure Z)	AU +4	GC34090	Collection information; Original documentation files with City Clerk
Asset Management Inventory	AU +4	GC34090	
Audits – Single Audits	AU +4	GC34090	Includes Alternative Compliance Examination Engagement Reports (ACEE)
Bank Reconciliation	AU +4	GC34090	Statements, summaries for Receipts, disbursements and reconciliation
Bank Statements	AU +4	GC34090	Financing authority
Bonds	~~CL+30~~ S+35	GC34090	
Bond Requisitions	P	GC34090	
Budget adjustments, Journal entries	AU +4	GC34090	Account transfers
~~Business Licenses~~	~~AU +4~~	~~GC34090~~	
Checks	AU +4	GC34090	Includes Payroll, canceled & voided checks
Cost Analysis Studies	AU+4	GC34090	
Deferred Compensation	AU +4	GC34090	Records of Employee contributions and city Payments *29 CFR 1627.3(2)
Deposits, Receipts	AU +4	GC34090	Checks, coins, currency
Federal and State Tax	AU +4	GC34090	Forms 1096, 1099, W-4s and W-2s *26 CFR 31.6001.1-4; IRS REG 31.6001-1€(2); R&T 19530; 29 CFR 516.5-516.6
FEMA / OES Claims & Backup	AU + 10	GC34090	
Investment Transactions	AU +4	GC34090	Summary of transactions, inventory and earnings report

I-9s	T+4	GC34090	T=Vendor no longer doing business with the City
Ledger. General	AU +4	GC34090	~~*CCP337~~
Petty Cash	AU +4	GC34090	
Purchase Orders, Requisitions	AU +4	GC34090	Original documents
State Controller Report	AU +4	GC34090	Controller may destroy after 5 years
Surplus Property - Disposal	AU +4	GC34090	Sealed bid sales of Equipment
Vehicle Ownership and Title	L	GC34090	Title transfers when vehicle sold
Voucher Lists	0	GC34090	Lists can be re-generated; preliminary drafts
Warrant Register	AU +4	GC34090	
W-9s	T+4	GC34090	IRS Auditing Standards (Termination of the Vendor + 3 years)
PAYROLL			
Adjustments	AU +4	GC34090; R&T19530; LC1174(d); 29 CFR 516.5 & 516.6©	Audit Purposes
Employee Time Sheets	AU +4	GC34090; R&T19530; LC1174(d); 29 CFR 516.5 & 516.6©	Signed by Employee for audit and FEMA Reports *20 CFR 516.6(1); IRS Reg. 31.6001-1€(z); R&T 19530; LC 1174(d)
Payroll Register	AU +4	GC34090; R&T19530; LC1174(d); 29 CFR 516.5 & 516.6©	(~~provided by a third party)~~
PERS Employee Deduction Reports	AU +4	GC34090; R&T19530; LC1174(d); 29 CFR 516.5 & 516.6©	Record of deductions (PERS Public Employee Retirement System) *26CFR 31.6001-1; 29 CFR 516.5, 516.6, LC1174(d)

W-2s	AU +4	GC34090; R&T19530; LC1174(d); 29 CFR 516.5 & 516.6©	
W-4s	S+4	GC34090; 29 CFR 51	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
~~ADMINISTRATIVE SERVICES -~~ HUMAN RESOURCES			
PERS, Social Security, ~~SSI~~	P	29 CFR 1627.3(2); GC12946, 34090	~~EEOC/ADEA~~ Contracts
Personnel Files	T+6	8 CCR 3204(d)(1) et seq., 29 CFR 1627.3(b)(i); GC12946, 12960, 34090	Applications, Evaluations, Certifications; Reassignments; Outside Employment; Commendations disciplinary actions; Terminations; Oaths of Office; e-mail confirming Livescan clearances, Grievances, Employment-related Claims, Backgrounds, Performance Appraisals, Written Discipline, etc.
Personnel Files - Medical	T + 30	8 CCR 3204(d)(1) et seq., 8 CCR 5144, 29 CFR 1910.1020(d)(1)(i), GC12946, 12960, 34090	Pre-employment medical clearances, etc.~~Applications, Evaluations, Certifications; Reassignments; Outside Employment; Commendations disciplinary actions; Terminations; Oaths of Office;~~
Recruitment	CL+ 4	29 CFR 1627.3(b)(i); 29 CFR 1602.14; 2 CCR 11013(c), GC12946, 12960 34090	Applications, resumes, alternate lists/logs, indices, ethnicity disclosures, examination materials, examination answer sheets, job bulletins, eligibility, electronic database
Surveys and Studies	CU +2	GC12946, 34090	Includes classification, wage rates
Training **COURSE** Material Records, Including Ethics, Fiscal & Financial, Harassment Prevention, Workplace Violence, etc. ~~Training Certificates~~	~~CU +75~~	GC53235.2(b), GC53237.2(b); GC12946, 34090, 532~~78~~.~~32~~(b)	~~Employee Applications, volunteer Program training,~~ class training materials, attendance sheets ~~internships~~
Volunteers working with Children	T+4	~~29 CFR 1627.3(b)(i); 29 CFR 1602.14; 2 CCR 11013(c),~~ GC ~~12960~~ 34090	

Ethics Training Certificates, Fiscal & Financial Training Certificates, Harassment Prevention Training Certificates, Workplace Violence Training Certificates, other Training Certificates	T + 5	LC 1198.5, 6401.9(f), 6429(c); 8 CCR 3203 et seq., 29 CFR 1627.3(b)(ii), GC 12946, 12960, 34090, 53235.2(b), 53237.2(b); 53238.3(b)	**Training documents retained by Employee** including: (A) The name of the employee. (B) The name of the training provider. (C) The duration and date of the training. (D) The core competencies of a training, including skills in equipment or software. (E) The resulting certification or qualification.
Workplace Violence – Hazard identification, evaluation, correction, incident logs, investigations	CU + 5	LC 6401.9(f); GC 34090	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
~~ADMINISTRATIVE SERVICES-~~ RISK MANAGEMENT			
Accidents/ Incidents	CU + 2	GC34090	No claim filed
Bonds, Insurance	P	GC34090; CCP337	Bonds and insurance Policies insuring city property and other assets
Claims, Damage	CL+ 5	GC34090; CCP337	Paid/Denied
Insurance, Certificates	CU+10	GC34090; CCP337	Insurance certificates filed separately from contracts, includes insurance filed by year
Insurance, Joint Powers Agreement	P	GC34090; CCP337	
Insurance, Liability/Property	P	GC34090; CCP337	May include liability, property, Certificates of Participation, deferred, use of facilities
Insurance, Workers Compensation	P	GC34090; CCP337	Indemnity; PERS - working files - originals with Administrator
PERs Industrial Disability Retirement (IDR)	T+30	CCR14311; 15400.2; CA Labor Code 110- 139.6	
Risk Management Reports	cu+ 5	GC34090	Federal OSHA Forms; Loss Analysis Report; Safety Reports; Actuarial Studies
Workers Compensation Claims	T+30	CCR14311; 15400.2; CA Labor Code 110- 139.6	Claim files, Reports, Incidents (working files) originals filed with Administrator

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
ADMINISTRATIVE SERVICES- SOLID WASTE MANAGEMENT			
Solid Waste Reduction / Recycling / AB 939 / SB 1383 Compliance	CU +10	GC34090; 14 CCR 18995.2	
Solid Waste Tonnage Reports	CU +10	GC34090	
Trash Exemption Permits	E + 2	GC34090	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
CITY CLERK			
Agenda Packets - Council, Measure AA & Measure Z Oversight, Planning Commission	P	GC34090	
Agenda Packets – Council Subcommittees	CU+2	GC34090	
Agreements / Contracts **Approved by the City Council** - INFRASTRUCTURE	P	GC34090, CCP 337	~~Lead Department maintains original agreements or contracts NOT approved by City Council~~
Agreements / Contracts **Approved by the City Council** – PROFESSIONAL SERVICES, NON-INFRASTRUCTURE, MOUs, JPAs	CL + 10	GC34090, CCP 337	~~Lead Department maintains original agreements or contracts NOT approved by City Council~~ Includes Escrow documents
Applications, Boards, Commissions, Committees	CL+ 2	GC34090	All, whether appointed or not
Articles of Incorporation	P	GC34090	
Audio or Video Recordings - Council, Planning Commission	CU+10	GC34090.7, 54953.S(b)	
Bingo Licenses	T+2	GC34090	
Ethics Training Certificates, Harassment Prevention Training Certificates – City Council, Commission Members, Committee Members only	CU +5	GC34090, 53235.2(b), 53237.2(b)	
FPPC Campaign disclosure	E+7	GC81009	

(all other committees}			
FPPC Campaign disclosure, Elected	P	GCB1009(b)(g)	
FPPC Campaign disclosure, not elected	E+5	GCB1009(b)(g)	
FPPC Statement of Economic Interest - ALL	T+7	GC81009.e	Form 700
FPPC 602 Lobbyist Forms	CU+5	2 CCR 18615(f), GC 34090	
FPPC Form 801, 802, 803, 806	CU+7	2 CCR 18702.5(b)(3); GC §34090; GC §81009(e)	
Grand Jury Reports and Responses about City Operations	CU+5	GC34090	
Minutes - Council, Measure AA & Measure Z Oversight, Planning Commission	P	GC34090(e)	
Minutes - Council Subcommittees	CU+ 2	GC34090	
Nomination Papers other election documents Successful	T+ 4	EC17100; GC81009(b)	
Nomination Papers other election documents Unsuccessful	E+4	EC17100; GC81009(b)	
Notifications and Publications	E+2	GC34090	Proof of Publication or Posting, certification and listing o notice of Posting; Copy of Newspaper notice and certification of offices to be voted for at forthcoming election

Oaths of Office	T+6	GC34090; 29 USC 1113	Elected officials
Ordinances - Council	P	GC34090	
Petitions	8 months	EC17200; 17400; GC7253.5; EC14700; GC3756:8	Initiative, referendum, recall
Proclamations	CU + 2	GC34090	
Public Notices, Advertising, Posting - Council, Local Appointments List,, Measure AA & Measure Z Oversight	CU + 2	GC34090	
Public Records Requests, ,Subpoenas	CL+ 2	GC34090	
Recoded Documents: Agreements, Dedications, Easements, Final Maps, Plats, CC&Rs CFDs, Mylars etc.	P	GC34090a	
Records Management	CL+ 2	GC34090	Document includes retrieval. transfers - inactive
Records Management Destruction Authorization	P	GC34090	Documentation of final disposition or records
Records Retention Schedules	P	GC34090	
Resolutions – Council and Planning Commission	P	GC34090	
Secretary of State Statement of Facts / Registry of Public Agencies	CU + 2	GC34090	

CITY MANAGER			
Council correspondence (that does not fall into another category)	CU +2	GC34090	
Press Releases	CU +2	GC34090	
City Newsletters	CU +2	GC34090	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
COMMUNITY DEVELOPMENT - BUILDING			
~~Architects~~Architects' approval of release of Plans (copyright-protected)	CU + 2	GC34090	
Building Codes	CU + Prior	GC34090	
Building Permits ~~- -~~ Issued ~~All~~ (includes applications)	P	GC34090; H&S 19850; 1.8.4.3.1,, 104.7 & 107.5,	New commercial and residential construction, tenant ~~I~~improvements~~I~~improvements, room additions, ~~S~~spa signs, block wall, remodel including security bonds
Building Permits – Applications, Permit never Issued (expired)	CU + 2	GC34090	
Building Plans – Commercial, Multi-family Dwellings, Tracts	P	CBC 1.8.4.3.1,, 104.7 & 107.5, H&S19850, GC34090	
Building Plans – Residential Prior to July, 2020	CL+180 days	CBC 1.8.4.3.1104.7 & 107.5, H&S19850, GC34090	
Building Plans – Residential ~~Prior to~~ After July, 2020 – Electronic Official Records	P	CBC 1.8.4.3.1, 104.7 & 107.5, H&S19850, GC34090	
Building Plans – Residential – Energy Calculations, Structural Calculations	CL+180 days	CBC 1.8.4.3.1, 104.7 & 107.5, H&S19850, GC34090	
Building Plans – Cancelled, Expired, or Withdrawn	T (upon Cancellation, Expiration or Withdrawal)	GC34090;	

Certificates of Occupancy	P	GC34090a	
Inspection Cards	P	GC34090	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
COMMUNITY DEVELOPMENT - CDBG			
Grants / CDBG (Community Development Block Grant) and Urban Development, Grants, Sub-recipient Grants SB2 Leap Grants	CL +4	GC34090; 24 CFR 570.502; 2 CFR 200.334, ~~29 CFR 97.42~~	Applications, reports, contracts, ~~supporting document; *OMB Cir. A-102, A-110, A-128~~
Unsuccessful	CL+ 2	GC34090	Applications not entitled

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
COMMUNITY DEVELOPMENT - CODE ENFORCEMENT			
Abandoned Vehicles	CL +2	GC34090d	
Abandoned and Distressed Residential Property Registration	CU + 2	GC34090d	
Case Files	CL+ 2	GC34090d	Building, housing and mobile home code violation records including inspections; Public nuisance rubbish and weed abatement, vehicle abatement, citations, massage Parlor Permits, general
CERT (Citizen's Emergency Response Team) / Applications / Livescan Clearances	T + 2	GC34090d	
Citations Parking and Administrative citations	CL + 2	GC34090d	
Grants: Emergency Grants: EMPG / SHSP	CL +4	GC34090; 24 CFR 570.502; 2 CFR 200.334,	
Emergency Plans / Local Hazard Mitigation Plan (LHMP), etc.	S	GC34090d	
EOC Activations / EOC Training	CU + 10	GC34090d	
FTB & Assessor Recoveries	CU + 2	GC34090d	
Liens & Releases, Supporting Recorded	P	GC34090	
Work Orders / Service Requests (Comcate / Eden / ESRI Workforce)	CL+ 5	GC34090, 40 CFR 122.21, 122.41, 122.44	May include NPDES schedules and compliance

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
~~COMMUNITY DEVELOPMENT~~PUBLIC WORKS - DEVELOPMENT ENGINEERING			
Bonds - Development	CL	GC34090; CCP 337.5	Housing; Industrial Development
Bonds - Security	CL	GC34090; CCP 337.5	Documentation created and/or received in connection with the Performance of work/services for the city, or for Parcel Maps and subdivision work
Building Certifications	P	GC34090; CCP 337.5	PAD / rough grade, soils
Certificate of Correction/Compliance	P	GC34090; CCP 337.5	Requests, plats, legals, administrative approvals
CFD & Special District Annexation Documents, Infrastructure, Services	P	GC34090; CCP 337.5	CFD 2013-1, LSA, LMD, CSA
Development Agreements	P	CCP337, 3371.(a), 337.15; GC34090:	Infrastructure contracts, franchises. Original maintained for 7 years
Development Case Files	P	GC34090	Includes Acceptance, Security, WQMP, Hydrology Studies, Soils Reports, etc.
Development Conditions	L	GC34090d	Mitigation measures; filed with case files
Development Standards	P	GC34090	Landscape medians, Parkway Landscape Development, Public works construction
Drawings, As-Builts (Development) / Grading / Public Improvement Plans, Retaining Wall	P	GC34090	
Final Maps, Tract Maps, Subdivisions, Parcel Maps	P	GC34090	
Historic Preservation Inventory	P	GC34090	Historic structures & landmarks
NPDES Annual Reports	CU + 3	40 CFR §§122.21, 122.41, 122.44; GC §34090	
Permits, Permanent Encroachment	P	GC34090	Pole and monument signs, grading (final certification, mass, rough, precise, stockpile), alterations, excavations, street sidewalk & curb construction or alterations, utility installation or modifications, development Improvements

Permits, Temporary Encroachment	CL+ 2	GC34090	Temporary Uses, Temporary Signs, Hauling / Haul, Transportation, Traffic Control, Oversized / Overload vehicles, streets, utilities, Dry utility, bore, Traffic Control, stockpile, etc.

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
COMMUNITY DEVELOPMENT - PLANNING			
Case files, Planning and Zoning (CUP, Plot Plan, TPM, TTM, Annexations)	P	GC34909a; H&S 19850;4003;4004	Approval Letter, Comment Letter, Pertains to real Property. May include ~~blueprints,~~ CEQA documents (EIRs, Negative Declaration, Categorical Exemptions, Notice of Exemption, etc.) drawings, maps, Plans, reports, evaluations, correspondence, uses, Permits, variances, studies, appeals, Compliance certificates, lot line adjustments or other Planning-related matters brought before legislative body
CEQA staff notes and correspondence that provide insight into the project or the agency's CEQA compliance with respect to the project	CU +2	GC34090, PRC 21167.6	Golden Door Properties, LLC v. Superior Court of San Diego County (County of San Diego, et al., Real Parties in Interest) (53 Cal.App.5th 733); ~~Golden Door decision~~
Design Guidelines	P	GC34090	
General Plan and Elements	P	GC34090	Includes Sphere of influence
Housing Reports / HCD Reports	CU + 5	GC34090, 24 CFR 91.105(h), 24 CFR 570.502,	
Public Notices, Advertising, Posting - Planning Commission	CU +2	GC34090	
Land Use Studies (Hotel, Development, etc.(	CU + 10	GC34090	
~~Special Event Permits – Public Events /~~ Temporary Event Permits / Vendor Applications (Includes Insurance certificates)	CL+ 2	GC34090d	
Temporary Uses, Temporary Signs	CL+ 2	GC34090d	

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
COMMUNITY ENGAGEMENT ~~SERVICES~~			
Applications & Waivers - Programs	CU +2	GC34090	
Assessment Reports	CU +2	GC34090	
~~Compost Distribution, Sandbag Distribution, Keep it Clean Waivers~~	~~CU +2~~	~~GC34090~~	
Facility Use Permits / Rentals / Reservations / Field and Gazebo Rentals (Includes Insurance certificates)	CU +2	GC34090	
~~Park Inspections / Playground Inspections~~	~~CU + 2~~	~~GC34090~~	
~~Park Site Walkthroughs~~	~~CU + 2~~	~~GC34090~~	
Programs -Community Services (Clean-up Program)	CU + 2	GC34090	
Special Event Permits – City Events, Waivers / Temporary Event Permits / Vendor Applications (Includes Insurance certificates)	CU +2	GC34090	
Videos of Parks	0		Does not record regular, ongoing operations of the City

CEMETERY DISTRICT			
Cemetery Deeds	P	GC 34090(a), 60201	
~~Cemetery Invoices~~	~~AU + 4~~	~~GC 34090, 60201~~	
Cemetery Plot Map	P	GC 34090, 60201 HS 8330, 8331	
Cemetery Purchasing of lots & niches Receipt Records for Purchase of lots / niches	P	GC 34090, 60201 HS 8330, 8331	
Cemetery Software	P	GC 34090(a), 60201	
Minutes, Resolutions – Cemetery District	P	GC 34090, 60201	1898 - 2011

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
ECONOMIC DEVELOPMENT			
Economic Development Files	CL+2	GC34090	
Business Registrations	AU+5	GC 34090	
City Council Promotional Videos	0	GC 34090.6	
Economic Development Files	CL+2	GC 34090	
Flyers	0	GC 34090	Copies or content ~~Not~~not substantive
Photos	0	GC 34090	Preliminary drafts; retention is placed on the final document
Social Media	0	GC 34090	Copies or content ~~Not~~not substantive
State of the City Event	CU+2	GC 34090	
Website	0	GC 34090	Copies or content ~~Not~~not substantive

RECORD SERIES	RETENTION	CITATION	DESCRIPTOR
PUBLIC WORKS & ENGINEERING			
Abandonments / Vacations	P	GC34090	
Capital Improvement Projects (CIP)	P	GC34090d; CC337	Supporting documents including bidders list, Specifications, reports, Plans, etc.
Drawings, As-Builts (Capital Improvement Projects)	P	GC34090d	
Easements, Dedications, Right of Ways, Deeds	P	GC34090a	
Pest Control	CU + 2	GC34090d	Pesticide applications, inspections & sampling, documents
Soil Reports	P	GC34090d	Final Reports
Special Districts	P	GC34090a	Supporting documents re: improvement, lighting, underground utility; bonds, taxes & construction
Street Alley (Abandonments / Vacations)	P	GC34090d	Relinquishment of rights and fee title
Studies / Reports	P	GC34090	
Surveys	P	GC34090	Recording data and maps
Traffic Counts	CL+ 10	GC34090d	
Traffic Signal Timing Sheets	CL+ 2	GC34090d	
Traffic Speed Surveys	CL+ 10	GC34090d	
Transportation / Congestion Management	CU + 2	GC34090d	
Work Orders / Service Requests (Comcate / Eden / ESRI Workforce)	CL+ 5	GC34090, 40 CFR 122.21, 122.41, 122.44	May include NPDES schedules and compliance
Maintenance Schedules and Recaps	CU + 5	GC34090, 40 CFR 122.21, 122.41, 122.44	May include NPDES schedules and compliance
Maintenance and Landscape Site Reports / Arborist Reports	CU + 5	GC34090,	May include sidewalk or tree maintenance
Solid Waste Reduction /	CU +10	GC34090; 14	

Recycling / AB 939 / SB 1383 Compliance		CCR 18995.2	
Solid Waste Tonnage Reports	CU +10	GC34090	
Trash Exemption Permits	E + 2	GC34090	
Compost Distribution, Sandbag Distribution, Keep it Clean Waivers	CU+2	GC34090	
Park Inspections / Playground Inspections	CU+2	GC34090	
Park Site ~~Walkthrougjs~~Walkthroughs	CU+2	GC34090	
Bonds - Development	CL	GC34090; CCP 337.5	Housing; Industrial Development
Bonds - Security	CL	GC34090; CCP 337.5	Documentation created and/or received in connection with the Performance of work/services for the city, or for Parcel Maps and subdivision work
Building Certifications	P	GC34090; CCP 337.5	PAD / rough grade, soils
Certificate of Correction/Compliance	P	GC34090; CCP 337.5	Requests, plats, legals, administrative approvals
CFD & Special District Annexation Documents, Infrastructure, Services	P	GC34090; CCP 337.5	CFD 2013-1, LSA, LMD, CSA
Development Agreements	P	CCP337, 3371.(a), 337.15; GC34090:	Infrastructure contracts, franchises. Original maintained for 7 years
Development Case Files	P	GC34090	Includes Acceptance, Security, WQMP, Hydrology Studies, Soils Reports, etc.
Development Conditions	L	GC34090d	Mitigation measures; filed with case files
Development Standards	P	GC34090	Landscape medians, Parkway Landscape Development, Public works construction
Drawings, As-Builts (Development) / Grading / Public Improvement Plans, Retaining Wall	P	GC34090	

Final Maps, Tract Maps, Subdivisions, Parcel Maps	P	GC34090	
Historic Preservation Inventory	P	GC34090	Historic structures & landmarks
NPDES Annual Reports	CU + 3	40 CFR §§122.21, 122.41, 122.44; GC §34090	
Permits, Permanent Encroachment	P	GC34090	Pole and monument signs, grading (final certification, mass, rough, precise, stockpile), alterations, excavations, street sidewalk & curb construction or alterations, utility installation or modifications, development Improvements
Permits, Temporary Encroachment	CL+ 2	GC34090	Temporary Uses, Temporary Signs, Hauling / Haul, Transportation, Traffic Control, Oversized / Overload vehicles, streets, utilities, Dry utility, bore, Traffic Control, stockpile, etc.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.11
Meeting Date: August 12, 2026

SUBJECT: Adoption of the City of Wildomar Evaluation Policy

SUBMITTED BY: Emily Wolf, Human Resources and Risk Manager

ACTION:

Approve and adopt the City of Wildomar Evaluation Policy, effective August 12, 2026.

SUMMARY:
The proposed Evaluation Policy establishes a continuous performance management process focused on timely feedback, consistent documentation, employee development, and recognition. The policy replaces the traditional annual evaluation process with scheduled performance check-ins, ongoing performance feedback, and real time recognition of employee contributions.

BACKGROUND:
The City is updating its performance evaluation process to provide employees with more frequent and meaningful feedback throughout the year. Employees in a newly appointed position will receive written performance check-ins at three months, six months, and twelve months, followed by semiannual check-ins thereafter. The three-month and six-month check-ins are intended to support employee development, while the twelve-month evaluation is used to determine merit increase eligibility.

The policy also introduces an On-the-Spot Recognition Program to provide timely acknowledgment of exceptional employee contributions, including customer service, initiative, teamwork, and significant accomplishments. Recognition may include written acknowledgment, gift cards, or other approved forms of recognition.

DISCUSSION:
The policy establishes standardized performance ratings of Needs Improvement, Satisfactory, and Exceeds Expectations. Merit increases are based on the employee's twelve-month evaluation score. Employees receiving a score of 90 percent or higher will normally qualify for a two-step merit increase, employees scoring between 66 percent and 89 percent will normally qualify for a one step merit increase, and employees scoring 65 percent or lower will not receive a merit increase.

The policy also establishes an On-the-Spot Recognition Program to recognize exceptional customer service, initiative, innovation, teamwork, and significant accomplishments. Recognition may include written acknowledgment, gift cards, A Night Out on the City, CAL Time in highly exceptional circumstances, or other forms approved by the City Manager or designee.

Human Resources will provide training and guidance, monitor compliance, and support consistent implementation of the policy. Employees are also provided an opportunity to respond to their evaluation and request an additional management review/reconsideration when appropriate.

Staff recommends approval of the Evaluation Policy, attached hereto as Attachment A, to provide a consistent and streamlined approach to employee performance management and recognition.

FISCAL IMPACT:

Fiscal impacts may include merit increases and costs associated with the On-the-Spot Recognition Program. Merit increases will be administered in accordance with applicable memoranda of understanding, Personnel Rules, and law. Recognition expenditures will be based on available budget, and A Night Out on the City recognition is limited to a maximum value of $100.

ATTACHMENTS:
Attachment A. Evaluation Policy

City of Wildomar
Evaluation Policy
Effective August 12, 2026

Objective

This policy supports the City's commitment to fostering a high-performing and engaged workforce through ongoing communication and real time recognition. The purpose of this policy is to establish a streamlined approach to employee performance management that ensures timely feedback, consistent documentation, and meaningful recognition of employee contributions.

Policy

The City replaces traditional annual performance evaluations with a continuous performance management model consisting of periodic check-ins and on-the-spot recognition. Supervisors are responsible for providing timely feedback, documenting notable performance, as well as areas of improvement, and recognizing employee achievements throughout the year.

A. Performance Check-Ins

Supervisors shall conduct written performance check-ins with each employee on a regular basis. The first year an employee is in a newly appointed position, performance check-ins will occur at 3 months, 6 months and 12 months, and on a semiannual basis thereafter. The 3-month and 6-month check-ins are in place to bring attention to areas of opportunities and strengths to ensure the employee has adequate feedback to be successful during the 12-month evaluation.

Each check-in shall include:

- Completion of checklist indicating Performance Standards rating
- Concise summary of employee accomplishments and contributions
- Concise summary of areas for improvement or development

There is a separate checklist for general Employees, Supervisors/Managers, and Department Heads/Directors. Each item is to be marked as Needs Improvement (1 point), Satisfactory (2 points), or Exceeds Expectations (3 points). Evaluations shall be based on observable job performance and applied consistently among similarly situated employees. The points will be counted and divided by the highest possible

score for that check list to determine the eligibility for a merit increase according to Section E of this policy. Only the 12-month evaluation will be used to calculate the score.

Supervisors shall provide the completed check-in to the employee and review it with the employee either in person or through a virtual meeting platform. The intent of the check-in is to ensure clear communication, provide timely feedback, and allow for discussion between the supervisor and employee. Performance check-ins are intended for coaching and employee development. They are not disciplinary and shall not, by themselves, constitute the basis for discipline.

Employees shall be given the opportunity to ask questions and provide input during the check-in discussion.

Narrative responses are expected to be brief and focused and should not require extensive written evaluation.

B. Ongoing Performance Documentation

Supervisors shall maintain ongoing documentation of employee performance throughout the year. Documentation can be in the form of an ongoing word document, a physical notebook, through the Performance Management system, or any other means that allows the supervisor to maintain an ongoing account of the employee's performance highlights and setbacks. Documentation may include short notes capturing:

- Notable achievements or work above expectations
- Coaching or corrective discussions
- Completion of significant projects or milestones

This documentation is merely intended to refresh supervisors' recollection regarding employee performance. Such documentation will be only maintained by the supervisors and will only be relied upon in providing performance feedback as provided in this policy.

C. Use of Recognition in Performance Assessment

Documented recognition shall be considered as part of the employee's overall performance record. Supervisors may reference patterns of recognition when assessing performance, identifying high performers, and making recommendations related to advancement or compensation.

D. Exception Based Narrative Requirements

Supervisors shall provide clear and specific examples in the check-ins to explain when:

- Performance that exceeds expectations

- Performance that needs improvement

E. Merit Increases

Employees will normally become eligible for consideration for a merit increase upon completing 12 months of service in their current position. Merit increases are not automatic and are intended to recognize satisfactory or exceptional job performance, increased job knowledge, and demonstrated growth in the employee's position.

Eligibility for a merit increase shall be determined by the employee's overall score on the 12-month performance evaluation. The three-month and six-month performance check-ins are developmental and shall not be included in the point calculation used to determine merit increase eligibility.

Based on the employee's 12-month performance evaluation score, the following merit increase guidelines shall normally apply:

Exceeds Expectations: Overall score of 90 percent or higher: 2-step merit increase

Satisfactory: Overall score of 66 percent through 89 percent: 1-step merit increase

Needs Improvement: Overall score of 65 percent or lower: No merit increase and placement on a Performance Improvement Plan may be required based on the items requiring improvement.

These guidelines may be modified by the City Manager when warranted by the employee's performance, the recommendations included in the performance evaluation, the Personnel Rules, or an applicable memorandum of understanding.

Unless otherwise modified or approved, a merit increase shall be effective on the employee's salary anniversary date. The evaluation period or merit increase effective date may be extended or otherwise modified when additional performance review is necessary, including when an employee is placed on a Performance Improvement Plan.

When the evaluation period is extended or modified, the City Manager, in their sole discretion, may determine whether a subsequently approved merit increase will be retroactive to the employee's salary anniversary date or effective on another appropriate date.

Merit increases shall be administered in accordance with the applicable MOU, Personnel Rules, and law.

F. On-the-Spot Recognition Program

The City establishes a formal On-the-Spot recognition program to acknowledge employee performance in real time.

Supervisors are encouraged to recognize employees promptly for:

- Exceptional customer service for both internal and external customers
- Initiative or innovation
- Teamwork and collaboration
- Completion of significant assignments

Recognition may include written/public acknowledgment or a gift card, as well as other forms approved by the City Manager or designee, such as A Night Out on the City or a one-time addition to the employee's CAL Time balance. One-time addition to an employee's CAL Time balance may be provided only on a highly exceptional basis and with the City Manager's approval.

Employees may be nominated by their peers by filling out the On-the-Spot Peer Nomination Form and submitting it to the nominee's Department Head/Director for consideration. Department Heads/Directors do not need to fill out the Nomination Form for written/public acknowledgement or a gift card. This process helps to encourage true On-the-Spot Recognition.

Each Department Head/Director will be allotted a number of gift cards relative to the number of employees in their department and the available budget. Gift cards will be kept locked in the Human Resources and Risk Manager's office. The Department Heads/Directors may receive up to 4 gift cards at a time to keep on hand and are responsible for the security of the gift cards until presented to the employee. Department Heads/Directors must notify Human Resources on a weekly basis of any gift cards that are handed out, along with the reason. Human Resources will document this information in the employee's personnel file and notify the Finance Department for any required reporting.

A Night Out on the City and CAL Time addition must be submitted by using the On-the-Spot Recognition Form and recorded through the designated system to ensure consistency and allow for tracking. A Night Out on the City shall have a maximum value of $100.00.

On-the-Spot recognition shall be administered fairly and consistently.

G. Accountability and Compliance

Supervisors are responsible for ensuring timely completion of required check-ins. Human Resources shall monitor compliance and provide periodic reports to Department Heads/Directors and the City Manager.

Supervisors who fail to complete required check-ins may be subject to corrective action.

Any reporting requirements by the IRS for gift cards or other items will be strictly followed for compliance.

H. Training and Support

1. Supervisor Training

   Human Resources shall provide guidance, examples, and training to supervisors to ensure consistent and effective implementation of this policy. Training will emphasize clear, concise documentation and appropriate use of recognition.

2. Employee Training

   Training in areas that need improvement will be provided where available.

I. Roles and Responsibilities

Supervisors: Conducts check-ins, documents performance, and provides timely recognition.

Employees: Participates in check-ins and engages in performance discussions.

Human Resources: Administers the policy, provides training, and monitors compliance.

Department Heads/Directors: Ensures their departments are completing check-ins in a timely manner.

City Manager or Designee: Overall program direction and approval of recognition initiatives.

J. Employee Response

Employees have ten (10) days to provide a written response. The response shall be completed in the performance evaluation program and therefore attached to the evaluation.

K. Review Request

An employee who disagrees with their performance evaluation may submit a written request for an additional review within ten days of receiving the completed evaluation. The request shall identify the portions of the evaluation the employee disputes and the basis for the requested review.

The additional review shall be conducted by the next level of management above the individual who completed the performance evaluation, consistent with the employee's departmental chain of command. If the performance evaluation was

completed by the Department Head or Director, the employee may request that the City Manager conduct the additional review.

The reviewing official shall consider the employee's request, the completed performance evaluation, and any relevant supporting information. A written response shall be provided to the employee within fifteen days after receipt of the review request.

Requesting an additional review does not waive or otherwise affect the employee's right to file a grievance. The applicable timeframe for filing a grievance shall begin on the earlier of the date the employee receives the written response to the review request or the expiration of the fifteen day review period.

L. Representation

Nothing limits an employee's right to Union representation during meetings that may reasonably lead to discipline.

M. Savings Clause

Nothing in this policy supersedes the applicable MOU, Personnel Rules, Municipal Code, or state or federal law.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.12
Meeting Date: August 12, 2026

SUBJECT: Notice of Completion - Palomar Street Widening (Phase 2) and Wildomar Cemetery Improvements (Phase 1) Projects (CIP 028-2, 067-1)

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Cameron Luna, Associate Engineer

ACTION:
1. Approve a construction contract contingency increase from 10% to 15% and authorize the Public Works Director/City Engineer to approve change orders not to exceed 15% of the construction contract amount, in the amount of $1,154,353.95 (contingency).

2. Authorize the City Manager to approve the Task Order First Amendment for Construction Management Services with Geocon West, Inc. for the Palomar St. Widening (Phase 2) and Wildomar Cemetery Improvements (Phase 1) Projects (CIP 028-2, 067-1) in the amount not to exceed $5,500.

3. Authorize the City Manager to approve the Task Order Second Amendment for Construction Management Services with Interwest Consulting Group for the Palomar St. Widening (Phase 2) and Wildomar Cemetery Improvements (Phase 1) Projects (CIP 028-2, 067-1) in the amount not to exceed $32,000.

4. Adopt a Resolution entitled:

RESOULTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACCEPTING THE PALOMAR STREET WIDENING (PHASE 2) AND WILDOMAR CEMETERY IMPROVEMENTS (PHASE 1) PROJECTS (CIP 028-2 AND 067-1) AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

SUMMARY:
This item includes a contract contingency adjustment for the Palomar St. Widening and Cemetery Improvements Projects. This item will accept the Palomar Street Widening & Wildomar Cemetery Wall Improvements Project (CIP 028-2 & 067-1) as complete, authorize the filing of a Notice of Completion, and begin the one-year warranty period for the Project.

BACKGROUND:
On October 9, 2024, the City Council awarded a construction contract to Van Engineering, Inc. (Contractor) in the amount of $7,695,693 for the Palomar Street Widening (Phase 2) and Wildomar Cemetery Improvements (Phase 1) Projects ("Project"). The City Council also

authorized the Public Works Director to execute Task Agreements for Construction Management/Inspection services with Geocon West, Inc. for a total not to exceed of $97,774.88, and Interwest Consulting Group for a total not to exceed of $259,000. The City Council also authorized the Public Works Director/City Engineer to approve change orders not to exceed 5% of the construction contract amount ($384,785) (contingency).

On October 13, 2025, the City Council further authorized the Public Works Director/City Engineer to approve change orders not to exceed 10% of the construction contract amount, in the amount of $769,569 (contingency).

On January 14, 2026, the City Council authorized the City Manager to execute a Task Order First Amendment for Construction Management Services with Interwest Consulting Group in the amount not to exceed $125,000.

DISCUSSION:
Project construction is complete, and it is appropriate at this time for the City to accept the project as complete.

Contingency and Contract Change Orders
The original construction contract amount was $7,695,693 with an authorized 5% contingency ($384,785). The City Council subsequently authorized a 10% contingency ($769,569). Several change orders were required during construction to address unforeseen field conditions and to address revisions requested by the City that provided additional public benefit. These change orders included:

1. An extension of street improvement transitions on Gruwell Street north to Orange Street
2. Addition of battery backup equipment to the traffic signals
3. Relocation of a backflow prevention device (reimbursable by EVMWD)
4. Installation of geofabric for pavement subgrade stabilization
5. Additional pavement quantities to account for utilities needing to be relocated or poor soil conditions
6. Cemetery Loop concrete improvements
7. Relocation of EVMWD waterline and emergency repair (potentially reimbursable by EVMWD)
8. Striping and Signage adjustments
9. Traffic signal adjustments
10. Landscape controller adjustments

At project completion, the final construction contract cost was $8,840,283.42 (14.87% increase). With the costs for the additional work above considered, staff is recommending that the City Council approve an increase in the Project's contingency from 10% to 15% and authorize the Public Works Director/City Engineer to approve change orders not to exceed 15% of the construction contract for a total contract allowance of $8,849,932. This will allow staff to close out pending construction contract change orders with Van Engineering that were required to complete the final phases of construction for the Project. A corresponding budget adjustment is not necessary to cover the added contingency, as prior FY approved budgets included adequate funds to cover these expenses.

Geocon Task Order Amendment
Due to additional work performed by the contractor under the various contract change orders,

additional material testing and inspection services were required. At the request of the City, Geocon has prepared a First Amendment to their Task Agreement for providing these additional geotechnical and material testing services for the Project. This First Amendment is for an additional fee amount not to exceed $5,500, bringing the total Agreement amount to $103,274.88. This First Amendment does not include any hourly rate increases for the consultant's staff and instead honors the original billing rates as included in the Task Agreement approved on October 9, 2024. The First Amendment is included as Attachment B. Approval of this amendment will allow staff to close out its Task Agreement with Geocon for the Project.

Interwest Task Order Amendment

The total construction contract period extended beyond the originally anticipated schedule due to unforseen delays and also due to additional working days being granted for additional work performed and requested as part of the contract change orders. Additional Construction Management and Inspection services were needed to provide the required oversight for the extended duration of construction. With construction now complete, the City requested Interwest to prepare a Second Amendment to their Task Agreement for the additional construction management and inspection services for the Project. This Second Amendment is for an additional fee amount not to exceed $32,000, bringing the total Agreement amount to $428,882. This Second Amendment does not include any hourly rate increases for the consultant's staff and instead honors the original billing rates as included in the Task Agreement approved on October 9, 2024. The Second Amendment is included as Attachment C. Approval of this amendment will allow staff to close out its Task Agreement with Interwest for the Project.

Acceptance and Notice of Completion

Van Engineering has completed the Project improvements in accordance with the contract documents, and the Project is ready for acceptance and filing of the Notice of Completion (NOC) with the Riverside County Recorder. If no liens or claims have been filed within 30 days of filing the NOC, the City will release the remaining 10% retention funds ($884,028.34) to the Contractor. City staff recommends that the City Council adopt the attached Resolution to accept the Project as complete and authorize staff to file the attached NOC (Attachment A) with the Riverside County Recorder within 10 days.

FISCAL IMPACT:

Construction, including Construction Inspection/Administration, was funded by the fund sources listed in Table 1 below. The Final amounts are estimated and will be reconciled following the close of the FY 26/27 budget.

Funding Source	Original Project Budget (approved FY 24/25)	Final Costs (estimated)
ARPA (Fund 115)	$1,243,000	$1,241,129
Measure AA (Fund 120)	$306,000	$109,141
Measure A (Fund 201)	$1,340,000	$220,949
TDA (Fund 202)	$432,500	$413,285
Cemetery (Fund 302)	$600,000	$1,020,366
DIF (Fund 440)	$405,000	$434,891
Capital Reinvestment (Fund 500)	$174,000	$222,850

TUMF (Fund 503)	$4,132,500	$4,653,042
Misc. State Funds (Fund 507)	$16,000	$42,584
Bond Proceeds (Fund 510)	$0	$1,532,296
TOTAL	**$8,649,000**	**$ 9,890,788**

While final costs exceeded the original Project budget, the final costs are within subsequent budget approvals and budget adjustments made through the FY 24/25, FY 25/26, and FY 26/27 budget cycles. It should be noted that the total Final Costs also include City staff costs as well as costs from the City's contract traffic engineer and traffic signal maintenance contractor for construction support services provided. No additional budget adjustments are necessary to close-out the Project. During construction, the 10% retention funds ($884,028.34) were encumbered with each progress payment to the contractor and covered by prior fiscal year budgets and no additional funds or budget adjustments are needed. Those funds will now be released/paid to the Contractor in FY 26/27.

ATTACHMENTS:

Resolution
A - Notice of Completion
B - Geocon Amendment No 1
C - Interwest Amendment No 2

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACCEPTING THE PALOMAR STREET WIDENING (PHASE 2) AND WILDOMAR CEMETERY IMPROVEMENTS (PHASE 1) PROJECTS (CIP 028-2 AND 067-1) AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

WHEREAS, on October 9, 2024, the City Council awarded a construction contract to Van Engineering, Inc., for the Palomar Street Widening (Phase 2) and Wildomar Cemetery Improvements (Phase 1) Projects (CIP 028-2/067-1) ("Project"); and

WHEREAS, Van Engineering, Inc. has completed the work in accordance with the contract documents for the Project; and

WHEREAS, if no liens or claims have been filed within 30 days of filing the Notice of Completion, the retained payment funds and any remaining amount due will be released to Van Engineering, Inc.

NOW, THEREFORE, BE IT RESOLVED, by the Wildomar City Council, in regular session assembled on August 12, 2026, that:

The Project is accepted as complete. Within 10 days of the date of this Resolution, the Public Works Director/City Engineer shall prepare a Notice of Completion and the City Clerk shall file the Notice of Completion with the Riverside County Recorder.

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

NO FEE DOCUMENT
Government Code §6103
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF WILDOMAR
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595
Attn: City Clerk

The Above Space For Recorder's Use Only

NOTICE OF COMPLETION
Civil Code 3093

1. Prime Contractor: Van Engineering, Inc.

2. Project Name: Palomar Street Widening (Phase 2) & Wildomar Cemetery Improvements (Phase 1) (CIP 028-2 and 067-1)

3. Date of Completion (Acceptance): August 12, 2026

4. Description of Work or Materials Furnished: Site improvements to the Wildomar Cemetery, including walls, gates, curb ramps, and landscaping. Street improvements on Palomar Street, between Ione Ln. to South Pasadena St., and Gruwell Street between Orange St. and Maple St. including asphalt pavement, striping and signage, concrete curb ramps, driveways, traffic signals, bike lanes, sidewalks, and multi-purpose trails.

5. Site Location: A. Wildomar Cemetery, 21400 Palomar St, Wildomar, CA 92595
   B. Palomar Street, between Ione Lane and South Pasadena Street
   C. Gruwell Street between Orange Street and Maple Street

6. Owner's Property Interest in Site is: A. In Fee
   B. In Easement
   C. In Easement

7. Owner: A. Wildomar Cemetery District, 21400 Palomar St., Wildomar, CA 92595
   B. City of Wildomar, 23873 Clinton Keith Road, Suite 110, Wildomar, CA 92595

City of Wildomar:

Dated: _____, 2026 _____

Jason Farag
Public Works Director/City Engineer

Verification
I, the undersigned, say: I am the person who signed the foregoing notice. I have read said notice and know the contents thereof, and the facts stated therein are true of my knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed at Wildomar, California, this 12th day of August, 2026.

City of Wildomar:

Jason Farag
Public Works Director/City Engineer

TASK ORDER AGREEMENT AMENDMENT

TASK AGREEMENT #CIP 028-2, 067-1
Geoncon West, Inc.

TO PROFESSIONAL SERVICES AGREEMENT
FOR ON-CALL GEOTECHNICAL AND MATERIAL TESTING SERVICES
Palomar St. Widening Project, Phase 2, and Cemetery Improvements, Phase 1
CIP 028-2 and CIP 067-1

Amendment #1

This PROJECT AGREEMENT AMENDMENT is made this 12th day of August 2026 to amend the Scope of Services and Price of Task Agreement #CIP 028-2, 067-1 dated the 9th day of October 2024, by and between the City of Wildomar, a municipal corporation, hereinafter called "CITY" and Geocon West, Inc., hereinafter called "CONSULTANT".

1. This **PROJECT AGREEMENT AMENDMENT** includes all the terms and conditions contained in that certain Task Agreement #CIP 028-2, 067-1, executed by the parties, and approved by the Wildomar City Council on October 9, 2024.

2. **SCOPE OF SERVICES.** CONSULTANT shall provide all professional services necessary and required to complete the additional work described in the Scope of Services attached hereto as Exhibit "A".

3. **PRICE.** The additional services shall be provided on a time & materials basis with a not to exceed price of $5,500.00 as attached hereto as Exhibit "A".

4. **SCHEDULE.** The services shall be provided on a schedule as requested by the CITY and agreed to by CONSULTANT.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

Dated: _____, 2026		Dated: _____, 2026
CITY OF WILDOMAR, a municipal corporation By_____ Signature _____ Name and Title		Geocon West, Inc. By_____ Signature _____ Name and Title

EXHIBIT A
SCOPE OF SERVICES & PRICE

Attached

Project No. T2823-22-21 & -21A
August 6, 2026

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

Attention: Mr. Cameron Luna, Associate Engineer

Subject: ACKNOWLEDGEMENT FOR ADDITIONAL FUNDING
PALOMAR ROAD WIDENING & CEMETERY IMPROVEMENTS
CIP 067-1 & 028-2
WILDOMAR, CALIFORNIA

Dear Mr. Luna,

The purpose of this letter is to request a purchase order for additional funds to complete the project in accordance with the City of Wildomar's request. Geocon's scope of services will include:

- Previously rendered observation and testing services.
- Preparation of final reports documenting Geocon's geotechnical observation, concrete sampling, and materials testing services.

Geocon proposes to provide the services described herein for a fee of $5,500. Please carefully review the contents of this acknowledgement. If they meet with your approval, send us a purchase order amendment in accordance with our on-call agreement with the City of Wildomar. Services provided by Geocon will be pursuant to the on-call agreement. Please sign and return one copy of this acknowledgement letter to our office as authorization to perform the services described herein.

Should you have any questions or desire additional information, please call at your convenience.

Very truly yours,

GEOCON WEST, INC.

Lisa Battiato, CEG
Senior Geologist

Kai Parker
Field Supervisor/Project Manager

ACKNOWLEDGEMENT

CLIENT:_____

Authorized By:_____

Print Name:_____

Title:_____

Date:_____

TASK ORDER AGREEMENT AMENDMENT

TASK AGREEMENT #CIP 028-2, 067-1
Interwest Consulting Group

TO PROFESSIONAL SERVICES AGREEMENT
FOR ON-CALL/STAFF AUGMENTATION SERVICES
Palomar St. Widening Project, Phase 2, and Cemetery Improvements, Phase 1
CIP 028-2 and CIP 067-1

Amendment #2

This PROJECT AGREEMENT AMENDMENT is made this 12th day of August 2026 to amend the Scope of Services and Price of Task Agreement #CIP 028-2, 067-1 dated the 9th day of October 2024, by and between the City of Wildomar, a municipal corporation, hereinafter called "CITY" and Interwest Consulting Group, hereinafter called "CONSULTANT".

1. This **PROJECT AGREEMENT AMENDMENT** includes all the terms and conditions contained in that certain Task Agreement #CIP 028-2, 067-1, executed by the parties, and approved by the Wildomar City Council on October 9, 2024.

2. **SCOPE OF SERVICES.** CONSULTANT shall provide all professional services necessary and required to complete the additional work described in the Scope of Services attached hereto as Exhibit "A".

3. **PRICE.** The additional services shall be provided on a time & materials basis with a not to exceed price of $32,000.00 as attached hereto as Exhibit "A".

4. **SCHEDULE.** The services shall be provided on a schedule as requested by the CITY and agreed to by CONSULTANT.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

Dated: _____, 2026		Dated: _____, 2026
CITY OF WILDOMAR, a municipal corporation By_____ Signature _____ Name and Title		INTERWEST By_____ Signature _____ Name and Title

EXHIBIT A
SCOPE OF SERVICES & PRICE

Attached

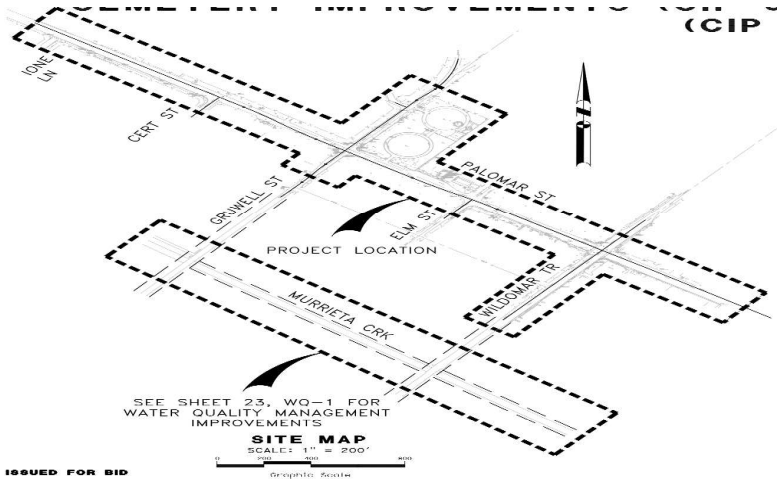
July 31, 2026

Jason Farag, PE, Director of Public Works
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Re: Amendment #2 to Task Agreement #CIP 028-2, 067-1 - Construction Management, Administration, and Inspection Services for the Cemetery Improvements (CIP 67-1) and Palomar St. Widening (CIP 28-2)

Dear Mr. Farag,

We would like to present this Amendment #2 letter proposal to the City of Wildomar (City) for the Construction Management, Administration, and Inspection Services of the Cemetery Improvements (CIP 67-1) and Palomar St. Widening (CIP 28-2) Project (Project). The Construction Management, Administration, and Inspection services task for these projects is approaching NTE limit approved by the City as established in Amendment No 1. Amendment No. 2 will allow Interwest to provide needed Construction Management and Inspection Service to close out the project prior to the time the Project is brought to City Council for Notice of Completion (targeting August 12 CC Meeting).



PROJECT UNDERSTANDING

Based on the email dated December 6, 2023, and subsequent emails and conversations, we understand the Project entails: Demolition, clearing and grubbing, traffic control, cold milling, AC base and cap, decorative AC for multi-use trail, slurry seal, 4", 6" and 8" PCC pad/pavement, PCC ADA ramps, PCC sidewalk, PCC driveway aprons, PCCC curb and gutter, PCC retaining curb, pavement fabric reinforcement, class II AB, removal and relocation of Air Vac/Relief, Blow Off assemblies and other EVMWD water improvements, utility adjustments, decorative gates/fence, walls, benches and other amenities, landscaping/irrigation, Traffic Signal Modification, and other improvements as shown on the approved plans and defined within the Contract Specifications provided.

Furthermore, we understand that the project construction duration was previously estimated at 240 Working Days (WD's) with pre-con Phase around 40 WD's as included in the 240 WD's, and Post-Con Phase around 20 to 40 WD's. The Contractor has been given additional working days to complete all Change Orders due to utility conflicts and per City's requests until the end of June 2026. All close out activities including final punch list have been completed by the end of July 2026. The Amendment #2 will allow Interwest to continue its service to the project completion prior to August 12th, 2026. The construction activities consist of:

1. Completion of striping
2. Relocation of the Traffic Signal Controller Cabinet

3. Construction of the concrete circle walkway in cemetery
4. Installation of filter insert for one CB to complete the project WQMP
5. Completion of Punch List Items, including EVMWD
6. Processing last Change Orders
7. As built plans
8. Close out activities

SCOPE OF WORK

Based on the proposal request for Construction Management and Inspection services our scope of work will continue as described in the original proposal letter dated July 24, 2024. Additional Scope consists of providing Construction Management, Administration, and Inspection Services to the project completion date which is projected by July 31st, 2026.

FEE SCHEDULE

The Amendment #2 proposal for Construction Management and Inspection services to the project completion is shown in the table below; Working Days are accounted to end of July 2026:

Task	Position (See Note 1)	2025 Amendment Rates	Estimated Working Days	Estimated Total Hours	Total
Construction Phase/Close Out	**Warren Repke, PE** *Supervising Engineer*	$149.50	60	60	8,970.00
	Ali Luedtke *Supervising Public Works Observer*	$115	60	125.25	14,403.75
	Henry Ngo, PE *Construction Services Manager*	$143.75	60	60	8,625.00
				Sub Total Amendment #2 Budget deficit:	$31,998.75
				Sub Total Amendment #1:	**$124,482.20**
				Task Agreement #CIP 028-2, 067-1:	$246,882.00
				Grand Total:	$403,362.95

Notes:
1 – Additional Interwest staff may be used for coverage/backup during the project and remain within the NTE. Furthermore, we appreciate the opportunity to submit this amendment proposal to the City of Wildomar. Please contact Scott Harrison, CPRP at 407.739.4805 or sharrison@interwestgrp.com should you have any questions.

Sincerely,

William Evans

Digitally signed by William Evans
DN: C=US, E=wevans@interwestgrp.com, CN=William Evans
Reason: I have reviewed this document
Date: 2026.08.06 13:49:16-07'00'

William Evans, Senior Director of Professional Services
Interwest Consulting Group

SUBJECT: Community Service Area Charges for FY 2026-27

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Jason Farag, Public Works Director/City Engineer

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING COUNTY SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2026-27

SUMMARY:
Upon adoption of this resolution, Spicer Consulting Group, LLC on behalf of the City, will submit the County Service Area (CSA) charges to the County Assessor's Office for inclusion on the annual property tax bills.

BACKGROUND:
Upon incorporation on July 1, 2008, the City of Wildomar assumed the responsibility for certain County Service Areas now within the City's jurisdictional boundaries (County Service Areas, CSAs), and now is responsible for the services and charges provided by County Service Areas 22, 103 (Drainage, Landscape), 103 (Lighting), and 142. A map of the service areas and the proposed charges are included in Attachment A.

DISCUSSION:
On July 8, 2026, the City Council adopted a Notice of Intent to Establish County Service Area Charges for FY 2026-27 and set today's meeting for the public hearing to hear and consider testimony regarding the continuation of charges for the services within the County Service Areas.

A copy of the Projected CSA Levy Ranges and Projected Levy is included in Attachment B, and a copy of the Final Annual Levy Report for the County Service Areas is included as Attachment C.

FISCAL IMPACT:
Adoption of this resolution will allow the City of Wildomar to collect funds to meet part of its financial obligations for City of Wildomar County Service Areas.

The total assessment for the Fiscal Year 2026-27 is $255,575.63. CSA 22 Street Lights and CSA 103 Street Lights are both underfunded by $11,082.65 and $13,750.30 respectively and

will need to be offset by City Contributions, reserve funds and/or other sources available to the CSAs.

ATTACHMENTS:
Resolution
A - CSAs Map
B - CSA Projected Levy (FY 26-27)
C - CSA Final Annual Report (FY 26-27)

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING COUNTY SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2026-27

WHEREAS, upon incorporation on July 1, 2008, the City of Wildomar assumed the authority and responsibility for providing services and levying charges that were previously provided and levied by County Service Areas 22, 103 (Drainage, Landscape), 103 (Lighting), and 142 established pursuant to County Service Area Law, as set forth in Government Code Section 25210.1 et seq., within the City's jurisdictional boundaries; and

WHEREAS, the City Council has determined that it is necessary to continue the County Service Area charges within such areas in order to continue to provide such extended services; and

WHEREAS, City Council annually causes a report of the services, parcels and charges (the "Report") for each County Service Area for the upcoming fiscal year to be prepared and filed with the City Clerk; and

WHEREAS, upon the filing of such report with the City Clerk, the City Council shall cause to be noticed and thereafter conduct a public hearing to hear and consider testimony regarding the continuation of charges for such extended services within such County Service Areas within the City of Wildomar; and

WHEREAS, the City Clerk has confirmed that such Report has been filed for Fiscal Year 2026-27 for such County Service Areas within the City; and

WHEREAS, a public hearing, pursuant to Government Code Section 25210.66a, was conducted by the City Council on August 12, 2026, to determine the establishment of charges for Fiscal Year 2026-27 as shown in the Report for the County Service Areas.

NOW THEREFORE BE IT RESOLVED, by the City of Wildomar City Council assembled in regular session on August 12, 2026, that this Council adopts the County Service Area charges as shown in the Report for the County Service Areas.

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026.

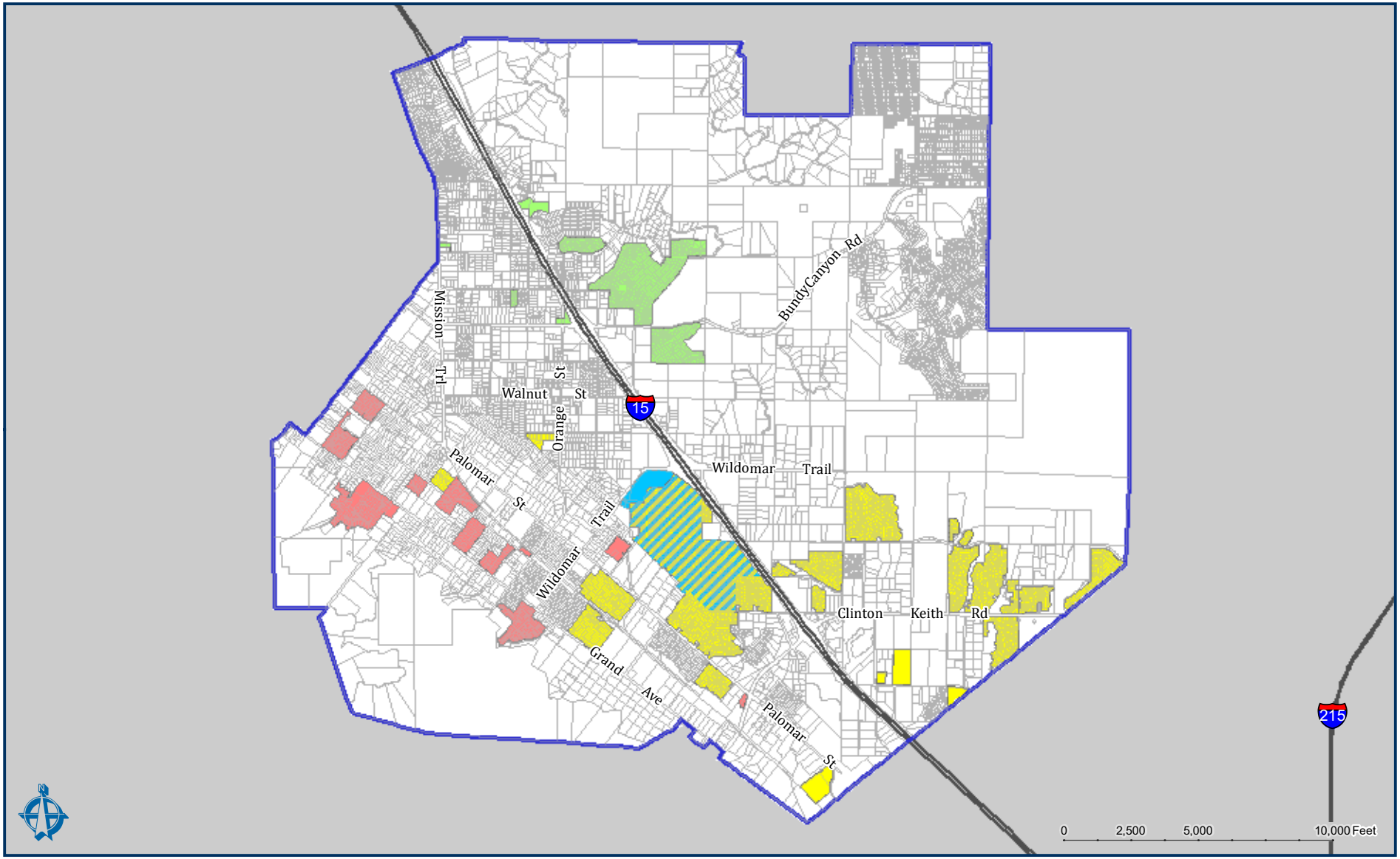
_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk



COUNTY SERVICE AREAS

CITY OF WILDOMAR

SPICER CONSULTING GROUP

CSA 103 DRAINAGE | CSA 103 LIGHTING | CSA 142 | CSA 22 | CITY BOUNDARY

CITY OF WILDOMAR
Projected CSA Levy Ranges and Projected Levy

Fund No.	CSA Name	Date Formed	Resolution	Parcels	Projected FY 2026-27 Levy	Min/Max	Projected FY 2026-27 Levy	Escalates?
684642	CSA #22 STREET LIGHTS (Wildomar)	11/8/1965		884	$31,970.12	Minimum	$1.76	No/Yes
	Lake Elsinore					Maximum	$78.68	
684643	CSA #142 STREET LIGHTS (Wildomar)	1/31/1985		516	$39,608.44	Minimum	$31.50	No/Yes
	Wildomar					Maximum	$872.06	
684644	CSA #103 DRAINAGE-LANDSCAPE (Wildomar)	3/19/91 Drainage	91-168	1,082	$22,600.00	Minimum	$20.00	No
		7/5/1994 Landscape				Maximum	$30.00	
684645	CSA #103 STREET LIGHTS (Wildomar)	12/18/1973		3,341	$161,397.07	Minimum	$28.86	No/Yes
						Maximum	$1,634.72	

Please Note: Ranges represent parcels previously levied and may be changed as a result of actual parcels levied.

SPICER
CONSULTING GROUP

CITY OF WILDOMAR

Final Annual Levy Report



Fiscal Year 2026-27

County Service Areas
22, 103, 103 Drainage, 142

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WHEREAS, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the County Service Area Law as set forth in Government Code Section 25210.1 et seq., for the levy and collection of charges for extended governmental services provided in county service areas;

WHEREAS, Upon incorporation on July 1, 2008, the City of Wildomar (the "City") assumed the responsibility for certain County Service Areas ("CSA") now within the City's jurisdictional boundaries, and now is responsible for the services and charges provided by CSA 22 Street Lights, CSA 103 Street Lights, CSA 103 Drainage/Landscaping, and CSA 142 Street Lights, (the "Districts"). As a result, the authority to levy assessments within the Districts was transferred from the County of Riverside (the "County") to the City;

WHEREAS, the City Council of the City of Wildomar directed Spicer Consulting Group, LLC. to prepare and file an Annual Levy Report (the "Report") for Fiscal Year 2026-27 presenting the plans and specifications for the maintenance and operation of authorized services, an assessment diagram, and an assessment of the estimated costs of the maintenance and operation of the authorized services;

WHEREAS, the Fiscal Year 2026-27 assessments are shown in this Report with certain properties within these CSAs permitted to increase by 2.00% as established by an engineer's report prepared by the County at the time of annexation into the CSAs;

NOW THEREFORE, the following assessment is made to finance the maintenance and operation of authorized services within the Districts:

Table 1-1
Assessment Summary

				Assessment Range	
CSA Name	Date Formed	Parcels	2026-27 Projected Levy	Minimum per Parcel	Maximum per Parcel
CSA 22 Street Lights	11/08/1965	884	$31,970.12	$1.76	$78.68
CSA 103 Street Lights	12/18/1973	3,341	$161,397.07	$28.86	$1,634.72
CSA 103 Drainage / Landscaping	12/18/1973	1,082	$22,600.00	$20.00	$30.00
CSA 142 Street Lights	01/31/1985	516	$39,608.44	$31.50	$872.06

The CSAs were established to provide extended governmental services including street light maintenance, landscape maintenance, and drainage facilities maintenance.

Street Light Maintenance

The street lighting improvements may include but are not limited to electrical energy, lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Public street lighting within the residential subdivisions;
- Public street lighting, traffic signals, and other public lighting facilities on the streets surrounding or adjacent to the development as well as other public areas associated or necessary for development of properties within the subzone.

Landscape Maintenance

The landscape maintenance may include but is not limited to the maintenance and servicing of turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (parkway and slope perimeter landscaping) surrounding the development and within public rights-of-way.

Drainage Maintenance

The drainage component of the assessment is for the maintenance, cleaning, repairs and removal of debris and sediment from drainage facilities adjacent to and downstream of the drainage area (outlined in green below).



The estimate of costs has been prepared by City staff based upon the plans and specifications for the maintenance and operation of the services, as well as the historical costs of similar services provided throughout the CSAs. The following tables show the estimated costs for Fiscal Year 2026-27.

Table 3-1
CSA 22 Street Lights Estimate of Costs

Description	Calendar Year 2025 Actual	FY 2026-27 Budgeted Through June 30, 2027
Direct Costs		
Energy	$13,500.00	$15,000.00
Debt Service Repayment[1]	$24,806.31	$24,806.31
Subtotal Direct Costs	**$38,306.31**	**$39,806.31**
Indirect Costs		
Contract Admin	$1,196.46	$1,196.46
City Admin	$2,050.00	$2,050.00
Subtotal Indirect Costs	**$3,246.46**	**$3,246.46**
Total Costs	**$41,552.77**	**$43,052.77**
Adjustments		
City Surplus/Deficit	($9,720.15)	($11,082.65)
Total CSA 22 Street Lights Assessment	**$31,832.62**	**$31,970.12**

Reserve Fund Balances

Beginning Operating Reserve	($133,542.94)
Reserve Collection	$0.00
Reserve Contribution	($11,082.65)
Est. Ending Operating Reserve	**($144,649.96)**

Beginning Capital Replacement Reserve	$0.00
Reserve Collection	$0.00
Reserve Contribution	$0.00
Est. Ending Capital Replacement Reserve	**$0.00**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 3-2
CSA 103 Street Lights Estimate of Costs

Description	Calendar Year 2025 Actual	FY 2026-27 Budgeted Through June 30, 2027
Direct Costs		
Energy	$63,000.00	$64,300.00
Debt Service Repayment[1]	$99,447.72	$99,447.72
Subtotal Direct Costs	**$162,447.72**	**$163,747.72**
Indirect Costs		
Contract Admin	$3,277.26	$3,277.26
City Admin	$8,122.39	$8,122.39
Subtotal Indirect Costs	**$11,399.65**	**$11,399.65**
Total Costs	**$173,847.37**	**$175,147.37**
Adjustments		
City Surplus/Deficit	($14,648.87)	($13,750.30)
Total CSA 103 Street Lights Assessment	**$159,198.50**	**$161,397.07**

Reserve Fund Balances

Beginning Operating Reserve	($247,911.47)
Reserve Collection	$0.00
Reserve Contribution	($13,750.30)
Est. Ending Operating Reserve	**($261,661.77)**

Beginning Capital Replacement Reserve	$0.00
Reserve Collection	$0.00
Reserve Contribution	$0.00
Est. Ending Capital Replacement Reserve	**$0.00**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 3-3
CSA 103 Drainage/Landscaping Estimate of Costs

Description	Calendar Year 2025 Actual	FY 2026-27 Budgeted Through June 30, 2027
Direct Costs		
Landscaping	$3,565.08	$3,636.38
Drainage	$7,239.22	$7,384.00
Water	$6,493.10	$6,622.96
Subtotal Direct Costs	**$17,297.40**	**$17,643.34**
Indirect Costs		
Contract Admin	$3,277.26	$3,277.26
City Admin	$864.87	$882.17
Subtotal Indirect Costs	**$4,142.13**	**$4,159.43**
Total Costs	**$21,439.53**	**$21,802.77**
Adjustments		
City Surplus/Deficit	$1,160.47	$797.23
Total CSA 103 Drainage/Landscaping Assessment	**$22,600.00**	**$22,600.00**

Reserve Fund Balances

Beginning Operating Reserve	$0.00
Reserve Collection	$797.23
Reserve Contribution	$0.00
Est. Ending Operating Reserve	**$797.23**

Beginning Capital Replacement Reserve	$0.00
Reserve Collection	$0.00
Reserve Contribution	$0.00
Est. Ending Capital Replacement Reserve	**$0.00**

Table 3-4
CSA 142 Street Lights Estimate of Costs

Description	Calendar Year 2025 Actual	FY 2026-27 Budgeted Through June 30, 2027
Direct Costs		
Energy	$7,000.00	$7,500.00
Debt Service Repayment[1]	$20,134.27	$20,134.27
Subtotal Direct Costs	**$27,134.27**	**$27,634.27**
Indirect Costs		
Contract Admin	$1,352.52	$1,352.52
City Admin	$1,356.71	$1,381.71
Subtotal Indirect Costs	**$2,709.23**	**$2,734.23**
Total Costs	**$29,843.50**	**$30,368.50**
Adjustments		
City Surplus/Deficit	$9,177.30	$9,239.94
Total CSA 142 Street Lights Assessment	**$39,020.80**	**$39,608.44**

Reserve Fund Balances

Beginning Operating Reserve	$15,184.25
Reserve Collection	$0.00
Reserve Contribution	$0.00
Est. Ending Operating Reserve	**$15,184.25**

Beginning Capital Replacement Reserve	$100,169.39
Reserve Collection	$9,239.94
Reserve Contribution	$0.00
Est. Ending Capital Replacement Reserve	**$109,409.32**

There is a two percent (2.00%) proposed inflationary increase in the assessment per acre or per parcel as applicable in CSA 22 Street Lights, CSA 103 Street Lights, and CSA 142 Street Lights over the assessment levied for Fiscal Year 2025-26, which is consistent with the ballot proposition approved by the qualified electors when establishing these CSAs.

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Method of Apportionment

The maintenance of landscaping, drainage facilities, and street lights provides direct and special benefit to those properties located within each CSA. Landscaping, drainage facilities, and streetlights enhance the properties within the District, improve erosion and water control, provide dust abatement, increase public safety (controls sight distance restrictions and fire hazards), improve neighborhood aesthetics and property protection, increase traffic safety by improving visibility, and provide an enhanced quality of life and sense of well-being for properties within the CSAs.

The landscape, drainage facilities, and streetlight improvements maintained by the District provide no general public benefit in that the properties within each CSA are discrete neighborhoods or communities for which the improvements were installed. The landscape, drainage facilities, and streetlight improvements do not extend beyond the perimeter of the boundary of each of those discrete neighborhoods or communities. It is therefore determined that all properties within the CSAs benefit equally from the financed improvements and the costs and expenses for the landscaping maintenance and services are apportioned on a per parcel or per acre basis.

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the real property within each CSA over and above general benefit conferred upon the real property within each CSA or to the public at large. The Assessment for each parcel varies by each development Tract and District as it was set at the time of annexation. At the time of annexations each tract's assessment was calculated by dividing the total annual costs by the total number of subdivided parcels within the tract to determine the annual assessment per parcel or acre.

Maximum Assessment Formula

The purpose of establishing a maximum assessment formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which would add to the CSA costs and assessments. At the time of annexation into the CSAs the maximum assessment formula shall be applied to all parcels of land assessed within the CSAs. Within CSA 22 Street Lights, CSA 142 Street Lights, and CSA 103 Street Lights the maximum assessment is subject to an annual inflator of two percent (2.00%) for the following tracts.

CSA 22 Street Lights - TR 27620

CSA 103 Street Lights - PM 11532, PM 9637, TR 22948, TR 28586, TR 29029, TR 29039, TR 29039-1, TR 29039-2, TR 29039-3, TR 29163, TR 29400, TR 29402, TR 29607, TR 30094, TR 30155, TR 30304, TR 30460, TR 30656, TR 30839, TR 30939, TR 31175, TR 31331, TR 31353, TR 31499, and TR 31837

CSA 142 Street Lights - PM 8367, TR 29513, TR 30114, and TR 30297

The maximum assessment is adjusted annually and is calculated independent of the CSAs annual budget and proposed annual assessment. The proposed annual assessment (rate per parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the maximum assessment amount. In no case shall the annual assessment exceed the maximum assessment.

Although the maximum assessment will increase each year, the actual CSA assessments may remain virtually unchanged. The maximum assessment adjustment is designed to establish a reasonable limit on CSA assessments. The maximum assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessments for the fiscal year require an increase and the increase is more than the adjusted maximum assessment it is considered an increased assessment.

To impose an increased assessment, the City of Wildomar must comply with the provisions of the Constitution of the State of California, Article XIII D, Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new maximum assessment is established for the CSA. If the proposed assessment is not approved, the County may not levy an assessment greater than the adjusted maximum assessment previously established for the properties within the CSA.

Fiscal Year 2026-27 Assessments

Each of the developed parcels in the CSAs has been deemed to receive proportional special benefit from the maintenance and operation of the improvements in its service area.

The actual assessment and the amount of the assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

The total assessment for the Fiscal Year 2026-27 is **$255,575.63.**[1]

Table 4-1
Fiscal Year 2026-27 Assessments vs. Estimated Costs

					Assessment Range	
CSA Name	Assessable Parcels	Estimated Assessment	Estimated Costs	Surplus / (Deficit)	Minimum per Parcel	Maximum per Parcel
CSA 22 Street Lights	884	$31,970.12	$43,052.77	($11,082.65)	$1.76	$78.68
CSA 103 Street Lights	3,341	$161,397.07	$175,147.37	($13,750.30)	$28.86	$1,634.72
CSA 103 Drainage / Landscaping	1,082	$22,600.00	$21,802.77	$797.23	$20.00	$30.00
CSA 142 Street Lights	516	$39,608.44	$30,368.50	$9,239.94	$31.50	$872.06

The maximum levy approved by the qualified electors has been applied to each of these service areas, with a remaining deficit forecasted of $24,832.95 which will need to be offset by City contributions, Reserve Funds and/or other sources available to the CSA's to reduce the shortfall in CSA 22 and CSA 103 Street Lights.

[1] The actual assessment roll amount might have a minimal variance due to rounding.

Appendix A:
Assessment Rolls

Assessment Roll

68-4642 - CSA 22

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
366033020	$1.76	366033022	$31.48	366092016	$31.48
366120004	$1.76	366182031	$31.48	366182032	$31.48
366182033	$31.48	366182034	$31.48	366182035	$31.48
366182036	$31.48	366182037	$31.48	366182038	$31.48
366182039	$31.48	366182040	$31.48	366182041	$31.48
366182042	$31.48	366182043	$31.48	366182044	$31.48
366182045	$31.48	366182046	$31.48	366182047	$31.48
366182048	$31.48	366290010	$31.48	366300035	$31.48
366390033	$31.48	366401001	$31.48	366401002	$31.48
366401003	$31.48	366401004	$31.48	366401005	$31.48
366401006	$31.48	366401007	$31.48	366401008	$31.48
366401009	$31.48	366401010	$31.48	366401011	$31.48
366401012	$31.48	366401013	$31.48	366401014	$31.48
366402001	$31.48	366402002	$31.48	366402003	$31.48
366402004	$31.48	366402005	$31.48	366402006	$31.48
366402007	$31.48	366402008	$31.48	366402009	$31.48
366402010	$31.48	366402011	$31.48	366402012	$31.48
366402013	$31.48	366402014	$31.48	366402015	$31.48
366402016	$31.48	366402017	$31.48	366402018	$31.48
366402019	$31.48	366403001	$31.48	366403002	$31.48
366403003	$31.48	366403004	$31.48	366403005	$31.48
366403006	$31.48	366403007	$31.48	366403008	$31.48
366403009	$31.48	366403010	$31.48	366403011	$31.48
366403012	$31.48	366403013	$31.48	366403014	$31.48
366411001	$31.48	366411002	$31.48	366411003	$31.48
366411004	$31.48	366411005	$31.48	366411006	$31.48
366411007	$31.48	366411008	$31.48	366411009	$31.48
366411010	$31.48	366411011	$31.48	366411012	$31.48
366411013	$31.48	366411014	$31.48	366411015	$31.48
366411016	$31.48	366411017	$31.48	366411018	$31.48
366411019	$31.48	366411020	$31.48	366412001	$31.48
366412002	$31.48	366412003	$31.48	366412004	$31.48
366412005	$31.48	366412006	$31.48	366412007	$31.48
366412008	$31.48	366412009	$31.48	366412010	$31.48
366413001	$31.48	366413002	$31.48	366413003	$31.48
366413004	$31.48	366413005	$31.48	366413006	$31.48
366413007	$31.48	366413008	$31.48	366413009	$31.48
366413010	$31.48	366421001	$31.48	366421002	$31.48
366421003	$31.48	366421004	$31.48	366421005	$31.48
366422001	$31.48	366422002	$31.48	366422003	$31.48
366422004	$31.48	366422005	$31.48	366422006	$31.48
366422007	$31.48	366422008	$31.48	366422009	$31.48
366422010	$31.48	366423001	$31.48	366423002	$31.48
366423003	$31.48	366423004	$31.48	366423005	$31.48
366423006	$31.48	366423007	$31.48	366423008	$31.48
366423009	$31.48	366423010	$31.48	366423011	$31.48

APN	Levy	APN	Levy	APN	Levy
366423012	$31.48	366423013	$31.48	366423014	$31.48
366423015	$31.48	366423016	$31.48	366423017	$31.48
366423018	$31.48	366423019	$31.48	366423020	$31.48
366423021	$31.48	366423022	$31.48	366423023	$31.48
366423024	$31.48	366423025	$31.48	366423026	$31.48
366423027	$31.48	366423028	$31.48	366423029	$31.48
366423030	$31.48	366423031	$31.48	366423032	$31.48
366423033	$31.48	366423034	$31.48	366423035	$31.48
366423036	$31.48	366423037	$31.48	366423038	$31.48
366423039	$31.48	366423040	$31.48	366423041	$31.48
366423042	$31.48	366423043	$31.48	366423044	$31.48
366424001	$31.48	366424002	$31.48	366424003	$31.48
366424004	$31.48	366424005	$31.48	366424006	$31.48
366424007	$31.48	366424008	$31.48	366424009	$31.48
366424010	$31.48	366424011	$31.48	366424012	$31.48
366424013	$31.48	366431001	$31.48	366431002	$31.48
366431003	$31.48	366431004	$31.48	366431005	$31.48
366431006	$31.48	366431007	$31.48	366431008	$31.48
366431009	$31.48	366431010	$31.48	366431011	$31.48
366431012	$31.48	366432001	$31.48	366432002	$31.48
366432003	$31.48	366432004	$31.48	366432005	$31.48
366432006	$31.48	366432007	$31.48	366432008	$31.48
366432009	$31.48	366432010	$31.48	366432011	$31.48
366432012	$31.48	366432013	$31.48	366432014	$31.48
366432015	$31.48	366432016	$31.48	366432017	$31.48
366432018	$31.48	366432019	$31.48	366432020	$31.48
366432021	$31.48	366432022	$31.48	366432023	$31.48
366432024	$31.48	366432025	$31.48	366432026	$31.48
366432027	$31.48	366432028	$31.48	366432029	$31.48
366433001	$31.48	366433002	$31.48	366433003	$31.48
366433004	$31.48	366433005	$31.48	366433006	$31.48
366433007	$31.48	366433008	$31.48	366434001	$31.48
366434002	$31.48	366434003	$31.48	366434004	$31.48
366434005	$31.48	366434006	$31.48	366434007	$31.48
366434008	$31.48	366434009	$31.48	366434010	$31.48
366434011	$31.48	366434012	$31.48	366434013	$31.48
366434014	$31.48	366434015	$31.48	366434016	$31.48
366434017	$31.48	366434018	$31.48	366435001	$31.48
366435002	$31.48	366435003	$31.48	366435004	$31.48
366435005	$31.48	366435006	$31.48	366435007	$31.48
366435008	$31.48	366435009	$31.48	366435010	$31.48
366435011	$31.48	366435012	$31.48	366435013	$31.48
366435014	$31.48	366435015	$31.48	366435016	$31.48
366435017	$31.48	366435018	$31.48	366435019	$31.48
366435020	$31.48	366435021	$31.48	366435022	$31.48
366435023	$31.48	366435024	$31.48	366435025	$31.48

APN	Levy	APN	Levy	APN	Levy
366435026	$31.48	366435027	$31.48	366435028	$31.48
366435029	$31.48	366435030	$31.48	366436001	$31.48
366436002	$31.48	366436003	$31.48	366436004	$31.48
366436005	$31.48	366436006	$31.48	366436007	$31.48
366436008	$31.48	366436009	$31.48	366436010	$31.48
366436011	$31.48	366436012	$31.48	366436013	$31.48
366436014	$31.48	366436015	$31.48	366441001	$31.48
366441002	$31.48	366441003	$31.48	366441004	$31.48
366441005	$31.48	366441006	$31.48	366441007	$31.48
366441008	$31.48	366441009	$31.48	366441010	$31.48
366441011	$31.48	366441012	$31.48	366442001	$31.48
366442002	$31.48	366442003	$31.48	366442004	$31.48
366442005	$31.48	366442006	$31.48	366442007	$31.48
366442008	$31.48	366442009	$31.48	366442010	$31.48
366442011	$31.48	366442012	$31.48	366442013	$31.48
366442014	$31.48	366442015	$31.48	366442016	$31.48
366442017	$31.48	366442018	$31.48	366442019	$31.48
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366442023	$31.48	366442024	$31.48	366442025	$31.48
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366444005	$31.48	366444006	$31.48	366444007	$31.48
366444008	$31.48	366444009	$31.48	366444010	$31.48
366451001	$31.48	366451002	$31.48	366451003	$31.48
366451004	$31.48	366451005	$31.48	366451006	$31.48
366451007	$31.48	366451008	$31.48	366451009	$31.48
366451010	$31.48	366451011	$31.48	366451012	$31.48
366451013	$31.48	366452001	$31.48	366452002	$31.48
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366452006	$31.48	366452007	$31.48	366452008	$31.48
366452009	$31.48	366452010	$31.48	366452011	$31.48
366452012	$31.48	366452013	$31.48	366452014	$31.48
366452015	$31.48	366452016	$31.48	366452017	$31.48
366452018	$31.48	366452019	$31.48	366452020	$31.48
366452021	$31.48	366452022	$31.48	366453001	$31.48
366453002	$31.48	366453003	$31.48	366453004	$31.48

APN	Levy	APN	Levy	APN	Levy
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366454007	$31.48	366454008	$31.48	366454009	$31.48
366454010	$31.48	366454011	$31.48	366454012	$31.48
366454013	$31.48	366454014	$31.48	366454015	$31.48
366454016	$31.48	366454017	$31.48	366454018	$31.48
366454019	$31.48	366454020	$31.48	366454021	$31.48
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366454028	$31.48	366454029	$31.48	366454030	$31.48
366454031	$31.48	366454032	$31.48	366454033	$31.48
366454034	$31.48	366454035	$31.48	366454036	$31.48
366454037	$31.48	366454038	$31.48	366454039	$31.48
366454040	$31.48	366454041	$31.48	366454042	$31.48
366454043	$31.48	366454044	$31.48	366454045	$31.48
366461001	$31.48	366461002	$31.48	366461003	$31.48
366461004	$31.48	366461005	$31.48	366461006	$31.48
366461007	$31.48	366461008	$31.48	366461009	$31.48
366461010	$31.48	366461011	$31.48	366461012	$31.48
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366461019	$31.48	366461020	$31.48	366461021	$31.48
366461022	$31.48	366461023	$31.48	366461024	$31.48
366461025	$31.48	366462001	$31.48	366462002	$31.48
366462003	$31.48	366462004	$31.48	366463001	$31.48
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366463017	$31.48	366463018	$31.48	366463019	$31.48
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366463023	$31.48	366463024	$31.48	366463025	$31.48
366463026	$31.48	366463027	$31.48	366463028	$31.48
366463029	$31.48	366463030	$31.48	366463031	$31.48
366463032	$31.48	366463033	$31.48	366463034	$31.48
366471001	$31.48	366471002	$31.48	366471003	$31.48
366471004	$31.48	366471005	$31.48	366471006	$31.48
366471007	$31.48	366471008	$31.48	366471009	$31.48
366471010	$31.48	366471011	$31.48	366471012	$31.48
366471013	$31.48	366471014	$31.48	366471015	$31.48
366471016	$31.48	366472001	$31.48	366472002	$31.48
366472003	$31.48	366472004	$31.48	366472005	$31.48
366472006	$31.48	366472007	$31.48	366472008	$31.48
366472009	$31.48	366472010	$31.48	366472011	$31.48

APN	Levy	APN	Levy	APN	Levy
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366472015	$31.48	366472016	$31.48	366473001	$31.48
366473002	$31.48	366473003	$31.48	366473004	$31.48
366480001	$31.48	366480002	$31.48	366480003	$31.48
366480004	$31.48	366480005	$31.48	366480006	$31.48
366480007	$31.48	366480008	$31.48	366480009	$31.48
366480010	$31.48	366480011	$31.48	366480012	$31.48
366480013	$31.48	366480014	$31.48	366480015	$31.48
366480016	$31.48	366480017	$31.48	366480018	$31.48
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366480022	$31.48	366480023	$31.48	366480024	$31.48
366480025	$31.48	366480026	$31.48	366480027	$31.48
366480028	$31.48	366480029	$31.48	366480030	$31.48
366480031	$31.48	366480032	$31.48	366480033	$31.48
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366480049	$31.48	366480050	$31.48	366480051	$31.48
366480052	$31.48	366480053	$31.48	366480054	$31.48
366480055	$31.48	366491001	$78.68	366491002	$78.68
366491003	$78.68	366491004	$78.68	366491005	$78.68
366491006	$78.68	366491007	$78.68	366492001	$78.68
366492002	$78.68	366492003	$78.68	366492004	$78.68
366492005	$78.68	366492006	$78.68	366492007	$78.68
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366492011	$78.68	366492012	$78.68	366492013	$78.68
366492014	$78.68	366492015	$78.68	366492016	$78.68
366492017	$78.68	366492018	$78.68	366492019	$78.68
366492020	$78.68	366492021	$78.68	366492022	$78.68
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366501012	$78.68	366501013	$78.68	366501014	$78.68
366501015	$78.68	366501016	$78.68	366501017	$78.68
366502001	$78.68	366502002	$78.68	366502003	$78.68
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366502007	$78.68	366502008	$78.68	366502009	$78.68
366502010	$78.68	366502011	$78.68	366502012	$78.68
366502013	$78.68	366502014	$78.68	366502015	$78.68

APN	Levy	APN	Levy	APN	Levy
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366503004	$78.68	366503005	$78.68	366503006	$78.68
366503007	$78.68	366503008	$78.68	366503009	$78.68
366503010	$78.68	366503011	$78.68	366503012	$78.68
367431001	$31.48	367431002	$31.48	367431003	$31.48
367431004	$31.48	367431005	$31.48	367431006	$31.48
367431007	$31.48	367431008	$31.48	367431009	$31.48
367431010	$31.48	367431011	$31.48	367431012	$31.48
367431013	$31.48	367431014	$31.48	367431015	$31.48
367431016	$31.48	367431017	$31.48	367431018	$31.48
367431019	$31.48	367431020	$31.48	367431021	$31.48
367431022	$31.48	367431023	$31.48	367431024	$31.48
367431025	$31.48	367431026	$31.48	367431027	$31.48
367431028	$31.48	367431029	$31.48	367431030	$31.48
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367432010	$31.48	367432011	$31.48	367432012	$31.48
367432013	$31.48	367433001	$31.48	367433002	$31.48
367433003	$31.48	367433004	$31.48	367433005	$31.48
367433006	$31.48	367433007	$31.48	367433008	$31.48
367433009	$31.48	367433010	$31.48	367433011	$31.48
367433012	$31.48	367433013	$31.48	367433014	$31.48
367433015	$31.48	367441002	$31.48	367441003	$31.48
367441004	$31.48	367441005	$31.48	367441006	$31.48
367441007	$31.48	367441008	$31.48	367441009	$31.48
367441010	$31.48	367441011	$31.48	367441012	$31.48
367441013	$31.48	367442001	$31.48	367442002	$31.48
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367442024	$31.48	367442025	$31.48	367443001	$31.48
367443002	$31.48	367443003	$31.48	367450001	$31.48
367450003	$31.48	367450004	$31.48	367450005	$31.48
367450006	$31.48	367450007	$31.48	367450008	$31.48
367450009	$31.48	367450010	$31.48	367450011	$31.48
367450012	$31.48	367450013	$31.48	367450014	$31.48
367460001	$31.48	367460002	$31.48	367460003	$31.48
367460004	$31.48	367460005	$31.48	367460006	$31.48
367460007	$31.48	367460008	$31.48	367460009	$31.48
367460010	$31.48	367460011	$31.48	367460012	$31.48

APN	Levy	APN	Levy	APN	Levy
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367460019	$31.48	367460020	$31.48	367460021	$31.48
367460022	$31.48	367460023	$31.48	367460024	$31.48
367460025	$31.48	367460026	$31.48	367460027	$31.48
367460028	$31.48	367471001	$31.48	367471002	$31.48
367471003	$31.48	367471004	$31.48	367471005	$31.48
367471006	$31.48	367471007	$31.48	367471008	$31.48
367471009	$31.48	367471010	$31.48	367471011	$31.48
367471012	$31.48	367471013	$31.48	367471014	$31.48
367471015	$31.48	367471016	$31.48	367471017	$31.48
367471018	$31.48	367471019	$31.48	367471020	$31.48
367471021	$31.48	367472001	$31.48	367472002	$31.48
367472003	$31.48	367472004	$31.48	367472005	$31.48
367472006	$31.48	367472007	$31.48	367472008	$31.48
367472009	$31.48	367472010	$31.48	367472011	$31.48
367472012	$31.48	367472013	$31.48	367472014	$31.48
367472015	$31.48	367472016	$31.48	367472017	$31.48
367472018	$31.48	367472019	$31.48		

Totals	Parcels 884	Levy $31,969.68

APN	Levy	APN	Levy	APN	Levy
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362511007	$34.28	362511008	$34.28	362511009	$34.28
362511010	$34.28	362512001	$34.28	362512002	$34.28
362512003	$34.28	362512004	$34.28	362512005	$34.28
362512006	$34.28	362512007	$34.28	362512008	$34.28
362512009	$34.28	362512010	$34.28	362512011	$34.28
362512012	$34.28	362512013	$34.28	362512014	$34.28
362512015	$34.28	362512016	$34.28	362512017	$34.28
362512018	$34.28	362512019	$34.28	362512020	$34.28
362512021	$34.28	362512022	$34.28	362512023	$34.28
362512024	$34.28	362512025	$34.28	362512026	$34.28
362512027	$34.28	362512028	$34.28	362512029	$34.28
362512030	$34.28	362512031	$34.28	362512032	$34.28
362512033	$34.28	362512034	$34.28	362512035	$34.28
362512036	$34.28	362512037	$34.28	362512038	$34.28
362512039	$34.28	362512040	$34.28	362512041	$34.28
362512042	$34.28	362512043	$34.28	362512044	$34.28
362512045	$34.28	362512046	$34.28	362513001	$34.28
362513002	$34.28	362513003	$34.28	362513004	$34.28
362513005	$34.28	362513006	$34.28	362513007	$34.28
362513008	$34.28	362513009	$34.28	362513010	$34.28
362513011	$34.28	362514001	$34.28	362514002	$34.28
362514003	$34.28	362514004	$34.28	362514005	$34.28
362514006	$34.28	362521001	$34.28	362521002	$34.28
362521003	$34.28	362521004	$34.28	362521005	$34.28
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362522003	$34.28	362522004	$34.28	362522005	$34.28
362522006	$34.28	362522007	$34.28	362522008	$34.28
362522009	$34.28	362522010	$34.28	362522011	$34.28
362522012	$34.28	362522013	$34.28	362522014	$34.28
362522015	$34.28	362522016	$34.28	362522017	$34.28
362522018	$34.28	362522019	$34.28	362522020	$34.28
362522021	$34.28	362522022	$34.28	362522023	$34.28
362522024	$34.28	362522025	$34.28	362522026	$34.28
362522027	$34.28	362522028	$34.28	362522029	$34.28
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362523013	$34.28	362523014	$34.28	362523015	$34.28
362523016	$34.28	362531001	$34.28	362531002	$34.28
362531003	$34.28	362531004	$34.28	362531005	$34.28
362531006	$34.28	362531007	$34.28	362531008	$34.28

APN	Levy	APN	Levy	APN	Levy
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362531012	$34.28	362531014	$34.28	362531015	$34.28
362531016	$34.28	362531017	$34.28	362531018	$34.28
362531019	$34.28	362531020	$34.28	362531021	$34.28
362531022	$34.28	362531023	$34.28	362531024	$34.28
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362531031	$34.28	362532001	$34.28	362532002	$34.28
362532003	$34.28	362532004	$34.28	362532005	$34.28
362532006	$34.28	362532007	$34.28	362532008	$34.28
362533001	$34.28	362533002	$34.28	362533003	$34.28
362533004	$34.28	362533005	$34.28	362533006	$34.28
362533007	$34.28	362533008	$34.28	362533009	$34.28
362533010	$34.28	362533011	$34.28	362533012	$34.28
362533013	$34.28	362533014	$34.28	362533015	$34.28
362533016	$34.28	362533017	$34.28	362533018	$34.28
362533019	$34.28	362533020	$34.28	362533021	$34.28
362533022	$34.28	362533023	$34.28	362533024	$34.28
362533025	$34.28	362533026	$34.28	362533027	$34.28
362533028	$34.28	362533029	$34.28	362533030	$34.28
362533031	$34.28	362541001	$34.28	362541002	$34.28
362541004	$34.28	362541005	$34.28	362541006	$34.28
362541007	$34.28	362542001	$34.28	362542002	$34.28
362542003	$34.28	362542004	$34.28	362542005	$34.28
362542006	$34.28	362542007	$34.28	362542008	$34.28
362542009	$34.28	362542010	$34.28	362542011	$34.28
362542012	$34.28	362542013	$34.28	362542014	$34.28
362542015	$34.28	362542016	$34.28	362542017	$34.28
362542018	$34.28	362542019	$34.28	362542020	$34.28
362542021	$34.28	362542022	$34.28	362542023	$34.28
362542024	$34.28	362542025	$34.28	362543001	$34.28
362543002	$34.28	362543003	$34.28	362543004	$34.28
362543005	$34.28	362543006	$34.28	362543007	$34.28
362543008	$34.28	362543009	$34.28	362543010	$34.28
362543011	$34.28	362550001	$34.28	362550002	$34.28
362550003	$34.28	362550004	$34.28	362550005	$34.28
362550006	$34.28	362550007	$34.28	362550008	$34.28
362550009	$34.28	362550010	$34.28	362550011	$34.28
362550012	$34.28	362550013	$34.28	362550014	$34.28
362550015	$34.28	362550016	$34.28	362550017	$34.28
362550018	$34.28	362550019	$34.28	362550020	$34.28
362550021	$34.28	362550022	$34.28	362550023	$34.28
362550024	$34.28	362550025	$34.28	362550026	$34.28
362550027	$34.28	362550028	$34.28	362550029	$34.28
362550030	$34.28	362550031	$34.28	362550032	$34.28
362550033	$34.28	362550034	$34.28	362550035	$34.28

APN	Levy	APN	Levy	APN	Levy
362550036	$34.28	362550037	$34.28	362550038	$34.28
362550039	$34.28	362550040	$34.28	362550041	$34.28
362550042	$34.28	362550043	$34.28	362550044	$34.28
362550045	$34.28	362550046	$34.28	362550047	$34.28
362550048	$34.28	362550049	$34.28	362550050	$34.28
362550051	$34.28	362550052	$34.28	362550053	$34.28
362550054	$34.28	362550055	$34.28	362550056	$34.28
362550057	$34.28	362550058	$34.28	362550059	$34.28
362550060	$34.28	362550061	$34.28	362550062	$34.28
362550063	$34.28	362561001	$68.80	362561002	$68.80
362561003	$68.80	362561004	$68.80	362561005	$68.80
362561006	$68.80	362561007	$68.80	362561008	$68.80
362561009	$68.80	362561010	$68.80	362561011	$68.80
362561012	$68.80	362561013	$68.80	362561014	$68.80
362561015	$68.80	362561016	$68.80	362561017	$68.80
362561018	$68.80	362561019	$68.80	362561020	$68.80
362561021	$68.80	362561022	$68.80	362561023	$68.80
362561024	$68.80	362561025	$68.80	362561026	$68.80
362561027	$68.80	362561028	$68.80	362561029	$68.80
362561030	$68.80	362561031	$68.80	362561032	$68.80
362561033	$68.80	362561034	$68.80	362561035	$68.80
362561036	$68.80	362561037	$68.80	362561038	$68.80
362561039	$68.80	362561040	$68.80	362561041	$68.80
362561042	$68.80	362561043	$68.80	362561044	$68.80
362562001	$68.80	362562002	$68.80	362562003	$68.80
362562004	$68.80	362570001	$68.80	362570002	$68.80
362570003	$68.80	362570004	$68.80	362570005	$68.80
362570006	$68.80	362570007	$68.80	362570008	$68.80
362570009	$68.80	362570010	$68.80	362570011	$68.80
362570012	$68.80	362570013	$68.80	362570014	$68.80
362570015	$68.80	362570016	$68.80	362570017	$68.80
362570018	$68.80	362570019	$68.80	362570020	$68.80
362570021	$68.80	362570022	$68.80	362570023	$68.80
362570024	$68.80	362570025	$68.80	362570026	$68.80
362570027	$68.80	362570028	$68.80	362570029	$68.80
362570030	$68.80	362570031	$68.80	362570032	$68.80
362570033	$68.80	362570034	$68.80	362570035	$68.80
362570036	$68.80	362570037	$68.80	362570038	$68.80
362570039	$68.80	362570040	$68.80	362570041	$68.80
362570042	$68.80	362570043	$68.80	362570044	$68.80
362570045	$68.80	362570046	$68.80	362570047	$68.80
362570048	$68.80	362570049	$68.80	362570050	$68.80
362570051	$68.80	362581001	$68.80	362581002	$68.80
362581003	$68.80	362581004	$68.80	362581005	$68.80
362581006	$68.80	362581007	$68.80	362581008	$68.80
362581009	$68.80	362581010	$68.80	362581011	$68.80

APN	Levy	APN	Levy	APN	Levy
362581012	$68.80	362581013	$68.80	362581014	$68.80
362581015	$68.80	362581016	$68.80	362581017	$68.80
362581018	$68.80	362581019	$68.80	362581020	$68.80
362581021	$68.80	362581022	$68.80	362581023	$68.80
362581024	$68.80	362581025	$68.80	362581026	$68.80
362581027	$68.80	362581028	$68.80	362581029	$68.80
362582001	$68.80	362582002	$68.80	362582003	$68.80
362582004	$68.80	362582005	$68.80	362582006	$68.80
362582007	$68.80	362582008	$68.80	362582009	$68.80
362582010	$68.80	362582011	$68.80	362582012	$68.80
362582013	$68.80	362582014	$68.80	362582015	$68.80
362582016	$68.80	362582017	$68.80	362582018	$68.80
362582019	$68.80	362582020	$68.80	362582021	$68.80
362582022	$68.80	362582023	$68.80	362582024	$68.80
362582025	$68.80	362582026	$68.80	362582027	$68.80
362582028	$68.80	362582029	$68.80	362582030	$68.80
362583001	$68.80	362583002	$68.80	362583003	$68.80
362583004	$68.80	362583005	$68.80	362583006	$68.80
362583007	$68.80	362583008	$68.80	362583009	$68.80
362583010	$68.80	362583011	$68.80	362583012	$68.80
362583013	$68.80	362583014	$68.80	362583015	$68.80
362583016	$68.80	362583017	$68.80	362590001	$68.80
362590002	$68.80	362590003	$68.80	362590004	$68.80
362590005	$68.80	362590006	$68.80	362590007	$68.80
362590008	$68.80	362590009	$68.80	362590010	$68.80
362590011	$68.80	362590012	$68.80	362590013	$68.80
362590014	$68.80	362590015	$68.80	362590016	$68.80
362590017	$68.80	362590018	$68.80	362590019	$68.80
362590020	$68.80	362590021	$68.80	362590022	$68.80
362590023	$68.80	362590024	$68.80	362590025	$68.80
362590026	$68.80	362590027	$68.80	362590028	$68.80
362590029	$68.80	362590030	$68.80	362590031	$68.80
362590032	$68.80	362590033	$68.80	362590034	$68.80
362590035	$68.80	362590036	$68.80	362600001	$54.44
362600002	$54.44	362600003	$54.44	362600004	$54.44
362600005	$54.44	362600006	$54.44	362600007	$54.44
362600008	$54.44	362600009	$54.44	362600010	$54.44
362600011	$54.44	362600012	$54.44	362600013	$54.44
362600014	$54.44	362600015	$54.44	362600016	$54.44
362600017	$54.44	362600018	$54.44	362600019	$54.44
362600020	$54.44	362600021	$54.44	362600022	$54.44
362600023	$54.44	362600024	$54.44	362600025	$54.44
362600026	$54.44	362600027	$54.44	362600028	$54.44
362600029	$54.44	362600030	$54.44	362600031	$54.44
362600032	$54.44	362600033	$54.44	362600034	$54.44
362600035	$54.44	362600036	$54.44	362600037	$54.44

APN	Levy	APN	Levy	APN	Levy
362600038	$54.44	362600039	$54.44	362600040	$54.44
362600041	$54.44	362600042	$54.44	362600043	$54.44
362600044	$54.44	362600045	$54.44	362600046	$54.44
362600047	$54.44	362600048	$54.44	362600053	$54.44
362600055	$54.44	362610001	$54.44	362610002	$54.44
362610003	$54.44	362610004	$54.44	362610005	$54.44
362610006	$54.44	362610007	$54.44	362610008	$54.44
362610009	$54.44	362610010	$54.44	362610011	$54.44
362610012	$54.44	362610013	$54.44	362610014	$54.44
362610015	$54.44	362610016	$54.44	362610017	$54.44
362610018	$54.44	362610019	$54.44	362610020	$54.44
362610021	$54.44	362610022	$54.44	362610023	$54.44
362610024	$54.44	362610025	$54.44	362610026	$54.44
362611001	$54.44	362611002	$54.44	362611003	$54.44
362611004	$54.44	362611005	$54.44	362611006	$54.44
362611007	$54.44	362611008	$54.44	362611009	$54.44
362611010	$54.44	362611011	$54.44	362611012	$54.44
362611013	$54.44	362611014	$54.44	362611015	$54.44
362611016	$54.44	362611017	$54.44	362611018	$54.44
362611019	$54.44	362611020	$54.44	362611021	$54.44
362611022	$54.44	362611023	$54.44	362611024	$54.44
362611025	$54.44	362611026	$54.44	362611027	$54.44
362611028	$54.44	362611029	$54.44	362611030	$54.44
362611031	$54.44	362611032	$54.44	362611033	$54.44
362611034	$54.44	362611035	$54.44	362611036	$54.44
362611037	$54.44	362611038	$54.44	362611039	$54.44
362611040	$54.44	362611041	$54.44	362611042	$54.44
362620001	$54.44	362620002	$54.44	362620003	$54.44
362620004	$54.44	362620005	$54.44	362620006	$54.44
362620007	$54.44	362620008	$54.44	362620009	$54.44
362620010	$54.44	362620011	$54.44	362620012	$54.44
362620013	$54.44	362620014	$54.44	362620015	$54.44
362620016	$54.44	362620017	$54.44	362620018	$54.44
362620019	$54.44	362620020	$54.44	362620021	$54.44
362621001	$54.44	362621002	$54.44	362621003	$54.44
362621004	$54.44	362621005	$54.44	362621006	$54.44
362621007	$54.44	362670001	$46.36	362670002	$46.36
362670003	$46.36	362670004	$46.36	362671001	$46.36
362671002	$46.36	362671003	$46.36	362671004	$46.36
362671005	$46.36	362671006	$46.36	362671007	$46.36
362671008	$46.36	362671009	$46.36	362671010	$46.36
362671011	$46.36	362671012	$46.36	362671013	$46.36
362671014	$46.36	362671015	$46.36	362671016	$46.36
362671017	$46.36	362671018	$46.36	362671019	$46.36
362671020	$46.36	362671021	$46.36	362671022	$46.36
362671023	$46.36	362671024	$46.36	362671025	$46.36

APN	Levy	APN	Levy	APN	Levy
362671026	$46.36	362671027	$46.36	362671028	$46.36
362671029	$46.36	362671030	$46.36	362671031	$46.36
362671032	$46.36	362671033	$46.36	362672001	$46.36
362672002	$46.36	362672003	$46.36	362672004	$46.36
362672005	$46.36	362672006	$46.36	362672007	$46.36
362672008	$46.36	362672009	$46.36	362672010	$46.36
362680001	$46.36	362680002	$46.36	362680003	$46.36
362680004	$46.36	362680005	$46.36	362680006	$46.36
362680007	$46.36	362680008	$46.36	362680009	$46.36
362680010	$46.36	362680011	$46.36	362680012	$46.36
362680013	$46.36	362680014	$46.36	362680015	$46.36
362680016	$46.36	362680017	$46.36	362680018	$46.36
362680019	$46.36	362680020	$46.36	362681001	$46.36
362681002	$46.36	362681003	$46.36	362681004	$46.36
362681005	$46.36	362681006	$46.36	362681007	$46.36
362681008	$46.36	362681009	$46.36	362681010	$46.36
362681012	$46.36	362681013	$46.36	362681014	$46.36
362681015	$46.36	362681016	$46.36	362681017	$46.36
362681018	$46.36	362681019	$46.36	362681020	$46.36
362681021	$46.36	362681022	$46.36	362681023	$46.36
362681024	$46.36	362681025	$46.36	362681026	$46.36
362681027	$46.36	362681028	$46.36	362681029	$46.36
362681030	$46.36	362681031	$46.36	362681032	$46.36
362681033	$46.36	362681034	$46.36	362681035	$46.36
362681036	$46.36	362681037	$46.36	362681038	$46.36
362690001	$70.16	362690002	$70.16	362690003	$70.16
362690004	$70.16	362690005	$70.16	362690006	$70.16
362690007	$70.16	362690008	$70.16	362690009	$70.16
362690010	$70.16	362690011	$70.16	362690012	$70.16
362690013	$70.16	362690014	$70.16	362690015	$70.16
362690016	$70.16	362690017	$70.16	362690018	$70.16
362690019	$70.16	362690020	$70.16	362690021	$70.16
362691001	$70.16	362691002	$70.16	362691003	$70.16
362691004	$70.16	362691005	$70.16	362691006	$70.16
362691007	$70.16	362691008	$70.16	362691009	$70.16
362691010	$70.16	362691011	$70.16	362691012	$70.16
362691013	$70.16	362691014	$70.16	362691015	$70.16
362691016	$70.16	362700001	$70.16	362700002	$70.16
362700003	$70.16	362700004	$70.16	362700005	$70.16
362700006	$70.16	362700007	$70.16	362700008	$70.16
362700009	$70.16	362700010	$70.16	362700011	$70.16
362700012	$70.16	362700013	$70.16	362700014	$70.16
362700015	$70.16	362700016	$70.16	362701001	$70.16
362701002	$70.16	362701003	$70.16	362701004	$70.16
362701005	$70.16	362701006	$70.16	362701007	$70.16
362701008	$70.16	362701009	$70.16	362701010	$70.16

APN	Levy	APN	Levy	APN	Levy
362702002	$70.16	362702003	$70.16	362702004	$70.16
362702005	$70.16	362702006	$70.16	362702007	$70.16
362702008	$70.16	362702009	$70.16	362702010	$70.16
362702011	$70.16	362702012	$70.16	362702013	$70.16
362702014	$70.16	362702015	$70.16	362702016	$70.16
362702017	$70.16	362702018	$70.16	362702019	$70.16
362710001	$70.16	362710002	$70.16	362710003	$70.16
362710004	$70.16	362710005	$70.16	362710006	$70.16
362710007	$70.16	362710008	$70.16	362710009	$70.16
362710010	$70.16	362710011	$70.16	362710012	$70.16
362710013	$70.16	362710014	$70.16	362711001	$70.16
362711002	$70.16	362711003	$70.16	362711004	$70.16
362711005	$70.16	362711006	$70.16	362711007	$70.16
362711008	$70.16	362711009	$70.16	362711010	$70.16
362711011	$70.16	362711012	$70.16	362711013	$70.16
362711014	$70.16	362711015	$70.16	362711016	$70.16
362711017	$70.16	362711018	$70.16	362711019	$70.16
362711020	$70.16	362711021	$70.16	362712001	$70.16
362712002	$70.16	362712003	$70.16	362712004	$70.16
362712005	$70.16	362712006	$70.16	362712007	$70.16
362712008	$70.16	362712009	$70.16	362712010	$70.16
362712011	$70.16	362712012	$70.16	362712013	$70.16
362712014	$70.16	362712015	$70.16	362712016	$70.16
362720001	$68.80	362720002	$68.80	362720003	$68.80
362720004	$68.80	362720005	$68.80	362720006	$68.80
362720007	$68.80	362720008	$68.80	362720009	$68.80
362720010	$68.80	362720011	$68.80	362720012	$68.80
362720013	$68.80	362720014	$68.80	362720015	$68.80
362720016	$68.80	362720017	$68.80	362720018	$68.80
362720019	$68.80	362720020	$68.80	362720021	$68.80
362720022	$68.80	362720023	$68.80	362720024	$68.80
362720025	$68.80	362720026	$68.80	362720027	$68.80
362720028	$68.80	362720029	$68.80	362720030	$68.80
362720031	$68.80	362720032	$68.80	362720033	$68.80
362720034	$68.80	362720035	$68.80	362720036	$68.80
362720037	$68.80	362720038	$68.80	362720039	$68.80
362720040	$68.80	362720041	$68.80	362720042	$68.80
362720043	$68.80	362720044	$68.80	362720045	$68.80
362720046	$68.80	362720047	$68.80	362721001	$68.80
362721002	$68.80	362721003	$68.80	362721004	$68.80
362721005	$68.80	362721006	$68.80	362721007	$68.80
362721008	$68.80	362721009	$68.80	362721010	$68.80
362721011	$68.80	362721012	$68.80	362721013	$68.80
362721014	$68.80	362721015	$68.80	362721016	$68.80
362721017	$68.80	362721018	$68.80	362721019	$68.80
362721020	$68.80	362722001	$68.80	362722002	$68.80

APN	Levy	APN	Levy	APN	Levy
362722003	$68.80	362722004	$68.80	362722005	$68.80
362722006	$68.80	362722007	$68.80	362722008	$68.80
362722009	$68.80	362722010	$68.80	362722011	$68.80
362722012	$68.80	362722013	$68.80	362722014	$68.80
362722015	$68.80	362722016	$68.80	367480001	$54.44
367480002	$54.44	367480003	$54.44	367480004	$54.44
367480005	$54.44	367480006	$54.44	367480007	$54.44
367480008	$54.44	367480009	$54.44	367480010	$54.44
367480011	$54.44	367480012	$54.44	367480013	$54.44
367480014	$54.44	367480015	$54.44	367480016	$54.44
367480017	$54.44	368300001	$68.58	368300002	$68.58
368300003	$68.58	368300004	$68.58	368300005	$68.58
368300006	$68.58	368300007	$68.58	368300008	$68.58
368300009	$68.58	368300010	$68.58	368300011	$68.58
368300012	$68.58	368300013	$68.58	368300014	$68.58
368300015	$68.58	368300016	$68.58	368300017	$68.58
368300018	$68.58	376201001	$28.86	376201002	$28.86
376201003	$28.86	376201004	$28.86	376201005	$28.86
376201006	$28.86	376201007	$28.86	376201008	$28.86
376201009	$28.86	376201010	$28.86	376201011	$28.86
376201012	$28.86	376201013	$28.86	376201014	$28.86
376201015	$28.86	376201016	$28.86	376201017	$28.86
376201018	$28.86	376201019	$28.86	376201020	$28.86
376202001	$28.86	376202002	$28.86	376202003	$28.86
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376202007	$28.86	376202008	$28.86	376202009	$28.86
376202010	$28.86	376202011	$28.86	376202012	$28.86
376202013	$28.86	376202014	$28.86	376202015	$28.86
376202016	$28.86	376202017	$28.86	376202018	$28.86
376202019	$28.86	376202020	$28.86	376211001	$28.86
376211002	$28.86	376211003	$28.86	376211004	$28.86
376211005	$28.86	376211006	$28.86	376211007	$28.86
376211008	$28.86	376211009	$28.86	376211010	$28.86
376211011	$28.86	376211012	$28.86	376211013	$28.86
376211014	$28.86	376211015	$28.86	376211016	$28.86
376211017	$28.86	376211018	$28.86	376211019	$28.86
376211020	$28.86	376211021	$28.86	376211022	$28.86
376211023	$28.86	376211024	$28.86	376212001	$28.86
376212002	$28.86	376212003	$28.86	376212004	$28.86
376212005	$28.86	376212006	$28.86	376212007	$28.86
376212008	$28.86	376212009	$28.86	376212010	$28.86
376212011	$28.86	376212012	$28.86	376212013	$28.86
376212014	$28.86	376212015	$28.86	376212016	$28.86
376212017	$28.86	376212018	$28.86	376212019	$28.86
376212020	$28.86	376212021	$28.86	376212022	$28.86
376212023	$28.86	376212024	$28.86	376212025	$28.86

APN	Levy	APN	Levy	APN	Levy
376212026	$28.86	376212027	$28.86	376212028	$28.86
376212029	$28.86	376212030	$28.86	376212031	$28.86
376212032	$28.86	376212033	$28.86	376212034	$28.86
376212035	$28.86	376212036	$28.86	376212037	$28.86
376212038	$28.86	376212039	$28.86	376212040	$28.86
376212041	$28.86	376221001	$28.86	376221002	$28.86
376221003	$28.86	376221004	$28.86	376221005	$28.86
376221006	$28.86	376221007	$28.86	376221008	$28.86
376221009	$28.86	376221010	$28.86	376221011	$28.86
376221012	$28.86	376221013	$28.86	376221014	$28.86
376221015	$28.86	376221016	$28.86	376221017	$28.86
376221018	$28.86	376221019	$28.86	376221020	$28.86
376221021	$28.86	376222001	$28.86	376222002	$28.86
376222003	$28.86	376222004	$28.86	376222005	$28.86
376222006	$28.86	376222007	$28.86	376222008	$28.86
376222009	$28.86	376222010	$28.86	376223001	$28.86
376223002	$28.86	376223003	$28.86	376223004	$28.86
376223005	$28.86	376223006	$28.86	376223007	$28.86
376223008	$28.86	376223009	$28.86	376223010	$28.86
376223011	$28.86	376223012	$28.86	376223013	$28.86
376223014	$28.86	376223015	$28.86	376223016	$28.86
376223017	$28.86	376223018	$28.86	376224001	$28.86
376224002	$28.86	376224003	$28.86	376224004	$28.86
376224005	$28.86	376224006	$28.86	376224007	$28.86
376224008	$28.86	376224009	$28.86	376224010	$28.86
376224011	$28.86	376224012	$28.86	376224013	$28.86
376224014	$28.86	376224015	$28.86	376224016	$28.86
376224017	$28.86	376224018	$28.86	376231001	$28.86
376231002	$28.86	376231003	$28.86	376231004	$28.86
376231005	$28.86	376231006	$28.86	376231007	$28.86
376231008	$28.86	376231009	$28.86	376231010	$28.86
376231011	$28.86	376231012	$28.86	376231013	$28.86
376231014	$28.86	376231015	$28.86	376231016	$28.86
376232001	$28.86	376232002	$28.86	376232003	$28.86
376232004	$28.86	376232005	$28.86	376232006	$28.86
376232007	$28.86	376232008	$28.86	376232009	$28.86
376232010	$28.86	376232011	$28.86	376232012	$28.86
376232013	$28.86	376232014	$28.86	376232015	$28.86
376232016	$28.86	376232017	$28.86	376232018	$28.86
376232019	$28.86	376232020	$28.86	376232021	$28.86
376233001	$28.86	376233002	$28.86	376233003	$28.86
376233004	$28.86	376233005	$28.86	376233006	$28.86
376233007	$28.86	376233008	$28.86	376233009	$28.86
376233010	$28.86	376233011	$28.86	376233012	$28.86
376233013	$28.86	376233014	$28.86	376241001	$28.86
376241002	$28.86	376241003	$28.86	376241004	$28.86

APN	Levy	APN	Levy	APN	Levy
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376242003	$28.86	376242004	$28.86	376242005	$28.86
376242006	$28.86	376242007	$28.86	376242008	$28.86
376242009	$28.86	376242010	$28.86	376242011	$28.86
376242012	$28.86	376242013	$28.86	376242014	$28.86
376242015	$28.86	376242016	$28.86	376242017	$28.86
376242018	$28.86	376242019	$28.86	376242020	$28.86
376243001	$28.86	376243002	$28.86	376243003	$28.86
376244001	$28.86	376244002	$28.86	376244003	$28.86
376244004	$28.86	376244005	$28.86	376244006	$28.86
376244007	$28.86	376244008	$28.86	376244009	$28.86
376244010	$28.86	376244011	$28.86	376244012	$28.86
376244013	$28.86	376244014	$28.86	376244015	$28.86
376244016	$28.86	376244017	$28.86	376244018	$28.86
376244019	$28.86	376244020	$28.86	376244021	$28.86
376244022	$28.86	376244023	$28.86	376244024	$28.86
376244025	$28.86	376244026	$28.86	376244027	$28.86
376244028	$28.86	376244029	$28.86	376244030	$28.86
376244031	$28.86	376251001	$28.86	376251002	$28.86
376251003	$28.86	376251004	$28.86	376252001	$28.86
376252002	$28.86	376252003	$28.86	376252004	$28.86
376252005	$28.86	376252006	$28.86	376252007	$28.86
376252008	$28.86	376252009	$28.86	376252010	$28.86
376252011	$28.86	376252012	$28.86	376252013	$28.86
376252014	$28.86	376252015	$28.86	376252016	$28.86
376252017	$28.86	376252018	$28.86	376252019	$28.86
376252020	$28.86	376252021	$28.86	376252022	$28.86
376252023	$28.86	376252024	$28.86	376252025	$28.86
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376252041	$28.86	376252042	$28.86	376252043	$28.86
376252044	$28.86	376252045	$28.86	376252046	$28.86
376252047	$28.86	376252048	$28.86	376252049	$28.86
376252050	$28.86	376252051	$28.86	376252052	$28.86
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376252056	$28.86	376252057	$28.86	376252058	$28.86
376261003	$28.86	376261004	$28.86	376262001	$28.86
376262002	$28.86	376262003	$28.86	376262004	$28.86
376262005	$28.86	376262006	$28.86	376262007	$28.86
376262008	$28.86	376262009	$28.86	376262010	$28.86
376262011	$28.86	376262012	$28.86	376262013	$28.86
376262014	$28.86	376263001	$28.86	376263002	$28.86
376263003	$28.86	376263004	$28.86	376263005	$28.86

APN	Levy	APN	Levy	APN	Levy
376263006	$28.86	376263007	$28.86	376263008	$28.86
376263009	$28.86	376263010	$28.86	376263011	$28.86
376263012	$28.86	376263013	$28.86	376263014	$28.86
376264001	$28.86	376264002	$28.86	376264003	$28.86
376264004	$28.86	376264005	$28.86	376264006	$28.86
376264007	$28.86	376264008	$28.86	376264009	$28.86
376264010	$28.86	376264011	$28.86	376264012	$28.86
376264013	$28.86	376264014	$28.86	376264015	$28.86
376264016	$28.86	376264017	$28.86	376264018	$28.86
376271001	$28.86	376271002	$28.86	376271003	$28.86
376271004	$28.86	376271005	$28.86	376271006	$28.86
376272001	$28.86	376272002	$28.86	376272003	$28.86
376272004	$28.86	376272005	$28.86	376272006	$28.86
376272007	$28.86	376272008	$28.86	376272009	$28.86
376272010	$28.86	376272011	$28.86	376272012	$28.86
376272013	$28.86	376272014	$28.86	376272015	$28.86
376272016	$28.86	376272017	$28.86	376272018	$28.86
376272019	$28.86	376272020	$28.86	376272021	$28.86
376272022	$28.86	376272023	$28.86	376272024	$28.86
376272025	$28.86	376272026	$28.86	376272027	$28.86
376272028	$28.86	376272029	$28.86	376272030	$28.86
376272031	$28.86	376272032	$28.86	376272033	$28.86
376272034	$28.86	376272035	$28.86	376272036	$28.86
376272037	$28.86	376272038	$28.86	376272039	$28.86
376272040	$28.86	376272041	$28.86	376272042	$28.86
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376272052	$28.86	376272053	$28.86	376272054	$28.86
376273001	$28.86	376273002	$28.86	376273003	$28.86
376273004	$28.86	376273005	$28.86	376273006	$28.86
376273007	$28.86	376273008	$28.86	376273009	$28.86
376274001	$28.86	376274002	$28.86	376274003	$28.86
376274004	$28.86	376274005	$28.86	376274006	$28.86
376274007	$28.86	376274008	$28.86	376274009	$28.86
376274010	$28.86	376274011	$28.86	376274012	$28.86
376274013	$28.86	376274014	$28.86	376274015	$28.86
376274016	$28.86	376274017	$28.86	376274018	$28.86
376281001	$28.86	376281002	$28.86	376281003	$28.86
376281004	$28.86	376281005	$28.86	376281006	$28.86
376281007	$28.86	376281008	$28.86	376281009	$28.86
376282001	$28.86	376282002	$28.86	376282003	$28.86
376282004	$28.86	376282005	$28.86	376282006	$28.86
376282007	$28.86	376282008	$28.86	376282009	$28.86
376282010	$28.86	376282011	$28.86	376282012	$28.86
376282013	$28.86	376282014	$28.86	376282015	$28.86

APN	Levy	APN	Levy	APN	Levy
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376282019	$28.86	376282020	$28.86	376282021	$28.86
376282022	$28.86	376283001	$28.86	376283002	$28.86
376283003	$28.86	376283004	$28.86	376283005	$28.86
376283006	$28.86	376283007	$28.86	376283008	$28.86
376283009	$28.86	376283010	$28.86	376283011	$28.86
376283012	$28.86	376283013	$28.86	376283014	$28.86
376283015	$28.86	376283016	$28.86	376283017	$28.86
376283018	$28.86	376283019	$28.86	376283020	$28.86
376283021	$28.86	376283022	$28.86	376291001	$28.86
376291002	$28.86	376291003	$28.86	376291004	$28.86
376291005	$28.86	376291006	$28.86	376291007	$28.86
376291008	$28.86	376291009	$28.86	376291010	$28.86
376291011	$28.86	376291012	$28.86	376291013	$28.86
376291014	$28.86	376291015	$28.86	376291016	$28.86
376291017	$28.86	376291018	$28.86	376291019	$28.86
376291020	$28.86	376291021	$28.86	376291022	$28.86
376291023	$28.86	376291024	$28.86	376291025	$28.86
376291026	$28.86	376291027	$28.86	376291028	$28.86
376291029	$28.86	376291030	$28.86	376292001	$28.86
376292002	$28.86	376292003	$28.86	376292004	$28.86
376292005	$28.86	376292006	$28.86	376292007	$28.86
376292008	$28.86	376292009	$28.86	376292010	$28.86
376292011	$28.86	376292012	$28.86	376292013	$28.86
376292014	$28.86	376292015	$28.86	376292016	$28.86
376292017	$28.86	376292018	$28.86	376292019	$28.86
376292020	$28.86	376293001	$28.86	376293002	$28.86
376293003	$28.86	376293004	$28.86	376293005	$28.86
376294001	$28.86	376294002	$28.86	376294003	$28.86
376294004	$28.86	376301001	$28.86	376301002	$28.86
376301003	$28.86	376301004	$28.86	376301005	$28.86
376301006	$28.86	376301007	$28.86	376302001	$28.86
376302002	$28.86	376302003	$28.86	376302004	$28.86
376302005	$28.86	376302006	$28.86	376302007	$28.86
376302008	$28.86	376302009	$28.86	376302010	$28.86
376302011	$28.86	376302012	$28.86	376302013	$28.86
376302014	$28.86	376302015	$28.86	376302016	$28.86
376302017	$28.86	376302018	$28.86	376302019	$28.86
376302020	$28.86	376302021	$28.86	376302022	$28.86
376302023	$28.86	376302024	$28.86	376302025	$28.86
376302026	$28.86	376302027	$28.86	376302028	$28.86
376302029	$28.86	376302030	$28.86	376302031	$28.86
376302032	$28.86	376302033	$28.86	376302034	$28.86
376302035	$28.86	376302036	$28.86	376302037	$28.86
376302038	$28.86	376302039	$28.86	376302040	$28.86
376302041	$28.86	376302042	$28.86	376302043	$28.86

APN	Levy	APN	Levy	APN	Levy
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376302047	$28.86	376302048	$28.86	376302049	$28.86
376311001	$28.86	376311002	$28.86	376311003	$28.86
376311004	$28.86	376311005	$28.86	376311006	$28.86
376311007	$28.86	376311008	$28.86	376311009	$28.86
376311010	$28.86	376311011	$28.86	376311012	$28.86
376311013	$28.86	376311014	$28.86	376311015	$28.86
376311016	$28.86	376312001	$28.86	376312004	$28.86
376312005	$28.86	376312006	$28.86	376312007	$28.86
376312008	$28.86	376312009	$28.86	376312010	$28.86
376312011	$28.86	376312012	$28.86	376312013	$28.86
376312014	$28.86	376312015	$28.86	376312016	$28.86
376312017	$28.86	376312018	$28.86	376312019	$28.86
376312020	$28.86	376312021	$28.86	376312022	$28.86
376312023	$28.86	376312024	$28.86	376312025	$28.86
376312026	$28.86	376312027	$28.86	376312028	$28.86
376312029	$28.86	376313001	$28.86	376313002	$28.86
376313003	$28.86	376313004	$28.86	376313005	$28.86
376314001	$28.86	376314002	$28.86	376314003	$28.86
376314004	$28.86	376314005	$28.86	376314006	$28.86
376314007	$28.86	376314008	$28.86	376314009	$28.86
376314010	$28.86	376361001	$28.86	376361002	$28.86
376361003	$28.86	376361004	$28.86	376361005	$28.86
376361006	$28.86	376361007	$28.86	376361008	$28.86
376361009	$28.86	376361010	$28.86	376361011	$28.86
376361012	$28.86	376361014	$28.86	376361015	$28.86
376361016	$28.86	376361017	$28.86	376361018	$28.86
376361019	$28.86	376361020	$28.86	376361021	$28.86
376361022	$28.86	376361023	$28.86	376361024	$28.86
376361025	$28.86	376361026	$28.86	376361027	$28.86
376362001	$28.86	376362002	$28.86	376362003	$28.86
376362004	$28.86	376362005	$28.86	376362006	$28.86
376362007	$28.86	376362008	$28.86	376362009	$28.86
376362010	$28.86	376362011	$28.86	376362012	$28.86
376362013	$28.86	376362014	$28.86	376362015	$28.86
376362016	$28.86	376362017	$28.86	376362018	$28.86
376362019	$28.86	376362020	$28.86	376362021	$28.86
376362022	$28.86	376362023	$28.86	376363001	$28.86
376363002	$28.86	376363003	$28.86	376363004	$28.86
376363005	$28.86	376363006	$28.86	376363007	$28.86
376363008	$28.86	376363009	$28.86	376363010	$28.86
376363011	$28.86	376363012	$28.86	376363013	$28.86
376363014	$28.86	376363015	$28.86	376363016	$28.86
376363017	$28.86	376363018	$28.86	376363019	$28.86
376363020	$28.86	376363021	$28.86	376364001	$28.86
376364002	$28.86	376364003	$28.86	376364004	$28.86

APN	Levy	APN	Levy	APN	Levy
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376365002	$28.86	376365003	$28.86	376365004	$28.86
376365005	$28.86	376365006	$28.86	376365007	$28.86
376365008	$28.86	376371001	$28.86	376371002	$28.86
376371003	$28.86	376371004	$28.86	376371005	$28.86
376371006	$28.86	376371007	$28.86	376371008	$28.86
376371009	$28.86	376371010	$28.86	376371011	$28.86
376371012	$28.86	376371013	$28.86	376371014	$28.86
376372001	$28.86	376372002	$28.86	376372003	$28.86
376372004	$28.86	376372005	$28.86	376372006	$28.86
376372007	$28.86	376372008	$28.86	376372009	$28.86
376372010	$28.86	376372011	$28.86	376372012	$28.86
376372013	$28.86	376372014	$28.86	376373001	$28.86
376373002	$28.86	376373003	$28.86	376373004	$28.86
376373005	$28.86	376373006	$28.86	376373007	$28.86
376373008	$28.86	376373009	$28.86	376373010	$28.86
376373011	$28.86	376374001	$28.86	376374002	$28.86
376374003	$28.86	376374004	$28.86	376375001	$28.86
376375002	$28.86	376375003	$28.86	376375004	$28.86
376375005	$28.86	376375006	$28.86	376375007	$28.86
376375008	$28.86	376375009	$28.86	376375010	$28.86
376375011	$28.86	376375012	$28.86	376375013	$28.86
376381001	$28.86	376381002	$28.86	376381003	$28.86
376381004	$28.86	376381005	$28.86	376381006	$28.86
376381007	$28.86	376381008	$28.86	376381009	$28.86
376381010	$28.86	376381011	$28.86	376381012	$28.86
376381013	$28.86	376381014	$28.86	376381015	$28.86
376381016	$28.86	376381017	$28.86	376381018	$28.86
376381019	$28.86	376381020	$28.86	376381021	$28.86
376381022	$28.86	376381023	$28.86	376381024	$28.86
376381025	$28.86	376381026	$28.86	376381027	$28.86
376381028	$28.86	376381029	$28.86	376381030	$28.86
376382001	$28.86	376382002	$28.86	376382003	$28.86
376382004	$28.86	376382005	$28.86	376382006	$28.86
376382007	$28.86	376382008	$28.86	376382009	$28.86
376382010	$28.86	376382011	$28.86	376382012	$28.86
376382013	$28.86	376382014	$28.86	376382015	$28.86
376382016	$28.86	376382017	$28.86	376382018	$28.86
376382019	$28.86	376382020	$28.86	376382021	$28.86
376382022	$28.86	376382023	$28.86	376382024	$28.86
376383001	$28.86	376383002	$28.86	376383003	$28.86
376383004	$28.86	376383005	$28.86	376383006	$28.86
376383007	$28.86	376383008	$28.86	376383009	$28.86
376383010	$28.86	376383011	$28.86	376391001	$28.86
376391002	$28.86	376391003	$28.86	376391004	$28.86
376391005	$28.86	376391006	$28.86	376391007	$28.86

APN	Levy	APN	Levy	APN	Levy
376391008	$28.86	376391009	$28.86	376391010	$28.86
376391011	$28.86	376391012	$28.86	376391013	$28.86
376391014	$28.86	376391015	$28.86	376391016	$28.86
376391017	$28.86	376391018	$28.86	376391019	$28.86
376391020	$28.86	376391021	$28.86	376391022	$28.86
376391023	$28.86	376391024	$28.86	376391025	$28.86
376391026	$28.86	376391027	$28.86	376391028	$28.86
376391029	$28.86	376391030	$28.86	376391031	$28.86
376391032	$28.86	376391033	$28.86	376391034	$28.86
376391035	$28.86	376391036	$28.86	376391037	$28.86
376391038	$28.86	376391039	$28.86	376391040	$28.86
376391041	$28.86	376391042	$28.86	376392001	$28.86
376392002	$28.86	376392003	$28.86	376392004	$28.86
376392005	$28.86	376392006	$28.86	376392007	$28.86
376392008	$28.86	376392009	$28.86	376392010	$28.86
376392011	$28.86	376392012	$28.86	376392013	$28.86
376392014	$28.86	376392015	$28.86	376392016	$28.86
376392017	$28.86	376392018	$28.86	376392019	$28.86
376392020	$28.86	376392021	$28.86	376392022	$28.86
376392023	$28.86	376392024	$28.86	376392025	$28.86
376392026	$28.86	376392027	$28.86	376392028	$28.86
376392029	$28.86	376392030	$28.86	376401001	$28.86
376401002	$28.86	376401003	$28.86	376401004	$28.86
376401005	$28.86	376401006	$28.86	376401007	$28.86
376401008	$28.86	376401009	$28.86	376401010	$28.86
376401011	$28.86	376401012	$28.86	376401013	$28.86
376401014	$28.86	376401015	$28.86	376401016	$28.86
376401017	$28.86	376401018	$28.86	376401019	$28.86
376401020	$28.86	376401021	$28.86	376401022	$28.86
376401023	$28.86	376401024	$28.86	376401025	$28.86
376401026	$28.86	376401027	$28.86	376401028	$28.86
376401029	$28.86	376401030	$28.86	376401031	$28.86
376401032	$28.86	376401033	$28.86	376401034	$28.86
376401035	$28.86	376401036	$28.86	376401037	$28.86
376401038	$28.86	376401039	$28.86	376401040	$28.86
376401041	$28.86	376401042	$28.86	376401043	$28.86
376401044	$28.86	376401045	$28.86	376402001	$28.86
376402002	$28.86	376402003	$28.86	376402004	$28.86
376402005	$28.86	376402006	$28.86	376402007	$28.86
376402008	$28.86	376402009	$28.86	376402010	$28.86
376402011	$28.86	376402012	$28.86	376402013	$28.86
376402014	$28.86	376402015	$28.86	376402016	$28.86
376402017	$28.86	376402018	$28.86	376402019	$28.86
376402020	$28.86	376402021	$28.86	376402022	$28.86
376402023	$28.86	376402024	$28.86	376402025	$28.86
376403001	$28.86	376403002	$28.86	376403003	$28.86

APN	Levy	APN	Levy	APN	Levy
376403004	$28.86	376403005	$28.86	376403006	$28.86
376403007	$28.86	376403008	$28.86	376403009	$28.86
376403010	$28.86	376403011	$28.86	376403012	$28.86
376403013	$28.86	376403014	$28.86	376403015	$28.86
376403016	$28.86	376403017	$28.86	376403018	$28.86
376403019	$28.86	376403020	$28.86	376403021	$28.86
376403022	$28.86	376403023	$28.86	376403024	$28.86
376403025	$28.86	376403026	$28.86	376420001	$68.80
376420002	$68.80	376420003	$68.80	376420004	$68.80
376420005	$68.80	376420006	$68.80	376420007	$68.80
376420008	$68.80	376420009	$68.80	376420010	$68.80
376420011	$68.80	376420012	$68.80	376420013	$68.80
376420014	$68.80	376420015	$68.80	376420016	$68.80
376420017	$68.80	376420018	$68.80	376420019	$68.80
376420020	$68.80	376420021	$68.80	376420022	$68.80
376420023	$68.80	376420024	$68.80	376430001	$70.16
376430002	$70.16	376430003	$70.16	376430004	$70.16
376430005	$70.16	376430006	$70.16	376430007	$70.16
376430008	$70.16	376430009	$70.16	376430010	$70.16
376430011	$70.16	376430012	$70.16	376430013	$70.16
376430014	$70.16	376430015	$70.16	376430016	$70.16
376430017	$70.16	376430018	$70.16	376430019	$70.16
376430020	$70.16	376430021	$70.16	376430022	$70.16
376430023	$70.16	376430024	$70.16	376430025	$70.16
376430026	$70.16	376430027	$70.16	376430028	$70.16
376430029	$70.16	376430030	$70.16	376430031	$70.16
376430032	$70.16	376430033	$70.16	376430034	$70.16
376431001	$70.16	376431002	$70.16	376431003	$70.16
376431004	$70.16	376431005	$70.16	376431006	$70.16
376431007	$70.16	376431008	$70.16	376431009	$70.16
376431010	$70.16	376431011	$70.16	376431012	$70.16
376431013	$70.16	376431014	$70.16	376431015	$70.16
376431016	$70.16	376431017	$70.16	376431018	$70.16
376431019	$70.16	376431020	$70.16	376431021	$70.16
376431022	$70.16	376431023	$70.16	376431024	$70.16
376431025	$70.16	376431026	$70.16	376431027	$70.16
376431028	$70.16	376431029	$70.16	376431030	$70.16
376431031	$70.16	376431032	$70.16	376431033	$70.16
376431034	$70.16	376431035	$70.16	376431036	$70.16
376431037	$70.16	376431038	$70.16	376431039	$70.16
376431040	$70.16	376431041	$70.16	376431042	$70.16
376431043	$70.16	376431044	$70.16	376440001	$70.16
376440002	$70.16	376440003	$70.16	376440004	$70.16
376440005	$70.16	376440006	$70.16	376440007	$70.16
376440008	$70.16	376440009	$70.16	376440010	$70.16
376440011	$70.16	376440012	$70.16	376440013	$70.16

APN	Levy	APN	Levy	APN	Levy
376440014	$70.16	376440015	$70.16	376440016	$70.16
376440017	$70.16	376440018	$70.16	376440019	$70.16
376440020	$70.16	376440021	$70.16	376440022	$70.16
376440023	$70.16	376440024	$70.16	376440025	$70.16
376440026	$70.16	376440027	$70.16	376440028	$70.16
376440029	$70.16	376440030	$70.16	376440031	$70.16
376440032	$70.16	376440033	$70.16	376440034	$70.16
376440035	$70.16	376440036	$70.16	376440037	$70.16
376440038	$70.16	376440039	$70.16	376440040	$70.16
376440041	$70.16	376440042	$70.16	376440043	$70.16
376440044	$70.16	376440045	$70.16	376440046	$70.16
376440047	$70.16	376440048	$70.16	376440049	$70.16
376440050	$70.16	376440051	$70.16	376440052	$70.16
376440053	$70.16	376440054	$70.16	376440055	$70.16
376441001	$70.16	376441002	$70.16	376441003	$70.16
376441004	$70.16	376441005	$70.16	376441006	$70.16
376450001	$68.80	376450002	$68.80	376450003	$68.80
376450004	$68.80	376450005	$68.80	376450006	$68.80
376450007	$68.80	376450008	$68.80	376450009	$68.80
376450010	$68.80	376450011	$68.80	376450012	$68.80
376450013	$68.80	376450014	$68.80	376450015	$68.80
376450016	$68.80	376450017	$68.80	376450018	$68.80
376450019	$68.80	376450020	$68.80	376450021	$68.80
376450022	$68.80	376450023	$68.80	376450024	$68.80
376450025	$68.80	376450026	$68.80	376450027	$68.80
376450028	$68.80	376450029	$68.80	376450030	$68.80
376450031	$68.80	376450032	$68.80	376450033	$68.80
376450034	$68.80	376450035	$68.80	376450036	$68.80
376450037	$68.80	376450038	$68.80	376451001	$68.80
376451002	$68.80	376451003	$68.80	376451004	$68.80
376451005	$68.80	376451006	$68.80	376451007	$68.80
376451008	$68.80	376451009	$68.80	376451010	$68.80
376452001	$68.80	376452002	$68.80	376452003	$68.80
376452004	$68.80	376452005	$68.80	376452006	$68.80
376452007	$68.80	376452008	$68.80	376452009	$68.80
376452010	$68.80	376452011	$68.80	376452012	$68.80
376452013	$68.80	376452014	$68.80	376452015	$68.80
376460001	$71.56	376460002	$71.56	376460003	$71.56
376460004	$71.56	376460005	$71.56	376460006	$71.56
376460007	$71.56	376460008	$71.56	376460009	$71.56
376460010	$71.56	376460011	$71.56	376460012	$71.56
376461001	$71.56	376462001	$71.56	376462002	$71.56
376462003	$71.56	376462004	$71.56	376462005	$71.56
376462006	$71.56	376462007	$71.56	376462008	$71.56
376462009	$71.56	376462010	$71.56	376462011	$71.56
376462012	$71.56	376462013	$71.56	376462014	$71.56

APN	Levy	APN	Levy	APN	Levy
376462015	$71.56	376462016	$71.56	376462017	$71.56
376462018	$71.56	376462019	$71.56	376462020	$71.56
376462021	$71.56	376462022	$71.56	376462023	$71.56
376462024	$71.56	376462025	$71.56	376462026	$71.56
376462027	$71.56	376462028	$71.56	376462029	$71.56
376462030	$71.56	376462031	$71.56	376462032	$71.56
376462033	$71.56	376462034	$71.56	376470001	$71.56
376470002	$71.56	376470003	$71.56	376470004	$71.56
376470005	$71.56	376470006	$71.56	376470007	$71.56
376470008	$71.56	376470009	$71.56	376471001	$71.56
376471002	$71.56	376471003	$71.56	376471004	$71.56
376471005	$71.56	376471006	$71.56	376471007	$71.56
376471008	$71.56	376480001	$71.56	376480002	$71.56
376480003	$71.56	376480004	$71.56	376480005	$71.56
376480006	$71.56	376480007	$71.56	376480008	$71.56
376480009	$71.56	376480010	$71.56	376481001	$71.56
376481002	$71.56	376481003	$71.56	376481004	$71.56
376481005	$71.56	376481006	$71.56	376481007	$71.56
376481008	$71.56	376481009	$71.56	376481010	$71.56
376481011	$71.56	376481012	$71.56	376481013	$71.56
376481014	$71.56	376482001	$71.56	376482002	$71.56
376482003	$71.56	376482004	$71.56	376482005	$71.56
376482006	$71.56	376482007	$71.56	376482008	$71.56
376482009	$71.56	376482010	$71.56	376482011	$71.56
376483001	$71.56	376483002	$71.56	376483003	$71.56
376483004	$71.56	376483005	$71.56	376483006	$71.56
376483007	$71.56	376483008	$71.56	376483009	$71.56
376490001	$71.56	376490002	$71.56	376490003	$71.56
376490004	$71.56	376490005	$71.56	376490006	$71.56
376490007	$71.56	376491001	$71.56	376491002	$71.56
376491003	$71.56	376491004	$71.56	376491005	$71.56
376491006	$71.56	376491007	$71.56	376491008	$71.56
376491009	$71.56	376491010	$71.56	376491011	$71.56
376491012	$71.56	376491013	$71.56	376491014	$71.56
376491015	$71.56	376491016	$71.56	376491017	$71.56
376491018	$71.56	376491019	$71.56	376491020	$71.56
376491021	$71.56	376491022	$71.56	376491023	$71.56
376491024	$71.56	376491025	$71.56	376491026	$71.56
376492001	$71.56	376492002	$71.56	376492003	$71.56
376492004	$71.56	376492005	$71.56	376492006	$71.56
376492007	$71.56	376492008	$71.56	376492009	$71.56
376492010	$71.56	376492011	$71.56	376492012	$71.56
376492013	$71.56	376492014	$71.56	376492015	$71.56
376492016	$71.56	376492017	$71.56	376492018	$71.56
376492019	$71.56	376492020	$71.56	376492021	$71.56
376492022	$71.56	376492023	$71.56	376492024	$71.56

APN	Levy	APN	Levy	APN	Levy
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376492028	$71.56	376492029	$71.56	376492030	$71.56
376492031	$71.56	376492032	$71.56	376492033	$71.56
376492034	$71.56	376492035	$71.56	376492036	$71.56
376492037	$71.56	376492038	$71.56	376492039	$71.56
376500001	$71.56	376500002	$71.56	376500003	$71.56
376500004	$71.56	376500005	$71.56	376500006	$71.56
376500007	$71.56	376500008	$71.56	376500009	$71.56
376500010	$71.56	376501001	$71.56	376501002	$71.56
376501003	$71.56	376501004	$71.56	376501005	$71.56
376501006	$71.56	376501007	$71.56	376501008	$71.56
376501009	$71.56	376501010	$71.56	376501011	$71.56
376501012	$71.56	376501013	$71.56	376501014	$71.56
376501015	$71.56	376501016	$71.56	376501017	$71.56
376501018	$71.56	376501019	$71.56	376501020	$71.56
376501021	$71.56	376501022	$71.56	376501023	$71.56
376501024	$71.56	376501025	$71.56	376501026	$71.56
376501027	$71.56	376501028	$71.56	376501029	$71.56
380021001	$28.86	380021002	$28.86	380021003	$28.86
380021004	$28.86	380021005	$28.86	380021006	$28.86
380021007	$28.86	380021008	$28.86	380021009	$28.86
380021010	$28.86	380021011	$28.86	380021012	$28.86
380021013	$28.86	380021014	$28.86	380021015	$28.86
380021016	$28.86	380021018	$28.86	380021019	$28.86
380021020	$28.86	380021021	$28.86	380021022	$28.86
380021023	$28.86	380021024	$28.86	380021025	$28.86
380021026	$28.86	380021027	$28.86	380021028	$28.86
380021029	$28.86	380021030	$28.86	380021031	$28.86
380021032	$28.86	380021033	$28.86	380021034	$28.86
380022001	$28.86	380022002	$28.86	380022003	$28.86
380022004	$28.86	380022005	$28.86	380022006	$28.86
380022007	$28.86	380022008	$28.86	380022009	$28.86
380022010	$28.86	380022011	$28.86	380022012	$28.86
380022013	$28.86	380022014	$28.86	380022015	$28.86
380022016	$28.86	380022017	$28.86	380023001	$28.86
380023002	$28.86	380023003	$28.86	380023004	$28.86
380023005	$28.86	380023006	$28.86	380023007	$28.86
380023008	$28.86	380023009	$28.86	380023010	$28.86
380023011	$28.86	380023012	$28.86	380023013	$28.86
380023014	$28.86	380023015	$28.86	380023016	$28.86
380023017	$28.86	380023018	$28.86	380023019	$28.86
380023020	$28.86	380023021	$28.86	380023022	$28.86
380031001	$28.86	380031002	$28.86	380031003	$28.86
380031004	$28.86	380031005	$28.86	380031006	$28.86
380031007	$28.86	380031008	$28.86	380031009	$28.86
380031010	$28.86	380031011	$28.86	380031012	$28.86

APN	Levy	APN	Levy	APN	Levy
380031013	$28.86	380031014	$28.86	380031015	$28.86
380031016	$28.86	380031017	$28.86	380031018	$28.86
380031019	$28.86	380031020	$28.86	380031021	$28.86
380031022	$28.86	380031023	$28.86	380031024	$28.86
380031025	$28.86	380032001	$28.86	380032002	$28.86
380032003	$28.86	380032004	$28.86	380032005	$28.86
380032006	$28.86	380032007	$28.86	380032008	$28.86
380032009	$28.86	380032010	$28.86	380032011	$28.86
380032012	$28.86	380032013	$28.86	380032014	$28.86
380032015	$28.86	380032016	$28.86	380032017	$28.86
380032018	$28.86	380032019	$28.86	380032020	$28.86
380032021	$28.86	380032022	$28.86	380032023	$28.86
380032024	$28.86	380032025	$28.86	380032026	$28.86
380032027	$28.86	380032028	$28.86	380032029	$28.86
380032030	$28.86	380032031	$28.86	380032032	$28.86
380032033	$28.86	380032034	$28.86	380090016	$70.16
380090017	$70.16	380090018	$70.16	380090019	$70.16
380090020	$70.16	380090021	$70.16	380090022	$70.16
380090023	$70.16	380090024	$70.16	380090025	$70.16
380090026	$70.16	380090027	$70.16	380090028	$70.16
380090029	$70.16	380090030	$70.16	380090031	$70.16
380090032	$70.16	380090033	$70.16	380090034	$70.16
380090035	$70.16	380090036	$70.16	380090037	$70.16
380090038	$70.16	380090039	$70.16	380090040	$70.16
380090041	$70.16	380091001	$70.16	380091002	$70.16
380091003	$70.16	380091004	$70.16	380091005	$70.16
380091006	$70.16	380091007	$70.16	380092001	$70.16
380092002	$70.16	380092003	$70.16	380092004	$70.16
380092005	$70.16	380092006	$70.16	380092007	$70.16
380092008	$70.16	380092009	$70.16	380092010	$70.16
380092011	$70.16	380092012	$70.16	380092013	$70.16
380092014	$70.16	380092015	$70.16	380092016	$70.16
380092017	$70.16	380092018	$70.16	380092019	$70.16
380092020	$70.16	380092021	$70.16	380092022	$70.16
380092023	$70.16	380092024	$70.16	380092025	$70.16
380092026	$70.16	380210021	$28.86	380210022	$28.86
380250016	$28.86	380250018	$1,634.70	380280018	$48.78
380311001	$42.82	380311002	$42.82	380311003	$42.82
380311004	$42.82	380311005	$42.82	380311006	$42.82
380311007	$42.82	380311008	$42.82	380311009	$42.82
380311010	$42.82	380311011	$42.82	380311012	$42.82
380311013	$42.82	380311014	$42.82	380311015	$42.82
380311016	$42.82	380311017	$42.82	380311018	$42.82
380311019	$42.82	380311020	$42.82	380311021	$42.82
380311022	$42.82	380311023	$42.82	380311024	$42.82
380311025	$42.82	380312001	$42.82	380312002	$42.82

APN	Levy	APN	Levy	APN	Levy
380312003	$42.82	380312004	$42.82	380312005	$42.82
380312006	$42.82	380312007	$42.82	380312008	$42.82
380312009	$42.82	380312010	$42.82	380312011	$42.82
380312012	$42.82	380312013	$42.82	380312014	$42.82
380312015	$42.82	380312016	$42.82	380312017	$42.82
380312018	$42.82	380312019	$42.82	380312020	$42.82
380312021	$42.82	380312022	$42.82	380312023	$42.82
380312024	$42.82	380312025	$42.82	380312026	$42.82
380312027	$42.82	380312028	$42.82	380312029	$42.82
380312030	$42.82	380312031	$42.82	380312032	$42.82
380312033	$42.82	380312034	$42.82	380312035	$42.82
380312036	$42.82	380312037	$42.82	380312038	$42.82
380313001	$42.82	380313002	$42.82	380313003	$42.82
380321001	$42.82	380321002	$42.82	380321003	$42.82
380321004	$42.82	380321005	$42.82	380321006	$42.82
380321007	$42.82	380321008	$42.82	380321009	$42.82
380321010	$42.82	380321011	$42.82	380322001	$42.82
380322002	$42.82	380322003	$42.82	380322004	$42.82
380322005	$42.82	380322006	$42.82	380322007	$42.82
380322008	$42.82	380322009	$42.82	380322010	$42.82
380322011	$42.82	380322012	$42.82	380322013	$42.82
380322014	$42.82	380322015	$42.82	380322016	$42.82
380322017	$42.82	380322018	$42.82	380322019	$42.82
380322020	$42.82	380322021	$42.82	380322022	$42.82
380322023	$42.82	380322024	$42.82	380322025	$42.82
380322026	$42.82	380322027	$42.82	380322028	$42.82
380322029	$42.82	380322030	$42.82	380322031	$42.82
380322032	$42.82	380322033	$42.82	380322034	$42.82
380322035	$42.82	380322036	$42.82	380322037	$42.82
380322038	$42.82	380322039	$42.82	380322040	$42.82
380322041	$42.82	380322042	$42.82	380322043	$42.82
380322044	$42.82	380322045	$42.82	380322046	$42.82
380322047	$42.82	380322048	$42.82	380322049	$42.82
380322050	$42.82	380322051	$42.82	380322052	$42.82
380322053	$42.82	380322054	$42.82	380322055	$42.82
380322056	$42.82	380322057	$42.82	380322058	$42.82
380322059	$42.82	380330001	$53.36	380330002	$53.36
380330003	$53.36	380330004	$53.36	380330005	$53.36
380330006	$53.36	380330007	$53.36	380330008	$53.36
380330009	$53.36	380330010	$53.36	380330011	$53.36
380330012	$53.36	380330013	$53.36	380330014	$53.36
380330015	$53.36	380330016	$53.36	380330017	$53.36
380330018	$53.36	380330019	$53.36	380330020	$53.36
380330021	$53.36	380330022	$53.36	380330023	$53.36
380330024	$53.36	380330025	$53.36	380330026	$53.36
380330027	$53.36	380330028	$53.36	380330029	$53.36

APN	Levy	APN	Levy	APN	Levy
380330030	$53.36	380330031	$53.36	380330032	$53.36
380330033	$53.36	380330034	$53.36	380330035	$53.36
380330036	$53.36	380330037	$53.36	380330038	$53.36
380330039	$53.36	380330040	$53.36	380330041	$53.36
380330042	$53.36	380330043	$53.36	380330044	$53.36
380330045	$53.36	380330046	$53.36	380330047	$53.36
380330048	$53.36	380331001	$53.36	380331002	$53.36
380331003	$53.36	380331004	$53.36	380331005	$53.36
380331006	$53.36	380331007	$53.36	380331008	$53.36
380331009	$53.36	380331010	$53.36	380331011	$53.36
380331012	$53.36	380331013	$53.36	380331014	$53.36
380331015	$53.36	380331016	$53.36	380331017	$53.36
380331018	$53.36	380331019	$53.36	380331020	$53.36
380331021	$53.36	380331022	$53.36	380331023	$53.36
380331024	$53.36	380331025	$53.36	380331026	$53.36
380331027	$53.36	380331028	$53.36	380331029	$53.36
380331030	$53.36	380340001	$54.44	380340002	$54.44
380340003	$54.44	380340004	$54.44	380340005	$54.44
380340006	$54.44	380340007	$54.44	380340008	$54.44
380340009	$54.44	380340010	$54.44	380340011	$54.44
380340012	$54.44	380340013	$54.44	380340014	$54.44
380340015	$54.44	380340016	$54.44	380340017	$54.44
380340018	$54.44	380341001	$54.44	380341002	$54.44
380341003	$54.44	380341004	$54.44	380341005	$54.44
380341006	$54.44	380341007	$54.44	380341008	$54.44
380341009	$54.44	380341010	$54.44	380341011	$54.44
380341012	$54.44	380341013	$54.44	380341014	$54.44
380341015	$54.44	380341016	$54.44	380341017	$54.44
380341018	$54.44	380341019	$54.44	380341020	$54.44
380341021	$54.44	380341022	$54.44	380341023	$54.44
380341024	$54.44	380341025	$54.44	380341026	$54.44
380341027	$54.44	380341028	$54.44	380341029	$54.44
380341030	$54.44	380341031	$54.44	380341032	$54.44
380341033	$54.44	380341034	$54.44	380341035	$54.44
380341036	$54.44	380341037	$54.44	380341038	$54.44
380341039	$54.44	380341040	$54.44	380341041	$54.44
380341042	$54.44	380341043	$54.44	380341044	$54.44
380341045	$54.44	380341046	$54.44	380341047	$54.44
380341048	$54.44	380350001	$54.44	380350002	$54.44
380350003	$54.44	380350004	$54.44	380350005	$54.44
380350006	$54.44	380350007	$54.44	380350008	$54.44
380350009	$54.44	380350010	$54.44	380350011	$54.44
380350012	$54.44	380350013	$54.44	380350014	$54.44
380350015	$54.44	380350016	$54.44	380350017	$54.44
380350018	$54.44	380350019	$54.44	380350020	$54.44
380350021	$54.44	380350022	$54.44	380350023	$54.44

APN	Levy	APN	Levy	APN	Levy
380350024	$54.44	380350025	$54.44	380350026	$54.44
380350027	$54.44	380350028	$54.44	380350029	$54.44
380350030	$54.44	380350031	$54.44	380350032	$54.44
380350033	$54.44	380350034	$54.44	380351001	$54.44
380351002	$54.44	380351003	$54.44	380351004	$54.44
380351005	$54.44	380351006	$54.44	380351007	$54.44
380351008	$54.44	380351009	$54.44	380351010	$54.44
380351011	$54.44	380351012	$54.44	380351013	$54.44
380351014	$54.44	380351015	$54.44	380351016	$54.44
380351017	$54.44	380351018	$54.44	380351019	$54.44
380360001	$54.44	380360002	$54.44	380360003	$54.44
380360004	$54.44	380360005	$54.44	380360006	$54.44
380360007	$54.44	380361001	$54.44	380361002	$54.44
380361003	$54.44	380361004	$54.44	380361005	$54.44
380361006	$54.44	380361007	$54.44	380361008	$54.44
380361009	$54.44	380361010	$54.44	380361011	$54.44
380361012	$54.44	380361013	$54.44	380361014	$54.44
380361015	$54.44	380361016	$54.44	380361017	$54.44
380361018	$54.44	380361019	$54.44	380361020	$54.44
380361021	$54.44	380361022	$54.44	380361023	$54.44
380361024	$54.44	380361025	$54.44	380361026	$54.44
380361027	$54.44	380361028	$54.44	380361029	$54.44
380361030	$54.44	380361031	$54.44	380361032	$54.44
380362001	$54.44	380362002	$54.44	380362003	$54.44
380362004	$54.44	380362005	$54.44	380362006	$54.44
380362007	$54.44	380362008	$54.44	380362009	$54.44
380362010	$54.44	380362011	$54.44	380362012	$54.44
380362013	$54.44	380362014	$54.44	380362015	$54.44
380362016	$54.44	380362017	$54.44	380362018	$54.44
380362019	$54.44	380362020	$54.44	380370001	$54.44
380370002	$54.44	380370003	$54.44	380370004	$54.44
380370005	$54.44	380370006	$54.44	380370007	$54.44
380370008	$54.44	380370009	$54.44	380370010	$54.44
380370011	$54.44	380370012	$54.44	380370014	$54.44
380370015	$54.44	380370016	$54.44	380370017	$54.44
380370018	$54.44	380370019	$54.44	380370020	$54.44
380370021	$54.44	380370022	$54.44	380370023	$54.44
380370024	$54.44	380370025	$54.44	380370026	$54.44
380370027	$54.44	380370028	$54.44	380370029	$54.44
380370030	$54.44	380370031	$54.44	380370032	$54.44
380370033	$54.44	380380001	$70.16	380380002	$70.16
380380003	$70.16	380380004	$70.16	380380005	$70.16
380380006	$70.16	380380007	$70.16	380380008	$70.16
380380009	$70.16	380380010	$70.16	380380011	$70.16
380380012	$70.16	380380013	$70.16	380380014	$70.16
380380015	$70.16	380380016	$70.16	380380017	$70.16

APN	Levy	APN	Levy	APN	Levy
380380018	$70.16	380380019	$70.16	380380020	$70.16
380380021	$70.16	380380022	$70.16	380380024	$70.16
380380025	$70.16	380380026	$70.16	380380027	$70.16
380380028	$70.16	380380029	$70.16	380380030	$70.16
380380031	$70.16	380380032	$70.16	380380033	$70.16
380380034	$70.16	380380035	$70.16	380380036	$70.16
380380037	$70.16	380381001	$70.16	380381002	$70.16
380381003	$70.16	380381004	$70.16	380381005	$70.16
380381006	$70.16	380381007	$70.16	380381008	$70.16
380381009	$70.16	380381010	$70.16	380381011	$70.16
380381012	$70.16	380381013	$70.16	380381014	$70.16
380381015	$70.16	380381016	$70.16	380381017	$70.16
380381018	$70.16	380390001	$70.16	380390002	$70.16
380390003	$70.16	380390004	$70.16	380390005	$70.16
380390006	$70.16	380390007	$70.16	380390008	$70.16
380390009	$70.16	380390010	$70.16	380390011	$70.16
380390012	$70.16	380390013	$70.16	380390014	$70.16
380390015	$70.16	380390016	$70.16	380390017	$70.16
380390018	$70.16	380390019	$70.16	380390020	$70.16
380390021	$70.16	380390022	$70.16	380390023	$70.16
380390024	$70.16	380390026	$70.16	380390027	$70.16
380390028	$70.16	380390029	$70.16	380390030	$70.16
380390031	$70.16	380390032	$70.16	380390033	$70.16
380390034	$70.16	380390035	$70.16	380390036	$70.16
380390037	$70.16	380390038	$70.16	380390039	$70.16
380390041	$70.16	380391001	$70.16	380391002	$70.16
380391003	$70.16	380391004	$70.16	380391005	$70.16
380400003	$70.16	380400004	$70.16	380400005	$70.16
380400006	$70.16	380400007	$70.16	380400011	$70.16
380400015	$70.16	380400016	$70.16	380400017	$70.16
380400018	$70.16	380400019	$70.16	380400020	$70.16
380400021	$70.16	380400022	$70.16	380400026	$70.16
380400027	$70.16	380400028	$70.16	380400029	$70.16
380400030	$70.16	380400031	$70.16	380400032	$70.16
380400040	$70.16	380400041	$70.16	380401001	$70.16
380401002	$70.16	380401003	$70.16	380401004	$70.16
380401005	$70.16	380401006	$70.16	380401007	$70.16
380401008	$70.16	380401009	$70.16	380401010	$70.16
380401011	$70.16	380401012	$70.16	380401013	$70.16
380401014	$70.16	380401015	$70.16	380401016	$70.16
380401017	$70.16	380401018	$70.16	380401019	$70.16
380410001	$70.16	380410002	$70.16	380410003	$70.16
380410004	$70.16	380410005	$70.16	380410006	$70.16
380410007	$70.16	380410008	$70.16	380410009	$70.16
380410010	$70.16	380410011	$70.16	380410012	$70.16
380410013	$70.16	380410014	$70.16	380410015	$70.16

Assessment Roll

68-4645 - CSA 103 (Lighting)

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380410016	$70.16	380410017	$70.16	380410018	$70.16
380410019	$70.16	380411001	$70.16	380411002	$70.16
380411003	$70.16	380411004	$70.16	380411005	$70.16
380411006	$70.16	380411007	$70.16	380411008	$70.16
380411009	$70.16	380411010	$70.16	380411011	$70.16
380411012	$70.16	380411013	$70.16	380411014	$70.16
380411015	$70.16	380411016	$70.16	380411017	$70.16
380411018	$70.16	380411019	$70.16	380411020	$70.16
380411021	$70.16	380411022	$70.16	380411023	$70.16
380411024	$70.16	380411025	$70.16		

Totals	Parcels 3,341	Levy $161,377.20

APN	Levy	APN	Levy	APN	Levy
376180006	$20.00	376180007	$20.00	376180008	$20.00
376190004	$20.00	376201001	$20.00	376201002	$20.00
376201003	$20.00	376201004	$20.00	376201005	$20.00
376201006	$20.00	376201007	$20.00	376201008	$20.00
376201009	$20.00	376201010	$20.00	376201011	$20.00
376201012	$20.00	376201013	$20.00	376201014	$20.00
376201015	$20.00	376201016	$20.00	376201017	$20.00
376201018	$20.00	376201019	$20.00	376201020	$20.00
376202001	$20.00	376202002	$20.00	376202003	$20.00
376202004	$20.00	376202005	$20.00	376202006	$20.00
376202007	$20.00	376202008	$20.00	376202009	$20.00
376202010	$20.00	376202011	$20.00	376202012	$20.00
376202013	$20.00	376202014	$20.00	376202015	$20.00
376202016	$20.00	376202017	$20.00	376202018	$20.00
376202019	$20.00	376202020	$20.00	376211001	$20.00
376211002	$20.00	376211003	$20.00	376211004	$20.00
376211005	$20.00	376211006	$20.00	376211007	$20.00
376211008	$20.00	376211009	$20.00	376211010	$20.00
376211011	$20.00	376211012	$20.00	376211013	$20.00
376211014	$20.00	376211015	$20.00	376211016	$20.00
376211017	$20.00	376211018	$20.00	376211019	$20.00
376211020	$20.00	376211021	$20.00	376211022	$20.00
376211023	$20.00	376211024	$20.00	376212001	$20.00
376212002	$20.00	376212003	$20.00	376212004	$20.00
376212005	$20.00	376212006	$20.00	376212007	$20.00
376212008	$20.00	376212009	$20.00	376212010	$20.00
376212011	$20.00	376212012	$20.00	376212013	$20.00
376212014	$20.00	376212015	$20.00	376212016	$20.00
376212017	$20.00	376212018	$20.00	376212019	$20.00
376212020	$20.00	376212021	$20.00	376212022	$20.00
376212023	$20.00	376212024	$20.00	376212025	$20.00
376212026	$20.00	376212027	$20.00	376212028	$20.00
376212029	$20.00	376212030	$20.00	376212031	$20.00
376212032	$20.00	376212033	$20.00	376212034	$20.00
376212035	$20.00	376212036	$20.00	376212037	$20.00
376212038	$20.00	376212039	$20.00	376212040	$20.00
376212041	$20.00	376221001	$20.00	376221002	$20.00
376221003	$20.00	376221004	$20.00	376221005	$20.00
376221006	$20.00	376221007	$20.00	376221008	$20.00
376221009	$20.00	376221010	$20.00	376221011	$20.00
376221012	$20.00	376221013	$20.00	376221014	$20.00
376221015	$20.00	376221016	$20.00	376221017	$20.00
376221018	$20.00	376221019	$20.00	376221020	$20.00
376221021	$20.00	376222001	$20.00	376222002	$20.00
376222003	$20.00	376222004	$20.00	376222005	$20.00
376222006	$20.00	376222007	$20.00	376222008	$20.00

APN	Levy	APN	Levy	APN	Levy
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376223002	$20.00	376223003	$20.00	376223004	$20.00
376223005	$20.00	376223006	$20.00	376223007	$20.00
376223008	$20.00	376223009	$20.00	376223010	$20.00
376223011	$20.00	376223012	$20.00	376223013	$20.00
376223014	$20.00	376223015	$20.00	376223016	$20.00
376223017	$20.00	376223018	$20.00	376224001	$20.00
376224002	$20.00	376224003	$20.00	376224004	$20.00
376224005	$20.00	376224006	$20.00	376224007	$20.00
376224008	$20.00	376224009	$20.00	376224010	$20.00
376224011	$20.00	376224012	$20.00	376224013	$20.00
376224014	$20.00	376224015	$20.00	376224016	$20.00
376224017	$20.00	376224018	$20.00	376231001	$20.00
376231002	$20.00	376231003	$20.00	376231004	$20.00
376231005	$20.00	376231006	$20.00	376231007	$20.00
376231008	$20.00	376231009	$20.00	376231010	$20.00
376231011	$20.00	376231012	$20.00	376231013	$20.00
376231014	$20.00	376231015	$20.00	376231016	$20.00
376232001	$20.00	376232002	$20.00	376232003	$20.00
376232004	$20.00	376232005	$20.00	376232006	$20.00
376232007	$20.00	376232008	$20.00	376232009	$20.00
376232010	$20.00	376232011	$20.00	376232012	$20.00
376232013	$20.00	376232014	$20.00	376232015	$20.00
376232016	$20.00	376232017	$20.00	376232018	$20.00
376232019	$20.00	376232020	$20.00	376232021	$20.00
376233001	$20.00	376233002	$20.00	376233003	$20.00
376233004	$20.00	376233005	$20.00	376233006	$20.00
376233007	$20.00	376233008	$20.00	376233009	$20.00
376233010	$20.00	376233011	$20.00	376233012	$20.00
376233013	$20.00	376233014	$20.00	376241001	$20.00
376241002	$20.00	376241003	$20.00	376241004	$20.00
376241005	$20.00	376242001	$20.00	376242002	$20.00
376242003	$20.00	376242004	$20.00	376242005	$20.00
376242006	$20.00	376242007	$20.00	376242008	$20.00
376242009	$20.00	376242010	$20.00	376242011	$20.00
376242012	$20.00	376242013	$20.00	376242014	$20.00
376242015	$20.00	376242016	$20.00	376242017	$20.00
376242018	$20.00	376242019	$20.00	376242020	$20.00
376243001	$20.00	376243002	$20.00	376243003	$20.00
376244001	$20.00	376244002	$20.00	376244003	$20.00
376244004	$20.00	376244005	$20.00	376244006	$20.00
376244007	$20.00	376244008	$20.00	376244009	$20.00
376244010	$20.00	376244011	$20.00	376244012	$20.00
376244013	$20.00	376244014	$20.00	376244015	$20.00
376244016	$20.00	376244017	$20.00	376244018	$20.00
376244019	$20.00	376244020	$20.00	376244021	$20.00

APN	Levy	APN	Levy	APN	Levy
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376244025	$20.00	376244026	$20.00	376244027	$20.00
376244028	$20.00	376244029	$20.00	376244030	$20.00
376244031	$20.00	376251001	$20.00	376251002	$20.00
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376252008	$20.00	376252009	$20.00	376252010	$20.00
376252011	$20.00	376252012	$20.00	376252013	$20.00
376252014	$20.00	376252015	$20.00	376252016	$20.00
376252017	$20.00	376252018	$20.00	376252019	$20.00
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376252023	$20.00	376252024	$20.00	376252025	$20.00
376252026	$20.00	376252027	$20.00	376252028	$20.00
376252029	$20.00	376252030	$20.00	376252031	$20.00
376252032	$20.00	376252033	$20.00	376252034	$20.00
376252035	$20.00	376252036	$20.00	376252037	$20.00
376252038	$20.00	376252039	$20.00	376252040	$20.00
376252041	$20.00	376252042	$20.00	376252043	$20.00
376252044	$20.00	376252045	$20.00	376252046	$20.00
376252047	$20.00	376252048	$20.00	376252049	$20.00
376252050	$20.00	376252051	$20.00	376252052	$20.00
376252053	$20.00	376252054	$20.00	376252055	$20.00
376252056	$20.00	376252057	$20.00	376252058	$20.00
376261003	$20.00	376261004	$20.00	376262001	$20.00
376262002	$20.00	376262003	$20.00	376262004	$20.00
376262005	$20.00	376262006	$20.00	376262007	$20.00
376262008	$20.00	376262009	$20.00	376262010	$20.00
376262011	$20.00	376262012	$20.00	376262013	$20.00
376262014	$20.00	376263001	$20.00	376263002	$20.00
376263003	$20.00	376263004	$20.00	376263005	$20.00
376263006	$20.00	376263007	$20.00	376263008	$20.00
376263009	$20.00	376263010	$20.00	376263011	$20.00
376263012	$20.00	376263013	$20.00	376263014	$20.00
376264001	$20.00	376264002	$20.00	376264003	$20.00
376264004	$20.00	376264005	$20.00	376264006	$20.00
376264007	$20.00	376264008	$20.00	376264009	$20.00
376264010	$20.00	376264011	$20.00	376264012	$20.00
376264013	$20.00	376264014	$20.00	376264015	$20.00
376264016	$20.00	376264017	$20.00	376264018	$20.00
376271001	$20.00	376271002	$20.00	376271003	$20.00
376271004	$20.00	376271005	$20.00	376271006	$20.00
376272001	$20.00	376272002	$20.00	376272003	$20.00
376272004	$20.00	376272005	$20.00	376272006	$20.00
376272007	$20.00	376272008	$20.00	376272009	$20.00
376272010	$20.00	376272011	$20.00	376272012	$20.00

APN	Levy	APN	Levy	APN	Levy
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376272016	$20.00	376272017	$20.00	376272018	$20.00
376272019	$20.00	376272020	$20.00	376272021	$20.00
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376272025	$20.00	376272026	$20.00	376272027	$20.00
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376272031	$20.00	376272032	$20.00	376272033	$20.00
376272034	$20.00	376272035	$20.00	376272036	$20.00
376272037	$20.00	376272038	$20.00	376272039	$20.00
376272040	$20.00	376272041	$20.00	376272042	$20.00
376272043	$20.00	376272044	$20.00	376272045	$20.00
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376272049	$20.00	376272050	$20.00	376272051	$20.00
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376273001	$20.00	376273002	$20.00	376273003	$20.00
376273004	$20.00	376273005	$20.00	376273006	$20.00
376273007	$20.00	376273008	$20.00	376273009	$20.00
376274001	$20.00	376274002	$20.00	376274003	$20.00
376274004	$20.00	376274005	$20.00	376274006	$20.00
376274007	$20.00	376274008	$20.00	376274009	$20.00
376274010	$20.00	376274011	$20.00	376274012	$20.00
376274013	$20.00	376274014	$20.00	376274015	$20.00
376274016	$20.00	376274017	$20.00	376274018	$20.00
376281001	$20.00	376281002	$20.00	376281003	$20.00
376281004	$20.00	376281005	$20.00	376281006	$20.00
376281007	$20.00	376281008	$20.00	376281009	$20.00
376282001	$20.00	376282002	$20.00	376282003	$20.00
376282004	$20.00	376282005	$20.00	376282006	$20.00
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376282019	$20.00	376282020	$20.00	376282021	$20.00
376282022	$20.00	376283001	$20.00	376283002	$20.00
376283003	$20.00	376283004	$20.00	376283005	$20.00
376283006	$20.00	376283007	$20.00	376283008	$20.00
376283009	$20.00	376283010	$20.00	376283011	$20.00
376283012	$20.00	376283013	$20.00	376283014	$20.00
376283015	$20.00	376283016	$20.00	376283017	$20.00
376283018	$20.00	376283019	$20.00	376283020	$20.00
376283021	$20.00	376283022	$20.00	376291001	$20.00
376291002	$20.00	376291003	$20.00	376291004	$20.00
376291005	$20.00	376291006	$20.00	376291007	$20.00
376291008	$20.00	376291009	$20.00	376291010	$20.00
376291011	$20.00	376291012	$20.00	376291013	$20.00
376291014	$20.00	376291015	$20.00	376291016	$20.00

APN	Levy	APN	Levy	APN	Levy
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376291020	$20.00	376291021	$20.00	376291022	$20.00
376291023	$20.00	376291024	$20.00	376291025	$20.00
376291026	$20.00	376291027	$20.00	376291028	$20.00
376291029	$20.00	376291030	$20.00	376292001	$20.00
376292002	$20.00	376292003	$20.00	376292004	$20.00
376292005	$20.00	376292006	$20.00	376292007	$20.00
376292008	$20.00	376292009	$20.00	376292010	$20.00
376292011	$20.00	376292012	$20.00	376292013	$20.00
376292014	$20.00	376292015	$20.00	376292016	$20.00
376292017	$20.00	376292018	$20.00	376292019	$20.00
376292020	$20.00	376293001	$20.00	376293002	$20.00
376293003	$20.00	376293004	$20.00	376293005	$20.00
376294001	$20.00	376294002	$20.00	376294003	$20.00
376294004	$20.00	376301001	$20.00	376301002	$20.00
376301003	$20.00	376301004	$20.00	376301005	$20.00
376301006	$20.00	376301007	$20.00	376302001	$20.00
376302002	$20.00	376302003	$20.00	376302004	$20.00
376302005	$20.00	376302006	$20.00	376302007	$20.00
376302008	$20.00	376302009	$20.00	376302010	$20.00
376302011	$20.00	376302012	$20.00	376302013	$20.00
376302014	$20.00	376302015	$20.00	376302016	$20.00
376302017	$20.00	376302018	$20.00	376302019	$20.00
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376302023	$20.00	376302024	$20.00	376302025	$20.00
376302026	$20.00	376302027	$20.00	376302028	$20.00
376302029	$20.00	376302030	$20.00	376302031	$20.00
376302032	$20.00	376302033	$20.00	376302034	$20.00
376302035	$20.00	376302036	$20.00	376302037	$20.00
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376302041	$20.00	376302042	$20.00	376302043	$20.00
376302044	$20.00	376302045	$20.00	376302046	$20.00
376302047	$20.00	376302048	$20.00	376302049	$20.00
376311001	$20.00	376311002	$20.00	376311003	$20.00
376311004	$20.00	376311005	$20.00	376311006	$20.00
376311007	$20.00	376311008	$20.00	376311009	$20.00
376311010	$20.00	376311011	$20.00	376311012	$20.00
376311013	$20.00	376311014	$20.00	376311015	$20.00
376311016	$20.00	376312001	$20.00	376312004	$20.00
376312005	$20.00	376312006	$20.00	376312007	$20.00
376312008	$20.00	376312009	$20.00	376312010	$20.00
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376312014	$20.00	376312015	$20.00	376312016	$20.00
376312017	$20.00	376312018	$20.00	376312019	$20.00
376312020	$20.00	376312021	$20.00	376312022	$20.00
376312023	$20.00	376312024	$20.00	376312025	$20.00

APN	Levy	APN	Levy	APN	Levy
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376312029	$20.00	376313001	$20.00	376313002	$20.00
376313003	$20.00	376313004	$20.00	376313005	$20.00
376314001	$20.00	376314002	$20.00	376314003	$20.00
376314004	$20.00	376314005	$20.00	376314006	$20.00
376314007	$20.00	376314008	$20.00	376314009	$20.00
376314010	$20.00	376361001	$20.00	376361002	$20.00
376361003	$20.00	376361004	$20.00	376361005	$20.00
376361006	$20.00	376361007	$20.00	376361008	$20.00
376361009	$20.00	376361010	$20.00	376361011	$20.00
376361012	$20.00	376361014	$20.00	376361015	$20.00
376361016	$20.00	376361017	$20.00	376361018	$20.00
376361019	$20.00	376361020	$20.00	376361021	$20.00
376361022	$20.00	376361023	$20.00	376361024	$20.00
376361025	$20.00	376361026	$20.00	376361027	$20.00
376362001	$20.00	376362002	$20.00	376362003	$20.00
376362004	$20.00	376362005	$20.00	376362006	$20.00
376362007	$20.00	376362008	$20.00	376362009	$20.00
376362010	$20.00	376362011	$20.00	376362012	$20.00
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376362016	$20.00	376362017	$20.00	376362018	$20.00
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376363005	$20.00	376363006	$20.00	376363007	$20.00
376363008	$20.00	376363009	$20.00	376363010	$20.00
376363011	$20.00	376363012	$20.00	376363013	$20.00
376363014	$20.00	376363015	$20.00	376363016	$20.00
376363017	$20.00	376363018	$20.00	376363019	$20.00
376363020	$20.00	376363021	$20.00	376364001	$20.00
376364002	$20.00	376364003	$20.00	376364004	$20.00
376364005	$20.00	376364006	$20.00	376365001	$20.00
376365002	$20.00	376365003	$20.00	376365004	$20.00
376365005	$20.00	376365006	$20.00	376365007	$20.00
376365008	$20.00	376371001	$20.00	376371002	$20.00
376371003	$20.00	376371004	$20.00	376371005	$20.00
376371006	$20.00	376371007	$20.00	376371008	$20.00
376371009	$20.00	376371010	$20.00	376371011	$20.00
376371012	$20.00	376371013	$20.00	376371014	$20.00
376372001	$20.00	376372002	$20.00	376372003	$20.00
376372004	$20.00	376372005	$20.00	376372006	$20.00
376372007	$20.00	376372008	$20.00	376372009	$20.00
376372010	$20.00	376372011	$20.00	376372012	$20.00
376372013	$20.00	376372014	$20.00	376373001	$20.00
376373002	$20.00	376373003	$20.00	376373004	$20.00
376373005	$20.00	376373006	$20.00	376373007	$20.00

APN	Levy	APN	Levy	APN	Levy
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376373011	$20.00	376374001	$20.00	376374002	$20.00
376374003	$20.00	376374004	$20.00	376375001	$20.00
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376375005	$20.00	376375006	$20.00	376375007	$20.00
376375008	$20.00	376375009	$20.00	376375010	$20.00
376375011	$20.00	376375012	$20.00	376375013	$20.00
376381001	$20.00	376381002	$20.00	376381003	$20.00
376381004	$20.00	376381005	$20.00	376381006	$20.00
376381007	$20.00	376381008	$20.00	376381009	$20.00
376381010	$20.00	376381011	$20.00	376381012	$20.00
376381013	$20.00	376381014	$20.00	376381015	$20.00
376381016	$20.00	376381017	$20.00	376381018	$20.00
376381019	$20.00	376381020	$20.00	376381021	$20.00
376381022	$20.00	376381023	$20.00	376381024	$20.00
376381025	$20.00	376381026	$20.00	376381027	$20.00
376381028	$20.00	376381029	$20.00	376381030	$20.00
376382001	$20.00	376382002	$20.00	376382003	$20.00
376382004	$20.00	376382005	$20.00	376382006	$20.00
376382007	$20.00	376382008	$20.00	376382009	$20.00
376382010	$20.00	376382011	$20.00	376382012	$20.00
376382013	$20.00	376382014	$20.00	376382015	$20.00
376382016	$20.00	376382017	$20.00	376382018	$20.00
376382019	$20.00	376382020	$20.00	376382021	$20.00
376382022	$20.00	376382023	$20.00	376382024	$20.00
376383001	$20.00	376383002	$20.00	376383003	$20.00
376383004	$20.00	376383005	$20.00	376383006	$20.00
376383007	$20.00	376383008	$20.00	376383009	$20.00
376383010	$20.00	376383011	$20.00	376391001	$20.00
376391002	$20.00	376391003	$20.00	376391004	$20.00
376391005	$20.00	376391006	$20.00	376391007	$20.00
376391008	$20.00	376391009	$20.00	376391010	$20.00
376391011	$20.00	376391012	$20.00	376391013	$20.00
376391014	$20.00	376391015	$20.00	376391016	$20.00
376391017	$20.00	376391018	$20.00	376391019	$20.00
376391020	$20.00	376391021	$20.00	376391022	$20.00
376391023	$20.00	376391024	$20.00	376391025	$20.00
376391026	$20.00	376391027	$20.00	376391028	$20.00
376391029	$20.00	376391030	$20.00	376391031	$20.00
376391032	$20.00	376391033	$20.00	376391034	$20.00
376391035	$20.00	376391036	$20.00	376391037	$20.00
376391038	$20.00	376391039	$20.00	376391040	$20.00
376391041	$20.00	376391042	$20.00	376392001	$20.00
376392002	$20.00	376392003	$20.00	376392004	$20.00
376392005	$20.00	376392006	$20.00	376392007	$20.00
376392008	$20.00	376392009	$20.00	376392010	$20.00

APN	Levy	APN	Levy	APN	Levy
376392011	$20.00	376392012	$20.00	376392013	$20.00
376392014	$20.00	376392015	$20.00	376392016	$20.00
376392017	$20.00	376392018	$20.00	376392019	$20.00
376392020	$20.00	376392021	$20.00	376392022	$20.00
376392023	$20.00	376392024	$20.00	376392025	$20.00
376392026	$20.00	376392027	$20.00	376392028	$20.00
376392029	$20.00	376392030	$20.00	376401001	$30.00
376401002	$30.00	376401003	$30.00	376401004	$30.00
376401005	$30.00	376401006	$30.00	376401007	$30.00
376401008	$30.00	376401009	$30.00	376401010	$30.00
376401011	$30.00	376401012	$30.00	376401013	$30.00
376401014	$30.00	376401015	$30.00	376401016	$30.00
376401017	$30.00	376401018	$30.00	376401019	$30.00
376401020	$30.00	376401021	$30.00	376401022	$30.00
376401023	$30.00	376401024	$30.00	376401025	$30.00
376401026	$30.00	376401027	$30.00	376401028	$30.00
376401029	$30.00	376401030	$30.00	376401031	$30.00
376401032	$30.00	376401033	$30.00	376401034	$30.00
376401035	$30.00	376401036	$30.00	376401037	$30.00
376401038	$30.00	376401039	$30.00	376401040	$30.00
376401041	$30.00	376401042	$30.00	376401043	$30.00
376401044	$30.00	376401045	$30.00	376402001	$30.00
376402002	$30.00	376402003	$30.00	376402004	$30.00
376402005	$30.00	376402006	$30.00	376402007	$30.00
376402008	$30.00	376402009	$30.00	376402010	$30.00
376402011	$30.00	376402012	$30.00	376402013	$30.00
376402014	$30.00	376402015	$30.00	376402016	$30.00
376402017	$30.00	376402018	$30.00	376402019	$30.00
376402020	$30.00	376402021	$30.00	376402022	$30.00
376402023	$30.00	376402024	$30.00	376402025	$30.00
376403001	$30.00	376403002	$30.00	376403003	$30.00
376403004	$30.00	376403005	$30.00	376403006	$30.00
376403007	$30.00	376403008	$30.00	376403009	$30.00
376403010	$30.00	376403011	$30.00	376403012	$30.00
376403013	$30.00	376403014	$30.00	376403015	$30.00
376403016	$30.00	376403017	$30.00	376403018	$30.00
376403019	$30.00	376403020	$30.00	376403021	$30.00
376403022	$30.00	376403023	$30.00	376403024	$30.00
376403025	$30.00	376403026	$30.00		

Totals **Parcels 1,082** **Levy $22,600.00**

Assessment Roll

68-4643 - CSA 142

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
368093037	$74.76	368100067	$31.50	368100068	$31.50
368100069	$31.50	368100070	$31.50	368100071	$31.50
368100072	$31.50	368100073	$31.50	368100074	$31.50
368100075	$31.50	368100076	$31.50	368100077	$31.50
368100078	$31.50	368100079	$31.50	368100080	$31.50
368100081	$31.50	368100082	$31.50	368120009	$113.24
368130022	$113.24	368251012	$31.50	368251013	$31.50
368251014	$31.50	368251015	$31.50	368251016	$31.50
368251017	$31.50	368251018	$31.50	368251019	$31.50
368251020	$31.50	368251021	$31.50	368251022	$31.50
368252001	$31.50	368252002	$31.50	368252003	$31.50
368252004	$31.50	368252005	$31.50	368252006	$31.50
368252007	$31.50	368252008	$31.50	368252009	$31.50
368252010	$31.50	368252011	$31.50	368252012	$31.50
368252013	$31.50	368252014	$31.50	368252015	$31.50
368252016	$31.50	368252017	$31.50	368252018	$31.50
368252019	$31.50	368252020	$31.50	368252021	$31.50
368252022	$31.50	368252023	$31.50	368252024	$31.50
368252025	$31.50	368272016	$74.76	368272017	$74.76
368272018	$74.76	368272019	$74.76	368272020	$74.76
368272021	$74.76	368272022	$74.76	368272023	$74.76
368272024	$74.76	368272025	$74.76	368290001	$31.50
368290002	$31.50	368290003	$31.50	368290004	$31.50
368290005	$31.50	368290006	$31.50	368290007	$31.50
368290008	$31.50	368290009	$31.50	368290010	$31.50
368290011	$31.50	368290012	$31.50	368290013	$31.50
368290014	$31.50	368310001	$78.24	368310002	$78.24
368310003	$78.24	368310004	$78.24	368310005	$78.24
368310006	$78.24	368310007	$78.24	368310008	$78.24
368310009	$78.24	368310010	$78.24	368310011	$78.24
368310012	$78.24	368310013	$78.24	368310014	$78.24
368310015	$78.24	368310016	$78.24	368310017	$78.24
368310018	$78.24	368310019	$78.24	368310020	$78.24
368310021	$78.24	368310022	$78.24	368310023	$78.24
368310024	$78.24	368310025	$78.24	368310026	$78.24
368310027	$78.24	368311001	$78.24	368311002	$78.24
368311003	$78.24	368311004	$78.24	368311005	$78.24
368311006	$78.24	368311007	$78.24	368311008	$78.24
368311009	$78.24	368311010	$78.24	368311011	$78.24
368311012	$78.24	370441001	$31.50	370441002	$31.50
370441003	$31.50	370441004	$31.50	370441005	$31.50
370442001	$31.50	370442002	$31.50	370442003	$31.50
370442004	$31.50	370442005	$31.50	370442006	$31.50
370442007	$31.50	370442008	$31.50	370442009	$31.50
370442010	$31.50	370442011	$31.50	370442012	$31.50
370442013	$31.50	370442014	$31.50	370442015	$31.50

APN	Levy	APN	Levy	APN	Levy
370442016	$31.50	370442017	$31.50	370442018	$31.50
370442019	$31.50	370442020	$31.50	370442021	$31.50
370442022	$31.50	370442023	$31.50	370442024	$31.50
370442025	$31.50	370442026	$31.50	370442027	$31.50
370442028	$31.50	370442029	$31.50	370442030	$31.50
370442031	$31.50	370442032	$31.50	370442033	$31.50
370442034	$31.50	370442035	$31.50	370442036	$31.50
370442037	$31.50	370443001	$31.50	370443002	$31.50
370443003	$31.50	370443004	$31.50	370443005	$31.50
370443006	$31.50	370443007	$31.50	370443008	$31.50
370443009	$31.50	370443010	$31.50	370443011	$31.50
370443012	$31.50	370443013	$31.50	370443014	$31.50
370443015	$31.50	370443016	$31.50	370443017	$31.50
370451001	$31.50	370451002	$31.50	370451003	$31.50
370451004	$31.50	370451005	$31.50	370451006	$31.50
370452001	$31.50	370452002	$31.50	370452003	$31.50
370452004	$31.50	370452005	$31.50	370452006	$31.50
370452007	$31.50	370452008	$31.50	370452009	$31.50
370452010	$31.50	370452011	$31.50	370452012	$31.50
370452013	$31.50	370452014	$31.50	370452015	$31.50
370491001	$31.50	370491002	$31.50	370491003	$31.50
370491004	$31.50	370491005	$31.50	370491006	$31.50
370491007	$31.50	370491008	$31.50	370491009	$31.50
370491010	$31.50	370491011	$31.50	370491012	$31.50
370491013	$31.50	370491014	$31.50	370491015	$31.50
370491016	$31.50	370491017	$31.50	370491018	$31.50
370491019	$31.50	370491020	$31.50	370491021	$31.50
370491022	$31.50	370491023	$31.50	370491024	$31.50
370491025	$31.50	370491026	$31.50	370491027	$31.50
370491028	$31.50	370492001	$31.50	370492002	$31.50
370492003	$31.50	370492004	$31.50	370492005	$31.50
370492006	$31.50	370492007	$31.50	370492008	$31.50
370493001	$31.50	370493002	$31.50	370493003	$31.50
370493004	$31.50	370493005	$31.50	370493006	$31.50
370493007	$31.50	370493008	$31.50	370493009	$31.50
370493010	$31.50	370493011	$31.50	370493012	$31.50
370493013	$31.50	370493014	$31.50	370493015	$31.50
370493016	$31.50	370493017	$31.50	370493018	$31.50
370493019	$31.50	370493020	$31.50	370493021	$31.50
370493022	$31.50	370493023	$31.50	370493024	$31.50
370493025	$31.50	370493026	$31.50	370500001	$31.50
370500002	$31.50	370500003	$31.50	370500004	$31.50
370500005	$31.50	370500006	$31.50	370500007	$31.50
370500008	$31.50	370500009	$31.50	370500010	$31.50
370500011	$31.50	370500012	$31.50	370500013	$31.50
370500014	$31.50	370500015	$31.50	370500016	$31.50

APN	Levy	APN	Levy	APN	Levy
370500017	$31.50	376160020	$872.06	376160021	$872.06
380140006	$31.50	380140007	$31.50	382240006	$113.24
382240007	$113.24	382240008	$113.24	382240009	$113.24
382240010	$113.24	382240011	$113.24	382240012	$113.24
382240013	$113.24	382240014	$113.24	382240015	$113.24
382240016	$113.24	382240017	$113.24	382240018	$113.24
382240019	$113.24	382240020	$113.24	382240021	$113.24
382240022	$113.24	382240023	$113.24	382240024	$113.24
382240025	$113.24	382240026	$113.24	382240027	$113.24
382240028	$113.24	382240029	$113.24	382240030	$113.24
382240031	$113.24	382240032	$113.24	382240033	$113.24
382241001	$113.24	382241002	$113.24	382241003	$113.24
382241004	$113.24	382241005	$113.24	382241006	$113.24
382241007	$113.24	382241008	$113.24	382241009	$113.24
382241010	$113.24	382241012	$113.24	382242001	$113.24
382242002	$113.24	382242003	$113.24	382242004	$113.24
382242005	$113.24	382242006	$113.24	382242007	$113.24
382242008	$113.24	382242009	$113.24	382242010	$113.24
382242011	$113.24	382242012	$113.24	382242013	$113.24
382242014	$113.24	382242015	$113.24	382242016	$113.24
382242017	$113.24	382242018	$113.24	382250003	$113.24
382250004	$113.24	382250005	$113.24	382250006	$113.24
382250007	$113.24	382250008	$113.24	382250009	$113.24
382250010	$113.24	382250011	$113.24	382250012	$113.24
382250013	$113.24	382250014	$113.24	382250015	$113.24
382250016	$113.24	382250017	$113.24	382250018	$113.24
382250019	$113.24	382250021	$113.24	382250022	$113.24
382250023	$113.24	382250024	$113.24	382250025	$113.24
382250026	$113.24	382250027	$113.24	382250028	$113.24
382250029	$113.24	382251001	$113.24	382251002	$113.24
382251003	$113.24	382251004	$113.24	382251005	$113.24
382251006	$113.24	382251007	$113.24	382251008	$113.24
382251009	$113.24	382251010	$113.24	382251011	$113.24
382251012	$113.24	382251013	$113.24	382251014	$113.24
382251015	$113.24	382251016	$113.24	382251017	$113.24
382251018	$113.24	382251019	$113.24	382251020	$113.24
382251021	$113.24	382251022	$113.24	382251023	$113.24
382251024	$113.24	382260005	$113.24	382260006	$113.24
382260007	$113.24	382260008	$113.24	382260009	$113.24
382260010	$113.24	382260011	$113.24	382260012	$113.24
382260013	$113.24	382260014	$113.24	382260015	$113.24
382260016	$113.24	382260017	$113.24	382260018	$113.24
382260019	$113.24	382260020	$113.24	382260021	$113.24
382261001	$113.24	382261002	$113.24	382261003	$113.24
382261004	$113.24	382261005	$113.24	382261006	$113.24
382261007	$113.24	382261008	$113.24	382261009	$113.24

Assessment Roll

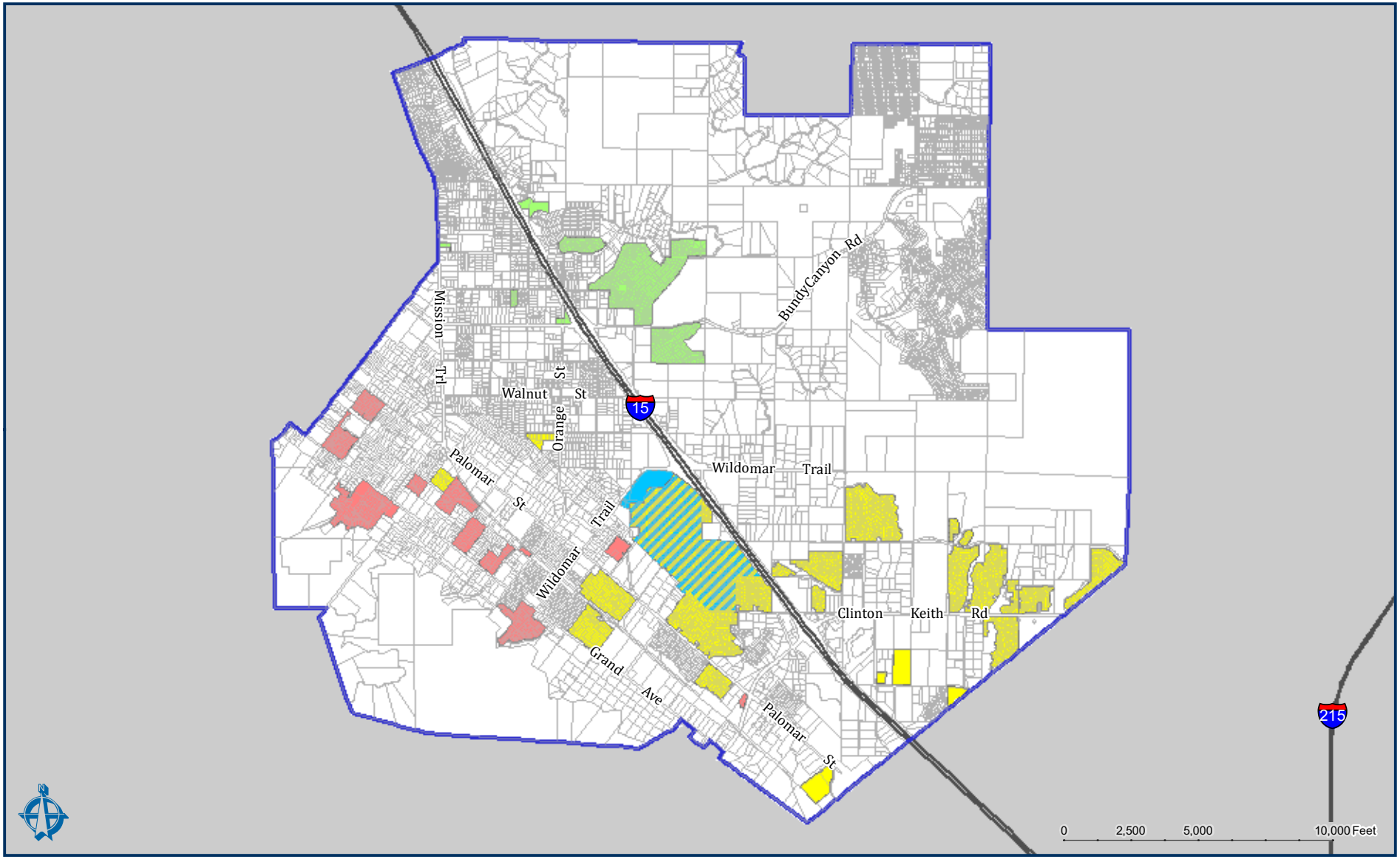
68-4643 - CSA 142

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
382261010	$113.24	382261011	$113.24	382261012	$113.24
382261013	$113.24	382261014	$113.24	382261015	$113.24
382261016	$113.24	382261017	$113.24	382261018	$113.24
382261019	$113.24	382410001	$113.24	382410002	$113.24
382410003	$113.24	382410004	$113.24	382410005	$113.24
382411002	$113.24	382411003	$113.24	382411004	$113.24
382411005	$113.24	382411006	$113.24	382411007	$113.24
382411008	$113.24	382411009	$113.24	382411010	$113.24
382411011	$113.24	382411012	$113.24	382411013	$113.24
382411016	$113.24	382411017	$113.24	382411018	$113.24
382411019	$113.24	382411020	$113.24	382411021	$113.24
382411022	$113.24	382411023	$113.24	382411024	$113.24
382411025	$113.24	382420001	$113.24	382420002	$113.24
382420003	$113.24	382420004	$113.24	382420005	$113.24
382420006	$113.24	382420007	$113.24	382420008	$113.24
382420009	$113.24	382420010	$113.24	382420011	$113.24
382420012	$113.24	382420013	$113.24	382421001	$113.24
382421002	$113.24	382421003	$113.24	382421004	$113.24
382421005	$113.24	382421006	$113.24	382421007	$113.24
382421008	$113.24	382421009	$113.24	382421010	$113.24
382421011	$113.24	382421012	$113.24	382421013	$113.24
382421014	$113.24	382430001	$113.24	382430002	$113.24
382430003	$113.24	382430004	$113.24	382430005	$113.24
382430006	$113.24	382430007	$113.24	382430008	$113.24
382430009	$113.24	382430010	$113.24	382431003	$113.24
382431004	$113.24	382431005	$113.24	382431006	$113.24
382431007	$113.24	382431008	$113.24	382431009	$113.24
382431010	$113.24	382431011	$113.24	382431012	$113.24
382431013	$113.24	382431014	$113.24	382431016	$113.24
382431018	$113.24	382440001	$113.24	382440002	$113.24
382440003	$113.24	382440004	$113.24	382440005	$113.24
382440006	$113.24	382440007	$113.24	382440008	$113.24
382440009	$113.24	382440010	$113.24	382440011	$113.24
382440012	$113.24	382440013	$113.24	382440014	$113.24

Totals **Parcels 516** **Levy $39,606.22**

Appendix B:
County Service Areas Map



COUNTY SERVICE AREAS

CITY OF WILDOMAR

SPICER CONSULTING GROUP

CSA 103 DRAINAGE | CSA 103 LIGHTING | CSA 142 | CSA 22 | CITY BOUNDARY



SPICER

CONSULTING GROUP

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.2
Meeting Date: August 12, 2026

SUBJECT: FY 2026-2027 Levy and Administration for Landscaping and Lighting Maintenance District (LLMD) No. 89-1-Consolidated & Street Lighting Zones

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Jason Farag, Public Works Director/City Engineer

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ALL ZONES, OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN FOR FISCAL YEAR 2026-2027; AND AUTHORIZING THE ADMINISTRATION OF THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2026-27

SUMMARY:
The City has several Landscape and Lighting Maintenance Districts (LLMD) which provide maintenance services to specific locations within the City. The services provided generally include landscape, drainage, trail and trail fencing, and streetlight maintenance. Maintenance services are funded through assessments collected from the parcels in the various district zones. Adoption of this Resolution confirms the assessment levy, as indicated in the Engineer's Report for Fiscal Year 2026-27 for LLMD 89-1-C and orders the placement of the annual assessment on the County's Assessment Roll.

BACKGROUND:
Landscaping and Lighting Maintenance District (LLMD) No. 89-1-Consolidated (District) maintains and services 30 locations throughout the City of Wildomar. The District contains 11 separate zones of benefit and 8 street lighting zones of benefit as described in Attachment A. The annual budget for Fiscal Year 2026-27 totals $357,874.90.

The primary improvements provided within the District may include, but are not limited to: maintenance and servicing of landscape, multi-purpose trails, fencing, inspection of contractors' work, coordination of irrigation schedules, backflow devices and storm drain filter improvements within public right-of-ways, and providing electricity to streetlights. Services provided include all necessary service, operations, administration and maintenance required to keep the above-mentioned improvements in a healthy, vigorous and satisfactory working condition.

Previously the Riverside County Transportation/Land Development Department has completed the Engineers Report on behalf of the City. During Calendar Year 2013, the City assumed overseeing the contracts to provide maintenance and operation services to all of the LLMD 89-1-C zones from Riverside County.

The City has completed the transition of all administrative and oversight functions from Riverside County Transportation/Land Development Department regarding the LLMD 89-1-C. This includes facilitating the completion of the Engineer's Reports for LLMD 89-1-C, Volumes 1 and 2, and all relevant documentation related to the annual enrollment of the assessments.

DISCUSSION:
Pursuant to the Landscaping and Lighting Act of 1972 and Resolution No. 2026-22, an intention meeting was held on July 8, 2026 to receive testimony regarding the assessment levy for Fiscal Year 2026-27 within all zones of LLMD No. 89-1-C. Notice of the public hearing was given by publication of a certified copy of Resolution No. 2026-22 in the Press Enterprise at least ten days prior to the public hearing date of August 12, 2026.

The proposed assessments for all zones are described in Attachment A. Copies of the Final Engineer's Reports for the LLMDs are included as Attachments B1 and B2.

FISCAL IMPACT:
The annual budgeted levy for Fiscal Year 2026-27 totals $357,874.90. Adoption of this resolution will allow the City of Wildomar to collect sufficient funds to meet its maintenance obligation for this Landscape and Lighting Maintenance District itself.

Failure to place the levy on the tax rolls would require decreasing certain District service levels, including the closure or abandonment of the District itself.

ATTACHMENTS:
Resolution
A - LLMD Zone Map
B.1 - FY 26-27 Final Engineer's Report (Volume 1)
B.2 - FY 26-27 Final Engineer's Report (Volume 2)

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ALL ZONES OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN FOR FISCAL YEAR 2026-27; AND AUTHORIZING THE ADMINISTRATION OF THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2026-27

WHEREAS, on July 8, 2026 the City Council (hereinafter the "City Council") of the City of Wildomar (hereinafter the "City"), adopted Resolution No. 2026-22, pursuant to Section 22624 of the Streets and Highways Code (hereinafter the "Streets and Highways Code"), which among other things, scheduled a public hearing on the annual levy and collection of assessments on all lots and parcels of assessable land in all Zones, collectively "Zones", of Landscaping and Lighting Maintenance District No. 89-1-Consolidated (hereinafter "LLMD 89-1-C") for FY 2026-27 to pay the costs of the installation and planting of landscaping; the installation of multi-purpose trails; the installation of fencing; the installation of storm drain filters; the installation of irrigation and electrical facilities; and the maintenance and servicing of such landscaping, multi-purpose trails, fencing, and storm drain filter improvements, and the provision of electricity for streetlights within the public right-of-way, for August 12, 2026, at Wildomar City Hall, 23873 Clinton Keith Rd Suite 106, Wildomar, CA 92595; and

WHEREAS, notice of said public hearing was duly published as required by Resolution No. 2026-45 and Section 22626(a) of the Streets and Highways code; and

WHEREAS, at the time and place of said public hearing, as set forth in Resolution No. 2026-45, the City Council held the public hearing and afforded all interested persons an opportunity to testify and be heard, and considered all oral statements and all written protests or communications made or filed by any interested persons and at the conclusion of said hearing determined that a majority protest had not been received; and

WHEREAS, the City Council may proceed, pursuant to Section 22631 of the Streets and Highways Code, to adopt a resolution confirming the diagram and assessment, either as originally proposed, or as changed by it, and the adoption of such a resolution shall constitute the levy of an assessment on all assessable lots and parcels of land within LLMD No. 89-1-C for FY 2026-27.

NOW, THEREFORE BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the City Council of the City of Wildomar assembled in regular session on August 12, 2026 as follows**:**

Section 1. Findings

That the City Council finds:

(a) The preceding recitals are correct;

(b) Compliance has been had with all of the requirements of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code;

(c) A majority protest to the annual levy for the existing Zones of LLMD No. 89-1-C has not been filed;

(d) The City Council may proceed to adopt a resolution confirming the diagram and assessment for LLMD No. 89-1-C either as originally proposed or as changed by it; and the Zones of LLMD No. 89-1-C either as originally proposed or as changed by it; and the assessments to be levied on the assessable lots and parcels of land in the Zones of LLMD No. 89-1-C for the installation and planting of landscaping; the installation of multi-purpose trails; the installation of fencing; the installation of storm drain filters; the installation of irrigation or electrical facilities; and the maintenance and servicing of such landscaping, multi-purpose trails, fencing, and storm drain filters; and the provision of electricity for streetlights within the public right-of-way in said district during FY 2026-27 contained in the report to the Public Works Director of the City of Wildomar, which is on file with the City Clerk (hereinafter the "Report") are based on benefits derived by such lots and parcels.

Section 2. Authorized Improvements for Zones

The improvements authorized for Zones 3, 29, 30, 42, 51, 52, 67, 71 and 181 of LLMD No. 89-1-C are:

(a) The installation and planting of landscaping, including trees, shrubs, grass and other ornamental vegetation; and

(b) The installation of irrigation and electrical facilities; and

(c) The maintenance or servicing of any of the foregoing.

In addition, Zones 29, 30, 51 and 52, are authorized to provide the following:

(a) Weed abatement and debris clean-up of multi-purpose trails:

(b) Maintenance, repair and/or replacement of fencing.

In addition, Zones 52 and 67, are authorized to provide the following:

(a) Maintenance, repair and/or replacement of storm drain filters within catch basins within the public right-of-way including incidental costs and expenses.

Section 3. Improvements

The improvements authorized for Zones 59 and 62 are:

(a) Maintenance, repair and/or replacement of storm drain filters within catch basins within the public right-of-way including incidental costs and expenses.

In addition, Zone 59 is authorized to provide the following:

(a) Provision of electricity to all streetlights within the public right-of-way including incidental costs and expenses.

In addition, Zone 62 is authorized to provide the following:

(a) Weed abatement and debris clean-up of multi-purpose trails.

Section 4. Improvements

The improvements authorized for Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, and 73, of LLMD 89-1-C are:

(a) Provision of electricity to all streetlights within the public right-of-way including incidental costs and expenses.

Section 5. Confirmation of Report

The Report and the assessment diagram and the assessment of the estimated costs of the installation, and maintenance and servicing of landscaping improvements, multi-purpose trails, fencing, and storm drain filters, and the provision of electricity for streetlights in the Zones of LLMD No. 89-1-C for FY 2026-27 contained in the Report are confirmed.

Section 6. Levy of Assessment

Pursuant to Section 22631 of the Streets and Highways Code, the adoption of this resolution constitutes the levy of the assessment for the installation, and maintenance and servicing of improvements in the Zones of LLMD No. 89-1-C for FY 2026-27 contained in the Report, and such assessment is levied. The City Clerk is directed to file a certified copy of this resolution, together with the diagram and assessment contained in the Report with the County Auditor of the County of Riverside, who, pursuant to Section 22645 of Streets and Highways Code, shall enter on the County Assessment Roll opposite each lot or parcel of land the amount assessed thereupon, as shown in said assessment.

Section 7. Effective Date

This Resolution shall take effect from and after its date of adoption.

PASSED, APPROVED AND ADOPTED this 12th day of August, 2026.

Carlos Marquez
Mayor

APPROVED AS TO FORM:

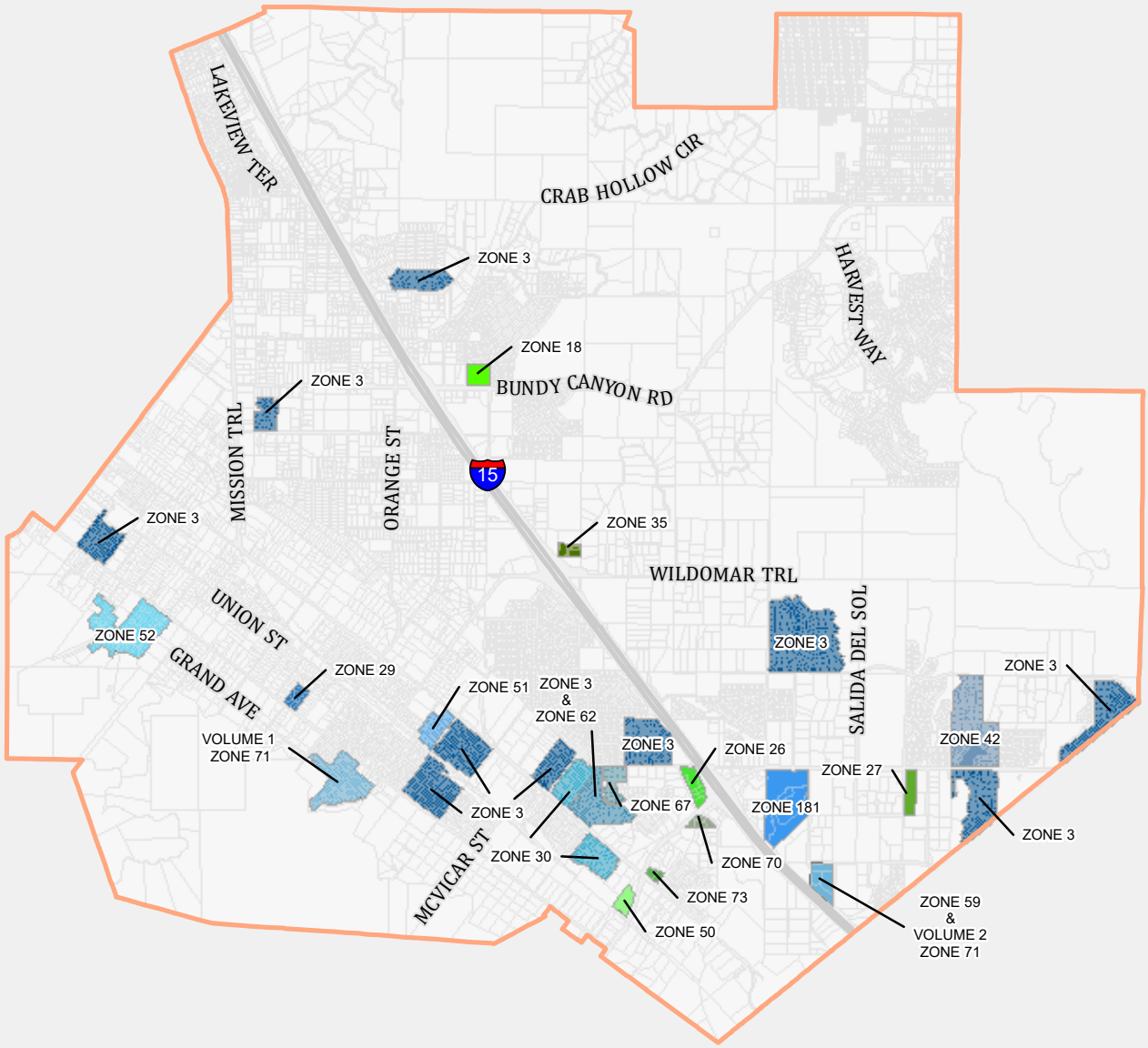
Thomas D. Jex
City Attorney

ATTEST:

Janet Morales Garcia, CMC
City Clerk

CITY OF WILDOMAR

LANDSCAPE LIGHTING MAINTENANCE DISTRICT 89-1-C



Legend

Volume 1

ZONE 3	ZONE 42	ZONE 59	ZONE 71
ZONE 29	ZONE 51	ZONE 62	ZONE 181
ZONE 30	ZONE 52	ZONE 67	

Volume 2

ZONE 18	ZONE 35	ZONE 71
ZONE 26	ZONE 50	ZONE 73
ZONE 27	ZONE 70	

SPICER CONSULTING GROUP

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CITY OF WILDOMAR

Final Engineers Report



Fiscal Year 2026-27

Landscape and Lighting Maintenance District No. 89-1-Consolidated Vol. 1

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AGENCY: CITY OF WILDOMAR

PROJECT: LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 89-1-CONSOLIDATED VOLUME 1

TO: CITY COUNCIL
CITY OF WILDOMAR
STATE OF CALIFORNIA

ENGINEER'S REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council (the "City Council") of the City of Wildomar (the "City"), State of California, submitted herewith is the Engineer's Report (the "Report") for Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Volume 1 ("LMD No. 89-1-C" or the "District"), consisting of the following parts, pursuant to the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972 (the "Act"), said Act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIII D of the California Constitution, and which is in accordance with Resolution No. 2026-20 adopted by the City of Wildomar Council, Riverside County, California ordering preparation of this Report. This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2026 to June 30, 2027.

Section 1 PLANS AND SPECIFICATIONS including a general description of the maintenance and plans of the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights proposed to be funded.

Section 2 COST ESTIMATES of maintaining the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights, including incidental costs and expenses in connection therewith for Fiscal Year 2026-27, are as set forth on the lists thereof, attached hereto.

Section 3 The METHOD OF APPORTIONMENT OF ASSESSMENT contains the method of apportionment of assessments, indicating the proposed assessment of the total amount of the costs and expenses of the improvements upon several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

Section 4 ASSESSMENT DIAGRAMS showing the District, the lines and dimensions of each parcel of land within said District, as the same exists on the maps of the Assessor of Riverside County for Fiscal Year 2026-27, is filed in the offices of the City of Wildomar. A boundary map of each zone can be found in Appendix B.

Section 5 ASSESSMENT ROLLS showing the actual assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's Office can be found in Appendix A.

The following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing, and associated administrative costs of said improvements to be paid by the assessable real property within LMD No. 89-1-C in proportion to the special benefit received:

Table i-1
Summary of Assessments

Zone	Maintenance & Service Costs	Administrative Costs	Maximum Assessment	Est Parcels/Acres to be Assessed
Zone 3	$185,270	$7,264	$103,780	1,336 Parcels
Zone 29	$8,382	$153	$1,326	10 Parcels
Zone 30	$28,554	$4,068	$43,504	164 Parcels
Zone 42	$46,687	$4,320	$46,208	187 Parcels
Zone 51	$9,500	$1,100	$10,920	61 Parcels
Zone 52	$36,578	$8,066	$88,247	91 Parcels
Zone 59	$6,063	$718	$6,902	12.86 Acres
Zone 62	$10,699	$2,257	$23,574	113 Parcels
Zone 67	$3,735	$1,026	$10,164	44 Parcels
Zone 71	$13,331	$1,461	$14,599	143 Parcels
Zone 181	$10,469	$3,151	$33,953	33.84 Acres

Each succeeding Fiscal Year the special assessment for Zones 29, 30, 42, 51, 52, 59, 62, 67, 71 and 181 may be subject to an annual adjustment that is the greater of two percent (2.00%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical area (the "Index") published by the Bureau of Labor Statistics of the United States Department of Labor. Zone 3 and locations within Zone 3 do not have an escalator. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index. Any increase larger than the greater of 2.00% or the CPI-U annual adjustment requires a majority approval of all the property owners within each of the benefit zones in LMD No. 89-1-C. There is a 3.08% proposed inflationary increase in the assessment per acre or per parcel as applicable in Zones 29, 30, 42, 51, 52, 59, 62, 67, 71 and 181 over the assessment levied for Fiscal Year 2025-26, which is consistent with the ballot proposition approved by the qualified electors when establishing said zones.

Description of Improvements

Landscaping and Lighting Maintenance District No. 89-1-C is located throughout the County of Riverside. This Report provides information specific to the Zones within the boundaries of the City of Wildomar. LMD 89-1-C maintains and services 30 locations throughout the City of Wildomar. The District contains 11 separate Zones of benefit and 8 Street Lighting Zones. Each zone is created within the District in order to apportion the annual costs of the maintenance of the authorized improvements and the administration of the District to each property according to the special benefit to be conferred on each such property by such improvements. The following information is specific to the zone within the boundaries of the City of Wildomar.

Zone 3 generally includes the maintenance and servicing of landscape improvements within public right-of-ways of:

Brillante Dr.	Clinton Keith Rd.	Iodine Springs Rd.	Porras Rd.
Canyon Dr.[1]	David Ln.	La Estrella St.	Primrose Ln.
Catt Rd.	Frederick St.	Lemon St.	South Pasadena St.
Charles St.	Grand Ave.	Palomar St.	Trigg Rd.

Zone 29 generally includes the maintenance and servicing of landscape, multi-purpose trails and fencing improvements within public right-of-ways of:

Grand Ave.

Zone 30 generally includes the maintenance and servicing of landscape, multi-purpose trails and fencing improvements within public right-of-ways of:

Catt Rd.	Palomar St.

Zone 42 generally includes the maintenance and servicing of parkway landscaping and future median landscaping improvements within public right-of-ways of:

Carlton Rd.	Crossroads St.	La Estrella St.	Smith Ranch Rd.
Clinton Keith Rd.	Country Park Rd.	Loring Rd.	

Zone 51 generally includes the maintenance and servicing of landscape and multi-purpose trail improvements within public right-of-ways of:

Palomar St.	South Pasadena St.

Zone 52 generally includes the maintenance and servicing of landscape, multi-purpose trails, fencing, and fossil filter improvements within public right-of-ways of:

Big Sycamore Ct.	Crested Finch Ct.	Red Dawn Ct.	Sweet Nectar Rd.
Black Walnut Ct.	Fox Den Rd.	Sheila Ln.	Tranquil Ln.
Coopers Hawk Ct.	Grand Ave.	Soaring Falcon Ct.	

Zone 59 generally includes the maintenance and servicing of fossil filter improvements and the provision of for streetlights within public right-of-ways of:

Kevin Rd.	Prielipp Rd.

[1] Location 53 of Zone 3 is being maintained by the HOA and therefore will not be levied for Fiscal Year 2026-27.

Zone 62 generally includes the maintenance and servicing of multi-purpose trails and fossil filter improvements within public right-of-ways of:

Agape Ln. Greyhawk Rd. Seattle Ridge Rd. Delca Ln.
Palomar St.

Zone 67 generally includes the maintenance and servicing of landscape and fossil filter improvements within public right-of-ways of:

Agape Ln. Catt Rd. Ketchum Dr. Seattle Ridge Rd.

Zone 71 generally includes the maintenance and servicing of landscape improvements within public right-of-ways of:

Elm St. Grand Ave.

Zone 181 generally includes the maintenance and servicing of lighting, fossil filters, and landscape improvements within public right-of-ways:

Clinton Keith Rd. Inland Valley Dr.

The cost estimate contains each of the items specified in Section 22569 of the Act.

The Act provides that the estimated costs of the improvements shall include the total cost of the improvements for the entire Fiscal Year 2026-27, including incidental expenses, which may include operating reserves.

The Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the Zones is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

The inflation factor, for those zones with an inflation factor in place, may increase budgets for Zones, which have not been accepted for maintenance, as if assessed. However, the amount to levy may be credited resulting in a zero assessment.

There is no proposed increase in the assessment per parcel in Zone 3 over the assessment levied for Fiscal Year 2025-26, as this zone did not institute an inflation factor when established. There is a 3.08% proposed inflationary increase in the assessment per acre or per parcel as applicable in Zones 29, 30, 42, 51, 52, 59, 62, 67, 71 and 181 over the assessment levied for Fiscal Year 2025-26, which is consistent with the ballot proposition approved by the qualified electors when establishing said zones. The Bureau of Labor Statistics of the United States Department of Labor has discontinued the Los Angeles-Riverside-Orange County, CA Index.

Table 2-1
Zone 3 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$115,664.78	$119,227.26
Capital Improvement Projects	$0.00	$0.00
Electricity	$180.28	$185.83
Water	$63,889.01	$65,856.79
Total Direct Costs	**$179,734.07**	**$185,269.88**
Indirect Costs		
Assessment Engineer	$4,264.53	$4,156.32
Auditor-Controller	$568.19	$577.10
Contract Administration	$2,455.31	$2,530.93
Rounding	$0.00	$0.00
Total Indirect Costs	**$7,288.03**	**$7,264.35**
Total Costs	**$187,022.10**	**$192,534.23**
Collection/(Contribution)		
Operating Reserve	($83,241.62)	($88,753.75)
Capital Replacement	$0.00	$0.00
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($83,241.62)**	**($88,753.75)**
Total Assessment	**$103,780.48**	**$103,780.48**
Reserve Fund Balances		
Beginning Operating Reserve		($147,264.90)
Operating Reserve Collection		$0.00
Operating Reserve Contribution		($88,753.75)
Est. Ending Operating Reserve		**($236,018.65)**
Beginning Capital Replacement Reserve		$0.00
Capital Reserve Collection		$0.00
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$0.00**

Table 2-2
Zone 29 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$7,488.46	$7,719.10
Capital Improvement Projects	$0.00	$0.00
Electricity	$14.77	$15.22
Water	$628.79	$648.16
Total Direct Costs	**$8,132.02**	**$8,382.48**
Indirect Costs		
Assessment Engineer	$52.60	$53.12
Auditor-Controller	$90.83	$99.74
Contract Administration	$0.00	$0.00
Rounding	$0.00	$0.00
Total Indirect Costs	**$143.43**	**$152.86**
Total Costs	**$8,275.45**	**$8,535.34**
Collection/(Contribution)		
Operating Reserve	($6,988.85)	($7,209.06)
Capital Replacement	$0.00	$0.00
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($6,988.85)**	**($7,209.06)**
Total Assessment	**$1,286.60**	**$1,326.28**
Reserve Fund Balances		
Beginning Operating Reserve		($16,155.75)
Operating Reserve Collection		$0.00
Operating Reserve Contribution		($7,209.06)
Est. Ending Operating Reserve		**($23,364.81)**
Beginning Capital Replacement Reserve		$0.00
Capital Reserve Collection		$0.00
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$0.00**

Table 2-3
Zone 30 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$21,953.30	$22,629.46
Capital Improvement Projects	$0.00	$0.00
Electricity	$642.68	$662.47
Water	$5,105.16	$5,262.40
Total Direct Costs	**$27,701.14**	**$28,554.33**
Indirect Costs		
Assessment Engineer	$1,725.46	$1,742.31
Auditor-Controller	$146.27	$155.18
Contract Administration	$2,105.89	$2,170.75
Rounding	$0.00	$0.00
Total Indirect Costs	**$3,977.62**	**$4,068.24**
Total Costs	**$31,678.76**	**$32,622.57**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$5,726.36	$4,785.67
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$5,726.36**	**$4,785.67**
Total Assessment	**$37,405.12**	**$37,408.24**
Reserve Fund Balances		
Beginning Operating Reserve		$16,311.28
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$16,311.28**
Beginning Capital Replacement Reserve		$195,387.67
Capital Reserve Collection		$4,785.67
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$200,173.34**

Table 2-4
Zone 42 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$28,148.56	$29,015.54
Capital Improvement Projects	$0.00	$0.00
Electricity	$492.70	$507.88
Water	$16,650.67	$17,163.51
Total Direct Costs	**$45,291.93**	**$46,686.93**
Indirect Costs		
Assessment Engineer	$1,832.68	$1,850.57
Auditor-Controller	$154.55	$163.46
Contract Administration	$2,236.76	$2,305.65
Rounding	$0.00	$0.00
Total Indirect Costs	**$4,223.99**	**$4,319.68**
Total Costs	**$49,515.92**	**$51,006.61**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	($8,787.32)	($9,020.58)
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($8,787.32)**	**($9,020.58)**
Total Assessment	**$40,728.60**	**$41,986.03**
Reserve Fund Balances		
Beginning Operating Reserve		$25,503.31
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$25,503.31**
Beginning Capital Replacement Reserve		$93,842.03
Capital Reserve Collection		$0.00
Capital Reserve Contribution		($9,020.58)
Est. Ending Capital Replacement Reserve		**$84,821.45**

Table 2-5
Zone 51 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$7,050.27	$7,267.42
Capital Improvement Projects	$0.00	$0.00
Electricity	$18.08	$18.64
Water	$2,148.24	$2,214.41
Total Direct Costs	**$9,216.59**	**$9,500.47**
Indirect Costs		
Assessment Engineer	$433.12	$437.35
Auditor-Controller	$109.19	$118.10
Contract Administration	$528.62	$544.90
Rounding	$0.00	$0.00
Total Indirect Costs	**$1,070.93**	**$1,100.35**
Total Costs	**$10,287.52**	**$10,600.82**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$166.66	$176.51
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$166.66**	**$176.51**
Total Assessment	**$10,454.18**	**$10,777.33**
Reserve Fund Balances		
Beginning Operating Reserve		$5,300.41
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$5,300.41**
Beginning Capital Replacement Reserve		$20,724.04
Capital Reserve Collection		$176.51
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$20,900.56**

Table 2-6
Zone 52 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$31,261.68	$32,224.54
Capital Improvement Projects	$5,359.82	$0.00
Electricity	$566.97	$584.43
Water	$3,656.48	$3,769.10
Total Direct Costs	**$40,844.95**	**$36,578.07**
Indirect Costs		
Assessment Engineer	$3,500.03	$3,534.21
Auditor-Controller	$119.99	$128.90
Contract Administration	$4,271.80	$4,403.37
Rounding	$0.00	$0.00
Total Indirect Costs	**$7,891.82**	**$8,066.48**
Total Costs	**$48,736.77**	**$44,644.55**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$27,146.31	$31,239.96
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$27,146.31**	**$31,239.96**
Total Assessment	**$75,883.08**	**$75,884.51**
Reserve Fund Balances		
Beginning Operating Reserve		$22,322.27
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$22,322.27**
Beginning Capital Replacement Reserve		$615,373.03
Capital Reserve Collection		$31,239.96
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$646,612.99**

Table 2-7
Zone 59 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$4,686.33	$4,830.67
Capital Improvement Projects	$2,832.98	$0.00
Electricity	$500.00	$500.00
Water	$170.93	$176.19
Debt Service Repayment	$556.00	$556.00
Total Direct Costs	**$8,746.24**	**$6,062.86**
Indirect Costs		
Assessment Engineer	$273.73	$276.40
Auditor-Controller	$88.67	$97.58
Contract Administration	$334.09	$344.38
Rounding	$0.00	$0.00
Total Indirect Costs	**$696.49**	**$718.36**
Total Costs	**$9,442.73**	**$6,781.22**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	($2,835.11)	$29.97
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($2,835.11)**	**$29.97**
Total Assessment	**$6,607.62**	**$6,811.19**
Reserve Fund Balances		
Beginning Operating Reserve		$3,390.61
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$3,390.61**
Beginning Capital Replacement Reserve		$20,954.43
Capital Reserve Collection		$29.97
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$20,984.41**

Table 2-8
Zone 62 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$7,528.33	$7,760.20
Capital Improvement Projects	$3,818.93	$0.00
Electricity	$0.00	$0.00
Water	$2,850.68	$2,938.48
Total Direct Costs	**$14,197.94**	**$10,698.68**
Indirect Costs		
Assessment Engineer	$934.99	$944.12
Auditor-Controller	$127.91	$136.82
Contract Administration	$1,141.11	$1,176.26
Rounding	$0.00	$0.00
Total Indirect Costs	**$2,204.01**	**$2,257.20**
Total Costs	**$16,401.95**	**$12,955.88**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$3,867.99	$7,316.31
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$3,867.99**	**$7,316.31**
Total Assessment	**$20,269.94**	**$20,272.19**
Reserve Fund Balances		
Beginning Operating Reserve		$6,477.94
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$6,477.94**
Beginning Capital Replacement Reserve		$137,507.77
Capital Reserve Collection		$7,316.31
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$144,824.08**

Table 2-9
Zone 67 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$2,352.06	$2,424.50
Capital Improvement Projects	$3,044.24	$0.00
Water	$1,271.26	$1,310.41
Total Direct Costs	**$6,667.56**	**$3,734.91**
Indirect Costs		
Assessment Engineer	$403.12	$407.05
Auditor-Controller	$103.07	$111.98
Contract Administration	$492.02	$507.17
Rounding	$0.00	$0.00
Total Indirect Costs	**$998.21**	**$1,026.20**
Total Costs	**$7,665.77**	**$4,761.11**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$1,074.39	$3,979.18
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$1,074.39**	**$3,979.18**
Total Assessment	**$8,740.16**	**$8,740.29**
Reserve Fund Balances		
Beginning Operating Reserve		$2,380.56
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$2,380.56**
Beginning Capital Replacement Reserve		$64,578.94
Capital Reserve Collection		$3,979.18
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$68,558.11**

Table 2-10
Zone 71 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$10,234.60	$10,549.83
Capital Improvement Projects	$0.00	$0.00
Electricity	$15.51	$15.99
Trails	$0.00	$0.00
Water	$2,682.71	$2,765.34
Total Direct Costs	**$12,932.82**	**$13,331.16**
Indirect Costs		
Assessment Engineer	$579.01	$584.66
Auditor-Controller	$138.71	$147.62
Contract Administration	$706.69	$728.46
Rounding	$0.00	$0.00
Total Indirect Costs	**$1,424.41**	**$1,460.74**
Total Costs	**$14,357.23**	**$14,791.90**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	($726.47)	($1,158.38)
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($726.47)**	**($1,158.38)**
Total Assessment	**$13,630.76**	**$13,633.52**
Reserve Fund Balances		
Beginning Operating Reserve		$7,395.95
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$7,395.95**
Beginning Capital Replacement Reserve		$46,404.12
Capital Reserve Collection		$0.00
Capital Reserve Contribution		($1,158.38)
Est. Ending Capital Replacement Reserve		**$45,245.74**

Table 2-11
Zone 181 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Professional Services	$8,318.78	$8,575.00
Capital Improvement Projects	$3,565.39	$0.00
Water	$305.61	$315.02
Electricity	$800.00	$800.00
Debt Service Repayment	$779.00	$779.00
Total Direct Costs	**$13,768.78**	**$10,469.02**
Indirect Costs		
Assessment Engineer	$1,346.65	$1,359.80
Auditor-Controller	$87.95	$96.86
Contract Administration	$1,643.62	$1,694.24
Rounding	$0.00	$0.00
Total Indirect Costs	**$3,078.22**	**$3,150.90**
Total Costs	**$16,847.00**	**$13,619.92**
Collection/(Contribution)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$12,350.70	$15,577.80
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$12,350.70**	**$15,577.80**
Total Assessment	**$29,197.70**	**$29,197.72**
Reserve Fund Balances		
Beginning Operating Reserve		$6,809.96
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$6,809.96**
Beginning Capital Replacement Reserve		$191,609.03
Capital Reserve Collection		$15,577.80
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$207,186.83**

Changes in Organization

There are no changes in organization for any zone for Fiscal Year 2026-27.

Proposition 218 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

1. Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
2. Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define this term "streets." However, based on the opinions of the public agency officials, attorneys, assessment engineers, and Senate Bill 919, it has been determined that streets include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property" (California Constitution, Article XIII D, §2(b)). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that "only special benefits are assessable" and requires a local government to "separate the general benefits from the special benefits conferred on a parcel."

By its nature most every public improvement financed through an assessment district contains an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires that portion of the cost of the improvement which benefits the public generally, to be separated from that portion of the cost of the improvement which specially benefits assessed properties. Proposition 218 provides the following definition of "special benefit":

> "'Special benefit' means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute 'special benefit'."

The actual assessment and the amount of the assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

Direct and Special Benefit

The maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement provides direct and special benefit to those properties located within Landscaping and Lighting Maintenance District No. 89-1-Consolidated (District).

Each and every lot or parcel within the District receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements. First, improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the County or City required the original developer to install and/or guarantee the maintenance of the improvements, and appurtenant facilities serving the lots or parcels. Therefore, each and every lot or parcel within the District could not have been developed in the absence of the installation and expected maintenance of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The proper maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement, and appurtenant facilities specially benefit parcels within the District by moderating temperatures, providing oxygenation, attenuating noise from adjacent streets and controlling dust for those properties in close proximity to the landscaping. Improved erosion and water quality control, dust abatement, increased public safety (e.g., control sight distance restrictions and fire hazards), improved neighborhood property protection and aesthetics, controlling or restricting the flow of traffic into and out of the development, increasing public safety for both pedestrians and the motoring public, and increasing traffic safety by improving visibility. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout the properties within the District. Streetlights also provide safety for pedestrians and motorists living and owning property in the District during the nighttime hours, and to assign rights-of-way for the safety of pedestrians and motorists by defining a specific path during all hours of the day.

Streets are constructed for the safe and convenient travel of vehicles and pedestrians. They also provide an area for underground and overhead utilities. These elements are a distinct and special benefit to all developed parcels in the District. Streetlights are installed on and are for street purposes and are maintained and serviced to allow the street to perform to the standards it was designed.

Streetlights are determined to be an integral part of “streets” as a “permanent public improvement.” One of the principal purposes of fixed roadway lighting is to create a nighttime environment conducive to quick, accurate, and comfortable seeing for the user of the facility. These factors, if attained, combine to improve traffic safety and achieve efficient traffic movement. Fixed lighting can enable the motorist to see detail more distinctly and to react safely toward roadway and traffic conditions present on or near the roadway facility.

The system of streets within the District is established to provide access to each parcel in the District. Streetlights provide a safer street environment for owners of the parcels served. If the parcels were not subdivided to provide individual parcels to owners within the District, there would be no need for a system of streets with streetlights. Therefore, the installation of streetlights is for the express, special benefit of the parcels within the District.

The proper maintenance of the landscaping, ornamental structures, and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the District through the screening of properties within the District from arterial streets.

Finally, the proper maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, and graffiti abatement, and appurtenant structures improves the attractiveness of the properties within the District. This provides a positive visual experience each and every time a trip is made to or from the property and provides an enhanced quality of life and sense of well-being for properties within the District.

Traffic signal assessments are based on traffic studies and/or trip counts. See Section 2 (Cost Estimate) for specific zone benefits.

Because all benefiting properties consist of a uniform land use, it is determined that all lots or parcels benefit equally from the improvements and the costs and expenses for the provision of electricity for the streetlights and traffic signals and the maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, traffic signals, and bridge lights, and graffiti abatement are apportioned on a per acre, per EDU (Equivalent Dwelling Unit), or per parcel basis.

Based on the benefits described above, landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement are an integral part of the quality of life of the District. This quality of life is a special benefit to those parcels that are not government owned easements, utility easements, and flood channel parcels. Government owned easements, utility easements, and flood channel parcels do not benefit from the improvements due to their use and lack of habitation on such parcels. Parcels of this nature are usually vacant narrow strips of land or flood control channels and therefore do not generate or experience pedestrian or vehicular traffic. Nor do these types of parcels support dwelling units or other structures that would promote frequent use of the parcels by the traveling public. As a result of this lack of activity on such parcels they do not receive any benefit from landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement and are not assessed.

General Benefit

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. The portion of the total landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement maintenance costs associated with general benefits will not be assessed to the parcels in the District, but will be paid from other City Funds. Because the landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement improvements are located immediately adjacent to properties within the District and are maintained solely for the benefit of the properties within the District, any benefit received by properties outside of the District will be in the proportions stated under Special Benefit. As a result, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

Method of Apportionment

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, dedicated easements for landscape use, and appurtenant facilities. The Act further provides that assessments may be apportioned upon all assessable lots or parcels of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the District to fairly apportion the costs based on the estimated benefit to each parcel.

In addition, Article XIII D of the California Constitution (the “Article”) requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

Benefit by Zone

Each of the assessable parcels within the zones listed below has been deemed to receive proportional special benefit from the maintenance and operation of the improvements within that zone. The percentage change in allowable Fiscal Year 2026-27 assessment from the allowable Fiscal Year 2025-26 assessment is as follows:

Table 3-1
Benefit by Zone

Zone	Estimated Levy FY 2026-27	Total Parcels/Acres	Allowable Assessment per Parcel/Acre FY 2025-2026	Allowable Assessment per Parcel/Acre FY 2026-27	Maximum Assessment Rate Change (%)	Preliminary Assessment per Parcel/Acre FY 2026-27
Zone 3	$103,780.48	1,336 Parcels	$77.68	$77.68	0.00%	$77.68
Zone 29	$1,326.28	10 Parcels	$128.66	$132.63	3.08%	$132.63
Zone 30	$37,408.24	164 Parcels	$257.34	$265.27	3.08%	$228.10
Zone 42	$41,986.03	187 Parcels	$239.72	$247.10	3.08%	$224.52
Zone 51	$10,777.33	61 Parcels	$173.67	$179.02	3.08%	$176.68
Zone 52	$75,884.51	91 Parcels	$940.77	$969.75	3.08%	$833.90
Zone 59	$6,811.19	12.86 Acres	$520.63	$536.66	3.08%	$529.64
Zone 62	$20,272.19	113 Parcels	$202.39	$208.62	3.08%	$179.40
Zone 67	$8,740.29	44 Parcels	$224.10	$231.00	3.08%	$198.64
Zone 71	$13,633.52	143 Parcels	$99.04	$102.09	3.08%	$95.34
Zone 181	$29,197.72	33.84 Acres	$973.37	$1,003.35	3.08%	$862.82

Whereas, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 94-389 to initiate proceedings to form a special assessment district known and designated as:

Landscaping and Lighting Maintenance District No. 89-1-Consolidated; and,

Whereas, the City Council, did direct the appointed engineer to prepare and file an annual report, in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, being an article of the aforementioned Landscaping and Lighting Act of 1972.

Whereas, Section 22567 of said Article 4 states the Report shall consist of the following;

a. Maintenance plans for the improvements
b. An estimate of the costs of the improvements
c. A diagram for the assessment district
d. An assessment of the estimated costs of the maintenance of the improvements

Now, Therefore, I, the appointed ENGINEER, acting on behalf of the City of Wildomar, pursuant to the Act, do hereby submit the following:

1. Pursuant to the provisions of law the costs and expenses of the District have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram, a reduced copy of which is included herein.

2. As required by law, a Diagram is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same exist each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in the Assessment Roll contained herein.
3. The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessment Roll for a description of the lots or parcels.
4. There are no parcels or lots within Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71 and 181 that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

The City requested Spicer Consulting Group, LLC., to prepare and file an Engineer's Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated pursuant to the Landscaping and Lighting Act of 1972 presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for LMD No. 89-1-C for the referenced Fiscal Year, a diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within the District in proportion to the special benefit received.

Each succeeding Fiscal Year the special assessment for Zones 29, 30, 42, 51, 52, 59, 62, 67, 71 and 181 may be subject to an annual adjustment that is the greater of two percent (2.00%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Riverside-San Bernardino-Ontario Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands in March of each year over the base Index. Any increase larger than the greater of 2.00% or the CPI-U annual adjustment requires a majority approval of all the property owners within each of the benefit zones in LMD No. 89-1-C.

Table 3-2
Proposed Assessments

Zone	Fiscal Year	Maximum % Increase	Maximum Assessment	Actual % Increase	Actual Assessment	% of Maximum
Zone 3	2025-26	0.00%	$77.68	0.00%	$77.68	100%
	2026-27	0.00%	$77.68	0.00%	$77.68	100%
Zone 29	2025-26	2.52%	$128.66	2.52%	$128.66	100%
	2026-27	3.08%	$132.63	3.08%	$132.63	100%
Zone 30	2025-26	2.52%	$257.34	0.00%	$228.10	89%
	2026-27	3.08%	$265.27	0.00%	$228.10	86%
Zone 42	2025-26	2.52%	$239.72	2.52%	$217.82	91%
	2026-27	3.08%	$247.10	3.08%	$224.52	91%
Zone 51	2025-26	2.52%	$173.67	2.52%	$171.40	99%
	2026-27	3.08%	$179.02	3.08%	$176.68	99%
Zone 52	2025-26	2.52%	$940.77	0.00%	$833.90	89%
	2026-27	3.08%	$969.75	0.00%	$833.90	86%
Zone 59	2025-26	2.52%	$520.63	2.52%	$513.82	99%
	2026-27	3.08%	$536.66	3.08%	$529.64	99%
Zone 62	2025-26	2.52%	$202.39	0.00%	$179.40	89%
	2026-27	3.08%	$208.62	0.00%	$179.40	86%
Zone 67	2025-26	2.52%	$224.10	0.00%	$198.64	89%
	2026-27	3.08%	$231.00	0.00%	$198.64	86%
Zone 71	2025-26	2.52%	$99.04	0.00%	$95.34	96%
	2026-27	3.08%	$102.09	0.00%	$95.34	93%
Zone 181	2025-26	2.52%	$973.37	0.00%	$862.82	89%
	2026-27	3.08%	$1,003.35	0.00%	$862.82	86%

Executed this 8th day of July 2026.



FRANCISCO MARTINEZ JR
PROFESSIONAL CIVIL ENGINEER NO. 84640
ENGINEER OF WORK
CITY OF WILDOMAR
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ___ day of _____ 2026.

CITY CLERK
CITY OF WILDOMAR
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Wildomar, California, on the ___day of _____ 2026.

CITY CLERK
CITY OF WILDOMAR
STATE OF CALIFORNIA

A reduced copy of the Assessment Diagrams are filed herewith, are incorporated by reference in Appendix B herein, and made part of this Report.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Information identified on these maps was received from several sources including the owner/developer, City of Wildomar, and the Riverside County Assessor.

The actual amount of the assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

The total assessment for the Fiscal Year 2026-27 is $349,817.78.[1]

[1] The actual assessment roll amount might have a minimal variance due to rounding.

Appendix A:
Assessment Rolls

APN	Levy	APN	Levy	APN	Levy
362511001	$77.68	362511002	$77.68	362511003	$77.68
362511004	$77.68	362511005	$77.68	362511006	$77.68
362511007	$77.68	362511008	$77.68	362511009	$77.68
362511010	$77.68	362512001	$77.68	362512002	$77.68
362512003	$77.68	362512004	$77.68	362512005	$77.68
362512006	$77.68	362512007	$77.68	362512008	$77.68
362512009	$77.68	362512010	$77.68	362512011	$77.68
362512012	$77.68	362512013	$77.68	362512014	$77.68
362512015	$77.68	362512016	$77.68	362512017	$77.68
362512018	$77.68	362512019	$77.68	362512020	$77.68
362512021	$77.68	362512022	$77.68	362512023	$77.68
362512024	$77.68	362512025	$77.68	362512026	$77.68
362512027	$77.68	362512028	$77.68	362512029	$77.68
362512030	$77.68	362512031	$77.68	362512032	$77.68
362512033	$77.68	362512034	$77.68	362512035	$77.68
362512036	$77.68	362512037	$77.68	362512038	$77.68
362512039	$77.68	362512040	$77.68	362512041	$77.68
362512042	$77.68	362512043	$77.68	362512044	$77.68
362512045	$77.68	362512046	$77.68	362513001	$77.68
362513002	$77.68	362513003	$77.68	362513004	$77.68
362513005	$77.68	362513006	$77.68	362513007	$77.68
362513008	$77.68	362513009	$77.68	362513010	$77.68
362513011	$77.68	362514001	$77.68	362514002	$77.68
362514003	$77.68	362514004	$77.68	362514005	$77.68
362514006	$77.68	362521001	$77.68	362521002	$77.68
362521003	$77.68	362521004	$77.68	362521005	$77.68
362521006	$77.68	362522001	$77.68	362522002	$77.68
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362522015	$77.68	362522016	$77.68	362522017	$77.68
362522018	$77.68	362522019	$77.68	362522020	$77.68
362522021	$77.68	362522022	$77.68	362522023	$77.68
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362522033	$77.68	362522034	$77.68	362522035	$77.68
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362523007	$77.68	362523008	$77.68	362523009	$77.68
362523010	$77.68	362523011	$77.68	362523012	$77.68
362523013	$77.68	362523014	$77.68	362523015	$77.68
362523016	$77.68	362531001	$77.68	362531002	$77.68
362531003	$77.68	362531004	$77.68	362531005	$77.68
362531006	$77.68	362531007	$77.68	362531008	$77.68

APN	Levy	APN	Levy	APN	Levy
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362531012	$77.68	362531014	$77.68	362531015	$77.68
362531016	$77.68	362531017	$77.68	362531018	$77.68
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362531025	$77.68	362531026	$77.68	362531027	$77.68
362531028	$77.68	362531029	$77.68	362531030	$77.68
362531031	$77.68	362532001	$77.68	362532002	$77.68
362532003	$77.68	362532004	$77.68	362532005	$77.68
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362533010	$77.68	362533011	$77.68	362533012	$77.68
362533013	$77.68	362533014	$77.68	362533015	$77.68
362533016	$77.68	362533017	$77.68	362533018	$77.68
362533019	$77.68	362533020	$77.68	362533021	$77.68
362533022	$77.68	362533023	$77.68	362533024	$77.68
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362533028	$77.68	362533029	$77.68	362533030	$77.68
362533031	$77.68	362541001	$77.68	362541002	$77.68
362541004	$77.68	362541005	$77.68	362541006	$77.68
362541007	$77.68	362542001	$77.68	362542002	$77.68
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362542021	$77.68	362542022	$77.68	362542023	$77.68
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362543011	$77.68	362550001	$77.68	362550002	$77.68
362550003	$77.68	362550004	$77.68	362550005	$77.68
362550006	$77.68	362550007	$77.68	362550008	$77.68
362550009	$77.68	362550010	$77.68	362550011	$77.68
362550012	$77.68	362550013	$77.68	362550014	$77.68
362550015	$77.68	362550016	$77.68	362550017	$77.68
362550018	$77.68	362550019	$77.68	362550020	$77.68
362550021	$77.68	362550022	$77.68	362550023	$77.68
362550024	$77.68	362550025	$77.68	362550026	$77.68
362550027	$77.68	362550028	$77.68	362550029	$77.68
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362550033	$77.68	362550034	$77.68	362550035	$77.68

APN	Levy	APN	Levy	APN	Levy
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362550039	$77.68	362550040	$77.68	362550041	$77.68
362550042	$77.68	362550043	$77.68	362550044	$77.68
362550045	$77.68	362550046	$77.68	362550047	$77.68
362550048	$77.68	362550049	$77.68	362550050	$77.68
362550051	$77.68	362550052	$77.68	362550053	$77.68
362550054	$77.68	362550055	$77.68	362550056	$77.68
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362550060	$77.68	362550061	$77.68	362550062	$77.68
362550063	$77.68	362690001	$77.68	362690002	$77.68
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362690006	$77.68	362690007	$77.68	362690008	$77.68
362690009	$77.68	362690010	$77.68	362690011	$77.68
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362690018	$77.68	362690019	$77.68	362690020	$77.68
362690021	$77.68	362691001	$77.68	362691002	$77.68
362691003	$77.68	362691004	$77.68	362691005	$77.68
362691006	$77.68	362691007	$77.68	362691008	$77.68
362691009	$77.68	362691010	$77.68	362691011	$77.68
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362691015	$77.68	362691016	$77.68	362700001	$77.68
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362700005	$77.68	362700006	$77.68	362700007	$77.68
362700008	$77.68	362700009	$77.68	362700010	$77.68
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362700014	$77.68	362700015	$77.68	362700016	$77.68
362701001	$77.68	362701002	$77.68	362701003	$77.68
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362701007	$77.68	362701008	$77.68	362701009	$77.68
362701010	$77.68	362702002	$77.68	362702003	$77.68
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362702010	$77.68	362702011	$77.68	362702012	$77.68
362702013	$77.68	362702014	$77.68	362702015	$77.68
362702016	$77.68	362702017	$77.68	362702018	$77.68
362702019	$77.68	362710001	$77.68	362710002	$77.68
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362710006	$77.68	362710007	$77.68	362710008	$77.68
362710009	$77.68	362710010	$77.68	362710011	$77.68
362710012	$77.68	362710013	$77.68	362710014	$77.68
362711001	$77.68	362711002	$77.68	362711003	$77.68
362711004	$77.68	362711005	$77.68	362711006	$77.68
362711007	$77.68	362711008	$77.68	362711009	$77.68
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362712010	$77.68	362712011	$77.68	362712012	$77.68
362712013	$77.68	362712014	$77.68	362712015	$77.68
362712016	$77.68	366491001	$77.68	366491002	$77.68
366491003	$77.68	366491004	$77.68	366491005	$77.68
366491006	$77.68	366491007	$77.68	366492001	$77.68
366492002	$77.68	366492003	$77.68	366492004	$77.68
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366492017	$77.68	366492018	$77.68	366492019	$77.68
366492020	$77.68	366492021	$77.68	366492022	$77.68
366492023	$77.68	366492024	$77.68	366493001	$77.68
366493002	$77.68	366493003	$77.68	366493004	$77.68
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366501012	$77.68	366501013	$77.68	366501014	$77.68
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366502013	$77.68	366502014	$77.68	366502015	$77.68
366502016	$77.68	366502017	$77.68	366502018	$77.68
366503001	$77.68	366503002	$77.68	366503003	$77.68
366503004	$77.68	366503005	$77.68	366503006	$77.68
366503007	$77.68	366503008	$77.68	366503009	$77.68
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370441001	$77.68	370441002	$77.68	370441003	$77.68
370441004	$77.68	370441005	$77.68	370442001	$77.68
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370442008	$77.68	370442009	$77.68	370442010	$77.68
370442011	$77.68	370442012	$77.68	370442013	$77.68
370442014	$77.68	370442015	$77.68	370442016	$77.68
370442017	$77.68	370442018	$77.68	370442019	$77.68
370442020	$77.68	370442021	$77.68	370442022	$77.68

APN	Levy	APN	Levy	APN	Levy
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370442029	$77.68	370442030	$77.68	370442031	$77.68
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370443016	$77.68	370443017	$77.68	370451001	$77.68
370451002	$77.68	370451003	$77.68	370451004	$77.68
370451005	$77.68	370451006	$77.68	370452001	$77.68
370452002	$77.68	370452003	$77.68	370452004	$77.68
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370452008	$77.68	370452009	$77.68	370452010	$77.68
370452011	$77.68	370452012	$77.68	370452013	$77.68
370452014	$77.68	370452015	$77.68	376430001	$77.68
376430002	$77.68	376430003	$77.68	376430004	$77.68
376430005	$77.68	376430006	$77.68	376430007	$77.68
376430008	$77.68	376430009	$77.68	376430010	$77.68
376430011	$77.68	376430012	$77.68	376430013	$77.68
376430014	$77.68	376430015	$77.68	376430016	$77.68
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376430023	$77.68	376430024	$77.68	376430025	$77.68
376430026	$77.68	376430027	$77.68	376430028	$77.68
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376430032	$77.68	376430033	$77.68	376430034	$77.68
376431001	$77.68	376431002	$77.68	376431003	$77.68
376431004	$77.68	376431005	$77.68	376431006	$77.68
376431007	$77.68	376431008	$77.68	376431009	$77.68
376431010	$77.68	376431011	$77.68	376431012	$77.68
376431013	$77.68	376431014	$77.68	376431015	$77.68
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376431019	$77.68	376431020	$77.68	376431021	$77.68
376431022	$77.68	376431023	$77.68	376431024	$77.68
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376431034	$77.68	376431035	$77.68	376431036	$77.68
376431037	$77.68	376431038	$77.68	376431039	$77.68
376431040	$77.68	376431041	$77.68	376431042	$77.68
376431043	$77.68	376431044	$77.68	376450001	$77.68
376450002	$77.68	376450003	$77.68	376450004	$77.68
376450005	$77.68	376450006	$77.68	376450007	$77.68

APN	Levy	APN	Levy	APN	Levy
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376450017	$77.68	376450018	$77.68	376450019	$77.68
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376450026	$77.68	376450027	$77.68	376450028	$77.68
376450029	$77.68	376450030	$77.68	376450031	$77.68
376450032	$77.68	376450033	$77.68	376450034	$77.68
376450035	$77.68	376450036	$77.68	376450037	$77.68
376450038	$77.68	376451001	$77.68	376451002	$77.68
376451003	$77.68	376451004	$77.68	376451005	$77.68
376451006	$77.68	376451007	$77.68	376451008	$77.68
376451009	$77.68	376451010	$77.68	376452001	$77.68
376452002	$77.68	376452003	$77.68	376452004	$77.68
376452005	$77.68	376452006	$77.68	376452007	$77.68
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376452011	$77.68	376452012	$77.68	376452013	$77.68
376452014	$77.68	376452015	$77.68	380021001	$77.68
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380021005	$77.68	380021006	$77.68	380021007	$77.68
380021008	$77.68	380021009	$77.68	380021010	$77.68
380021011	$77.68	380021012	$77.68	380021013	$77.68
380021014	$77.68	380021015	$77.68	380021016	$77.68
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380021030	$77.68	380021031	$77.68	380021032	$77.68
380021033	$77.68	380021034	$77.68	380022001	$77.68
380022002	$77.68	380022003	$77.68	380022004	$77.68
380022005	$77.68	380022006	$77.68	380022007	$77.68
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380022011	$77.68	380022012	$77.68	380022013	$77.68
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380022017	$77.68	380023001	$77.68	380023002	$77.68
380023003	$77.68	380023004	$77.68	380023005	$77.68
380023006	$77.68	380023007	$77.68	380023008	$77.68
380023009	$77.68	380023010	$77.68	380023011	$77.68
380023012	$77.68	380023013	$77.68	380023014	$77.68
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380023018	$77.68	380023019	$77.68	380023020	$77.68
380023021	$77.68	380023022	$77.68	380031001	$77.68
380031002	$77.68	380031003	$77.68	380031004	$77.68
380031005	$77.68	380031006	$77.68	380031007	$77.68
380031008	$77.68	380031009	$77.68	380031010	$77.68

APN	Levy	APN	Levy	APN	Levy
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380031014	$77.68	380031015	$77.68	380031016	$77.68
380031017	$77.68	380031018	$77.68	380031019	$77.68
380031020	$77.68	380031021	$77.68	380031022	$77.68
380031023	$77.68	380031024	$77.68	380031025	$77.68
380032001	$77.68	380032002	$77.68	380032003	$77.68
380032004	$77.68	380032005	$77.68	380032006	$77.68
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380032019	$77.68	380032020	$77.68	380032021	$77.68
380032022	$77.68	380032023	$77.68	380032024	$77.68
380032025	$77.68	380032026	$77.68	380032027	$77.68
380032028	$77.68	380032029	$77.68	380032030	$77.68
380032031	$77.68	380032032	$77.68	380032033	$77.68
380032034	$77.68	380090016	$77.68	380090017	$77.68
380090018	$77.68	380090019	$77.68	380090020	$77.68
380090021	$77.68	380090022	$77.68	380090023	$77.68
380090024	$77.68	380090025	$77.68	380090026	$77.68
380090027	$77.68	380090028	$77.68	380090029	$77.68
380090030	$77.68	380090031	$77.68	380090032	$77.68
380090033	$77.68	380090034	$77.68	380090035	$77.68
380090036	$77.68	380090037	$77.68	380090038	$77.68
380090039	$77.68	380090040	$77.68	380090041	$77.68
380091001	$77.68	380091002	$77.68	380091003	$77.68
380091004	$77.68	380091005	$77.68	380091006	$77.68
380091007	$77.68	380092001	$77.68	380092002	$77.68
380092003	$77.68	380092004	$77.68	380092005	$77.68
380092006	$77.68	380092007	$77.68	380092008	$77.68
380092009	$77.68	380092010	$77.68	380092011	$77.68
380092012	$77.68	380092013	$77.68	380092014	$77.68
380092015	$77.68	380092016	$77.68	380092017	$77.68
380092018	$77.68	380092019	$77.68	380092020	$77.68
380092021	$77.68	380092022	$77.68	380092023	$77.68
380092024	$77.68	380092025	$77.68	380092026	$77.68
380311001	$77.68	380311002	$77.68	380311003	$77.68
380311004	$77.68	380311005	$77.68	380311006	$77.68
380311007	$77.68	380311008	$77.68	380311009	$77.68
380311010	$77.68	380311011	$77.68	380311012	$77.68
380311013	$77.68	380311014	$77.68	380311015	$77.68
380311016	$77.68	380311017	$77.68	380311018	$77.68
380311019	$77.68	380311020	$77.68	380311021	$77.68
380311022	$77.68	380311023	$77.68	380311024	$77.68
380311025	$77.68	380312001	$77.68	380312002	$77.68
380312003	$77.68	380312004	$77.68	380312005	$77.68

APN	Levy	APN	Levy	APN	Levy
380312006	$77.68	380312007	$77.68	380312008	$77.68
380312009	$77.68	380312010	$77.68	380312011	$77.68
380312012	$77.68	380312013	$77.68	380312014	$77.68
380312015	$77.68	380312016	$77.68	380312017	$77.68
380312018	$77.68	380312019	$77.68	380312020	$77.68
380312021	$77.68	380312022	$77.68	380312023	$77.68
380312024	$77.68	380312025	$77.68	380312026	$77.68
380312027	$77.68	380312028	$77.68	380312029	$77.68
380312030	$77.68	380312031	$77.68	380312032	$77.68
380312033	$77.68	380312034	$77.68	380312035	$77.68
380312036	$77.68	380312037	$77.68	380312038	$77.68
380313001	$77.68	380313002	$77.68	380313003	$77.68
380321001	$77.68	380321002	$77.68	380321003	$77.68
380321004	$77.68	380321005	$77.68	380321006	$77.68
380321007	$77.68	380321008	$77.68	380321009	$77.68
380321010	$77.68	380321011	$77.68	380322001	$77.68
380322002	$77.68	380322003	$77.68	380322004	$77.68
380322005	$77.68	380322006	$77.68	380322007	$77.68
380322008	$77.68	380322009	$77.68	380322010	$77.68
380322011	$77.68	380322012	$77.68	380322013	$77.68
380322014	$77.68	380322015	$77.68	380322016	$77.68
380322017	$77.68	380322018	$77.68	380322019	$77.68
380322020	$77.68	380322021	$77.68	380322022	$77.68
380322023	$77.68	380322024	$77.68	380322025	$77.68
380322026	$77.68	380322027	$77.68	380322028	$77.68
380322029	$77.68	380322030	$77.68	380322031	$77.68
380322032	$77.68	380322033	$77.68	380322034	$77.68
380322035	$77.68	380322036	$77.68	380322037	$77.68
380322038	$77.68	380322039	$77.68	380322040	$77.68
380322041	$77.68	380322042	$77.68	380322043	$77.68
380322044	$77.68	380322045	$77.68	380322046	$77.68
380322047	$77.68	380322048	$77.68	380322049	$77.68
380322050	$77.68	380322051	$77.68	380322052	$77.68
380322053	$77.68	380322054	$77.68	380322055	$77.68
380322056	$77.68	380322057	$77.68	380322058	$77.68
380322059	$77.68	380340001	$77.68	380340002	$77.68
380340003	$77.68	380340004	$77.68	380340005	$77.68
380340006	$77.68	380340007	$77.68	380340008	$77.68
380340009	$77.68	380340010	$77.68	380340011	$77.68
380340012	$77.68	380340013	$77.68	380340014	$77.68
380340015	$77.68	380340016	$77.68	380340017	$77.68
380340018	$77.68	380341001	$77.68	380341002	$77.68
380341003	$77.68	380341004	$77.68	380341005	$77.68
380341006	$77.68	380341007	$77.68	380341008	$77.68
380341009	$77.68	380341010	$77.68	380341011	$77.68
380341012	$77.68	380341013	$77.68	380341014	$77.68

APN	Levy	APN	Levy	APN	Levy
380341015	$77.68	380341016	$77.68	380341017	$77.68
380341018	$77.68	380341019	$77.68	380341020	$77.68
380341021	$77.68	380341022	$77.68	380341023	$77.68
380341024	$77.68	380341025	$77.68	380341026	$77.68
380341027	$77.68	380341028	$77.68	380341029	$77.68
380341030	$77.68	380341031	$77.68	380341032	$77.68
380341033	$77.68	380341034	$77.68	380341035	$77.68
380341036	$77.68	380341037	$77.68	380341038	$77.68
380341039	$77.68	380341040	$77.68	380341041	$77.68
380341042	$77.68	380341043	$77.68	380341044	$77.68
380341045	$77.68	380341046	$77.68	380341047	$77.68
380341048	$77.68	380350001	$77.68	380350002	$77.68
380350003	$77.68	380350004	$77.68	380350005	$77.68
380350006	$77.68	380350007	$77.68	380350008	$77.68
380350009	$77.68	380350010	$77.68	380350011	$77.68
380350012	$77.68	380350013	$77.68	380350014	$77.68
380350015	$77.68	380350016	$77.68	380350017	$77.68
380350018	$77.68	380350019	$77.68	380350020	$77.68
380350021	$77.68	380350022	$77.68	380350023	$77.68
380350024	$77.68	380350025	$77.68	380350026	$77.68
380350027	$77.68	380350028	$77.68	380350029	$77.68
380350030	$77.68	380350031	$77.68	380350032	$77.68
380350033	$77.68	380350034	$77.68	380351001	$77.68
380351002	$77.68	380351003	$77.68	380351004	$77.68
380351005	$77.68	380351006	$77.68	380351007	$77.68
380351008	$77.68	380351009	$77.68	380351010	$77.68
380351011	$77.68	380351012	$77.68	380351013	$77.68
380351014	$77.68	380351015	$77.68	380351016	$77.68
380351017	$77.68	380351018	$77.68	380351019	$77.68
380360001	$77.68	380360002	$77.68	380360003	$77.68
380360004	$77.68	380360005	$77.68	380360006	$77.68
380360007	$77.68	380361001	$77.68	380361002	$77.68
380361003	$77.68	380361004	$77.68	380361005	$77.68
380361006	$77.68	380361007	$77.68	380361008	$77.68
380361009	$77.68	380361010	$77.68	380361011	$77.68
380361012	$77.68	380361013	$77.68	380361014	$77.68
380361015	$77.68	380361016	$77.68	380361017	$77.68
380361018	$77.68	380361019	$77.68	380361020	$77.68
380361021	$77.68	380361022	$77.68	380361023	$77.68
380361024	$77.68	380361025	$77.68	380361026	$77.68
380361027	$77.68	380361028	$77.68	380361029	$77.68
380361030	$77.68	380361031	$77.68	380361032	$77.68
380362001	$77.68	380362002	$77.68	380362003	$77.68
380362004	$77.68	380362005	$77.68	380362006	$77.68
380362007	$77.68	380362008	$77.68	380362009	$77.68
380362010	$77.68	380362011	$77.68	380362012	$77.68

APN	Levy	APN	Levy	APN	Levy
380362013	$77.68	380362014	$77.68	380362015	$77.68
380362016	$77.68	380362017	$77.68	380362018	$77.68
380362019	$77.68	380362020	$77.68	380370001	$77.68
380370002	$77.68	380370003	$77.68	380370004	$77.68
380370005	$77.68	380370006	$77.68	380370007	$77.68
380370008	$77.68	380370009	$77.68	380370010	$77.68
380370011	$77.68	380370012	$77.68	380370014	$77.68
380370015	$77.68	380370016	$77.68	380370017	$77.68
380370018	$77.68	380370019	$77.68	380370020	$77.68
380370021	$77.68	380370022	$77.68	380370023	$77.68
380370024	$77.68	380370025	$77.68	380370026	$77.68
380370027	$77.68	380370028	$77.68	380370029	$77.68
380370030	$77.68	380370031	$77.68	380370032	$77.68
380370033	$77.68	380380001	$77.68	380380002	$77.68
380380003	$77.68	380380004	$77.68	380380005	$77.68
380380006	$77.68	380380007	$77.68	380380008	$77.68
380380009	$77.68	380380010	$77.68	380380011	$77.68
380380012	$77.68	380380013	$77.68	380380014	$77.68
380380015	$77.68	380380016	$77.68	380380017	$77.68
380380018	$77.68	380380019	$77.68	380380020	$77.68
380380021	$77.68	380380022	$77.68	380380024	$77.68
380380025	$77.68	380380026	$77.68	380380027	$77.68
380380028	$77.68	380380029	$77.68	380380030	$77.68
380380031	$77.68	380380032	$77.68	380380033	$77.68
380380034	$77.68	380380035	$77.68	380380036	$77.68
380380037	$77.68	380381001	$77.68	380381002	$77.68
380381003	$77.68	380381004	$77.68	380381005	$77.68
380381006	$77.68	380381007	$77.68	380381008	$77.68
380381009	$77.68	380381010	$77.68	380381011	$77.68
380381012	$77.68	380381013	$77.68	380381014	$77.68
380381015	$77.68	380381016	$77.68	380381017	$77.68
380381018	$77.68				

Totals	Parcels 1,336	Levy $103,780.48

Assessment Roll

68-9837 - LMD 89-1-C Vol.1 - Zone 29

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
368272016	$132.62	368272017	$132.62	368272018	$132.62
368272019	$132.62	368272020	$132.62	368272021	$132.62
368272022	$132.62	368272023	$132.62		
368272024	$132.62	368272025	$132.62		

Totals	Parcels 10	Levy $1,326.20

Assessment Roll

68-9838 - LMD 89-1-C Vol.1 - Zone 30

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380330001	$228.08	380330002	$228.08	380330003	$228.08
380330004	$228.08	380330005	$228.08	380330006	$228.08
380330007	$228.08	380330008	$228.08	380330009	$228.08
380330010	$228.08	380330011	$228.08	380330012	$228.08
380330013	$228.08	380330014	$228.08	380330015	$228.08
380330016	$228.08	380330017	$228.08	380330018	$228.08
380330019	$228.08	380330020	$228.08	380330021	$228.08
380330022	$228.08	380330023	$228.08	380330024	$228.08
380330025	$228.08	380330026	$228.08	380330027	$228.08
380330028	$228.08	380330029	$228.08	380330030	$228.08
380330031	$228.08	380330032	$228.08	380330033	$228.08
380330034	$228.08	380330035	$228.08	380330036	$228.08
380330037	$228.08	380330038	$228.08	380330039	$228.08
380330040	$228.08	380330041	$228.08	380330042	$228.08
380330043	$228.08	380330044	$228.08	380330045	$228.08
380330046	$228.08	380330047	$228.08	380330048	$228.08
380331001	$228.08	380331002	$228.08	380331003	$228.08
380331004	$228.08	380331005	$228.08	380331006	$228.08
380331007	$228.08	380331008	$228.08	380331009	$228.08
380331010	$228.08	380331011	$228.08	380331012	$228.08
380331013	$228.08	380331014	$228.08	380331015	$228.08
380331016	$228.08	380331017	$228.08	380331018	$228.08
380331019	$228.08	380331020	$228.08	380331021	$228.08
380331022	$228.08	380331023	$228.08	380331024	$228.08
380331025	$228.08	380331026	$228.08	380331027	$228.08
380331028	$228.08	380331029	$228.08	380331030	$228.08
380390001	$228.08	380390002	$228.08	380390003	$228.08
380390004	$228.08	380390005	$228.08	380390006	$228.08
380390007	$228.08	380390008	$228.08	380390009	$228.08
380390010	$228.08	380390011	$228.08	380390012	$228.08
380390013	$228.08	380390014	$228.08	380390015	$228.08
380390016	$228.08	380390017	$228.08	380390018	$228.08
380390019	$228.08	380390020	$228.08	380390021	$228.08
380390022	$228.08	380390023	$228.08	380390024	$228.08
380390026	$228.08	380390027	$228.08	380390028	$228.08
380390029	$228.08	380390030	$228.08	380390031	$228.08
380390032	$228.08	380390033	$228.08	380390034	$228.08
380390035	$228.08	380390036	$228.08	380390037	$228.08
380390038	$228.08	380390039	$228.08	380390041	$228.08
380391001	$228.08	380391002	$228.08	380391003	$228.08
380391004	$228.08	380391005	$228.08	380400003	$228.08
380400004	$228.08	380400005	$228.08	380400006	$228.08
380400007	$228.08	380400011	$228.08	380400015	$228.08
380400016	$228.08	380400017	$228.08	380400018	$228.08
380400019	$228.08	380400020	$228.08	380400021	$228.08
380400022	$228.08	380400026	$228.08	380400027	$228.08

Assessment Roll

68-9838 - LMD 89-1-C Vol.1 - Zone 30

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380400028	$228.08	380400029	$228.08	380400030	$228.08
380400031	$228.08	380400032	$228.08	380400040	$228.08
380400041	$228.08	380401001	$228.08	380401002	$228.08
380401003	$228.08	380401004	$228.08	380401005	$228.08
380401006	$228.08	380401007	$228.08	380401008	$228.08
380401009	$228.08	380401010	$228.08	380401011	$228.08
380401012	$228.08	380401013	$228.08	380401014	$228.08
380401015	$228.08	380401016	$228.08	380401017	$228.08
380401018	$228.08	380401019	$228.08		

Totals **Parcels 164** **Levy $37,405.12**

Assessment Roll

68-9839 - LMD 89-1-C Vol.1 - Zone 42

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
362670001	$224.52	362670002	$224.52	362670003	$224.52
362670004	$224.52	362671001	$224.52	362671002	$224.52
362671003	$224.52	362671004	$224.52	362671005	$224.52
362671006	$224.52	362671007	$224.52	362671008	$224.52
362671009	$224.52	362671010	$224.52	362671011	$224.52
362671012	$224.52	362671013	$224.52	362671014	$224.52
362671015	$224.52	362671016	$224.52	362671017	$224.52
362671018	$224.52	362671019	$224.52	362671020	$224.52
362671021	$224.52	362671022	$224.52	362671023	$224.52
362671024	$224.52	362671025	$224.52	362671026	$224.52
362671027	$224.52	362671028	$224.52	362671029	$224.52
362671030	$224.52	362671031	$224.52	362671032	$224.52
362671033	$224.52	362672001	$224.52	362672002	$224.52
362672003	$224.52	362672004	$224.52	362672005	$224.52
362672006	$224.52	362672007	$224.52	362672008	$224.52
362672009	$224.52	362672010	$224.52	362680001	$224.52
362680002	$224.52	362680003	$224.52	362680004	$224.52
362680005	$224.52	362680006	$224.52	362680007	$224.52
362680008	$224.52	362680009	$224.52	362680010	$224.52
362680011	$224.52	362680012	$224.52	362680013	$224.52
362680014	$224.52	362680015	$224.52	362680016	$224.52
362680017	$224.52	362680018	$224.52	362680019	$224.52
362680020	$224.52	362681001	$224.52	362681002	$224.52
362681003	$224.52	362681004	$224.52	362681005	$224.52
362681006	$224.52	362681007	$224.52	362681008	$224.52
362681009	$224.52	362681010	$224.52	362681012	$224.52
362681013	$224.52	362681014	$224.52	362681015	$224.52
362681016	$224.52	362681017	$224.52	362681018	$224.52
362681019	$224.52	362681020	$224.52	362681021	$224.52
362681022	$224.52	362681023	$224.52	362681024	$224.52
362681025	$224.52	362681026	$224.52	362681027	$224.52
362681028	$224.52	362681029	$224.52	362681030	$224.52
362681031	$224.52	362681032	$224.52	362681033	$224.52
362681034	$224.52	362681035	$224.52	362681036	$224.52
362681037	$224.52	362681038	$224.52	362720001	$224.52
362720002	$224.52	362720003	$224.52	362720004	$224.52
362720005	$224.52	362720006	$224.52	362720007	$224.52
362720008	$224.52	362720009	$224.52	362720010	$224.52
362720011	$224.52	362720012	$224.52	362720013	$224.52
362720014	$224.52	362720015	$224.52	362720016	$224.52
362720017	$224.52	362720018	$224.52	362720019	$224.52
362720020	$224.52	362720021	$224.52	362720022	$224.52
362720023	$224.52	362720024	$224.52	362720025	$224.52
362720026	$224.52	362720027	$224.52	362720028	$224.52
362720029	$224.52	362720030	$224.52	362720031	$224.52
362720032	$224.52	362720033	$224.52	362720034	$224.52

Assessment Roll

68-9839 - LMD 89-1-C Vol.1 - Zone 42

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
362720035	$224.52	362720036	$224.52	362720037	$224.52
362720038	$224.52	362720039	$224.52	362720040	$224.52
362720041	$224.52	362720042	$224.52	362720043	$224.52
362720044	$224.52	362720045	$224.52	362720046	$224.52
362720047	$224.52	362721001	$224.52	362721002	$224.52
362721003	$224.52	362721004	$224.52	362721005	$224.52
362721006	$224.52	362721007	$224.52	362721008	$224.52
362721009	$224.52	362721010	$224.52	362721011	$224.52
362721012	$224.52	362721013	$224.52	362721014	$224.52
362721015	$224.52	362721016	$224.52	362721017	$224.52
362721018	$224.52	362721019	$224.52	362721020	$224.52
362722001	$224.52	362722002	$224.52	362722003	$224.52
362722004	$224.52	362722005	$224.52	362722006	$224.52
362722007	$224.52	362722008	$224.52	362722009	$224.52
362722010	$224.52	362722011	$224.52	362722012	$224.52
362722013	$224.52	362722014	$224.52		
362722015	$224.52	362722016	$224.52		

Totals **Parcels** **187** **Levy** **$41,985.24**

Assessment Roll

68-9840 - LMD 89-1-C Vol.1 - Zone 51

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
376440001	$176.66	376440002	$176.66	376440003	$176.66
376440004	$176.66	376440005	$176.66	376440006	$176.66
376440007	$176.66	376440008	$176.66	376440009	$176.66
376440010	$176.66	376440011	$176.66	376440012	$176.66
376440013	$176.66	376440014	$176.66	376440015	$176.66
376440016	$176.66	376440017	$176.66	376440018	$176.66
376440019	$176.66	376440020	$176.66	376440021	$176.66
376440022	$176.66	376440023	$176.66	376440024	$176.66
376440025	$176.66	376440026	$176.66	376440027	$176.66
376440028	$176.66	376440029	$176.66	376440030	$176.66
376440031	$176.66	376440032	$176.66	376440033	$176.66
376440034	$176.66	376440035	$176.66	376440036	$176.66
376440037	$176.66	376440038	$176.66	376440039	$176.66
376440040	$176.66	376440041	$176.66	376440042	$176.66
376440043	$176.66	376440044	$176.66	376440045	$176.66
376440046	$176.66	376440047	$176.66	376440048	$176.66
376440049	$176.66	376440050	$176.66	376440051	$176.66
376440052	$176.66	376440053	$176.66	376440054	$176.66
376440055	$176.66	376441001	$176.66	376441002	$176.66
376441003	$176.66	376441004	$176.66		
376441005	$176.66	376441006	$176.66		

Totals **Parcels 61** **Levy $10,776.26**

Assessment Roll

68-9841 - LMD 89-1-C Vol.1 - Zone 52

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
382410001	$833.88	382410002	$833.88	382410003	$833.88
382410004	$833.88	382410005	$833.88	382411002	$833.88
382411003	$833.88	382411004	$833.88	382411005	$833.88
382411006	$833.88	382411007	$833.88	382411008	$833.88
382411009	$833.88	382411010	$833.88	382411011	$833.88
382411012	$833.88	382411013	$833.88	382411016	$833.88
382411017	$833.88	382411018	$833.88	382411019	$833.88
382411020	$833.88	382411021	$833.88	382411022	$833.88
382411023	$833.88	382411024	$833.88	382411025	$833.88
382420001	$833.88	382420002	$833.88	382420003	$833.88
382420004	$833.88	382420005	$833.88	382420006	$833.88
382420007	$833.88	382420008	$833.88	382420009	$833.88
382420010	$833.88	382420011	$833.88	382420012	$833.88
382420013	$833.88	382421001	$833.88	382421002	$833.88
382421003	$833.88	382421004	$833.88	382421005	$833.88
382421006	$833.88	382421007	$833.88	382421008	$833.88
382421009	$833.88	382421010	$833.88	382421011	$833.88
382421012	$833.88	382421013	$833.88	382421014	$833.88
382430001	$833.88	382430002	$833.88	382430003	$833.88
382430004	$833.88	382430005	$833.88	382430006	$833.88
382430007	$833.88	382430008	$833.88	382430009	$833.88
382430010	$833.88	382431003	$833.88	382431004	$833.88
382431005	$833.88	382431006	$833.88	382431007	$833.88
382431008	$833.88	382431009	$833.88	382431010	$833.88
382431011	$833.88	382431012	$833.88	382431013	$833.88
382431014	$833.88	382431016	$833.88	382440001	$833.88
382440002	$833.88	382440003	$833.88	382440004	$833.88
382440005	$833.88	382440006	$833.88	382440007	$833.88
382440008	$833.88	382440009	$833.88	382440010	$833.88
382440011	$833.88	382440012	$833.88		
382440013	$833.88	382440014	$833.88		

Totals **Parcels 91** **Levy $75,883.08**

Assessment Roll

68-9842 - LMD 89-1-C Vol.1 - Zone 59

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380260033	$1,430.02	380260034	$1,440.62	380260035	$2,213.90
380260036	$1,726.62				

Totals	Parcels 4	Levy $6,811.16

Assessment Roll

68-9843 - LMD 89-1-C Vol.1 - Zone 62

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380090016	$179.38	380090017	$179.38	380090018	$179.38
380090019	$179.38	380090020	$179.38	380090021	$179.38
380090022	$179.38	380090023	$179.38	380090024	$179.38
380090025	$179.38	380090026	$179.38	380090027	$179.38
380090028	$179.38	380090029	$179.38	380090030	$179.38
380090031	$179.38	380090032	$179.38	380090033	$179.38
380090034	$179.38	380090035	$179.38	380090036	$179.38
380090037	$179.38	380090038	$179.38	380090039	$179.38
380090040	$179.38	380090041	$179.38	380091001	$179.38
380091002	$179.38	380091003	$179.38	380091004	$179.38
380091005	$179.38	380091006	$179.38	380091007	$179.38
380092001	$179.38	380092002	$179.38	380092003	$179.38
380092004	$179.38	380092005	$179.38	380092006	$179.38
380092007	$179.38	380092008	$179.38	380092009	$179.38
380092010	$179.38	380092011	$179.38	380092012	$179.38
380092013	$179.38	380092014	$179.38	380092015	$179.38
380092016	$179.38	380092017	$179.38	380092018	$179.38
380092019	$179.38	380092020	$179.38	380092021	$179.38
380092022	$179.38	380092023	$179.38	380092024	$179.38
380092025	$179.38	380092026	$179.38	380380001	$179.38
380380002	$179.38	380380003	$179.38	380380004	$179.38
380380005	$179.38	380380006	$179.38	380380007	$179.38
380380008	$179.38	380380009	$179.38	380380010	$179.38
380380011	$179.38	380380012	$179.38	380380013	$179.38
380380014	$179.38	380380015	$179.38	380380016	$179.38
380380017	$179.38	380380018	$179.38	380380019	$179.38
380380020	$179.38	380380021	$179.38	380380022	$179.38
380380024	$179.38	380380025	$179.38	380380026	$179.38
380380027	$179.38	380380028	$179.38	380380029	$179.38
380380030	$179.38	380380031	$179.38	380380032	$179.38
380380033	$179.38	380380034	$179.38	380380035	$179.38
380380036	$179.38	380380037	$179.38	380381001	$179.38
380381002	$179.38	380381003	$179.38	380381004	$179.38
380381005	$179.38	380381006	$179.38	380381007	$179.38
380381008	$179.38	380381009	$179.38	380381010	$179.38
380381011	$179.38	380381012	$179.38	380381013	$179.38
380381014	$179.38	380381015	$179.38	380381016	$179.38
380381017	$179.38	380381018	$179.38		

Totals	Parcels 113	Levy $20,269.94

Assessment Roll

68-9855 - LMD 89-1-C Vol.1 - Zone 67

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380410001	$198.64	380410002	$198.64	380410003	$198.64
380410004	$198.64	380410005	$198.64	380410006	$198.64
380410007	$198.64	380410008	$198.64	380410009	$198.64
380410010	$198.64	380410011	$198.64	380410012	$198.64
380410013	$198.64	380410014	$198.64	380410015	$198.64
380410016	$198.64	380410017	$198.64	380410018	$198.64
380410019	$198.64	380411001	$198.64	380411002	$198.64
380411003	$198.64	380411004	$198.64	380411005	$198.64
380411006	$198.64	380411007	$198.64	380411008	$198.64
380411009	$198.64	380411010	$198.64	380411011	$198.64
380411012	$198.64	380411013	$198.64	380411014	$198.64
380411015	$198.64	380411016	$198.64	380411017	$198.64
380411018	$198.64	380411019	$198.64	380411020	$198.64
380411021	$198.64	380411022	$198.64	380411023	$198.64
380411024	$198.64	380411025	$198.64		

Totals **Parcels 44** **Levy $8,740.16**

Assessment Roll

68-9844 - LMD 89-1-C Vol.1 - Zone 71

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
382240006	$95.32	382240007	$95.32	382240008	$95.32
382240009	$95.32	382240010	$95.32	382240011	$95.32
382240012	$95.32	382240013	$95.32	382240014	$95.32
382240015	$95.32	382240016	$95.32	382240017	$95.32
382240018	$95.32	382240019	$95.32	382240020	$95.32
382240021	$95.32	382240022	$95.32	382240023	$95.32
382240024	$95.32	382240025	$95.32	382240026	$95.32
382240027	$95.32	382240028	$95.32	382240029	$95.32
382240030	$95.32	382240031	$95.32	382240032	$95.32
382240033	$95.32	382241001	$95.32	382241002	$95.32
382241003	$95.32	382241004	$95.32	382241005	$95.32
382241006	$95.32	382241007	$95.32	382241008	$95.32
382241009	$95.32	382241010	$95.32	382241012	$95.32
382242001	$95.32	382242002	$95.32	382242003	$95.32
382242004	$95.32	382242005	$95.32	382242006	$95.32
382242007	$95.32	382242008	$95.32	382242009	$95.32
382242010	$95.32	382242011	$95.32	382242012	$95.32
382242013	$95.32	382242014	$95.32	382242015	$95.32
382242016	$95.32	382242017	$95.32	382242018	$95.32
382250003	$95.32	382250004	$95.32	382250005	$95.32
382250006	$95.32	382250007	$95.32	382250008	$95.32
382250009	$95.32	382250010	$95.32	382250011	$95.32
382250012	$95.32	382250013	$95.32	382250014	$95.32
382250015	$95.32	382250016	$95.32	382250017	$95.32
382250018	$95.32	382250019	$95.32	382250021	$95.32
382250022	$95.32	382250023	$95.32	382250024	$95.32
382250025	$95.32	382250026	$95.32	382250027	$95.32
382250028	$95.32	382250029	$95.32	382251001	$95.32
382251002	$95.32	382251003	$95.32	382251004	$95.32
382251005	$95.32	382251006	$95.32	382251007	$95.32
382251008	$95.32	382251009	$95.32	382251010	$95.32
382251011	$95.32	382251012	$95.32	382251013	$95.32
382251014	$95.32	382251015	$95.32	382251016	$95.32
382251017	$95.32	382251018	$95.32	382251019	$95.32
382251020	$95.32	382251021	$95.32	382251022	$95.32
382251023	$95.32	382251024	$95.32	382260005	$95.32
382260006	$95.32	382260007	$95.32	382260008	$95.32
382260009	$95.32	382260010	$95.32	382260011	$95.32
382260012	$95.32	382260013	$95.32	382260014	$95.32
382260015	$95.32	382260016	$95.32	382260017	$95.32
382260018	$95.32	382260019	$95.32	382260020	$95.32
382260021	$95.32	382261001	$95.32	382261002	$95.32
382261003	$95.32	382261004	$95.32	382261005	$95.32
382261006	$95.32	382261007	$95.32	382261008	$95.32
382261009	$95.32	382261010	$95.32	382261011	$95.32
382261012	$95.32	382261013	$95.32	382261014	$95.32

Assessment Roll

68-9844 - LMD 89-1-C Vol.1 - Zone 71

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
382261015	$95.32	382261016	$95.32	382261017	$95.32
382261018	$95.32	382261019	$95.32		

Totals	Parcels 143	Levy $13,630.76

Assessment Roll

68-9835 - LMD 89-1-C Vol.1 - Zone 181

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
380250035	$18,076.00	380250038	$11,121.70		

Totals	Parcels 2	Levy $29,197.70

Appendix B:
Assessment Diagrams

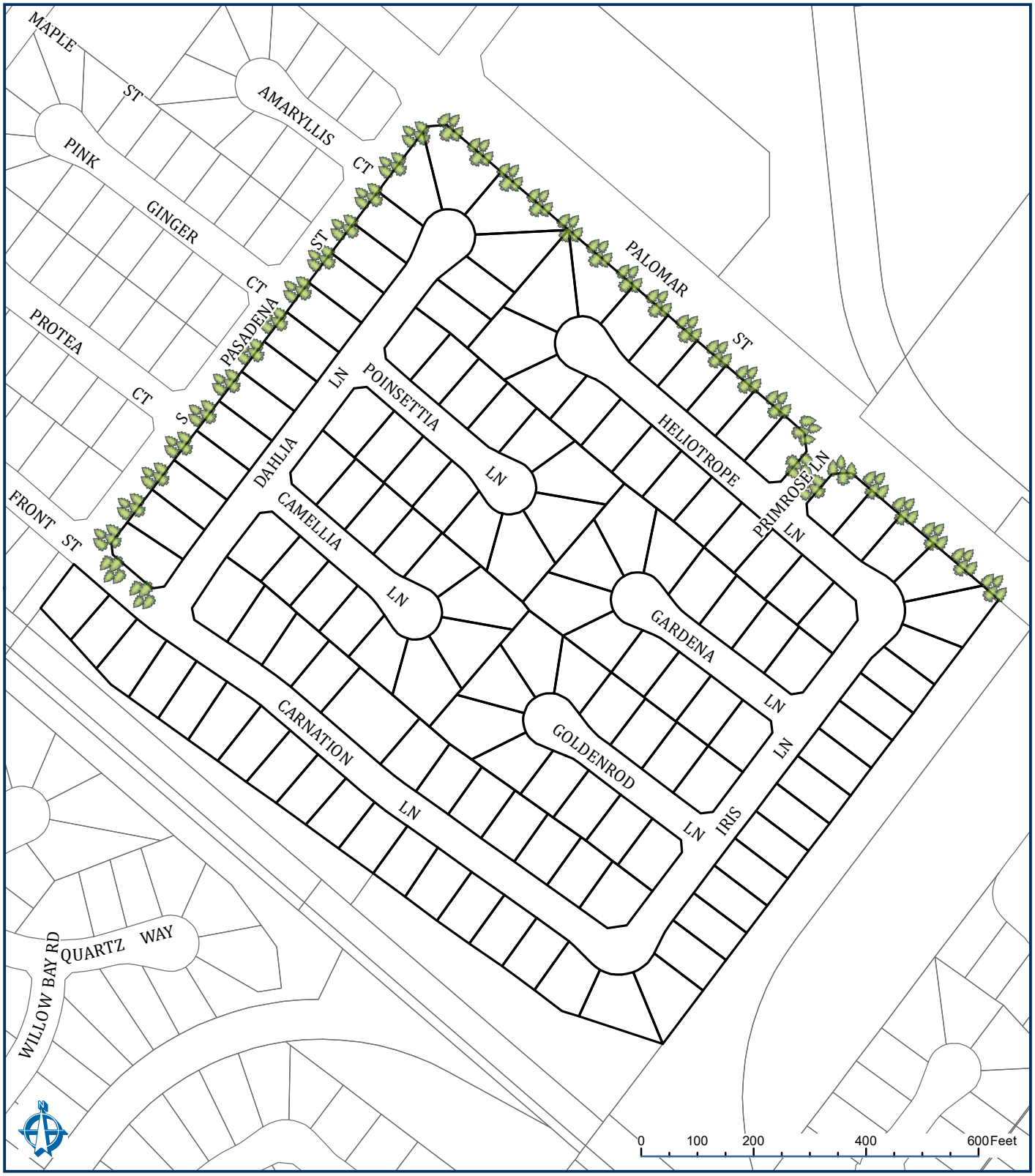


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 7

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 23

SPICER CONSULTING GROUP

Landscaping

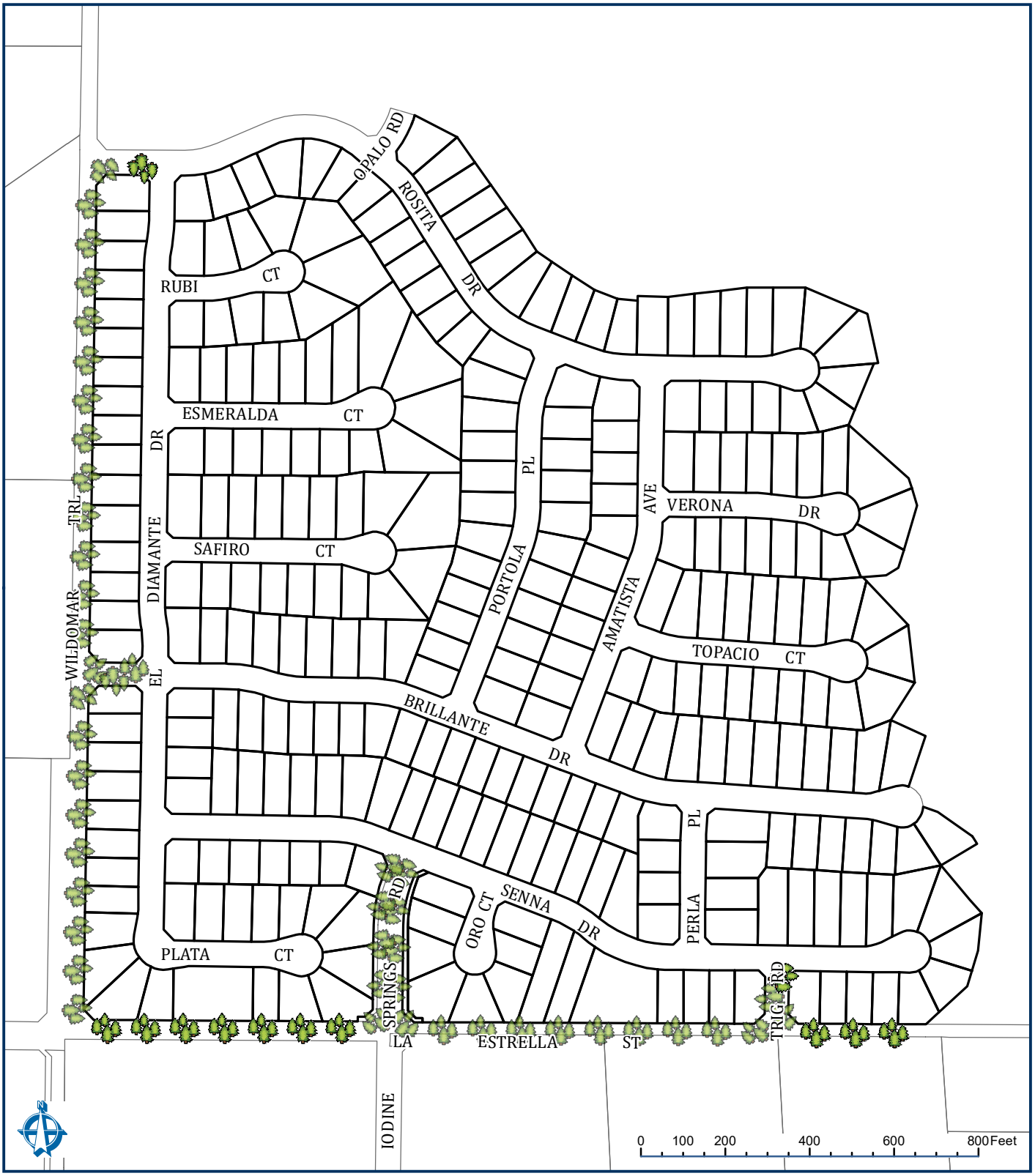


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 24

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 25

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 29

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 35

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 42

SPICER CONSULTING GROUP

Landscaping

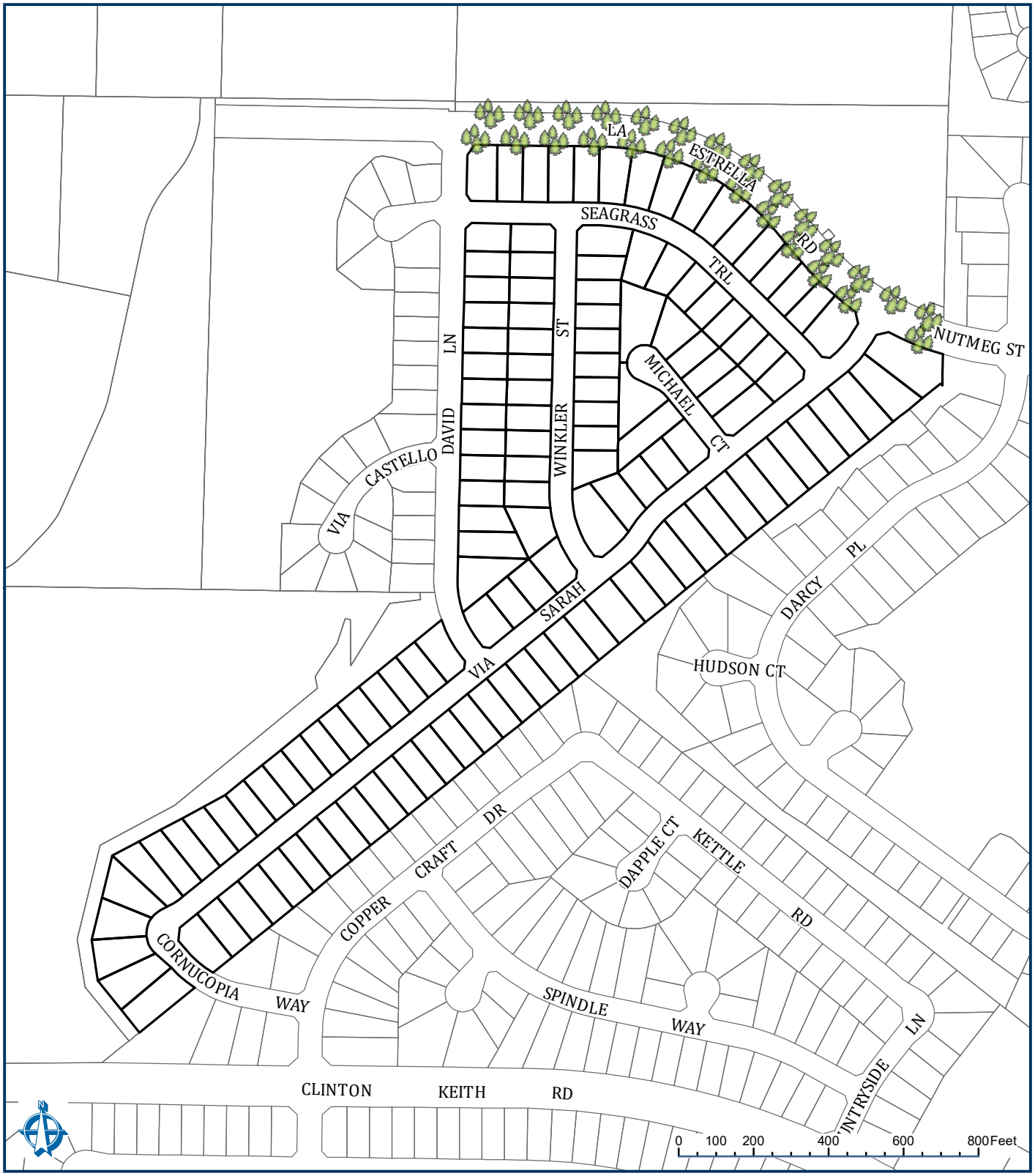


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 43

SPICER CONSULTING GROUP

Landscaping

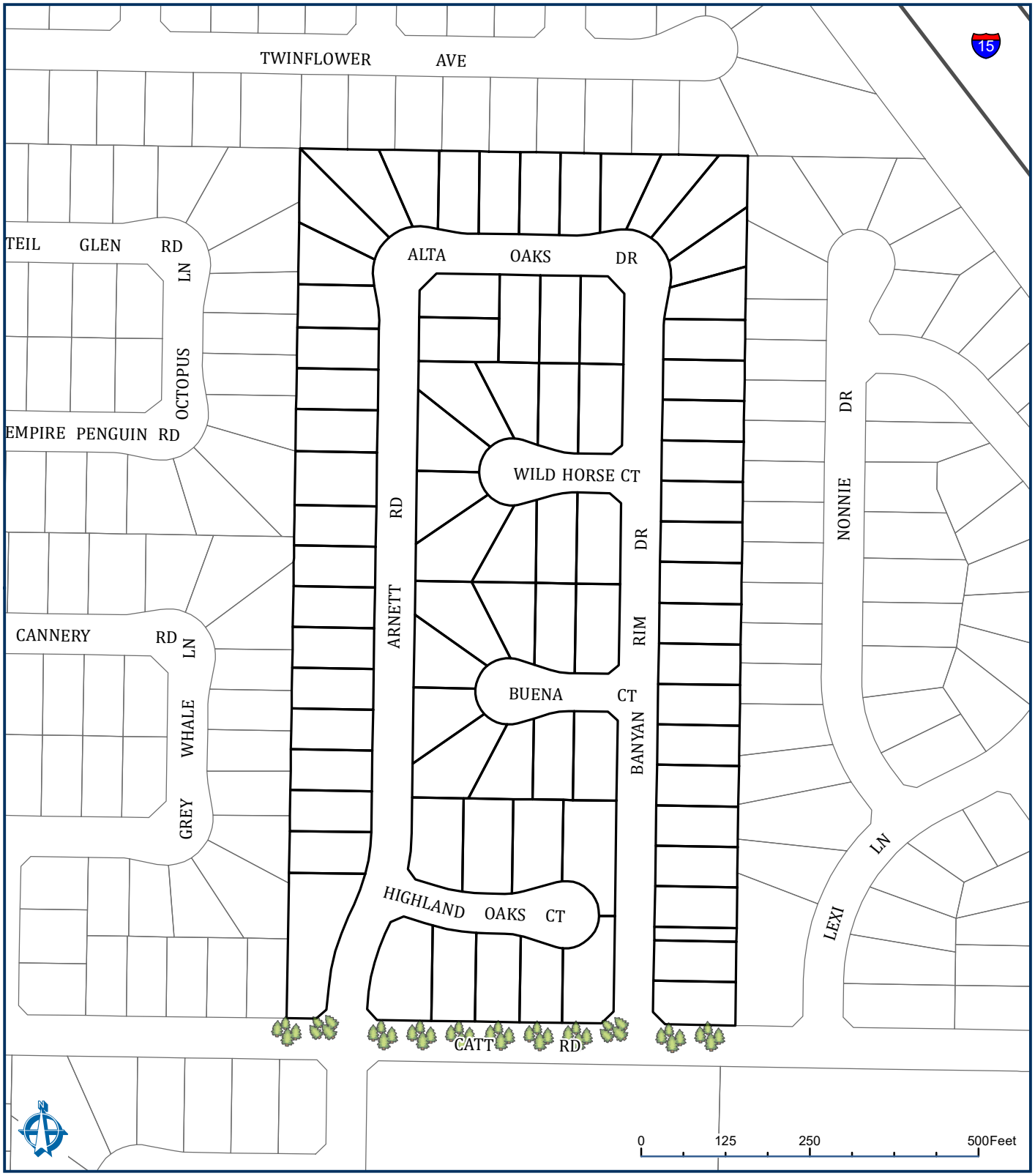


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 45

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 47

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 49

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 3, LOCATION 53

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 29, LOCATION 2

SPICER CONSULTING GROUP

Landscaping Multi-Purpose Trail



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 30, LOCATION 1

SPICER CONSULTING GROUP

Landscaping Multi-Purpose Trail



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 30, LOCATION 2

SPICER CONSULTING GROUP

Landscaping Multi-Purpose Trail



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 42

SPICER CONSULTING GROUP

Landscaping Future Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 51

SPICER CONSULTING GROUP

Landscaping Multi-Purpose Trail

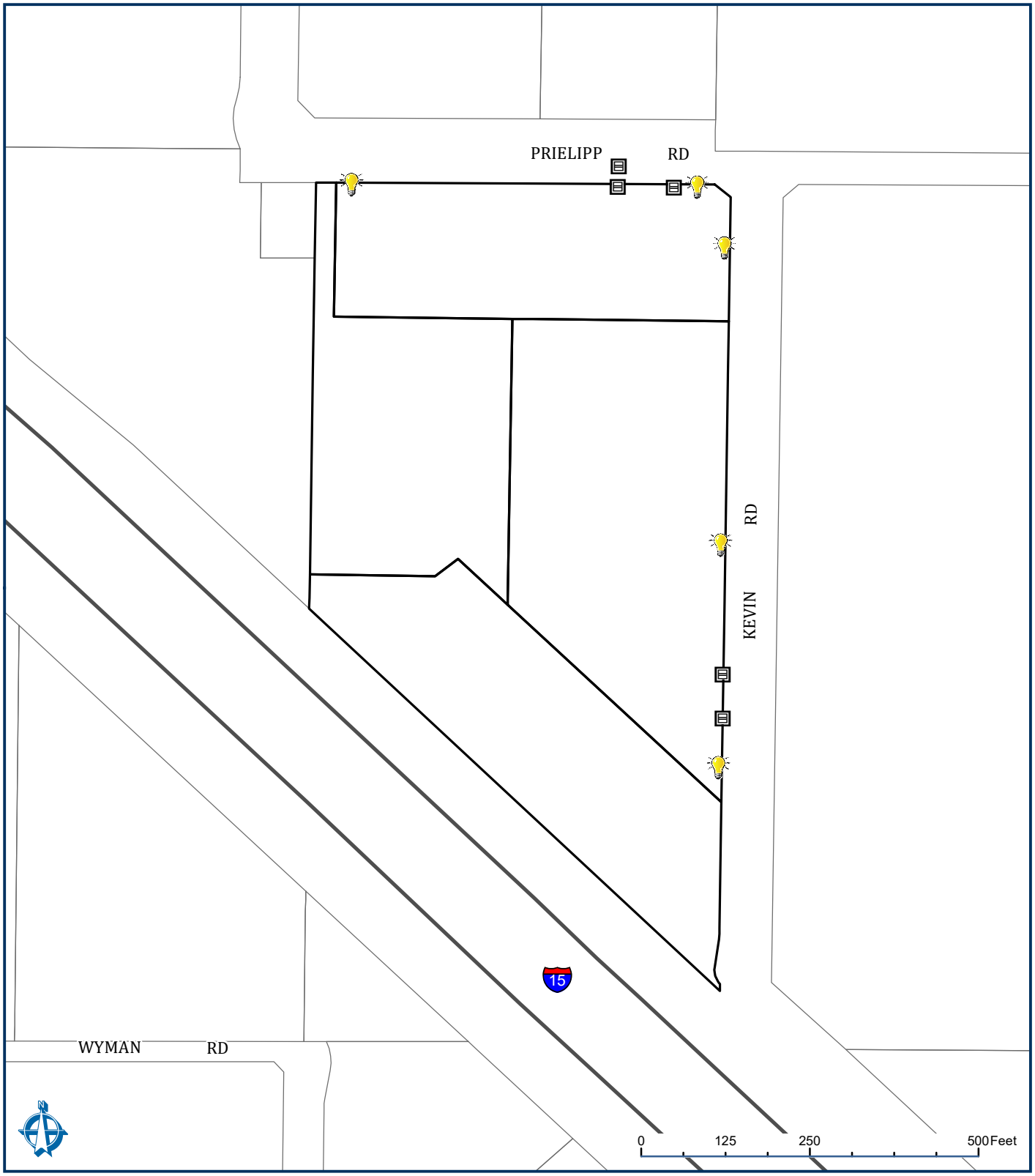


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 52

SPICER CONSULTING GROUP

Fossil Filter Fenced Trail Landscaping

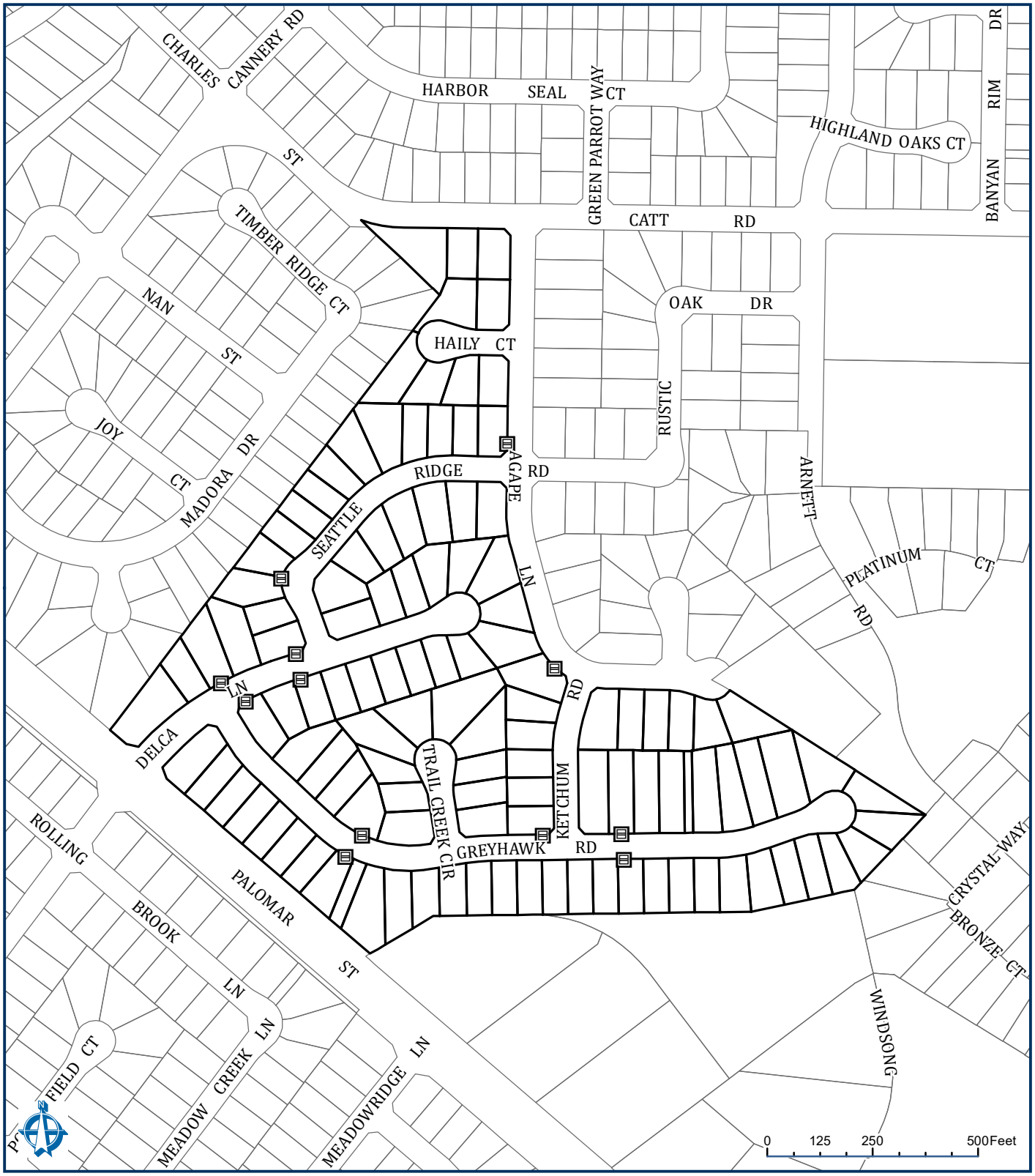


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 59

SPICER CONSULTING GROUP

Fossil Filter Street Light



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 62

SPICER CONSULTING GROUP

Fossil Filter



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 67

SPICER CONSULTING GROUP

Landscaping Fossil Filter



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 71

SPICER CONSULTING GROUP

Landscaping



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
ZONE 181

SPICER CONSULTING GROUP

Fossil Filter Street Light Landscaping

Appendix C:
Capital Improvement Projects

The City is planning to implement specific upgrade projects throughout several of the LLMD Zones and planning to consider and evaluate additional upgrades where possible. Project schedules may change based on different factors including staffing resources. Zone specific projects and anticipated schedules are listed below:

Zone 3 Capital Project

The City will be considering a landscape upgrade project within this zone.

Zone 30 Capital Project

A landscape, trail and fence upgrade project is being taken into consideration for the upcoming year.

Zone 42 Capital Project

A landscape upgrade project is being taken into consideration for the upcoming year.

Zone 52 Capital Project

The City plans to conduct a catch basin filter replacement/upgrade project in the upcoming year, and a fence upgrade is being taken into consideration to match the Grand Avenue Multi-Purpose Trail.

Zone 59 Capital Project

The City plans to conduct a catch basin filter replacement/upgrade project in the upcoming year. Landscape enhancement on Prielipp/Kevin Roads is also being taken into consideration, along with the potential addition of street lights.

Zone 62 Capital Project

The City plans to conduct a catch basin filter replacement/upgrade project in the upcoming year and a landscape, trail and fence upgrade project is being taken into consideration for the upcoming year.

Zone 67 Capital Project

The City plans to conduct a catch basin filter replacement/upgrade project in the upcoming year and a landscape, trail and fence upgrade is being taken into consideration for the upcoming year.

Zone 181 Capital Project

The City plans to conduct a catch basin filter replacement/upgrade project in the upcoming year and looking to repair the trail on Inland Valley.



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CITY OF WILDOMAR

Final Engineers Report



Fiscal Year 2026-27

Landscape and Lighting Maintenance
District No. 89-1-Consolidated Vol. 2

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Appendices

Appendix A – Assessment Rolls

Appendix B – Assessment Diagrams

AGENCY: CITY OF WILDOMAR

PROJECT: LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 89-1-CONSOLIDATED VOLUME 2

TO: CITY COUNCIL
CITY OF WILDOMAR
STATE OF CALIFORNIA

ENGINEER'S REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council (the "City Council") of the City of Wildomar (the "City"), State of California, submitted herewith is the Engineer's Report (the "Report") for Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Volume 2 ("LMD No. 89-1-C" or the "District"), consisting of the following parts, pursuant to the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972 (the "Act"), said Act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIII D of the California Constitution, and which is in accordance with Resolution No. 2026-20 adopted by the City of Wildomar Council, Riverside County, California ordering preparation of this Report. This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2026 to June 30, 2027.

Section 1 PLANS AND SPECIFICATIONS including a general description of the maintenance and plans of the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights proposed to be funded.

Section 2 COST ESTIMATES of maintaining the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights, including incidental costs and expenses in connection therewith for Fiscal Year 2026-27, are as set forth on the lists thereof, attached hereto.

Section 3 The METHOD OF APPORTIONMENT OF ASSESSMENT contains the method of apportionment of assessments, indicating the proposed assessment of the total amount of the costs and expenses of the improvements upon the several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

Section 4 ASSESSMENT DIAGRAMS showing the District, the lines and dimensions of each parcel of land within said District, as the same exists on the maps of the Assessor of Riverside County for Fiscal Year 2026-27, is filed in the offices of the City of Wildomar. A boundary map of each zone can be found in Appendix B.

Section 5 ASSESSMENT ROLLS showing the actual assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's Office can be found in Appendix A.

The following assessment is made to cover the portion of the estimated costs of maintenance, operation, and associated administrative costs of said improvements to be paid by the assessable real property within LMD No. 89-1-C in proportion to the special benefit received:

Table i-1
Summary of Assessments

Zone	Energy Costs	Administrative Costs	Maximum Assessment	Est Parcels/Acres to be Assessed
Zone 18	$534	$97	$1,097	1 Parcel
Zone 26	$645	$133	$1,529	9.77 Acres
Zone 27	$1,156	$151	$1,724	8.67 Acres
Zone 35	$211	$26	$92	1.32 Acres
Zone 50	$211	$36	$403	7.12 Acres
Zone 70	$634	$146	$1,660	4.18 Acres
Zone 71	$411	$50	$566	12.86 Acres
Zone 73	$322	$97	$1,094	3.02 Acres

Each succeeding Fiscal Year the special assessment for Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, and 73 may be subject to an annual adjustment that is the greater of two percent (2.00%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for "electricity" for the Riverside-San Bernardino-Ontario Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands in March of each year over the base Index. Any increase larger than the greater of 2.00% or the CPI-U annual adjustment requires a majority approval of all the property owners within each of the benefit zones in the District. There is a 3.08% proposed inflationary increase in the assessment per acre or per parcel as applicable in Zones 18, 26, 27, 35, 50, 70, 71, and 73 over the assessment levied for Fiscal Year 2025-26, which is consistent with the ballot proposition approved by the qualified electors when establishing said zones. The Bureau of Labor Statistics of the United States Department of Labor has discontinued the Los Angeles-Riverside-Orange County, CA Index.

Description of Improvements

Landscaping and Lighting Maintenance District No. 89-1-C is located throughout the County of Riverside. This Report provides information specific to the Zones within the boundaries of the City of Wildomar. LMD 89-1-C maintains and services 30 locations throughout the City of Wildomar. The District contains 11 separate Zones of Benefit and 8 Street Lighting Zones. Each zone is created within the District in order to apportion the annual costs of the maintenance of the authorized improvements and the administration of the District to each property according to the special benefit to be conferred on each such property by such improvements. The following information is specific to the zone within the boundaries of the City of Wildomar.

Zone 18 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Bundy Canyon Rd. Sellers Rd.

Zone 26 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Catt Rd. Hidden Springs Rd.

Zone 27 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd. Elizabeth Ln.

Zone 35 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Frederick St.

Zone 50 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd.

Zone 70 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd. Hidden Springs Rd.

Zone 71 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Prielipp Rd.

Zone 73 funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd. Palomar St.

The cost estimate contains each of the items specified in Section 22569 of the Act. The Act provides that the estimated costs of the improvements shall include the total cost of the improvements for the entire Fiscal Year 2026-27, including incidental expenses, which may include operating reserves.

The Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the Zones is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

The inflation factor, for those zones with an inflation factor in place, may increase budgets for Zones, which have not been accepted for maintenance, as if assessed. However, the amount to levy may be credited resulting in a zero assessment.

There is a 3.08% proposed inflationary increase in Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, and 73, over the assessment levied for Fiscal Year 2025-26, and is consistent with ballot proposition approved by the qualified electors when establishing said zones.

Table 2-1
Zone 18 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$200.00	$200.00
Debt Service Repayment[1]	$334.00	$334.00
Total Direct Costs	**$534.00**	**$534.00**
Indirect Costs		
Administration	$94.65	$96.54
Rounding	$0.00	$0.00
Total Indirect Costs	**$94.65**	**$96.54**
Total Costs	**$628.65**	**$630.54**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$421.49	$451.96
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$421.49**	**$451.96**
Total Assessment	**$1,050.14**	**$1,082.50**
Reserve Fund Balances		
Beginning Operating Reserve		$315.27
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$315.27**
Beginning Capital Replacement Reserve		$939.23
Capital Reserve Collection		$451.96
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$1,391.19**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-2
Zone 26 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$200.00	$200.00
Debt Service Repayment[1]	$445.00	$445.00
Total Direct Costs	**$645.00**	**$645.00**
Indirect Costs		
Administration	$130.32	$132.93
Rounding	$0.00	$0.00
Total Indirect Costs	**$130.32**	**$132.93**
Total Costs	**$775.32**	**$777.93**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$688.14	$730.71
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$688.14**	**$730.71**
Total Assessment	**$1,463.46**	**$1,508.64**
Reserve Fund Balances		
Beginning Operating Reserve		$388.97
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$388.97**
Beginning Capital Replacement Reserve		$3,767.90
Capital Reserve Collection		$730.71
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$4,498.61**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-3
Zone 27 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$600.00	$600.00
Debt Service Repayment[1]	$556.00	$556.00
Total Direct Costs	**$1,156.00**	**$1,156.00**
Indirect Costs		
Administration	$148.48	$151.45
Rounding	$0.00	$0.00
Total Indirect Costs	**$148.48**	**$151.45**
Total Costs	**$1,304.48**	**$1,307.45**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$346.36	$394.23
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$346.36**	**$394.23**
Total Assessment	**$1,650.84**	**$1,701.68**
Reserve Fund Balances		
Beginning Operating Reserve		$653.73
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$653.73**
Beginning Capital Replacement Reserve		$236.75
Capital Reserve Collection		$394.23
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$630.98**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-4
Zone 35 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$100.00	$100.00
Debt Service Repayment[1]	$111.00	$111.00
Total Direct Costs	**$211.00**	**$211.00**
Indirect Costs		
Administration	$25.06	$25.56
Rounding	$0.00	$0.00
Total Indirect Costs	**$25.06**	**$25.56**
Total Costs	**$236.06**	**$236.56**
Collections/(Contributions)		
Operating Reserve	($147.90)	($145.45)
Capital Replacement	$0.00	$0.00
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**($147.90)**	**($145.45)**
Total Assessment	**$88.16**	**$91.11**
Reserve Fund Balances		
Beginning Operating Reserve		($1,535.79)
Operating Reserve Collection		$0.00
Operating Reserve Contribution		($145.45)
Est. Ending Operating Reserve		**($1,681.24)**
Beginning Capital Replacement Reserve		$0.00
Capital Reserve Collection		$0.00
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$0.00**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-5
Zone 50 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$100.00	$100.00
Debt Service Repayment[1]	$111.00	$111.00
Total Direct Costs	**$211.00**	**$211.00**
Indirect Costs		
Administration	$35.24	$35.94
Rounding	$0.00	$0.00
Total Indirect Costs	**$35.24**	**$35.94**
Total Costs	**$246.24**	**$246.94**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$139.28	$150.48
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$139.28**	**$150.48**
Total Assessment	**$385.52**	**$397.42**
Reserve Fund Balances		
Beginning Operating Reserve		$123.47
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$123.47**
Beginning Capital Replacement Reserve		$64.86
Capital Reserve Collection		$150.48
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$215.34**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-6
Zone 70 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$300.00	$300.00
Debt Service Repayment[1]	$334.00	$334.00
Total Direct Costs	**$634.00**	**$634.00**
Indirect Costs		
Administration	$143.55	$146.42
Rounding	$0.00	$0.00
Total Indirect Costs	**$143.55**	**$146.42**
Total Costs	**$777.55**	**$780.42**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$811.45	$857.56
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$811.45**	**$857.56**
Total Assessment	**$1,589.00**	**$1,637.98**
Reserve Fund Balances		
Beginning Operating Reserve		$390.21
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$390.21**
Beginning Capital Replacement Reserve		$15,054.71
Capital Reserve Collection		$857.56
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$15,912.27**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-7
Zone 71 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$300.00	$300.00
Debt Service Repayment[1]	$111.00	$111.00
Total Direct Costs	**$411.00**	**$411.00**
Indirect Costs		
Administration	$48.69	$49.66
Rounding	$0.00	$0.00
Total Indirect Costs	**$48.69**	**$49.66**
Total Costs	**$459.69**	**$460.66**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$82.07	$97.83
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$82.07**	**$97.83**
Total Assessment	**$541.76**	**$558.49**
Reserve Fund Balances		
Beginning Operating Reserve		$230.33
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$230.33**
Beginning Capital Replacement Reserve		$1,855.14
Capital Reserve Collection		$97.83
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$1,952.97**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Table 2-8
Zone 73 Budget

	Estimated through June 30	
Direct Costs	**FY 2025-26**	**FY 2026-27**
Energy	$100.00	$100.00
Debt Service Repayment[1]	$222.00	$222.00
Total Direct Costs	**$322.00**	**$322.00**
Indirect Costs		
Administration	$94.61	$96.50
Rounding	$0.00	$0.00
Total Indirect Costs	**$94.61**	**$96.50**
Total Costs	**$416.61**	**$418.50**
Collections/(Contributions)		
Operating Reserve	$0.00	$0.00
Capital Replacement	$630.43	$660.80
General Benefit Contribution	$0.00	$0.00
City Contribution	$0.00	$0.00
Total Adjustments	**$630.43**	**$660.80**
Total Assessment	**$1,047.04**	**$1,079.30**
Reserve Fund Balances		
Beginning Operating Reserve		$209.25
Operating Reserve Collection		$0.00
Operating Reserve Contribution		$0.00
Est. Ending Operating Reserve		**$209.25**
Beginning Capital Replacement Reserve		$3,148.89
Capital Reserve Collection		$660.80
Capital Reserve Contribution		$0.00
Est. Ending Capital Replacement Reserve		**$3,809.69**

[1] The City purchased streetlight poles from SCE and the estimated costs for debt service contribution and acquisitions costs is reflected in the debt service payment for that zone.

Changes in Organization

There are no changes in organization for any zone for Fiscal Year 2026-27.

Proposition 218 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

1. Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
2. Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define this term "streets." However, based on the opinions of the public agency officials, attorneys, assessment engineers, and Senate Bill 919, it has been determined that streets include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property" (California Constitution, Article XIII D, §2(b)). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that "only special benefits are assessable" and requires a local government to "separate the general benefits from the special benefits conferred on a parcel."

By its nature most every public improvement financed through an assessment district contains an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires that portion of the cost of the improvement which benefits the public generally, to be separated from that portion of the cost of the improvement which specially benefits assessed properties. Proposition 218 provides the following definition of "special benefit":

> "'Special benefit' means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute 'special benefit'."

The amount of the assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

Direct and Special Benefit

The servicing of streetlights provides direct and special benefit to those properties located within the District.

Each and every lot or parcel within the District receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements. First, improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the County or City required the original developer to install and/or guarantee the maintenance of the improvements and appurtenant facilities serving the lots or parcels. Therefore, each and every lot or parcel within the District could not have been developed in the absence of the installation and expected maintenance and servicing of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The servicing of streetlights, and appurtenant facilities, especially benefit parcels within the District by increased public safety, improved neighborhood property protection, reduced property-related crimes (especially vandalism), increasing public safety for both pedestrians and the motoring public, and increasing traffic safety by improving visibility. Streetlights also assign rights-of-way for the safety of pedestrians and motorists by defining a specific path during all hours of the day.

Streets are constructed for the safe and convenient travel of vehicles and pedestrians. They also provide an area for underground and overhead utilities. These elements are a distinct and special benefit to all developed parcels in the District. Streetlights are installed on and are for street purposes and are maintained and serviced to allow the street to perform to the standards it was designed.

Streetlights are determined to be an integral part of “streets” as a “permanent public improvement.” One of the principal purposes of fixed roadway lighting is to create a nighttime environment conducive to quick, accurate, and comfortable seeing for the user of the facility. These factors, if attained, combine to improve traffic safety and achieve efficient traffic movement. Fixed lighting can enable the motorist to see detail more distinctly and to react safely toward roadway and traffic conditions present on or near the roadway facility.

The system of streets within the District is established to provide access to each parcel in the District. Streetlights provide a safer street environment for owners of the parcels served. If the parcels were not subdivided to provide individual parcels to owners within the District, there would be no need for a system of streets with streetlights. Therefore, the installation of streetlights is for the express, special benefit of the parcels within the District.

Finally, the servicing of streetlights provides an enhanced quality of life and sense of well-being for properties within the District.

Because all benefiting properties consist of a uniform land use, it is determined that all lots or parcels benefit equally from the improvements and the costs and expenses for the provision of electricity for the streetlights are apportioned on a per acre or per parcel basis.

Based on the benefits described above, streetlights are an integral part of the quality of life of the District. This quality of life is a special benefit to those parcels that are not government owned easements, utility easements, and flood channel parcels. Government owned easements, utility easements, and flood channel parcels do not benefit from the improvements due to their use and lack of habitation on such parcels. Parcels of this nature are usually vacant narrow strips of land or flood control channels and therefore do not generate or experience pedestrian or vehicular traffic. Nor do these types of parcels support dwelling units or other structures that would promote frequent use of the parcels by the traveling public. As a result of this lack of activity on such parcels they do not receive any benefit from streetlights and are not assessed.

General Benefit

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. The portion of the total streetlight servicing costs associated with general benefits will not be assessed to the parcels in the District, but will be paid from other City Funds. Because the streetlights are located immediately adjacent to properties within the District and are maintained solely for the benefit of the properties within the District, any benefit received by properties outside of the District will be in the proportions stated under Special Benefit. As a result, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

Method of Apportionment

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, dedicated easements for landscape use, and appurtenant facilities. The Act further provides that assessments may be apportioned upon all assessable lots or parcels of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than assessed value.

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the District to fairly apportion the costs based on the estimated benefit to each parcel.

In addition, Article XIII D of the California Constitution (the "Article") requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

Benefit by Zone

Each of the assessable lots within the zones listed below has been deemed to receive proportional special benefit from the street lighting within that zone. The percentage change in allowable Fiscal Year 2026-27 assessment from the allowable Fiscal Year 2025-26 assessment is as follows:

Table 3-1
Benefit by Zone

Zone	Estimated Cost FY 2026-27	Total Parcels/Acres	Allowable Assessment per Parcel/Acre FY 2025-2026	Allowable Assessment per Parcel/Acre FY 2026-27	Maximum Assessment Rate Change (%)	Preliminary Assessment per Parcel/Acre FY 2026-27
Zone 18	$630.54	1 Parcel	$1,064.09	$1,096.86	3.08%	$1,082.50
Zone 26	$777.93	9.77 Acres	$151.79	$156.47	3.08%	$154.42
Zone 27	$1,307.45	8.67 Acres	$192.93	$198.88	3.08%	$196.27
Zone 35	$236.56	1.32 Acres	$67.85	$69.94	3.08%	$69.03
Zone 50	$246.94	7.12 Acres	$54.87	$56.56	3.08%	$55.82
Zone 70	$780.42	4.18 Acres	$385.20	$397.06	3.08%	$391.86
Zone 71	$460.66	12.86 Acres	$42.69	$44.00	3.08%	$43.43
Zone 73	$418.50	3.02 Acres	$351.30	$362.12	3.08%	$357.38

Whereas, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 94-389 to initiate proceedings to form a special assessment district known and designated as:

Landscaping and Lighting Maintenance District No. 89-1-Consolidated; and,

Whereas, the City Council, did direct the appointed engineer to prepare and file an annual report, in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, being an article of the aforementioned Landscaping and Lighting Act of 1972.

Whereas, Section 22567 of said Article 4 states the Report shall consist of the following;

a. Maintenance plans for the improvements
b. An estimate of the costs of the improvements
c. A diagram for the assessment district
d. An assessment of the estimated costs of the maintenance of the improvements

Now, Therefore, I, the appointed ENGINEER, acting on behalf of the City of Wildomar, pursuant to the Act, do hereby submit the following:

1. Pursuant to the provisions of law the costs and expenses of the District have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram, a reduced copy of which is included herein.
2. As required by law, a Diagram is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same exist each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in the Assessment Roll contained herein.
3. The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessment Roll for a description of the lots or parcels.

4. There are no parcels or lots within Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, and 73 that are owned by a federal, state, or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

The City requested Spicer Consulting Group, LLC., to prepare and file an Engineer's Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated pursuant to the Landscaping and Lighting Act of 1972 presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for LMD No. 89-1-C for the referenced Fiscal Year, a diagram for LMD No. 89-1-C showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within LMD No. 89-1-C in proportion to the special benefit received.

Table 3-2
Proposed Assessments

Zone	Fiscal Year	Maximum % Increase	Maximum Assessment	Actual Assessment	% of Maximum
Zone 18	2025-26	2.52%	$1,064.09	$1,050.15	99%
	2026-27	3.08%	$1,096.86	$1,082.50	99%
Zone 26	2025-26	2.52%	$151.79	$149.80	99%
	2026-27	3.08%	$156.47	$154.42	99%
Zone 27	2025-26	2.52%	$192.93	$190.41	99%
	2026-27	3.08%	$198.88	$196.27	99%
Zone 35	2025-26	2.52%	$67.85	$66.96	99%
	2026-27	3.08%	$69.94	$69.03	99%
Zone 50	2025-26	2.52%	$54.87	$54.15	99%
	2026-27	3.08%	$56.56	$55.82	99%
Zone 70	2025-26	2.52%	$385.20	$380.15	99%
	2026-27	3.08%	$397.06	$391.86	99%
Zone 71	2025-26	2.52%	$42.69	$42.13	99%
	2026-27	3.08%	$44.00	$43.43	99%
Zone 73	2025-26	2.52%	$351.30	$346.70	99%
	2026-27	3.08%	$362.12	$357.38	99%

Executed this 8th day of July 2026.



FRANCISCO MARTINEZ JR
PROFESSIONAL CIVIL ENGINEER NO. 84640
ENGINEER OF WORK
CITY OF WILDOMAR
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ____ day of____, 2026.

CITY CLERK
CITY OF WILDOMAR
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Wildomar, California ___day of _____, 2026.

CITY CLERK
CITY OF WILDOMAR
STATE OF CALIFORNIA

A reduced copy of the Assessment Diagrams are filed herewith, are incorporated by reference in Appendix B herein, and made part of this Report.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current Fiscal Year, a corrected parcel number and/or new parcel number will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Information identified on these maps was received from several sources including the owner/developer, City of Wildomar, and the Riverside County Assessor.

The actual assessment and the amount of the assessment for the Fiscal Year 2026-27 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

The total assessment for the Fiscal year 2026-27 is **$8,057.12.**[1]

[1] The actual assessment roll might have a minimal variance due to rounding.

Appendix A:
Assessment Roll

Assessment Roll

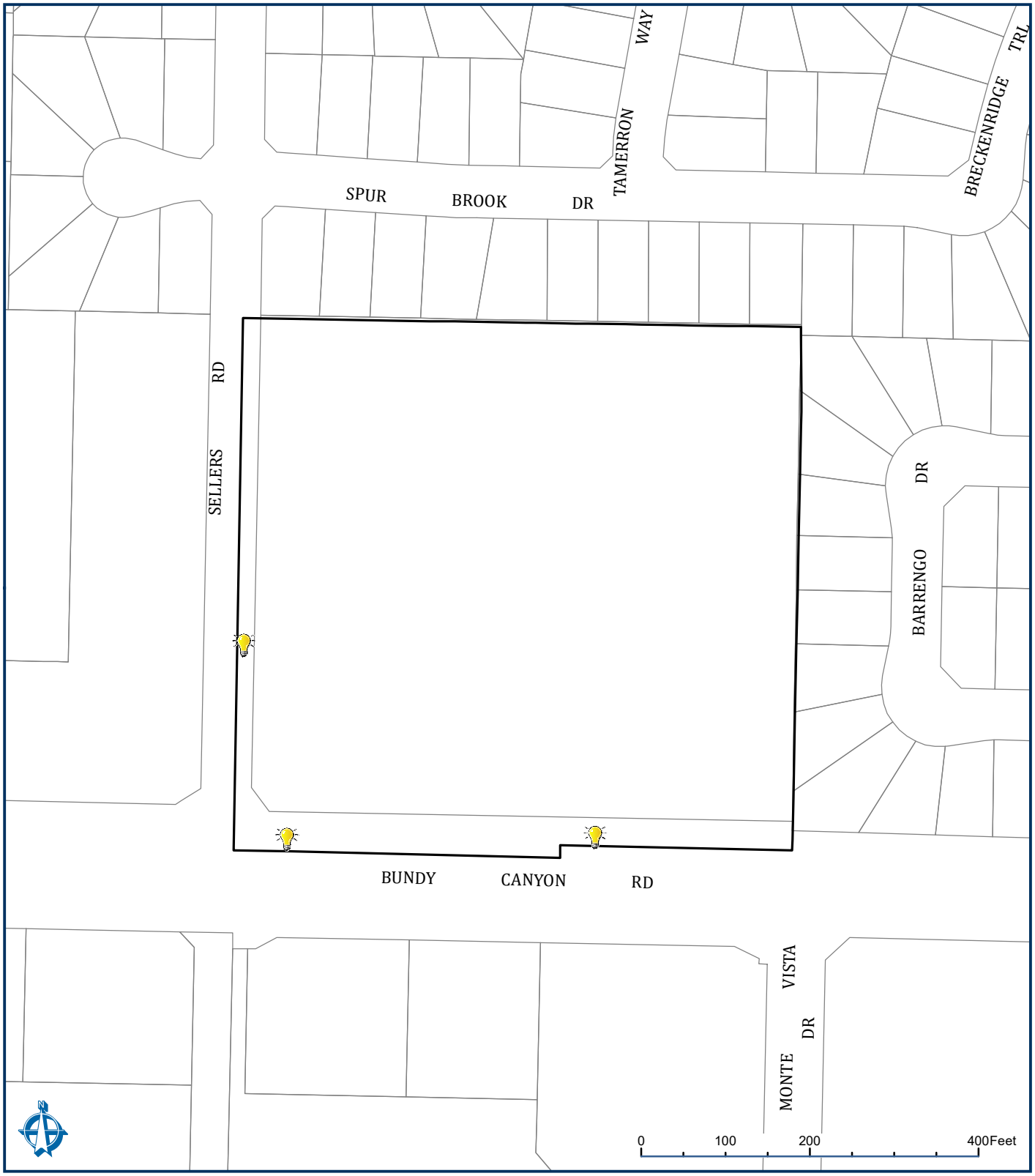
LMD 89-1-C Vol.2

Fiscal Year 2026-27

APN	Levy	APN	Levy	APN	Levy
366300083	$1,082.48	367181001	$2.06	367181002	$1.38
367181003	$1.38	367181004	$6.20	367181005	$3.44
367181006	$3.44	367181007	$3.44	367181008	$3.44
367181009	$2.06	367181010	$4.14	367181011	$3.44
367181012	$1.38	367181013	$1.38	367181014	$2.76
367181016	$6.20	367181017	$5.52	367181018	$19.32
367181019	$20.00	380110030	$733.46	380110031	$120.44
380110032	$115.80	380110033	$129.70	380110034	$182.20
380110035	$84.92	380110036	$94.18	380110037	$47.86
380110040	$305.64	380110041	$579.94	380110042	$360.50
380110043	$391.86	380130027	$539.64	380130028	$539.64
380140018	$397.40	380260033	$117.24	380260034	$118.12
380260035	$181.52	380260036	$141.56	380290030	$1,701.68

Totals **Parcels 39** **Levy $8,056.76**

Appendix B:
Assessment Diagrams

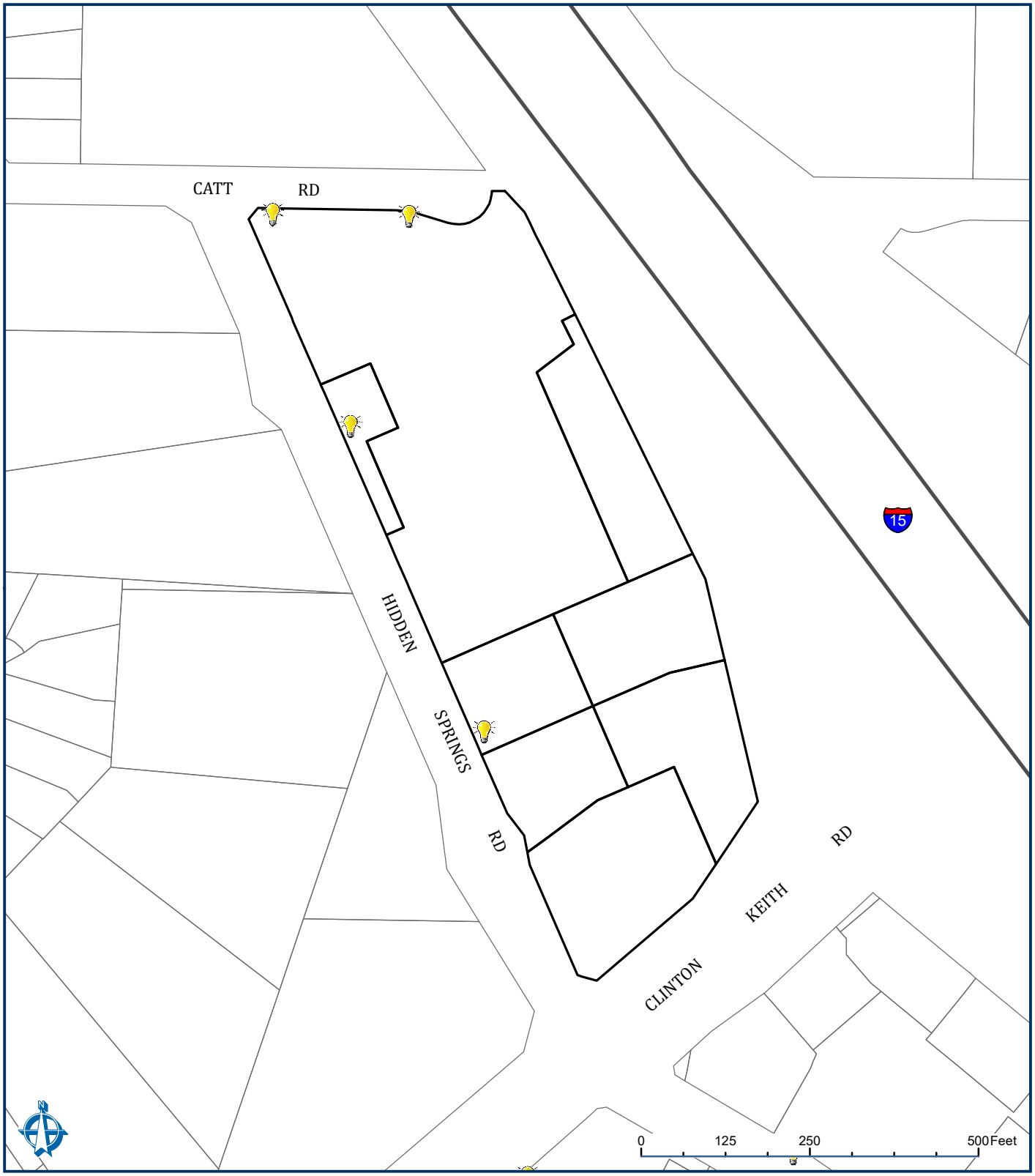


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 18

SPICER CONSULTING GROUP

Street Light

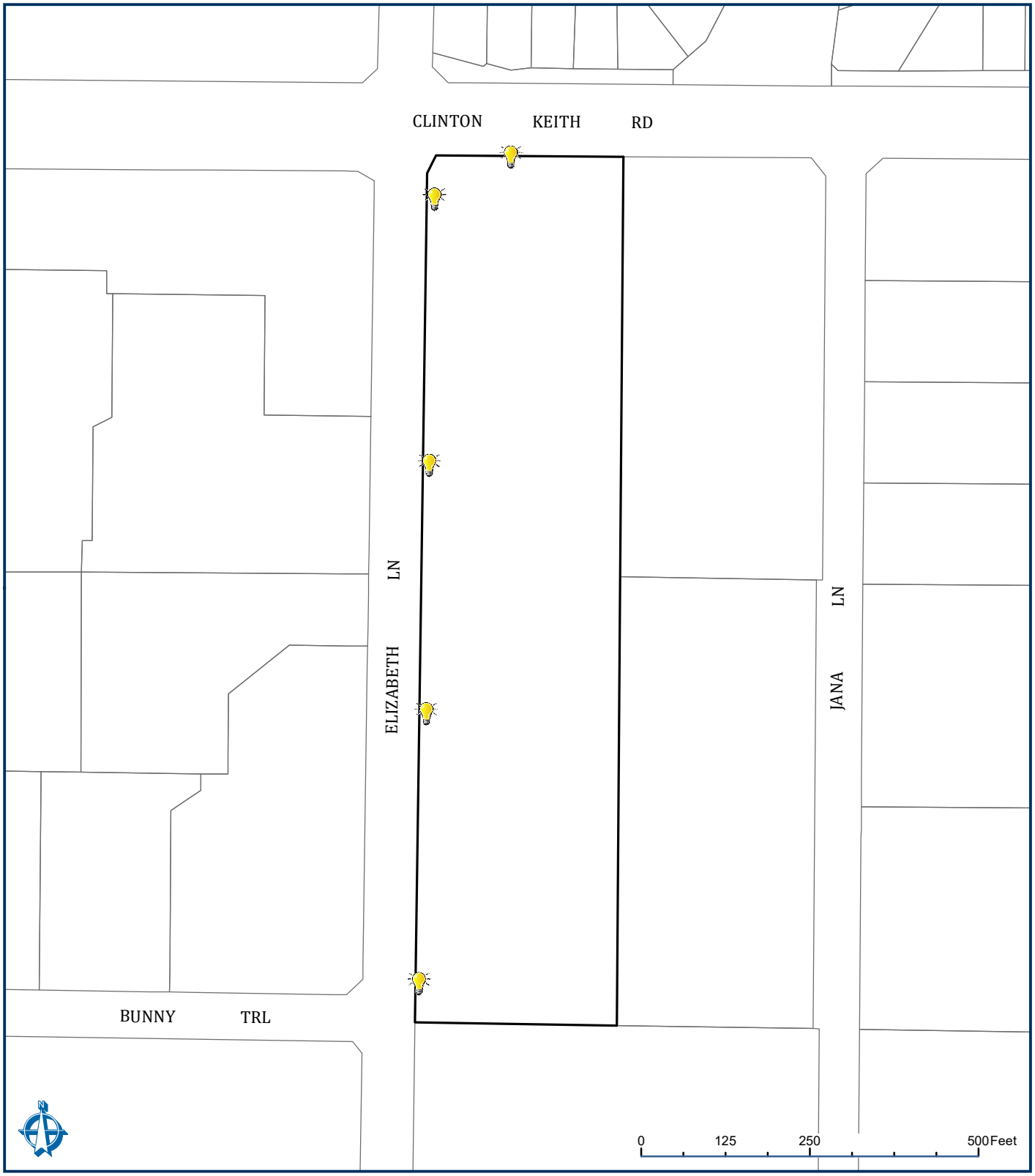


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 26

SPICER CONSULTING GROUP

Street Light

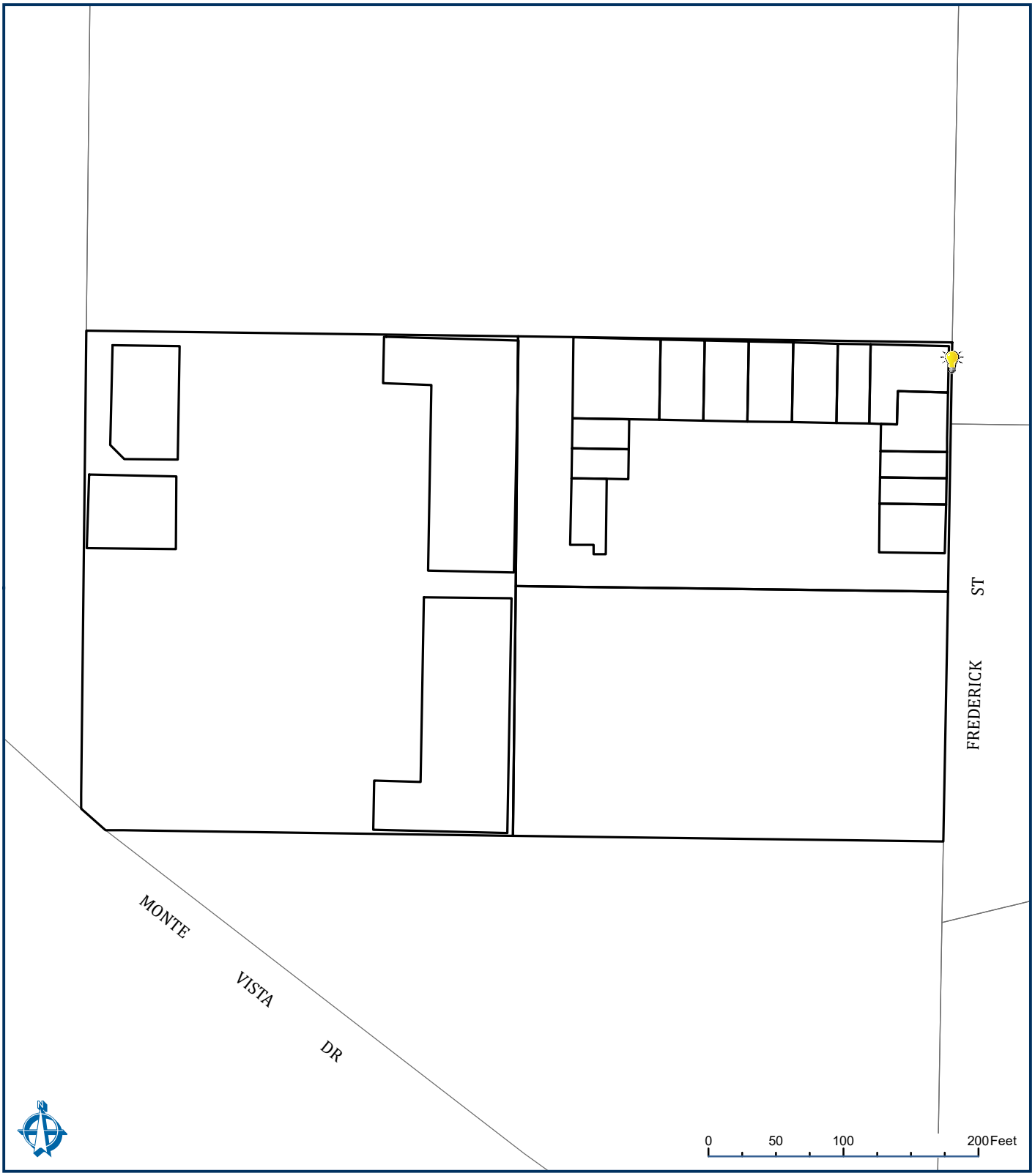


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 27

SPICER CONSULTING GROUP

Street Light

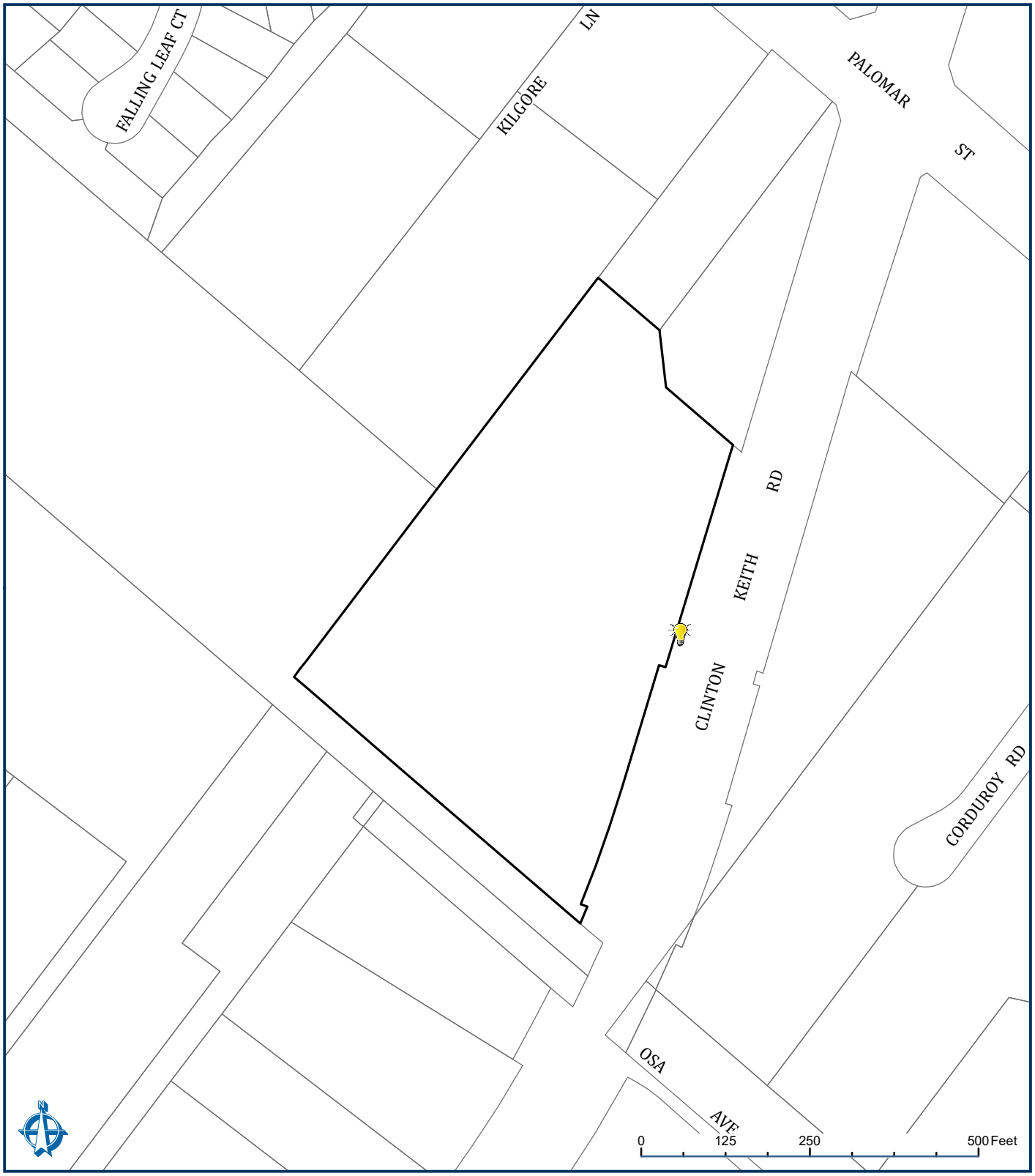


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 35

SPICER CONSULTING GROUP

Street Light

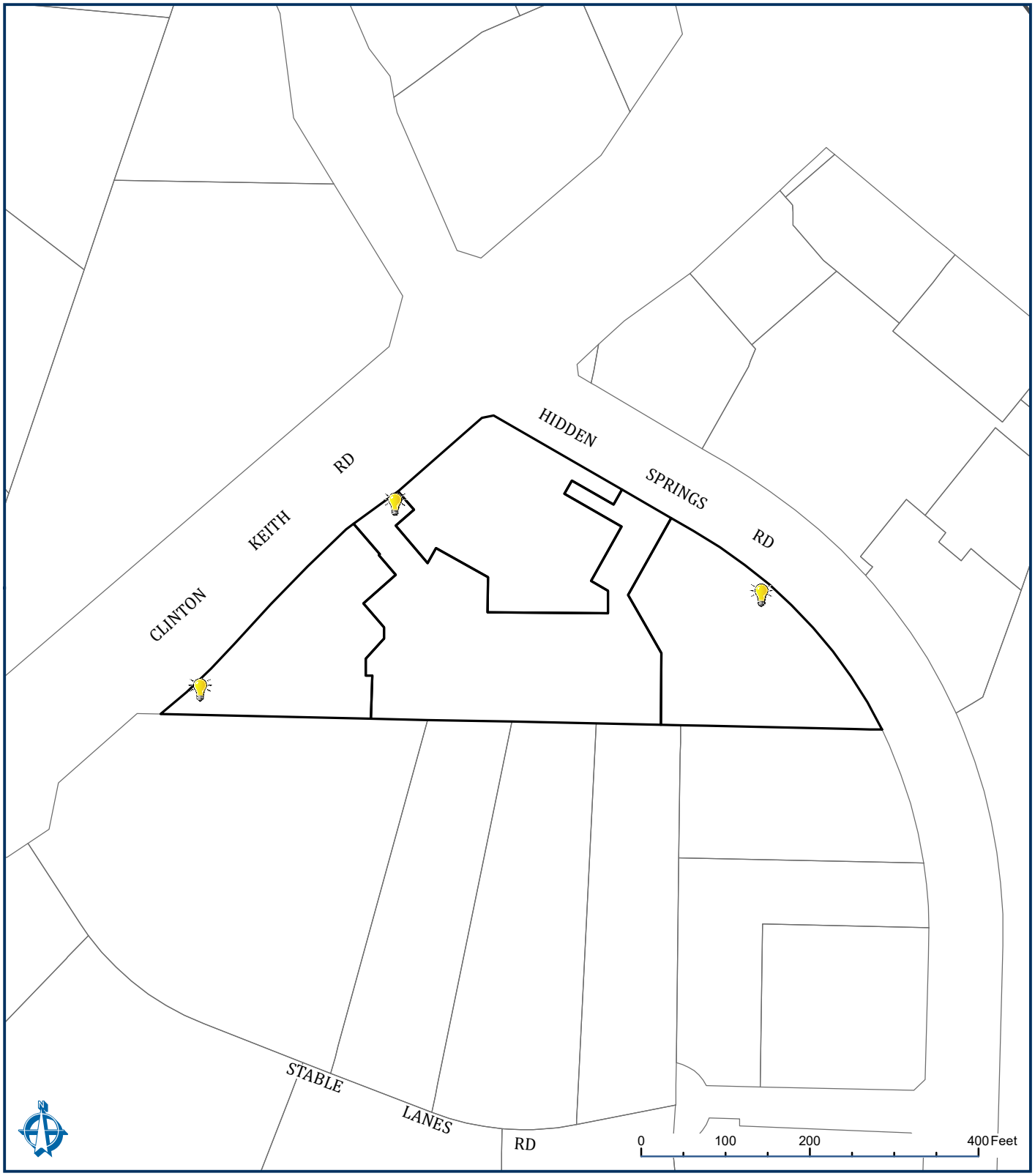


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 50

SPICER CONSULTING GROUP

Street Light

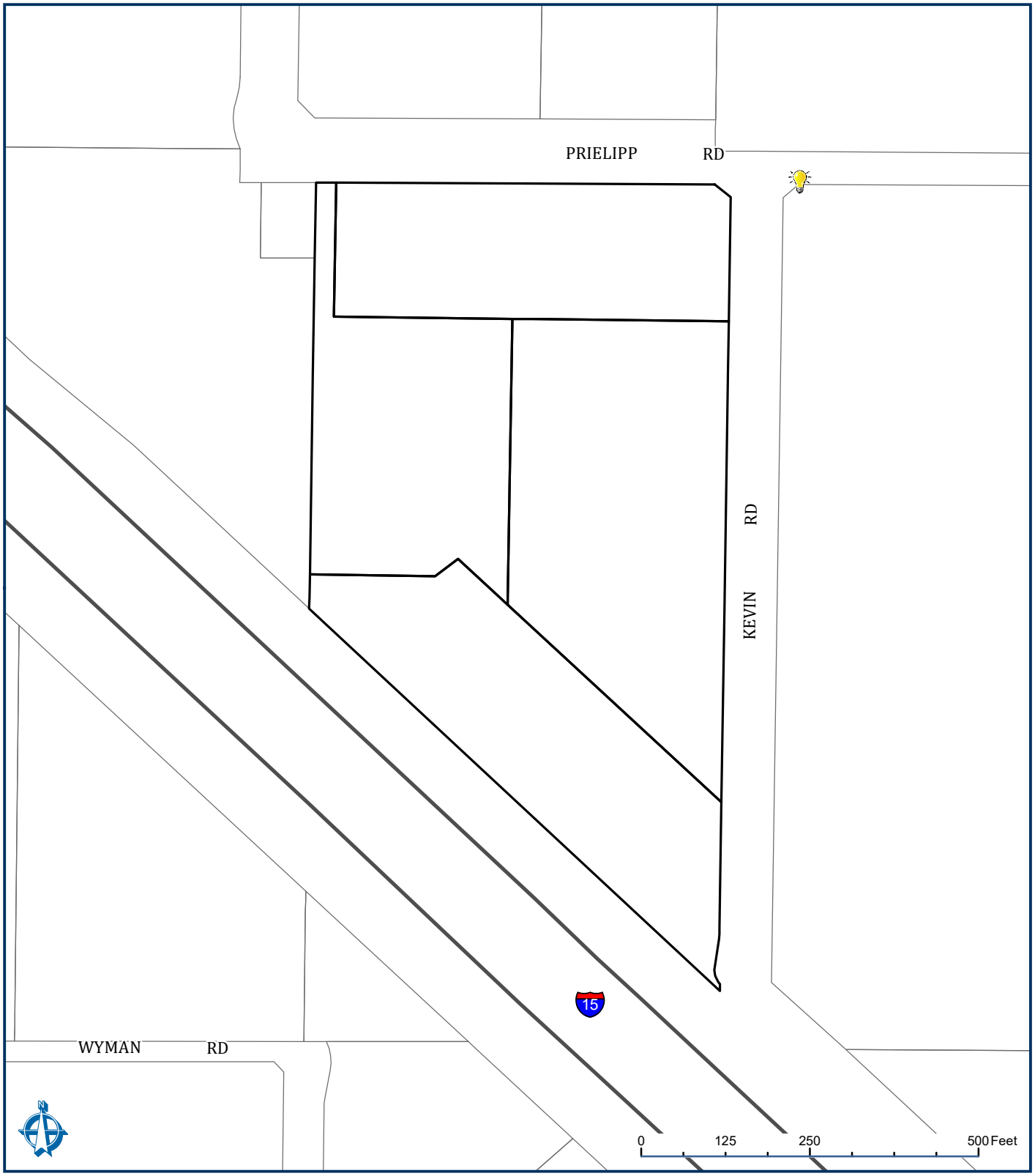


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 70

SPICER CONSULTING GROUP

Street Light

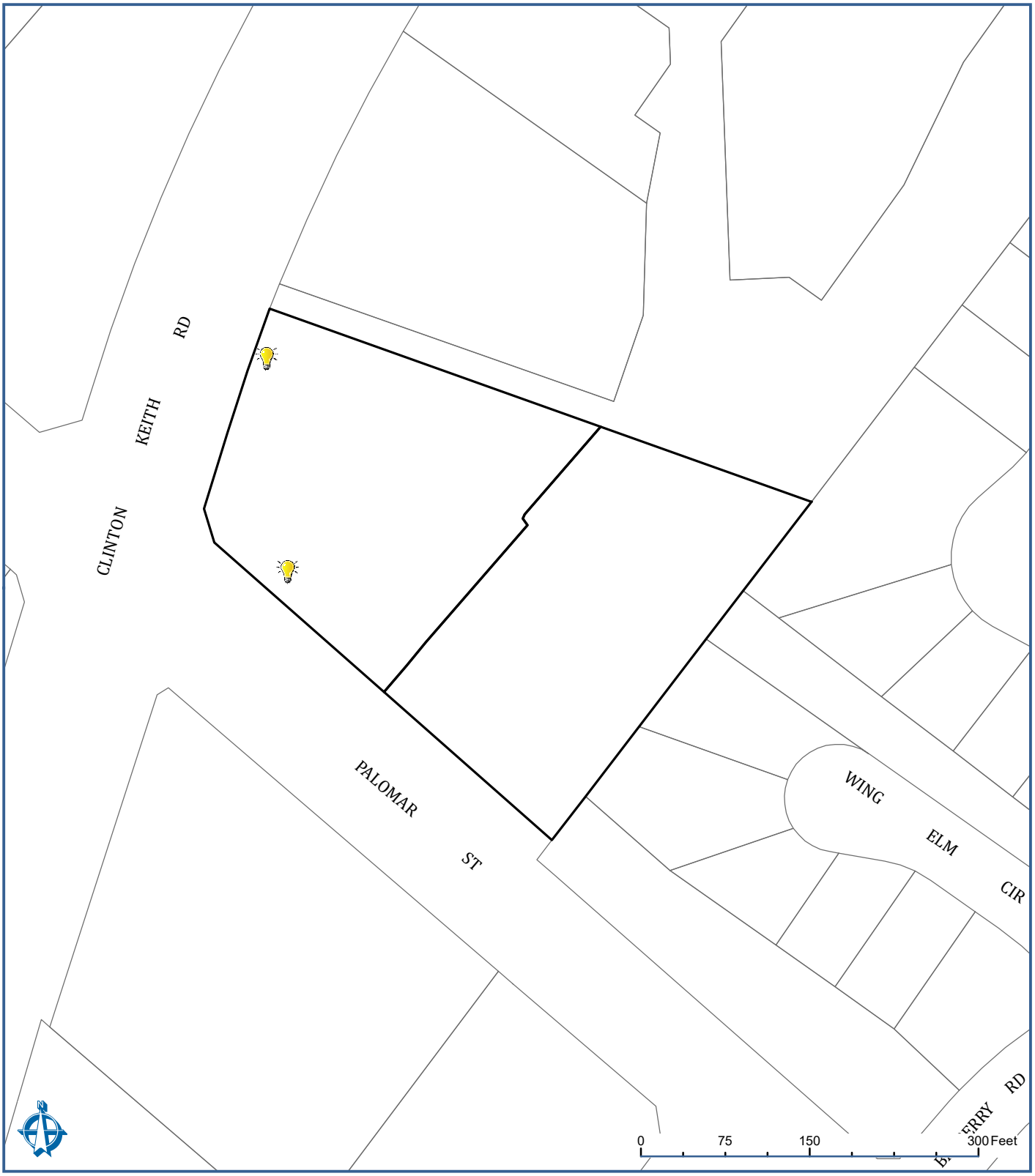


CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 71

SPICER CONSULTING GROUP

Street Light



CITY OF WILDOMAR
ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED
STREET LIGHTING ZONE 73

SPICER CONSULTING GROUP

Street Light



SPICER

CONSULTING GROUP

SUBJECT: Municipal Code Amendment No. 2026-03 - 2026 Spring Bi-Annual Code Update

SUBMITTED BY: Robert Flores, Community Development Director

PREPARED BY: Robert Flores, Community Development Director

ACTION:
1. Determine that Development Code Amendment (DCA) No. 2026-03, and associated Ordinance No. [next in order], is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the commonsense exemption, Section 15061(b)(3) of the CEQA Guidelines

2. Introduce Ordinance No. ___ and conduct the first reading by title only for the ordinance as recommended by the Planning Commission or as recommended by staff, both described in the staff report, based on the necessary finding within the ordinance entitled:

ORDINANCE NO. _____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING MUNICIPAL CODE AMENDMENT NO. 2026-03 THAT REVISES VARIOUS ARTICLES WITHIN TITLE 17 (DEVELOPMENT CODE) AND TITLE 16 (SUBDIVISION ORDINANCE) OF THE WILDOMAR MUNICIPAL CODE KNOWN AS THE 2026 SPRING BIANNUAL CODE UPDATE (TOGETHER KNOWN AS “MCA NO. 2026-03”)

SUMMARY:
The proposed Municipal Code Amendment contains housekeeping revisions, state law updates, procedural improvements, and targeted policy changes to Titles 16 and 17 intended to improve the efficiency, clarity, and consistency of the City's Development Code and Subdivision Ordinance while maintaining public hearing and City Council decision-making authority where required.

BACKGROUND:
Title 17 of the Wildomar Municipal Code houses the City of Wildomar ("City") Development Code that includes zoning provisions. Title 16 of the Wildomar Municipal Code houses the City's Subdivision Ordinance. Title 17, then known as the “Zoning Code,” and Title 16 were established upon incorporation of the City in 2008 with the adoption of Riverside County codes/ordinances. Recently, on January 15, 2025, the City adopted a comprehensive update to the past Zoning Code, establishing the current Development Code. The Subdivision Ordinance has not been comprehensively updated since its original adoption but has had minor changes throughout the years with the latest revision being in 2022.

The City recently commenced bi-annual updates for the Development Code and Subdivision

Ordinance that will allow for continual maintenance and accuracy of these Titles to allow for effective and efficient implementation. Specifically, these bi-annual code updates ensure internal consistency and accurate codes by making necessary surgical changes to the code to properly implement the Wildomar General Plan, particularly the Land Use Element, and facilitate processing of applications for development, business, and uses.

On April 22, 2026, the Wildomar Planning Commission considered the 2026 Bi-Annual Code Update (MCA 2026-03) at a public hearing and after public testimony, continued the item to June 3, 2026. The concerns from the first public hearing were addressed as described in the Planning Commission June 3rd staff report, and additional time was provided for interested parties to review the item before June 3, 2026 meeting.

On June 3, 2026, the Wildomar Planning Commission considered the 2026 Bi-Annual Code Update (MCA 2026-03) and adopted PC Resolution No. 2026-05 recommending approval and adoption of the ordinance with the following minor modifications:

- Maintain the authority to approve extensions of time (EOTs) with the Planning Commission; and
- Assign the authority to approve EOTs for administrative approvals to the City Manager or designee.

Staff recommends a hybrid approach that authorizes the City Manager or designee to approve the first two one-year extensions administratively while retaining Planning Commission approval for the final extension.

DISCUSSION:

Consideration of amendments to the both Title 17 and 16 of Wildomar Municipal Code are part of the first Bi-Annual Code Update of 2026.

Since adoption of the Development Code in January 2025, city staff have implemented the code and found several items that need updates or revisions or has identified ways to make the process more efficient and appropriate. The purpose of updates to Title 17 is to improve existing permit processes, comply with state law, particularly Accessory Dwelling Unit or ADU law and SB 9, adjust development standards or requirements to improve consistency, remove unnecessary provisions, and globally improve consistency and accuracy.

The purpose of the updates to Title 16 is to comply with state law, particularly SB 9, and globally improve consistency and accuracy.

Municipal Code Amendment 2026-03 (2026 Spring Bi-Annual Update) Summary:

The majority of the proposed amendments consist of housekeeping revisions, corrections, clarification of existing procedures, updates required by state law, and improvements identified through implementation of the Development Code. The amendments do not represent a comprehensive rewrite of the Development Code or a broad change in land use policy.

In addition to global corrections and revisions, the proposed Municipal Code amendment includes various revisions and additions, including:

- Non-substantive, format, and technical changes to nomenclature, titles, departments, references etc. for both Title 17 and Title 16 are proposed for consistency and accuracy.

- Entitlement and related changes:
    - Modifies the Major and Minor Development Review permit process to clearly define the scope and process for these entitlements. Additionally, these permits were renamed to better differentiate these two similar entitlement types.
    - Updates the pre-application process to streamline and better define the process.
    - Streamline the entitlement process by:
        - Changing a portion of the extensions of time requests to an administrative process. These requests are typically administrative and routine, and a streamlined process will help reduce processing time for staff while still maintaining the same level scrutiny and required findings for approval as currently exists. The proposed change to the EOT process includes provisions that allow staff to refer the determination to the Planning Commission or City Council as appropriate and necessary.
        - Eliminating the separate General Plan initiation process, which currently requires a preliminary public hearing before a formal application may be processed. The amendment removes this duplicative procedural step while preserving all required Planning Commission and City Council public hearings and final City Council approval of any General Plan Amendment.
    - Updating the Temporary Use Permit (and temporary event) process to align with City goals. Allowances for several temporary uses, such as Certified Farmer's Markets and outdoor markets are modified to increase frequency while still maintaining the temporary nature of the temporary use. Additionally, standards were updated to ensure public health, safety, and welfare is maintained before, during, and after the temporary use or event. For example, a requirement for a bond is proposed to ensure restoration of the site used for the temporary use or event.
    - Added clarifying provisions for Conditional Use Permits addressing periodic reviews, permits running with the land, and suspension/revocation procedures, etc.
- Update development standards and provisions for retaining walls.
- Parks are proposed as permitted uses in all rural zones to facilitate the development of open active and passive open spaces and recreational spaces within the communities and residential areas.
- Religious institutions are proposed as permitted uses in all residential zones, but churches are proposed not to be allowed in mixed-used zones.
- Manufactured (Mobile) Homes are proposed to be removed as a permitted use in commercial zones.
- Update the Change of Zone process to maintain that staff and the legislative body can initiate an update to the Development Code.
- Revise provisions related to accessory dwelling units to comply with recent changes in state law.
- Revised provisions in both Title 17 and Title 16 related to incorporate or update SB 9 Two-Unit Developments and Urban Lot Splits to comply with recent changes in state law. SB 9 provisions were inadvertently excluded in the adoption of the Development Code, so these state requirements were added back in to Title 17. Existing and new SB 9 provisions incorporate the latest state changes to this bill.
- Updates to definitions to support the proposed changes.

PUBLIC NOTICE:
The proposed Municipal Code Amendment (MCA 2026-03) is citywide. Consistent with the applicable Wildomar Municipal Code provisions and exceeding applicable state law provisions, a public notice was published in the Press Enterprise Newspaper, a local newspaper of general circulation, at least 10 days prior to the public hearing on August 12,

2026.

Since this code amendment is not associated with any specific development project, the provisions of Ordinance 135 requiring public hearing site posting do not apply.

ENVIRONMENTAL ANALYSIS:
In accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code § 21000, et seq., and the CEQA Guidelines, Section § 15000, et seq., staff recommends that the City Council determine that Municipal Code Amendment No. 2026-03, and its supporting adopting ordinance, is exempt from further environmental review, based on the common sense exemption, CEQA Guideline Section 15061(b)(3), in that the amendments involve general policy and procedure making and it can be seen with certainty that there is no possibility that this code amendment and ordinance adoption may have a significant effect on the environment. Therefore, the additions and revisions proposed can be seen with certainty that they will not cause any significant impact on the environment.

FISCAL IMPACT:
The fiscal impacts associated with the drafting, legal review, and implementation of this ordinance are covered by the Department's Operating Budget of General Fund.

ATTACHMENTS:
Attach A - Draft MCA 2026-03 Ordinance.docx
Att A Exh 1 - Title 16 Amendments.pdf
Att A Exh 2 - Title 17 Amendments.pdf

DRAFT ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING MUNICIPAL CODE AMENDMENT NO. 2026-03 THAT REVISES VARIOUS ARTICLES WITHIN TITLE 17 (DEVELOPMENT CODE) AND TITLE 16 (SUBDIVISION ORDINANCE) OF THE WILDOMAR MUNICIPAL CODE KNOWN AS THE 2026 SPRING BIANNUAL CODE UPDATE (TOGETHER KNOWN AS "MCA NO. 2026-03")

WHEREAS, in accordance with Chapter 17.145 of the Wildomar Municipal Code and California Government Code, the City Council, upon recommendation from the Planning Commission, has the authority to take action on the proposed Development Code Amendment No. 2026-03; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 3, 2026 for Development Code Amendment No. 2026-03, and adopted PC Resolution No. 2026-05 recommending City Council approval of Development Code Amendment No. 2026-03 as amended during the hearing; and

WHEREAS, in accordance with Chapter 17.125 of the Wildomar Municipal Code, the Planning Department, on or before August 2, 2026, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the City Council public hearing set for August 12, 2026, regarding Development Code Amendment No. 2026-03; and

WHEREAS, in accordance with Section 17.125 of the Wildomar Municipal Code, the City Council conducted a duly noticed public hearing on August 12, 2026, at which time interested persons had an opportunity to testify in support of, or opposition to Development Code Amendment No. 2026-03, and at which time the City Council received public testimony concerning Development Code Amendment No. 2026-03.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1: ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code § 21000, et seq., and the CEQA Guidelines, Section § 15000, et seq., Development Code Amendment No. 2026-02, and its supporting adopting ordinance, is exempt from further environmental review, based on the common sense exemption, CEQA Guideline Section 15061(b)(3), in that the amendments involve general policy and procedure making and it can be seen with certainty that there is no possibility that this code amendment and ordinance adoption may have a significant effect

DRAFT

on the environment. Therefore, the additions and revisions proposed can be seen with certainty that they will not cause any significant impact on the environment. Given these factors, Development Code Amendment No. 2026-03 meets the criteria for a General Rule Exemption pursuant to Section 15061(b)(3) of CEQA. As a result, the City Council hereby adopts a general rule exemption in accordance with the CEQA Guidelines as stated above.

SECTION 2. REQUIRED ZONING ORDINANCE AMENDMENT FINDING.

In accordance with Chapter 17.125 Wildomar Zoning Ordinance, the City Council makes the following finding approving Development Code Amendment No. 2026-03.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will allow for implementation of the General Plan Land Use, Circulation, Air Quality, Economic Development, and other elements of the General Plan that hold policy directed towards development and facilitating the process for orderly development and growth. The proposed amendments are updates and improvements to provisions within Title 16 and 17 that would create consistency, facilitate the process, and overall improve opportunity fore development in Wildomar.

SECTION 3. AMENDMENT OF TITLE 16 AND TITLE 17 OF THE WILDOMAR MUNICIPAL CODE.

Title 16 (Subdivisions) of the Wildomar Municipal Code is hereby amended to read as illustrated in Exhibit 1 of this Ordinance, and Title 17 (Development Code) of the Wildomar Municipal Code is hereby amended to read as illustrated in Exhibit 2 of this Ordinance.

SECTION 4. SEVERABILITY

If any Chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 6. CITY CLERK ACTION

DRAFT

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Chapter 39633(c).

INTRODUCED AND APPROVED FOR FIRST READING this ____, day of _____2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

Exhibit 1 – Title 16 Amendments

Exhibit 2 – Title 17 Amendments

DRAFT

Title 16

SUBDIVISIONS

Chapter 16.04
INTRODUCTORY PROVISIONS AND DEFINITIONS

§ 16.04.010. Authority.
§ 16.04.020. Advisory agencies.
§ 16.04.030. Land Development Committee.
§ 16.04.040. Appeal boards.
§ 16.04.050. Suspensions.
§ 16.04.060. Definitions.
§ 16.04.070. Street and highway definitions.

Chapter 16.08
DESIGN STANDARDS

§ 16.08.010. Conformance with General Plan.
§ 16.08.020. General street design.
§ 16.08.030. Private streets.
§ 16.08.040. Street grades.
§ 16.08.050. Street alignment.
§ 16.08.060. Intersections.
§ 16.08.070. Alleys.
§ 16.08.080. Lots.
§ 16.08.090. Exclusions.
§ 16.08.100. Required access.
§ 16.08.110. Design of subdivision to provide for future passive or natural heating or cooling opportunities.

Chapter 16.12
TENTATIVE MAPS

§ 16.12.010. Map numbers.
§ 16.12.020. Preliminary corner stakes.
§ 16.12.030. Pre-application review.
§ 16.12.040. Application.
§ 16.12.050. Division of land.
§ 16.12.060. Tentative tract maps.
§ 16.12.070. Tentative parcel maps.
§ 16.12.080. Planned developments—Residential, commercial and industrial.
§ 16.12.090. Vesting tentative maps.
§ 16.12.100. Filing of tentative map.
§ 16.12.110. Flood protection study fee.
§ 16.12.120. Map distribution.
§ 16.12.130. Review by Land Development Committee.
§ 16.12.140. Consideration by Planning Commission.
§ 16.12.150. Consideration of tentative maps by advisory agencies.
§ 16.12.160. Appeal of Planning Commission actions—Procedure.
§ 16.12.170. Extension of time for processing.
§ 16.12.180. Failure to receive notice.
§ 16.12.190. Denial of tentative land division maps.
§ 16.12.200. Land subject to contract pursuant to California Land Conservation Act.
§ 16.12.210. Revised tentative maps.
§ 16.12.220. Minor changes.
§ 16.12.230. Division into units.
§ 16.12.240. Expiration of approved tentative maps and vesting tentative maps—Extension of time.

Chapter 16.16
FINAL MAPS AND PARCEL MAPS

§ 16.16.010. Generally.
§ 16.16.020. Subdivision boundary requirements.

Downloaded from https://ecode360.com/WI5035 on 2026-04-20

§ 16.16.030. Preliminary filing of final map.
§ 16.16.040. Preliminary filing of parcel map.
§ 16.16.050. Data required—Final land division maps.
§ 16.16.060. Parcel maps compiled from recorded data.
§ 16.16.070. Filing of final land division maps.
§ 16.16.080. Action by City Engineer~~ounty Surveyor~~.
§ 16.16.090. Action by City Council.
§ 16.16.100. Surveys and monuments.
§ 16.16.110. Delivery of map to Recorder.
§ 16.16.120. Waived maps.
§ 16.16.130. Waived maps—Mobilehome park.
§ 16.16.140. Certificate of correction.
§ 16.16.150. Amendment of final maps or parcel maps.

Chapter 16.20
DEDICATIONS

§ 16.20.010. Dedications generally.
§ 16.20.020. Park and recreation fees and dedications.

Chapter 16.24
IMPROVEMENTS

§ 16.24.010. Land division improvements generally.
§ 16.24.020. Improvement plans required.
§ 16.24.030. Improvement for subdivisions.
§ 16.24.040. Schedule "A" subdivision.
§ 16.24.050. Schedule "B" subdivision.
§ 16.24.060. Schedule "C" subdivision.
§ 16.24.070. Schedule "D" subdivision.
§ 16.24.080. Improvements for parcel map divisions.
§ 16.24.090. Schedule "E" parcel map division.
§ 16.24.100. Schedule "F" parcel map division.
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CHAPTER 16.04
INTRODUCTORY PROVISIONS AND DEFINITIONS

§ 16.04.010. Authority.

A. The ordinance codified in this title is adopted pursuant to the provisions of the Subdivision Map Act.

B. All land divisions in the City as hereinafter defined are subject to all of the applicable provisions of the Subdivision Map Act and this title.

(Ord. 18 § 2, 2008, RCC § 16.04.010)

§ 16.04.020. Advisory agencies.

A. The Planning Commission is designated as the "advisory agency" charged with the duty of making investigations and reports on the design and improvement of all proposed tentative Schedule "A," "B," "C," "D" and "E" maps. The Commission is authorized to approve, conditionally approve or disapprove all such tentative map land divisions and report the action directly to the City Council and the land divider.

B. The Community Development~~Planning~~ Director is designated as the "advisory agency" charged with the duty of making investigations and reports on the design and improvement of all proposed tentative Schedule "F," "G," "H," and "I" parcel maps. The Community Development~~Planning~~ Director is authorized to approve, conditionally approve or disapprove all such tentative map land divisions and to report the action directly to the City Council and land divider.

C. Notwithstanding the above, or any other provision in this title to the contrary, the City Council reserves exclusively to itself the duty to investigate, approve, conditionally approve or disapprove all tentative Schedule "E" maps given fast track status. The City Council also reserves exclusively to itself the duty to investigate, approve, conditionally approve or disapprove all minor change and amendment to final map requests for all maps encompassing property within the boundaries of Assessment District No. 159, Assessment District No. 161, Community Facilities District No. 84-2, Community Facilities District No. 86-1, Community Facilities District No. 87-1, Community Facilities District No. 87-5 and Community Facilities District No. 88-8. The Council's actions shall be final with no further right of appeal.

(Ord. 18 § 2, 2008, RCC § 16.04.020)

~~**§ 16.04.030. Land Development Committee.**~~

~~There is created a Land Development Committee to act in an advisory capacity on all land divisions to the designated advisory agencies.~~

~~A. The Land Development Committee shall consist of representatives from the following departments and districts:~~

~~1. Transportation and Land Management Agency;~~

~~2. Planning Department;~~

~~3. Transportation Department;~~

~~4. Department of Building and Safety;~~

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~~5. Riverside County Flood Control and Water Conservation District;~~

~~6. Fire Department.~~

~~B. The Land Development Committee shall consider all land use proposals and report its findings and recommendations to the advisory agency for their decision.~~

~~C. A representative from one of the above departments or districts shall coordinate recommendations from the other departments and districts, under the supervision of the Planning Department.~~

(Ord. 18 § 2, 2008, RCC § 16.04.030)

§ 16.04.040. Appeal boards.

A. The Planning Commission is established as the appeal board to which the land divider or any interested person may appeal from any action of the advisory agency with respect to tentative Schedule "F," "G," "H" and "I" maps.

B. The City Council is established as the appeal board to which the land divider or any interested person may appeal from any action of the Planning Commission with respect to all tentative maps.

(Ord. 18 § 2, 2008, RCC § 16.04.040)

§ 16.04.050. Suspensions.

Notwithstanding the above, or any other provision in this title to the contrary, operation of the East Area planning council is suspended and its authority and duties transferred to the Planning Commission.

(Ord. 18 § 2, 2008, RCC § 16.04.050)

§ 16.04.060. Definitions.

A. General Definitions. In this title, unless the context otherwise requires, the following words shall have the following meanings.

"Advisory agency" means the Planning Commission or the Community Development~~Planning~~ Director as specified in Section 16.04.020.

"Building official" means the appointed building official ~~Director~~ of the Building and Safety Division~~epartment~~.~~-~~

"City" means the City of Wildomar.

"City Council" or "Council" means the City Council of the City of Wildomar.

"Community services district" means a community services district which has the power to construct and maintain streets.

"County Surveyor" means the County Surveyor of Riverside County.

"Department of Transportation" means the Department of Transportation of the State of California.

"Public Works Director~~ of Transportation~~" means the Director of the Public Works~~Transportation Department~~ for the City of Wildomar.

~~"Fast track status" means the status conferred on a map by majority vote of the City Council or by the Executive Director of the Economic Development Agency in accordance with the~~

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~~provisions of City Council Policy A-32.~~

"Fire Chief" means the chief of the fire protection agency or designee having jurisdiction of the area in which a land division is located.

~~"Flood control engineer" means the person as determined by the area in which a land division is located as follows:~~

~~1. Within the boundaries of the Riverside County Flood Control and Water Conservation District, it means the chief engineer of that district;~~

~~2. Within the boundaries of the flood control jurisdiction of the Coachella Valley Water District, it means the general manager-chief engineer of that district;~~

~~3. Outside the boundaries of either of the above districts, it means the person designated by the City Council to perform the flood protection studies.~~

"Health officer" means the health officer of the City.

"Land use ordinance" means Title 17 of this Code, as amended.

"Community Development~~Planning~~ Director" means the

Community Development~~Planning~~ Director of the City.~~-~~

"Prime agricultural land" and the "Williamson Act" means either:

1. Land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications;

2. Land which qualifies for rating 80 through 100 in the Storie Index Rating;

3. Land which supports livestock used for production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture;

4. Land planted with fruit or nut-bearing trees, vines bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200.00 per acre;

5. Land which has returned from the production of unprocessed agricultural plant products and annual gross value of not less than $200.00 per acre for three of the previous five years.

"Recorder" means the Recorder of Riverside County.

"Staff" means the employees of the City of Wildomar~~Transportation and Land Management Agency, the Health and Fire Departments and the Riverside County Flood Control and Water Conservation District~~.

~~"Transportation and Land Management Agency" means the Departments of Planning, Transportation and Building and Safety consolidated into one agency.~~

B. Technical Definitions.

"Approved fire hydrant" means an appliance meeting AWWA pamphlet C-502 or C-503 standards and approved by the water company and fire department having jurisdiction.

"Comprehensive General Plan" means the Comprehensive General Plan of the City,

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including all elements thereof, as adopted by the City Council.

"Contiguous units" means adjacent parcels of land which shall be considered contiguous even if separated by roads, streets, utility easements or railroad rights-of-way.

"Design" means:

1. Street alignments, grades and widths;
2. Drainage and sanitary facilities and utilities, including alignments and grades thereof;
3. Location and size of all required easements and rights-of-way;
4. Fire roads and firebreaks;
5. Lot size and configuration;
6. Traffic access;
7. Grading;
8. Land to be dedicated for park or recreational purposes; and
9. Such other specific physical requirements in the plan and configuration of the entire land division as may be necessary or convenient to insure consistency with or implementation of the Comprehensive General Plan or any adopted specific plan.

"Environmental constraint note" means any note or notes required by the conditions of approval to be shown on an environmental constraint sheet and reference made thereto on the final map. This shall be required when constraints involving but not limited to any of the following are conditioned by the advisory agency or City Council: archaeological sites, geologic mapping, grading, building, building setback lines, flood hazard zones, seismic lines and setbacks, fire protection, water availability, and sewage disposal.

"Environmental constraint sheet" means a duplicate of the final map on which are shown the environmental constraint notes. This sheet shall be filed simultaneously with the final map, with the City Engineer~~County Surveyor~~, and labeled "Environmental Constraint Sheet" in the top margin. Applicable items will be shown under a heading labeled "Environmental Constraints Notes." The environmental constraint sheet shall contain the statement: "The environmental constraint information shown on this map sheet is for informational purposes describing conditions as of the date of filing, and is not intended to affect record title interest. This information is derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer of this map sheet."

"Fire hazard areas" means area within the City~~County~~ so designated on the map entitled "Hazardous Fire Areas of ~~Riverside County~~the City of Wildomar" on file in the office of the City Clerk and in the office of the Fire Chief.

"Improvement" means any street work, surveys and monuments and utilities to be installed, or agreed to be installed, by the land divider on the land to be used for public or private streets, highways, ways and easements as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic needs as condition precedent to the approval and acceptance of the final map thereof. Improvement also means such other specific improvements or types of improvements the installation of which, either by the land divider, public agencies, private utilities, any other entity or by any combination

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thereof, is necessary or convenient to insure consistency with and implementation of the conditions of approval of the tentative map and the Comprehensive General Plan and any adopted specific plan.

"Improvement standards" means the standards set forth in this title and other ordinances related to the development of land as a subdivision or parcel map division.

"Land division" or "subdivision" means the division of any unit of units of improved or unimproved land, or any portion thereof, shown on the latest equalized City assessment roll as a unit or as contiguous units, for the purpose of sale, lease, gift or financing, whether immediate or future. Land division or subdivision includes both tract map and parcel map divisions of land as hereinafter defined:

1. "Tract map division" means a land division creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or the conversion of a dwelling to a stock cooperative containing five or more dwelling units.

2. "Parcel map division" means a land division where any of the following conditions prevail:

    a. The land is divided into four or less parcels;

    b. The whole parcel before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedication or improvements are required for the land division;

    c. Each parcel created by the land division has a gross area of not less than 20 acres up to 40 acres and each parcel has an approved access to a maintained public street or highway;

    d. The land consists of a parcel or parcels of land having approved access to a public street or highway, is part of a tract of land zoned for industrial or commercial development, and is approved as to street alignment and width;

    e. Each parcel created by the land division has a gross area of 40 acres or more, or each of which is not less than a quarter of a quarter section.

3. "Land division" or "subdivision" does not include:

    a. The financing or leasing of apartments, offices, stores or similar space within apartments buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks;

    b. Agricultural, gas, oil or mineral leases;

    c. Land dedicated for cemetery purposes under the California Health and Safety Code;

    d. The division of land caused by the acquisition of a property interest by any public entity or governmental agency;

    e. The division of land caused by the acquisition of a property interest by a public utility for operating public utility purposes, or the conveyance of land by a

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public utility to a contiguous ownership;

f. A lot line adjustment solely for the purpose of increasing or adjusting the size of adjacent lots or parcels, provided that the lot line adjustment does not reduce the original parcels below the zoning development standards applicable to the land, no additional parcels are created and the adjustment is approved by the Community Development~~Planning~~ Director;

g. When a land division is of a portion of any unit or units of improved or unimproved land, the subdivider may designate as a remainder that portion which is not divided for the purpose of sale, lease or financing. The designated remainder shall not be counted as a parcel for the purpose of determining whether a parcel map or final map is required.

For a designated remainder parcel, the fulfillment of construction requirements for improvements shall not be required until a permit or other grant of approval for development of the remainder parcel is issued by the Planning Division~~Department~~, or until the construction of the improvements is required pursuant to an agreement between the subdivider and the City. In the absence of that agreement the City may require fulfillment of the construction requirements within a reasonable time following approval of the final map and prior to the issuance of a permit or other grant of approval for the development of a remainder parcel upon a finding by the City that fulfillment of the construction requirements is necessary for reasons of the public health and safety, or the required construction is a necessary prerequisite to the orderly development of the surrounding area. A designated remainder subsequently may be sold without any further requirement of the filing of a parcel map or final map, but the Community Development~~Planning~~ Director may require a certificate of compliance or conditional certificate of compliance.

"Lot line adjustment" means a minor alteration to adjust a lot line or lot lines. It is not a subdivision or resubdivision procedure and is intended to be used only in those situations where the provisions of the Subdivision Map Act and this title applicable to subdivision and re-subdivisions do not apply.

"Minor change" means a minor modification of an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposals provided that the basic design concept is retained. A minor change may decrease, but not increase the number of approved lots. A minor change may alter or delete any condition of approval which is no longer appropriate or necessary. Notwithstanding the above, or any other provision herein to the contrary, a request to alter or delete a condition of approval of any approved tentative map within the boundaries of the following districts shall, in all instances, be considered a minor change: Assessment District No. 159, Assessment District No. 161, Community Facilities District No. 84-2, Community Facilities District No. 86-1, Community Facilities District No. 87-1, Community Facilities District No. 87-5 and Community Facilities District No. 88-8.

"Planned residential development" means residential development including, but not limited to, statutory and nonstatutory condominiums, cluster housing, town houses and community apartments that is permitted reduced lot area, width and depth requirements and building setback requirements, by integrating into the overall development open space

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and outdoor recreational facilities, and which may include recreational and public assembly buildings intended primarily for the use of the residents of the project, within the development.

"Public access" means:

1. A dedication to public use or to the City to the required width for road purposes;

2. A permanent written easement for road purposes to the required width from the state or federal government;

3. An access road, as defined in this title that has been open to the public without posting for five years or more, provided adequate evidence thereof is submitted to and approved by the Public Works Director ~~of Transportation~~;

4. A dedication to a community services district to the required width for road purposes.

"Public improvements" means traffic controls, streets, roads, highways, freeways, bridges, over crossings, street interchanges, flood control or storm drain facilities, sewer and water facilities, and lighting facilities.

"Revised tentative map" means a modification of an approved tentative map wherein the design of the land division is changed from the approved tentative map, but there is no substantial change in concept from the original approved map.

"Specific plan" means a plan adopted by the Council that is based upon the Comprehensive General Plan of the City of Wildomar, as provided in Section 65450 et seq. of the Government Code.

"Storm frequency of one in 100 years" means a storm that will probably be equaled or exceeded on the average of once every 100 years. It does not follow, however, that such a storm will be equaled or exceeded once in every 100-year period, or that having occurred once, it will not occur again for 100 years. It may occur several times in a 100-year period, but over a sufficient length of time the average is expected to be once in 100 years.

"Tentative map" means a map made for the purpose of showing the design and improvement of a proposed land division and the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

"Vesting tentative map" means a land division that has printed conspicuously on its face the words "Vesting Tentative Map" and is processed in accordance with Section 16.12.090.

(Ord. 18 § 2, 2008, RCC § 16.04.060)

§ 16.04.070. Street and highway definitions.

"Highway" or "street" means a right-of-way within which improvements are constructed for the conveyance of vehicular and pedestrian traffic and includes all highways, streets, road and alleys. The rights-of way and improvements shall be in conformity with ~~Transportation Department~~ standards and specifications as set forth by the City Engineer ~~in Riverside County Ordinance 461~~.

1. "Freeway" means a highway upon which the abutter's rights of access are controlled and which provides separated grades at intersecting streets.

2. "Expressway" means a highway for through traffic to which access from abutting property is restricted. Intersections with other streets or highways shall be limited to approximately

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one-half mile intervals.

3. "Arterial (urban) highway" means a six-lane divided highway primarily for through traffic where anticipated traffic volumes exceed four-lane capacity. Access from other streets or highways shall be limited to approximately one-quarter mile intervals. Minimum right-of-way width shall be 134 feet.

4. "Arterial highway" means a divided highway primarily for through traffic to which access from abutting property shall be kept at a minimum. Intersections with other streets or highways shall be limited to approximately one-quarter mile intervals. Minimum right-of-way width shall be 110 feet.

5. "Arterial (mountain) highway" means a four-lane highway intended to serve through traffic in mountainous areas zoned for low density residential development. Access from abutting property shall be kept at a minimum. Intersections with other streets or highways shall be limited to approximately 330-foot intervals. Minimum right-of-way width shall be 110 feet.

6. "Major highway" means a highway intended to serve property zoned for major industrial and commercial uses, or to serve through traffic. Intersections with other streets or highway may be limited to approximately 660-foot intervals. Minimum right-of-way width shall be 100 feet.

7. "Secondary highway" means a highway intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses. Minimum right-of-way width shall be 88 feet. Intersections with other streets and highways may be limited to 330-foot intervals.

8. "Industrial collector" means a three-lane circulatory street with a continuous left turn lane with at least one end connecting to a road of equal or greater classification. Minimum right-of-way width shall be 78 feet.

9. "Collector street" means a street which is intended to serve intensive residential land use, multiple family dwellings, or to convey traffic through an area to roads of equal or similar classification or higher. It may also serve as a cul-de-sac in industrial or commercial use areas but shall not exceed 660 feet in length when so used. Minimum right-of-way width shall be 66 feet.

10. "General local street" means a through street serving 50 or more single-family lots or lot sizes of less than 7,200 square feet. It may also serve as a private interior street in an industrial park. Minimum right-of-way width shall be 60 feet.

11. "Short local or circulatory private interior street" means a residential street limited by design to serve less than 50 single-family dwellings or a circulatory private street in a planned residential development. Minimum right-of-way width shall be 60 feet.

12. "Restricted local or noncirculatory private interior street" means a local street where, due to unusual conditions it is impractical to provide for a wider right-of-way or a street with limited circulation within a planned residential development. Minimum right-of-way shall be 50 feet.

13. "Access road" means:

    a. An existing improved roadway, either graded, graded and based, or asphalt paved,

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built within the dedicated right-of-way and providing safe, passable access from a maintained road to a land division site; or

b. A proposed road that will be constructed to grade, alignment, and width from the project site to a maintained or public road as defined in later chapters of this title.

14. "Maintained road" means a road in which the road maintenance shall be principally conducted by a governmental agency, a City service area, or community services district. A road maintained by a property owner's association may constitute a maintained road if the City Council determines that there is no other feasible means of guaranteeing maintenance of the road for public use, and if the association has the unqualified right and obligation to maintain the road pursuant to recorded conditions, covenants and restrictions which provide that such right and obligation cannot be amended or terminated without the mutual consent of the City and the association.

15. "Alley" means a secondary means of access to property and is located at the rear or side of the property. Minimum right-of-way width shall be 20 feet.

16. "Major, secondary and residential frontage road or service road" means an auxiliary street adjacent to freeways, expressways, arterial highways, major highways, secondary highways and flood control channels. Minimum right-of-way width shall be in accordance with the appropriate City street standards.

17. "Cul-de-sac street" means a road open at one end only, with special provisions for turning around, and the further extension of which is precluded by the land division design.

18. "Dead-end street" means a street open at one end only without provisions for turning around and which may be further extended into adjoining property.

19. "Private street" means a street within a private development or a planned residential development whereby the street requirements are regulated by Section 16.08.030.

20. "Part-width street" means any street in which the improved width is less than the width necessary for a normal full-width street.

21. "Rural road" means any local residential street within designated areas, identified in the General Plan, community plan, or a specific plan serving less than 50 single-family lots with lot sized of one-half acre or larger. Minimum right-of-way shall be 60 feet. The radii, maximum grade percentage, intersection intervals and all other design standards except pavement width shall be the same as those for a local road as required by the City Engineer~~Riverside County Ordinance 461~~. Minimum improvements are as follows:

Road Classification	Minimum Parcel Size	Number of Residences	Minimum Pavement Width	Road Standard Number
Collector	½ acre gross	21 through 49	28 feet	No. 136
Residential (Local)	2 acres gross	20 or less	24 feet	No. 138

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Road Classification	Minimum Parcel Size	Number of Residences	Minimum Pavement Width	Road Standard Number
~~The above rural road standards shall be applicable in the following areas: a. Lake Mathews Community Plan; b. County service areas Numbered 41, 86, 104, 105, 108, 117, 124 and 149~~.				

Street and Highway Details.

1. "Barrier strip" means a strip of land one foot or more in width dedicated to the City for street purposes and access control at the end of a dead-end street or along the side of a part-width dedicated street or other public right-of-way.

2. "Bicycle way" means an area either within or outside the right-of-way of a dedicated street where bicycle travel is the designated use.

3. "Median" means that portion of a divided highway separating the traveled way for traffic in opposite directions.

4. "Multilane demand" means that projected traffic volume will exceed the nominal capacity of a two-lane street section when such projected traffic volume is determined by a rational method of traffic generation employing land use techniques and traffic engineering principles.

5. "Outer separation" means the area between the traveled way of a highway for through traffic and a frontage road or service road.

6. "Pedestrian way/sidewalk" means a right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind. A pedestrian way may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic.

7. "Right-of-way" means the entire width of property for the use of highways, flood and drainage works, overhead and underground utilities, or any related improvements.

8. "Parkway" means the area adjoining the outer edge of the roadbed, extending to the right-of-way line in which sidewalks, plantings, utilities, bank slopes and related facilities may be located.

9. "Roadway" means that portions of the highway including roadbed, all slopes, side ditches, channels, waterways and all other related facilities which are located within a road right-of-way.

10. "Roadbed" means that portions of the roadway extending from curb-face or to the outside lien of improved shoulders.

11. "Traveled-way" means that portion of the roadway for the movement of vehicles, exclusive of shoulders and auxiliary lanes.

(Ord. 18 § 2, 2008, RCC § 16.04.070)

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CHAPTER 16.08
DESIGN STANDARDS

§ 16.08.010. Conformance with General Plan.

A. All land divisions shall conform to the Comprehensive General Plan of the City, with all applicable specific plans, with the requirements of the land use ordinance and other ordinances, and with the requirements of this title except as hereinafter provided.

B. The requirements set forth within this title are minimum requirements, and the City may impose greater requirements if so justified.

C. Exceptions from the requirements of this title relating to the design or improvement of land divisions shall be granted by the appropriate advisory agency or appeal board only when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity.

D. Applications for exceptions shall be made, in writing, stating fully the reasons and justification for the requested exception, and shall be submitted with the application for a land division.

(Ord. 18 § 2, 2008, RCC § 16.08.010)

§ 16.08.020. General street design.

A. The street system in the proposed land division shall relate, in general, to the existing streets in the area adjoining the proposed land division.

B. The proposed street plan shall give consideration to the future development of adjoining undeveloped property.

C. All streets shall be designed to serve the proposed use of the abutting land.

D. When improvements are required, part-width boundary streets in a land division adjacent to undivided land shall have a minimum right-of-way width of 40 feet. The land developer shall provide the prescribed half-width, and the additional dedications shall be acquired from the adjacent undeveloped property.

E. When no improvements are required, part-width boundary streets shall have a minimum right-of-way width of 30 feet.

F. Additional right-of-way or easements shall be provided where necessary to accommodate roadway slopes, drainage structures, and other facilities related to land division improvements.

G. When consistent with existing development, access to residential property along freeways, expressways, arterial highways, major highways and flood control channels shall be provided by one of the following:

1. A frontage road or service road;

2. A street separated by a tier of lots.

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H. Design of streets shall make provisions for railroads, parkways, expressways, grade separations, flood control channels, prevailing geological conditions and local drainage facilities.

I. In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

J. When alternate access is required and the alternate access is off-site, or when any other public improvement is required or proposed off-site, the land divider shall do each of the following as part of the tentative map review.

1. Provide any studies or information required to adequately evaluate the environmental impacts of constructing the off-site improvement/alignment;

2. Show all proposed centerline, approximate gradients and radii on the tentative map in addition to other factors such as street widths, pavement surface, etc. for the off-site improvement/alignment;

3. Provide mailing labels showing the addresses of property owners that are adjacent to the off-site improvement/alignment for hearing notification purposes; and

4. Provide written assurance(s) from the owner(s) of the property underlying the off-site improvement/alignment that sufficient right-of-way to construct will be provided. A formal agreement or offer of dedication is not necessary to satisfy this requirement, but the owner's willingness to cooperate must be communicated in a form acceptable to the Public Works~~Transportation~~ Department, Engineering Division.

In the event that the land divider does not satisfy one or more of the requirements set forth in subsection (J)(1), (2) or (3) of this section, and no exception is granted, the tentative map shall be redesigned such that the off-site improvement/alignment is no longer required. If the land divider refuses or is unable to redesign, project review staff shall recommend to the appropriate advisory agency or appeal board that the tentative map be denied. In the event that the land divider does not satisfy the requirement set forth in subsection (J)(4) of this section, project review staff shall note in its report the potential need to institute eminent domain proceedings and the appropriate advisory agency or appeal board may, in its discretion, act on the tentative map as designed or require that the map be redesigned to eliminate the off-site improvement/alignment.

K. Cul-de-sac streets shall conform with ~~Riverside County Ordinance 461, Standard No. 800~~standards provided by the City Engineer. When a part-width cul-de-sac is permitted, an offset cul-de-sac shall be provided in conformance with standards provided by the City Engineer~~Riverside County Ordinance 461, Standard No. 800(A)~~.

L. Dead-end and part-width streets shall not be permitted if it is determined that adjacent land use or topographical features will not permit the extension or widening of such streets. Dead-end streets shall be so designed that access to abutting property shall be physically possible.

M. On land divisions where improvements are not required, the centerline alignment of the street right-of-way shall be so located that future improvements will be feasible and in accordance with City standards and ordinances.

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(Ord. 18 § 2, 2008, RCC § 16.08.020)

§ 16.08.030. Private streets.

A. Private streets may be permitted when it is determined that there is adequate provision for their construction and continued maintenance, that the welfare of the occupants of the development will be adequately served and that it will not be detrimental to the public health, safety and general welfare.

B. Private streets, other than interior streets of planned residential developments, shall be required to be offered for dedication to public use. All dedicated private streets shall meet the width requirements set by the City Engineer~~Director of Transportation~~ and shall be constructed in accordance with improvement standards ~~of Riverside County Ordinance 461~~approved by the City Engineer. All offers of dedication shall remain in effect and shall be irrevocable unless abandoned under the Streets and Highways Code.

C. All streets that are permitted to be private, whether offered for dedication or not, may provide for access control by land division design, posting or gating.

D. Interior streets of a planned residential development, if not offered for dedication, shall be constructed to minimum widths of 32 feet for noncirculatory interior access and 36 feet for circulatory interior access in accordance with improvement standards approved by the City Engineer~~of Riverside County Ordinance 461~~; however, reduced widths may be permitted when either of the following conditions occur:

1. Where the design and topography permit the taking of access only on one side of the street; or

2. When the design does not permit on-street parking.

E. When a special design for a cul-de-sac, length of a street terminating in a cul-de-sac, landscaped median, or any other improvement design is proposed and is not provided for in this chapter or in the improvement standards ~~of Riverside County Ordinance 461~~, the design shall be submitted to the City Engineer~~Director of Transportation~~ for approval.

F. Concrete rolled curbs in conformance with ~~Riverside County Ordinance 461, Standard No. 202~~approved standards, may be permitted in place of standard curbs on non-dedicated streets upon the determination of the City Engineer~~Director of Transportation~~ that the streets are adequate to handle drainage, and that an adequate maintenance program is provided for in the covenants, conditions and restrictions.

G. Sidewalks shall be required to be constructed in conjunction with dedicated or nondedicated private streets unless it is determined by the approving body to be unnecessary, considering the design of the development. Sidewalk construction shall be in accordance with the improvement standards ~~of Riverside County Ordinance 461~~ unless otherwise approved by the City Engineer~~Director of Transportation~~.

H. Improvement plans, agreements and bonds shall be required for all dedicated and non-dedicated private streets in accordance with the applicable provisions of this title.

(Ord. 18 § 2, 2008, RCC § 16.08.030)

§ 16.08.040. Street grades.

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A. Grades for local streets may not exceed 16% unless approved by both the Public Works~~Transportation~~ and Fire Departments. In areas with an elevation of 5,000 feet or more, street grades shall not exceed 10%, except that grades up to 15% may be approved for distances not to exceed 200 feet.

B. Street grades of less than 0.50% may be approved only when engineering design shows that local drainage provisions are adequate and steeper gradients cannot be obtained. The utilization of combinations of steep and minimum grade lines as a means of generating embankment materials for on-site tract grading to the detriment of street maintenance and good engineering design will not be approved. Every effort shall be made to design street grades which will be in conformance with the existing terrain.

(Ord. 18 § 2, 2008, RCC § 16.08.040)

§ 16.08.050. Street alignment.

Curves of streets with right-of-way width of 60 feet or less shall have a minimum centerline radius of 300 feet in comparatively level locations and shall have a minimum centerline radius of 150 feet in comparatively steep hillside locations.

(Ord. 18 § 2, 2008, RCC § 16.08.050)

§ 16.08.060. Intersections.

A. All street intersections shall be at right angles, plus or minus five degrees, unless otherwise approved by the Public Works Director~~ of Transportation~~.

B. Centerline offsets of less than 200 feet shall not be permitted, except that in special design cases off-sets of less than five feet may be used when approved by the Public Works Director~~ of Transportation~~.

C. Curb Returns.

1. A minimum curb return radius of 25 feet shall be provided at intersecting streets designated as collector or local streets.

2. A minimum curb return radius of 35 feet shall be provided when one or both of the intersecting streets is designated as a secondary highway or greater.

3. In hillside areas, the curb return radius may be modified if required because of the topography.

D. Corner cutbacks shall be established as provided in standards approved by the City Engineer~~Riverside County Ordinance 461, Standard No. 805~~.

E. Frontage road connections providing access on commercially or industrially~~C-1/C-P, C-P-S, M-SC, M-M, M-H and I-P~~ zoned properties to the main highway shall incorporate an intersection design in conformance with standards approved by the City Engineer~~Riverside County Ordinance 461, Standard No. 802~~.

F. Median openings or crossovers between opposing lanes of a divided highway shall be located only at approved intersections and at intervals of not less than 660 feet unless otherwise approved by the Public Works Director~~ of Transportation~~.

(Ord. 18 § 2, 2008, RCC § 16.08.060)

§ 16.08.070. Alleys.

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A. Improved alleys not less than 20 feet in width may be approved at the rear of all lots intended for industrial, commercial, and multiple-family uses.

B. Alley intersections shall have minimum corner cutbacks of 25 feet or shall provide unobstructed sight distance as approved by the Public Works Director ~~of Transportation~~.

C. Dead-end alleys shall provide an adequate turnaround.

D. Part-width alleys shall not be permitted.

(Ord. 18 § 2, 2008, RCC § 16.08.070)

§ 16.08.080. Lots.

A. Lot size shall not be less than the minimum required by the zoning classifications applicable to the subject property, and shall be consistent with the comprehensive General Plan for the City.

B. Corner lots shall be designed to provide a building site equal to that required for interior lots in the same zone.

C. When lots 18,000 square feet or less are proposed, the depth of lots shall not exceed two and one-half times the width. When lots greater than 18,000 square feet are proposed, the depth shall not exceed four times the width.

D. When lots are crossed by major public utility easements, each lot shall have a net usable area of not less than 3,600 square feet, exclusive of the utility easement.

E. When a lot includes an access strip, the access strip shall not be less than 30 feet in width. In no case shall the length of the access strip exceed 660 feet. When the access portion abuts a dead-end street or cul-de-sac, the combined length of the street and the access strip shall be no more than 1,320 feet in length in a nonhazardous fire area and 660 feet in a hazardous fire area.

F. Side lot lines shall be at approximately right angles or radial to the street centerline, except where terrain or other restrictions make such design impractical.

G. Lots less than two acres in gross area shall not have double street frontage except that in hillside areas where the topography requires, lots may abut two or more streets provided that the frontage and vehicular access is from only one such street.

H. No lot shall be divided by a city, county, school district or other taxing agency boundary line.

I. The minimum lot frontage on a knuckle or cul-de-sac street shall be 35 feet measured along the property line unless otherwise specified in the development standards of the zoning classification.

J. Lot frontage along curvilinear streets may be measured at the building setback line in accordance with development standards of the zoning classifications.

K. Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

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(Ord. 18 § 2, 2008, RCC § 16.08.080)

§ 16.08.090. Exclusions.

A. Any contiguous property that is owned by the land divider shall be included within the boundaries of a land division when necessary or desirable in the design or improvement of the land division if the remaining parcels are less than 40 acres in size.

B. Any contiguous property that is owned by the land divider, but not included within the boundaries of the land division, shall be of such size and shape as to conform to the provisions of this title, the land use ordinance, the Comprehensive General Plan of the City, or any applicable specific plan; otherwise it shall be included within the boundaries of the land division.

(Ord. 18 § 2, 2008, RCC § 16.08.090)

§ 16.08.100. Required access.

A. No land division map shall be recorded unless public access is provided from each parcel of the land division to a city, county, county service area, community service district, state or federal road that is maintained for public use. Public access to a road maintained by a property owners' association may be allowed if the City Council determines that there is no other feasible means of guaranteeing maintenance of the road for public use, and if the association has the unqualified right to maintain the road pursuant to recorded conditions, covenants and restrictions which require the association to maintain the road and such requirement cannot be amended or terminated without the consent of the City.

B. The requirement for public access may be waived under the following circumstances.

1. If a parcel map creates four or less parcels and public access over intervening lands cannot be offered for dedications, an appurtenant private easement for ingress, egress, roadway, and public utility purposes may be approved, provided:

a. The land to be divided is not zoned for commercial, industrial, or multiple-residential use;

b. No parcel under one acre in size is created unless only two additional parcels are being created;

c. If no improvements are required, the private easement is not less than 20 feet in width, and is duly recorded, is perpetual in duration, and is not subject to liens and encumbrances which might impair or defeat its purpose. If improvements are required, a minimum of 40 feet is required;

d. The access easement owned by the land divider is not an exclusive easement or specifically written to prohibit further division of the land.

2. If a subdivision map has been previously recorded that permitted private streets without the requirement of offering the streets for dedications, a private road easement may be approved, provided the easement grants the new lots unrestricted access rights to the existing private streets.

C. Public access is not required if each parcel created is 40 acres or more or is a quarter of a quarter section.

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(Ord. 18 § 2, 2008, RCC § 16.08.100)

§ 16.08.110. Design of subdivision to provide for future passive or natural heating or cooling opportunities.

A. In order to provide for future passive or natural heating and/or cooling opportunities in a subdivision, the following considerations shall be taken into account: subdivision lot design, size, configuration of structure, orientation in an east-west direction, local climate, contour, configuration of the parcel to be divided, and other design and improvement requirements. Such provision shall not result in reducing allowable densities or the percentage of lot which may be occupied by a building or structure under applicable planning and zoning in force at the time the tentative map is filed.

B. These requirements do not apply to condominium projects which consist of the subdivision of airspace in an existing building when no new structures are added.

(Ord. 18 § 2, 2008, RCC § 16.08.110)

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CHAPTER 16.12
TENTATIVE MAPS

§ 16.12.010. Map numbers.

A. Prior to filing of a tentative map, a map number shall be obtained from the County Surveyor. Any number that is not used within two years from the date it is issued shall become null and void. The land divider shall pay the fee required as set forth in Chapter 3.44.

B. When the tentative map is a parcel map division, this shall be so indicated thereon.

C. The County Surveyor shall maintain a permanent record of all map numbers.

D. When applying for a map number, the land divider shall certify that he or she is the record owner of the property, or that the record owner consents to the filing of the map, or the land divider shall submit such proof of ownership or consent of the owner as shall be necessary for the County Surveyor.

E. When a number has been assigned by the County Surveyor for a particular parcel or contiguous parcels of land, the land divider shall place the map number upon each tentative map of the land division and neither the number nor the area of the parcel of land for which the number is issued shall thereafter be changed or altered in any manner upon the tentative map of the land division unless and until a new number has been assigned by the County Surveyor.

(Ord. 18 § 2, 2008, RCC § 16.12.010)

§ 16.12.020. Preliminary corner stakes.

At the request of staff, the land divider may be required to place a conspicuous stake identified with a number or corner description and flag at each approximate corner of the property to be divided. The stake shall extend at least three feet above ground and be identified with a number and corner description.

(Ord. 18 § 2, 2008, RCC § 16.12.020)

§ 16.12.030. Pre-application review.

Prior to submitting an application for a tentative map, the land divider shall comply with the pre-application review procedure described in Chapter 15.68 to the extent that such procedure is applicable.

(Ord. 18 § 2, 2008, RCC § 16.12.030)

§ 16.12.040. Application.

A. Prior to submitting a tentative map, the land divider shall obtain an application for a land division, which form shall be furnished by the Community Development~~Planning~~ Director and completed by the land divider.

B. The application shall be for the purpose of:

1. Providing and clarifying the information required to be shown on, or to accompany, the tentative map;

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2. Determining whether the land division conforms to all the requirements of this and other City ordinances;

3. Expediting the processing of the tentative map.

(Ord. 18 § 2, 2008, RCC § 16.12.040)

§ 16.12.050. Division of land.

A. No person shall make any land division, as defined in this title, of real property located in the City, except in accordance with the provision of the Subdivision Map Act and this title.

B. When a tentative map has been submitted, no grading or construction work shall be performed until the tentative map has been approved by the appropriate approving body.

(Ord. 18 § 2, 2008, RCC § 16.12.050)

§ 16.12.060. Tentative tract maps.

A. The following information shall be shown on and verified or accompany tentative tract maps. The Community Development~~Planning~~ Director may require such additional information as he or she deems necessary and reasonable.

1. Tract number, title of map, assessors' parcel number and legal description of property, not including tract name;

2. Name, address and telephone number of owner and land divider and name, address and telephone number of person preparing map;

3. Ownership information on additional property owned adjacent or contiguous to the land to be subdivided;

4. Approximate total acreage of property and lot size, net and gross for a typical lot and for each irregular lot, overall dimension, north arrow, scale and date;

5. Subdivision boundary line and detailed vicinity map showing relationship to surrounding community;

6. Names, locations, right-of-way, widths and improvements of adjacent streets, alleys, railroads, transmission lines, pipelines, sewers and existing structures, both above and below ground;

7. Names, locations, widths of right-of-way for proposed streets, alleys and easements, and the approximate grades of proposed and existing streets and approximate street centerline radii of curves;

8. Streets, alleys and right-of-way providing legal access to the property;

9. If private streets are proposed, they shall be so noted on the tentative map;

10. Names of utility purveyors, locations and widths of existing and proposed public utility easements:

a. When specific areas for subsurface disposal are required, those areas shall be delineated,

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b. Any known existing wells on the property or within 200 feet of the subdivision boundary shall be indicated on the tentative map;

11. Water courses, channels, existing culverts and drain pipes, including existing and proposed facilities for control of stormwaters;

12. Land subject to overflow, inundation or flood hazard;

13. Any land or right-of-way to be dedicated to public use;

14. Identify common areas and open spaces;

15. Proposed lot lines and approximate dimension;

16. Adjoining property and lot lines;

17. Maximum contour interval shall be four feet. The contour lines shall extend 300 feet beyond the exterior boundaries of the property when adjacent property is unimproved or vacant. Copies of U.S.G.S. topographic maps are acceptable only when other information is not available. ~~Flood control and Transportation~~Public Works Department base maps may be acceptable;

18. Site grading:

a. Whenever any area of the proposed tract has a gradient of five percent or more, as measured between natural contours, the following information shall be shown on, or accompany, the tentative map:

i. The proposed cuts and fills in the tract:

(A) All cut and fill slopes or combinations thereof shall be made no steeper than 2:1 (two horizontal to one vertical), and their height shall be no greater than 10 feet. Exceptions to these standards may be permitted as follows:

(1) Cut Slopes. Slope ratios steeper than 2:1 and slope heights in excess of 10 feet vertically shall be considered if they are recommended to be safe in a slope stability report written by either a registered soil engineer or a registered engineering geologist. The slope stability report must also include recommendations for erosion control and landscaping of the proposed grading.

(2) Fill Slopes. Fill slopes with heights in excess of 10 feet vertically (on a slope of 2:1) may be allowed if they are recommended to be safe in a slope stability report written by a registered soil engineer. The slope stability report must also include recommendations for erosion control and landscaping of the proposed grading.

Based on the slope stability report, fill slopes greater than 10 feet may need to be constructed at a more gentle slope ratio (e.g. 3:1 or 4:1), in order to achieve stability.

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(B) Cuts and fills in areas of subsurface sewage disposal shall be in accordance with the sewage disposable feasibility report recommendations.

ii. The elevations of all individual building pads in the subdivision;

iii. The elevations at the perimeter of the subdivision;

iv. The relationship to adjoining land and development.

b. Where grading will tie into adjacent natural terrain, final manufactured slopes shall be blended into the existing terrain;

19. Existing use and zoning of property immediately surrounding tract;

20. Existing zoning, and proposed land use of property (single-family, multiple-family, business, industrial);

21. A list of the names and addresses of the owners of real property located within 600 feet of the exterior boundaries of the property to be considered, as shown on the last equalized assessment roll, and any update issued by the County Assessor.

B. Reports and written statements of the following matters shall accompany the tentative map:

1. Proposed method of control of stormwater, including data as to amount of runoff, and the approximate grade and dimension of the proposed facilities;

2. A written statement (Land Division form SAN 53) from the health officer stating that:

a. A water purveyor under permit has agreed in writing to serve all lots in the land division;

b. The land divider has an acceptable application for a water purveyor permit on file with the Department of Public Health or the State Department of Health Services;

c. The land divider has filed with the Health Department information regarding the quantity and quality of water of any wells existing on the property, and the estimated current cost of drilling a well on the property;

d. No water system is provided and is not required for this land division;

3. A written statement (Land Division form SAN 53) from the health officer stating the type of sewage disposal and water supply that will be permitted. To aid in this determination, a sewer feasibility letter, or a sewage disposal feasibility report, and, when necessary, a Regional Water Quality Control Board clearance or other pertinent information shall be required.

C. If the land division lies within a special studies zone shown on the map prepared by the State Geologist pursuant to the Alquist-Priolo Earthquake Fault Zoning Act, a geologic report or waiver thereof pursuant to the provisions of Chapter 15.76 shall accompany the tentative map.

D. A program for the control of soil erosion and other pollutants in conformity with Chapter 15.12 and within blow sand areas, Chapter 16.48, shall be submitted and implemented for

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land divisions and related improvements.
(Ord. 18 § 2, 2008, RCC § 16.12.060)

§ 16.12.070. Tentative parcel maps.

A. The following information shall be shown and verified on or accompany all tentative parcel maps and any other information that the Community Development~~Planning~~ Director may deem necessary and reasonable.

1. Parcel map identification number, assessor's parcel number, title of map, and legal description of property but not including tract name;

2. Name and address of owner and land divider and name and address of person preparing map;

3. Approximate total acreage of property and lot size net and gross for a typical lot and for each irregular lot, overall dimension, north arrow, scale and date;

4. Land division boundary line and vicinity map showing relationship to surrounding community;

5. Assessor's map book and page numbers of adjoining land divisions;

6. Names, locations, right-of-way, widths and improvements of existing adjacent streets, alleys, railroads, and existing structures, both above and below ground;

7. Names, locations, widths of right-of-way for proposed streets, alleys and easements, and the approximate grades of proposed streets and approximate street centerline radii of curves;

8. Street and right-of-way providing legal access to the property;

9. If the private streets are proposed, it shall be so noted on the tentative map;

10. Names of utility purveyors, locations and width of existing and proposed known public utility easements:

    a. When specific areas for subsurface sewage disposal systems are required, the disposal areas shall be depicted. This requirement applies to Schedule "E" parcel maps only.

    b. Any known existing wells on the property or within 200 feet of the subdivision boundary shall be indicated on the tentative map;

11. Water courses, channels, existing culverts and drain pipes, including existing and proposed facilities for control of storm waters;

12. Land subject to overflow, inundation or flood hazard;

13. Any land or right-of-way to be dedicated to public use and right-of-way for railroads and other uses;

14. Identify common areas and open spaces;

15. Proposed lot lines and approximate dimensions;

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16. Adjoining property and lot lines;

17. Maximum contour intervals shall be four feet. The contour lines shall extend 300 feet beyond the exterior boundaries of the property when adjacent property is unimproved or vacant. Copies of U.S.G.S. topographic maps are acceptable only when other information is not available. ~~Flood control and Transportation~~Public Works Department base maps may be acceptable;

18. Existing use and zoning of property immediately surrounding tentative map;

19. Existing zoning and proposed land use (single-family, multifamily, business, industrial);

20. A statement as to whether the tentative map includes the entire contiguous ownership of the land divider or only a portion thereof;

21. A list of the names and addresses of the owners of real property located within 600 feet of the exterior boundaries of the property to be considered, as shown on the last equalized assessment roll, and any update issued by the County Assessor.

B. Reports and written statements on the following matters shall accompany the tentative map:

1. Proposed method of control of storm water, including data as to amount of runoff, and the approximate grade and dimension of the proposed facilities;

2. A written statement (Form SAN 53) from the health officer, stating the type of sewage disposal and water supply that will be permitted shall be submitted for all parcel maps.

C. If the land division lies within a special studies zone shown on the map prepared by the State Geologist, pursuant to the Alquist-Priolo Earthquake Fault Zoning Act, a geologic report or waiver thereof pursuant to the provisions of Chapter 15.76 shall accompany all tentative maps.

D. Requests to waive the parcel map for any parcel map division shall be filed at the time of the filing of the tentative parcel map.

E. A program for the control of soil erosion and other pollutants in conformity with Chapter 15.12, and within blow sand areas, Chapter 16.48, shall be submitted and implemented for land divisions and related improvements.

(Ord. 18 § 2, 2008, RCC § 16.12.070)

§ 16.12.080. Planned developments—Residential, commercial and industrial.

Whenever a tentative tract map or parcel map is filed for a planned residential, commercial or industrial development, as defined in Title 17 of this Code, the following data shall accompany or be delineated on the tentative map in addition to the data required by Sections 16.12.060 and 16.12.070:

A. Locations and dimensions of proposed dwellings, buildings or other structures;

B. Table indicating area and density calculations;

C. Building setback dimensions;

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D. Driveways, loading and parking areas;

E. Location and type of proposed fencing, gates and walls;

F. Irrigation and landscaping plans, including plant species;

G. Floor plans and elevations;

H. Location and dimension of common areas;

I. Proposal for maintenance of common areas;

J. Proposed special restrictions.

(Ord. 18 § 2, 2008, RCC § 16.12.080)

§ 16.12.090. Vesting tentative maps.

A. This section is enacted pursuant to Section 66498.1 of the Government Code, and is intended to establish procedures necessary to implement the provisions of the Subdivision Map Act and this title. The approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with those City ordinances, policies and standards described in Section66474.2 of the Government Code or, if that section is repealed, with the City ordinances, policies and standards which are in effect at the time the vesting tentative map is approved or conditionally approved. The rights conferred by this section shall expire if a final map is not approved prior to the expiration of the vesting tentative map. Whenever a provision of this ordinance requires that a tentative map be filed, a vesting tentative map may be filed instead.

B. Whenever a vesting tentative map is filed, it shall be processed in the same manner as a tentative map unless modified by this section, and shall have printed conspicuously on its face the words "Vesting Tentative Map." All vesting tentative maps shall be submitted to the Community Development~~Planning~~ Director on the forms provided by the Planning Division~~epartment~~ and shall be accompanied by the filing fee set forth in Chapter 3.44. In addition to the data required by Sections 16.12.060 and 16.12.070, the following data and information may be required by the Community Development~~Planning~~ Director:

1. A plot plan, drawn to scale, that shows the following:

   a. Name, address and the telephone number of the applicant and all owners of the subject property, including evidence that all owners agree to the application;

   b. Location or address of the property and assessor's parcel number;

   c. Boundary and dimension of property, north arrow, scale and date;

   d. Topography of the property;

   e. Approximate total acreage of the property and lot size of each lot, recreational and open space area, and paving. Common areas and open space to be identified;

   f. Location and names of adjoining streets, alleys and right-of-way providing legal access to the property;

   g. Name, locations and widths of right-of-way for proposed streets, alleys, and

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easements. Streets without current names must show proposed names;

h. Drainage plan to control both on-site and off-site storm runoff, water courses, channels, existing culverts and drainpipes including existing and proposed facilities for control of storm waters, and data as to the amount of runoff and the approximate grade and dimensions of proposed facilities for control of stormwaters;

i. Height, size and location of buildings;

j. Typical street cross sections;

k. Lighting system, street and outdoor;

l. Signs (location, dimensions, height);

m. Setback dimensions;

n. Location and nature of proposed and existing fences, gates, walls, driveways and curbs;

o. Irrigation systems;

p. Landscaping, including size, species and spacing proposed, including planters;

q. Elevations and floor plans;

r. Detailed grading plans.

C. An application for an amendment or minor change to a vesting tentative map may be made at any time prior to expiration of the map.

D. Whenever the intended development of a vesting tentative map is inconsistent with the zoning ordinance in existence at the time of filing of the map, that inconsistency shall be noted on the map, and the map may be denied or approved upon condition that the zoning is changed to eliminate the inconsistency. A conditionally approved vesting tentative map shall confer the vested right to proceed with the development in substantial compliance with the amended zoning and the map, as approved.

E. Notwithstanding any provision in this chapter to the contrary, any permit approval, extension or entitlement of a vesting tentative map be conditioned or denied under either of the following circumstances.

1. A failure to do so would place the residents of the subdivision or the immediate community, or both in a condition dangerous to their health or safety, or both;

2. The condition of denial is required in order to comply with state or federal law. In addition, the conditions of approval of a vesting tentative map may be amended through a minor change in order to protect against conditions dangerous to the public health or safety.

(Ord. 18 § 2, 2008, RCC § 16.12.090)

§ 16.12.100. Filing of tentative map.

A. Date of Filing. The date of filing for the purpose of determining the 50-day limitation for

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action on the tentative map shall be the date on which the Community Development~~Planning~~ Director accepts the map as complete for filing.

B. Submittal Requirements. All tentative maps shall be submitted to the Community Development~~Planning~~ Director and shall be accompanied by the appropriate fee specified in Chapter 3.44 and shall comply with Sections 16.12.060 through 16.12.090. The map shall be drawn to an engineer's scale which clearly presents the details. The map sheets shall not be less than 18 by 26 inches. The number of copies of the map to be submitted shall be as determined by the Community Development~~Planning~~ Director.

C. Additional Information. Within 30 days of the date on which the map is submitted, the Community Development~~Planning~~ Director shall determine whether any additional information is required, and the applicant or representative shall be so notified. Once the information required to complete the review of the tentative map is provided, the Community Development~~Planning~~ Director shall accept the map as complete for filing. Additional information which may be required shall include, but not be limited to, data necessary to complete environmental review, flood and drainage studies, sewage disposal information, and circulation studies.

D. Effect of Environmental Review. Notwithstanding subsection A of this section, the time limitation for action on the tentative map shall be 50 days after certification of an environmental impact report, adoption of a negative declaration, or a determination that the project is exempt from the California Environmental Quality Act.

(Ord. 18 § 2, 2008, RCC § 16.12.100)

§ 16.12.110. Flood protection study fee.

A. A flood protection study fee as set forth in Chapter 3.44 shall be paid upon the submittal of the tentative map to the Community Development~~Planning~~ Director.

B. When the fee is collected, it shall be paid to the flood control district that performs the flood protection study.

C. No charge shall be made for a flood protection study on a revised tentative map filed within two years of the original filing unless additional lots have been added. If a resubmitted map has additional lots proposed, a supplemental payment of the normal lot fee multiplied by the additional number of lots will be required. After two years the fee shall be the same as the original fee.

D. There shall be no flood protection study fee for reverting subdivided lands to acreage.

(Ord. 18 § 2, 2008, RCC § 16.12.110)

§ 16.12.120. Map distribution.

Upon the submittal of the tentative map to the Community Development~~Planning~~ Director, one copy thereof shall be forwarded to each member of the Planning Commission and to each of the following as may be concerned:

A. California Department of Transportation;

B. Any municipality entitled thereto;

C. The flood control district or person designated who will perform flood control and drainage studies;

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D. Any city, community services district, school or other authorized district requesting a copy;

E. Any utility purveyor serving the area with its facilities;

F. Any others as may be appropriate.

(Ord. 18 § 2, 2008, RCC § 16.12.120)

§ 16.12.130. Review by Land Development Committee.

A. All tentative maps shall be reviewed by the appropriate section of the Land Development Committee. The land divider and his or her representative shall be notified of the date and time of the meeting, at which time the land divider shall review the proposed map with the Committee.

B. Upon completion of its review, the Land Development Committee shall prepare a report and recommendation and shall transmit a copy thereof to the Planning Commission. The report shall be in writing, and a copy thereof delivered to the land divider or his/her representative at least three days prior to any hearing or action on the map by the Planning Commission.

(Ord. 18 § 2, 2008, RCC § 16.12.130)

§ 16.12.140. Consideration by Planning Commission.

A. Tract Maps and Commercial Parcel Maps. Within 50 days after the date of filing of a tentative tract map, a public hearing on the map shall be held before the Planning Commission or before the City Council as provided in Section 16.04.020(C). Notice of the time, date and place of the hearing, the identity of the hearing body, and a general description of the location of the proposed land division, shall be given at least 10 days prior to the hearing by all of the following procedures:

1. Publication once in a newspaper of general circulation in the City;

2. Mailing or delivery to the owner of the subject real property or the owner's duly authorized agent, and to project applicant;

3. Mailing or delivering to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project whose ability to provide those facilities and services may be significantly affected;

4. Mailing or delivering to all owners of real property which is located within 300 feet of the exterior boundary of the subject property, as such owners are shown on the last equalized assessment roll and any update;

5. Mailing by first class mail to any person who has filed a written request with the Community Development~~Planning~~ Department and has provided that department with a self-addressed stamped envelope for that purpose;

6. In the case of a proposed conversion of residential real property to a condominium project, community apartment project, or stock cooperative project, such notice shall also be given by mail to each tenant of the subject property, and, in addition to notice of the time and place of the public hearing, shall include notification to the tenant's right to appear and the right to be heard;

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7. If the number of owners to whom notice would be mailed or delivered pursuant to subsection (A)(4) of this section is greater than 1,000, in lieu of mailed or delivered notice, notice may be provided by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation in the City at least 10 days prior to the hearing;

8. The Community Development~~Planning~~ Director may require that additional notice of the hearing be given in any other manner he or she deems necessary or desirable;

9. Any interested person may appear at the public hearing and shall be heard by the hearing body.

B. After closing the hearing, the Planning Commission shall approve, conditionally approve or disapprove the proposed tentative map. Notice of the decision shall be filed with the City Clerk and a copy thereof mailed to the land divider or his/her authorized agent and any interested party requesting a copy.

C. Parcel Maps. The following procedures shall apply to all applications for approval of residential parcel maps:

1. Applications. Permit applications shall be filed with the Community Development~~Planning~~ Director in accordance with Section 16.12.070 and accompanied by the fees as set forth in Chapter 3.44.

2. Proposed Use. Not less than 10 days prior to the date on which the decision will be made on the application, the Community Development~~Planning~~ Director shall give notice of the proposed use by mail or delivery to all owners, as shown on the last equalized assessment roll as owning real property within a 300-foot radius of the exterior boundary of the property in question and publication once in a newspaper of general circulation in the area affected by the proposed project. No public hearing on the application for a permit issued pursuant to this paragraph shall be required unless such a hearing is requested by the applicant or other affected person or the Community Development~~Planning~~ Director determines that a public hearing is required in the best interest of the community's health, safety and welfare. The notice of proposed use shall include the following information:

a. A brief description of the project and its proposed location;

b. The officer or body which will consider approval of the project and the address where comments or request for a public hearing should be sent;

c. A statement that the decision-making officer or body will not act on the project for a period of 10 days and will consider written comments received during that period as to whether the determination of the Community Development~~Planning~~ Director that the project will not have a significant effect on the environment is appropriate;

d. A statement that a copy of the completed negative declaration is available for inspection at the Planning Division~~epartment~~.

3. Public Hearing. If a request for a public hearing is made, it shall be held within 21 days after the first request is made by the Community Development~~Planning~~ Director's hearing body. Not less than 10 days prior to the date on which the hearing will be held, the Community Development~~Planning~~ Director shall give notice of the proposed hearing by mail or delivery to all owners, as shown on the last equalized

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assessment roll as owning real property within a 600-foot radius

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of the exterior boundary of the property in question, and all others who received notice of the proposed use. The hearing body shall hear relevant testimony from interested persons.

4. Decision. The decision shall be made by the Community Development~~Planning~~ Director within the time limitations of the Subdivision Map Act, shall be filed with the City Clerk and, if no public hearing was held, shall be mailed to the same owners who were given notice pursuant to subsection (C)(2) of this section.

D. The Planning Commission, upon the request of the land divider, may waive the requirement that a parcel map be recorded if the Planning Commission finds that the proposed land division complies with the requirements as to:

1. Area;

2. Improvement and design;

3. Floodwater drainage control;

4. Appropriate improved public roads;

5. Sanitary disposal facilities;

6. Water supply availability;

7. Environmental protection;

8. Adequate existing survey control;

9. Other provisions of this title and other applicable ordinances of the City and the Subdivision Map Act.

E. Notwithstanding the above, or any other provision herein to the contrary, any map that requires the approval of a General Plan amendment, a specific plan amendment or a change of zone shall be heard in accordance with the provisions of Title 17 and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

(Ord. 18 § 2, 2008, RCC § 16.12.140)

§ 16.12.150. Consideration of tentative maps by advisory agencies.

A. Tentative Schedule "A," "B," "C," "D" and "E" Maps. Except as provided in Section 16.04.020(C), the action of the Planning Commission on a tentative Schedule "A," "B," "C," "D" and "E" map shall be final unless the final decision is appealed by the land divider or any interested party.

B. Tentative Schedule "F," "G," "H" and "I" Maps. The action of the Community Development~~Planning~~ Director on a tentative Schedule "F," "G," "H" and "I" map shall be final unless the final decision is appealed by the land divider or any interested party.

(Ord. 18 § 2, 2008, RCC § 16.12.150)

§ 16.12.160. Appeal of Planning Commission actions—Procedure.

A. Except as provided in Section 16.04.020(C), the Planning Commission is authorized to directly approve, conditionally approve or disapprove tentative Schedule "A," "B," "C,"

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"D" and "E" maps. If the land divider or any interested party believes that they may be adversely affected by the decision of the Planning Commission, the land divider or any interested party may appeal the decision to the City Council. Any such appeal shall be filed with the City Clerk within 10 days after the decision of the Planning Commission. The appeal shall be filed in writing, stating the basis for appeal, and shall be accompanied by the fee set forth in Chapter 3.44. Upon the filing of the appeal, the City Clerk shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the original hearing. The Council shall render its decision on the appeal within 10 days of the closing of the hearing.

B. The Community Development~~Planning~~ Director is authorized to directly approve, conditionally approve or disapprove tentative Schedule "F," "G," "H" and "I" maps. If the land divider or any interested party believes they may be adversely affected by the decision of the Community Development~~Planning~~ Director, the matter may be appealed to the Planning Commission. The appeal shall be filed with the Community Development~~Planning~~ Department within 10 days after the decision of the Planning Director. The appeal shall be filed in writing, stating the basis for the appeal and accompanied by the fee set forth in Chapter 3.44. All appeals shall be heard within 30 days after the filing of the appeal. Notice of the public hearing shall be given in the same manner as specified for a tract map. The Planning Commission shall render its decision on the appeal within 10 days of the closing of the hearing. The land divider or any interested party may appeal the decision of the Planning Commission to the City Council. Any such appeal shall be filed with the City Clerk within 10 days after the decision of the Planning Commission. The appeal shall be filed in writing, stating the basis for appeal, and shall be accompanied by the fee set forth in Chapter 3.44. Upon the filing of the appeal, the City Clerk shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the hearing before the Planning Commission. Upon conclusion of the hearing, the Council shall render its decision on the appeal within 10 days.

(Ord. 18 § 2, 2008, RCC § 16.12.160; Ord. 124 § 2, 2016)

§ 16.12.170. Extension of time for processing.

All time limits specified in this title for reporting and acting on tentative maps may be extended by the mutual consent of the land divider and the Planning Commission or the Council required to act, but in no event may the extensions exceed one year.

(Ord. 18 § 2, 2008, RCC § 16.12.170)

§ 16.12.180. Failure to receive notice.

Failure to receive notice of a hearing shall not invalidate the action taken by the Planning Commission, appeal body or the Council.

(Ord. 18 § 2, 2008, RCC § 16.12.180)

§ 16.12.190. Denial of tentative land division maps.

A tentative map shall be denied if it does not meet all requirements of this title, or if any of the following findings are made:

A. That the proposed land division is not consistent with applicable general and specific plans;

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B. That the design or improvement of the proposed land division is not consistent with applicable general and specific plans;

C. That the site of the proposed land division is not physically suitable for the type of development;

D. That the site of the proposed land division is not physically suitable for the proposed density of the development;

E. That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

F. That the design of the proposed land division or the type of improvements are likely to cause serious public health problems;

G. That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction;

H. Notwithstanding subsection E of this section, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act, that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

(Ord. 18 § 2, 2008, RCC § 16.12.190)

§ 16.12.200. Land subject to contract pursuant to California Land Conservation Act.

A. In addition to any of the grounds set out in this section, the City Council shall deny approval of a tentative map, if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7, commencing with Section 51200 of Division 1 of Title 5 of the California Government Code) and that the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is: (1) less than 10 acres in size in the case of prime agricultural land; or (2) less than 40 acres in size in the cases of land which is not prime agricultural land. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is: (1) at least 10 acres in size in the case of prime agricultural land; or (2) at least 40 acres in size in the case of land which is not prime agricultural land.

B. The City Council may approve a subdivision with parcels smaller than those specified in this section if it makes either of the following findings:

1. The parcels can nevertheless sustain an agricultural use permitted under the contract, or are subject to a written agreement for joint management pursuant to Section 51280.1 of the California Government Code, provided that the parcels which are

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jointly managed total at least 10 acres in size in the case of prime agricultural land or 40 acres in size in the case of land which is not prime agricultural land;

2. One of the parcels contains a residence and is subject to Section 428 of the Revenue and Taxation code; the residence has existed on the property for at least five years; the landowner has owned the parcels for at least 10 years; and the remaining parcels shown on the map are at least 10 acres in size if the land is prime agricultural land, or at least 40 acres in size if the land is not prime agricultural land.

C. No other homesite parcels as described in subsection (B)(2) of this section may be created on any remaining parcels under contract for at least 10 years following the creation of a homesite parcel pursuant to this section.

D. This section shall not apply to land which is subject to a contract when any of the following has occurred:

1. The local agency formation commission has approved the annexation of the land to a city and the city will not succeed to the contract as provided in Sections 51243 and 51243.5 of the California Government Code;

2. Written notice of nonrenewal of the contract has been served prior to March 7, 1985, as provided in Section 51245 of the California Government Code;

3. Written notice of nonrenewal of the contract has been served on or after March 7, 1985, as provided in Section 51245 of the California Government Code, and, as a result of that notice, there are no more than three years remaining in the term of the contract;

4. The City Council has granted tentative approval for cancellation of the contract as provided in Section 51282 of the California Government Code.

E. This section shall not be construed as limiting the power of the City Council to establish minimum parcel sizes larger than those specified in subsection A of this section.

(Ord. 18 § 2, 2008, RCC § 16.12.200)

§ 16.12.210. Revised tentative maps.

A. Any revised tentative map shall comply with all of the provisions of the Subdivision Map Act and this title in effect at the time the revised map is approved.

B. Proceedings on a revised tentative map shall be conducted in the same manner as for the original approval of a tentative map except those procedures that are not applicable. The approval or conditional approval of a revised tentative map shall annul approval of the previous tentative map, but the approval thereof shall not extend the time within which the final map may be filed.

(Ord. 18 § 2, 2008, RCC § 16.12.210)

§ 16.12.220. Minor changes.

A. A request for approval of a minor change to an approved tentative map shall be filed with the Planning Division~~epartment~~, accompanied by the fee specified in Chapter 3.44.

B. The Community Development~~Planning~~ Director shall make a written recommendation thereon to the Planning

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Commission, or to the City Council as provided in Section 16.04.020(C), and shall notice a public hearing in accordance with Section 16.12.140 unless the underlying map did not previously require such a hearing.

C. The Planning Commission or the City Council may decide the matter when it first appears on the agenda, or it may continue the matter with or without the consent of the land divider.

D. The decision of the Planning Commission shall be final, unless the decision is appealed to the City Council or the City Council calls the decision for review. An appeal shall be filed and heard as described in Section 16.12.160. A call for review shall be conducted as provided in Section 2.04.050 of this Code.

E. The approval by the Planning Commission or the City Council of a minor change shall not affect the time period within which the land divider must prepare and file the final map.

(Ord. 18 § 2, 2008, RCC § 16.12.220; Ord. 124 § 3, 2016)

§ 16.12.230. Division into units.

A. If a land divider proposes to file a final map or parcel map on only a portion of the land shown on an approved tentative map, the land divider shall file an application with the Community Development~~Planning~~ Director. The land divider shall note on the application whether the division into units is to be approved by the Public Works Director~~ of Transportation~~ or the Planning Commission.

1. If the land divider indicates that the division into units is to be approved by the Planning Commission, then the application shall be processed in accordance with subsections B through G of this section and Section 16.12.220 and shall be accompanied by the fee set forth in Chapter 3.44 for minor changes (subdivision).

2. If the land divider indicates that the division into units is to be approved by the Public Works Director~~ of Transportation~~, then the application shall be accompanied by the fee set forth in Chapter 3.44 for land division unit map filings and the application shall be processed in accordance with subsections B through G of this section.

B. The Community Development~~Planning~~ Director after reviewing the application shall refer it to the Public Works Director~~ of Transportation~~ for review.

C. No unit map shall be approved unless it is complete and in compliance with all of the provisions of this chapter, including fire protection, flood control, traffic circulation, access/secondary access and environmental considerations, and with all conditions of approval of the tentative map, including provisions and agreements for development of parks, schools, and other facilities, and specifically approved by the Public Works Director ~~of Transportation~~ or the Planning Commission, whichever is appropriate, based on the application filed by the land divider.

D. The unit will be identified by the approved tentative map number with a dash number designating said unit. The unit number shall be obtained from the County Surveyor upon payment of the fee specified in County Ordinances~~Chapter 3.44~~. Units are not required to record in order as indicated by the unit number. However, the land divider shall specify in the application or designate a set of units which may be approved in advance by the Community Development~~Planning~~ Director for recordation in any order or sequence. The last unit within a tentative map to be recorded will not bear a unit number.

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E. Any number of unit numbers may be issued; however, the City Engineer~~County Surveyor~~ can limit the number accepted concurrently for final map review.

F. If, after approval of an application for division into units, the land divider proposes to further divide the tentative map into units, or amend the boundaries of the approved units, or change the previously approved order of recordation of units, the land divider shall first file an application for such, and it shall be processed in accordance with subsections A through E of this section.

G. No phased map shall be approved under this section unless the ~~Transportation~~ Public Works Department has determined that any delay in property development allowed by phasing shall not:

1. Delay the construction of any critically needed facility which is conditioned to be constructed with the delayed phase(s);

2. Result in the increase in Mello-Roos assessments, or similar property improvement assessments, to any existing end user of property within an improved district of which the phased areas to be delayed is a party;

3. Cause a critical reserve fund deficiency, or where a critical deficiency already exists, increase said deficiency, in any Mello-Roos district, or similar property district, of which the phased areas to be delayed is a party; or

4. Cause increased expenses or assessments to existing end property uses or any property owners association, maintenance district or similar property maintenance facility of which the phased areas to be delayed is a part.

(Ord. 18 § 2, 2008, RCC § 16.12.230)

§ 16.12.240. Expiration of approved tentative maps and vesting tentative maps—Extension of time.

A. Tentative Tract Maps. All schedule "A," "B," "C," and "D" approved or conditionally approved tentative tract maps shall expire 36 months after approval by the appropriate hearing body, unless the final tract map has been approved by the City Council and recorded with the Riverside County Recorder's office. The land divider may request an extension of time provided an application and fee (as set forth in Chapter 3.44 of this Code) is submitted to the Community Development~~Planning~~ Director prior to the expiration date of the tentative tract map. The following procedures apply to all extension of time requests for tentative tract maps:

1. The Planning Commission shall review the first request for an extension of time and at their discretion may extend the time to record the final tract map for a period up to three years.

2. The Planning Commission shall review the second request for an extension of time and at their discretion may extend the time to record the final tract map for an additional two-year period.

3. The Planning Commission shall review the third request for an extension of time and at their discretion may extend the time to record the final tract map for a final one-year period.

4. If the final tract map has not been approved by the City Council and recorded with the Riverside County Recorder's office within the nine-year time frame identified

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above, the tentative tract map shall expire and become null and void.

5. The decision of the Planning Commission on each extension of time request shall be final, unless the decision is appealed to the City Council, or the City Council calls for review of the Commission's decision. Any appeal shall be filed and heard by the City Council in accordance with Section 16.12.160 of this chapter. A call for review by the City Council shall be conducted in accordance with the provisions of Section 2.04.050 of this Code.

B. Tentative Parcel Maps. All schedule "E," "F," "G," "H" and "I" approved or conditionally approved tentative parcel maps shall expire 36 months after approval by the appropriate hearing body, unless the final parcel map has been approved by the City Council and recorded with the Riverside County Recorder's office. The land divider may request an extension of time provided an application and fee (as set forth in Chapter 3.44 of this Code) is submitted to the Community Development~~Planning~~ Director prior to the expiration date. The following procedures apply to all extension of time requests for tentative parcel maps:

1. The Planning Commission shall review the first request for an extension of time and at their discretion may extend the time to record the final parcel map for a period up to three years.

2. The Planning Commission shall review the second request for an extension of time and at their discretion may extend the time to record the final parcel map for an additional two-year period.

3. The Planning Commission shall review the third request for an extension of time and at their discretion may extend the time to record the final parcel map for a final one-year period.

4. If the final parcel map has not been approved by the City Council and recorded with the Riverside County Recorder's office within the nine-year time frame identified above, the tentative tract map shall expire and become null and void.

5. The decision of the Planning Commission on each extension of time request shall be final, unless the decision is appealed to the City Council, or the City Council calls for review of the Commission's decision. Any appeal shall be filed and heard by the City Council in accordance with Section 16.12.160 of this chapter. A call for review by the City Council shall be conducted in accordance with the provisions of Section 2.04.050 of this Code.

C. An extension of time shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, and does not adversely affect the general health, safety and welfare of the public.

D. Vesting Tentative Maps. A vesting tentative map shall be subject to the same expiration and extension of time provisions as a tentative map; provided, however, that on recordation of a final map, the rights conferred on a vesting tentative map shall last for one year. Whenever several final maps are recorded on various phases of a project covered by a single vesting tentative map, the one-year initial time period shall begin for each phase when the final map for that phase is recorded. The one-year initial time period shall be automatically extended by any time used for processing a complete application for a grading permit if the time used to process the application exceeds 30 days from the date

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that a complete application is filed. Prior to the expiration of the initial time period, the subdivider may apply in writing to the Planning Commission for a one-year extension, accompanied by the fee set forth in Chapter 3.44. If the extension is denied, an appeal may be filed with the City Councilor the City Council may call the decision for review. An appeal shall be filed and heard as described in Section 16.12.160. A call for review shall be conducted as provided in Section 2.04.050 of this Code. When the subdivider submits a complete application for a building permit during the period of time specified in this section, the vested rights shall continue until the building permit, or any extension thereto, expires.

E. If the subdivider is required to expend $125,000.00 or more to construct, improve or finance the construction or improvement of public improvements outside the property boundaries of the land division, excluding improvements of public rights-of-way which abut the boundary of the property to be subdivided and which are reasonably related to the development of that property, each filing of a final map authorized by Section 16.12.230(A)(1) shall extend the expiration of the approved or conditionally approved land division map by 36 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the land division more than ten years from its approval or conditional approval. The number of phased final maps which may be filed shall be determined by the Planning Commission at either the time of the approval or conditional approval of the land division or pursuant to Section 16.12.230(A)(1).

The amount of $125,000.00 shall be increased by the Registrar of Contractors according to the adjustment for inflation set forth in the statewide cost index for Class B construction, as determined by the State Allocation Board at its January meeting. The adjustment by the Registrar of Contractors shall be effective on the first day of the month occurring more than 30 calendar days after the Registrar of Contractors made that adjustment. The adjusted amount shall apply to tentative and vesting tentative maps whose applications were received after the effective date of the adjustment.

F. Extensions of Time for Maps Affected by Moratoriums and Lawsuits. The period of time specified in subsections A and B of this section shall not include any period of time during which a development moratorium, imposed after approval of the tentative map, is in existence; provided however, that the length of the moratorium does not exceed five years. Once a moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time that the moratorium was imposed. However, if the remaining time is less than 120 days, the map shall be valid for 120 days following the termination of the moratorium. A development moratorium shall include a water/sewer moratorium as well as other actions of public agencies which regulate land use, development, or the provisions of services to the land, other than the City which thereafter prevents, prohibits or delays the approval of a final or a parcel map.

G. The period of time specified in subsections A and B of this section shall not include the period of time during which a lawsuit involving the approval or conditional approval of the tentative map is or was pending in a court of competent jurisdiction if the stay of the time period is approved by the Planning Commission pursuant to this section. After service of the initial petition or complaint in the lawsuit upon the City, the subdivider may apply to the Community Development~~Planning~~ Department for a stay pursuant to this section.

Applications for a stay shall be made to the Community Development~~Planning~~ Director on the forms provided

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by the Community Development~~Planning~~ Department and shall be accompanied by the filing fee set forth in Chapter 3.44 and shall include such information and documents as may be required by the Community Development~~Planning~~ Director. The Community Development~~Planning~~ Director shall forward to the Planning Commission a recommendation for approval or denial of the request for a stay. The Planning Commission shall act on the requested stay within 40 days after the application is received by the Community Development~~Planning~~ Director. The decision of the Planning Commission shall be forwarded to the City Clerk. The decision of the Planning Commission shall be final unless the decision is appealed to the City Council or the City Council calls the decision for review. An appeal shall be filed and heard as described in Section 16.12.160. A call for review shall be conducted as provided in Section 2.04.050 of this Code.

(Ord. 18 § 2, 2008, RCC § 16.12.240; Ord. 124 § 4, 2016; Ord. 146 §§ 2, 3, 2018)

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CHAPTER 16.16
FINAL MAPS AND PARCEL MAPS

§ 16.16.010. Generally.

After the approval or conditional approval of the tentative map and prior to the expiration of such map, the subdivider may cause the real property included within the map, or any part thereof, to be surveyed and a final map or parcel map thereof prepared in accordance with the current Surveyor's office map preparation manual and the approved or conditionally approved tentative map.
(Ord. 18 § 2, 2008, RCC § 16.16.010)

§ 16.16.020. Subdivision boundary requirements.

A. Surveys made in preparation of final maps or parcel maps shall be in accordance with standard practices and principles of surveying and all applicable provisions of the Subdivision Map Act.

B. The entire boundary of a land division must appear on the first map sheet of a final map or parcel map showing:

1. A boundary survey of the land division, including all courses and distances necessary to compute a closure;

2. Sufficient data to prove the method by which the boundary was determined, including a description of all corners found or set, adjoining maps or property lines of record;

3. Phased units in relation to the boundary.

C. The City Engineer~~County Surveyor~~ may waive the boundary plat if sufficient survey information is of record.

D. Whenever the City Engineer~~County Surveyor~~ has established the centerline of a street, that data shall be considered in making the surveys and in preparing the final map or parcel map, and all monuments found shall be indicated and proper reference made to field books or maps of public record, relating to the monuments. If the points were reset by ties, that fact shall be stated. The final map or parcel map shall show City and County boundaries adjoining the division of land.
(Ord. 18 § 2, 2008, RCC § 16.16.020)

§ 16.16.030. Preliminary filing of final map.

A. When the subdivider files his or her final map for preliminary checking in the office of the City Engineer~~County Surveyor~~, ~~five positive prints~~they shall be distributed as follows:

1. ~~Two to the County Surveyor~~City Engineer;

2. ~~One to the~~ Planning Division~~irector~~;

~~3. One to the health officer;~~

3. ~~One to t~~The appropriate flood control agency.

4. Any other applicable agency as determined by the City Engineer.

B. The final map shall be accompanied by the map checking fee as set forth in Chapter 3.44.

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C. Required improvement plans shall be submitted to the Public Works~~Transportation~~ Department and accompanied with the plan checking fee as set forth in Chapter 3.44.

D. Prior to the recordation of the final map, the following items shall be provided and approved:

1. A copy of the approved conditions, covenants and restrictions (CC&Rs) that are to be recorded with the final map;

2. Evidence of title in the form of a current preliminary title report issued by a California title company, showing the names of persons having any record title interest in the land to be divided, together with the nature of their respective interests therein. In the event that any dedication is to be made for public use of any property shown on a final land division map, a subdivision guarantee shall be issued by a California title company. The consent of the owner or owners of any contingent reversionary interest in the lands to be subdivided is not necessary and need not be named in the guarantee of this title;

3. All requests for waivers of signatures as provided in the Subdivision Map Act;

4. Letters from utility purveyors that will serve the land division certifying that satisfactory provisions have been made with each of the public utility purveyors as to location of their facilities and construction thereof.

(Ord. 18 § 2, 2008, RCC § 16.16.030)

§ 16.16.040. Preliminary filing of parcel map.

After a tentative parcel map is approved, the land divider may cause a parcel map to be prepared and submitted to the City Engineer~~County Surveyor~~. The land divider shall submit the following:

A. The parcel map with map checking fee as required in Chapter 3.44.

B. Required improvement plans with plan checking fee as required in Chapter 3.44.

C. Evidence of title in the form of a current preliminary title report issued by a California title company showing the names of persons having any record title interest in the land to be divided, together with the nature of their respective interests herein. In the event that any dedication is to be made for public use of any property shown on a parcel map, a subdivision guarantee shall be issued by a California title company.

D. Prior to the recordation of the parcel map, the following items shall be provided and approved:

1. A copy of the approved conditions, covenants and restriction (CC&Rs) that are to be recorded with the final map;

2. Evidence of title in the form of a current preliminary title report issued by a California title company, showing the names of persons having any record title interest in the land to be divided, together with the nature of their respective interests therein. In the event that any dedication is to be made for public use of any property shown on a parcel map, a subdivision guarantee shall be issued by a California title company. The consent of the owner or owners of any contingent reversionary interest in the lands to be subdivided is not necessary and need not be named in the guarantee of title;

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3. All requests for waivers of signatures as provided in the Subdivision Map Act.

E. The Recorder shall have not more than 10 days within which to examine the final map or parcel map and either accept or reject it for filing.

F. If the Recorder accepts the final map or parcel map for filing, such acceptance shall be certified on the face thereof.

G. The Recorder, upon filing the final map or parcel map, shall attach the recording data to the polyester type film duplicate original and thereupon deliver the same to the City Engineer~~County Surveyor~~ who shall retain custody thereof.

(Ord. 18 § 2, 2008, RCC § 16.16.040)

§ 16.16.050. Data required—Final land division maps.

A. Final maps and parcel maps shall conform to all of the following provisions:

1. Each map shall be legibly drawn, printed or reproduced by a process guaranteeing a permanent record in black on tracing cloth or good quality polyester base film, including certificates, except that such certificates may be legibly stamped or printed upon the map with opaque material when recommended by the City Engineer~~County Surveyor~~ and authorized by the County Recorder. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility. The size of each sheet shall be 18 by 26 inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch.

2. Each sheet shall bear the number as assigned by the County Surveyor which shall be followed by a subtitle consisting of a general description of all the property being divided by reference to record maps, and to section surveys or ranchos. Reference shall be spelled out and worded identically with original records, with complete reference to proper book and page of record and shall be shown on every sheet of a multisheet map.

3. All sheets shall be numbered, the relation on one sheet to another clearly shown, and the number of sheets used shall be set forth on each sheet. An adequate number of sheets shall be submitted to clearly present all pertinent data.

4. When required by the City Engineer~~County Surveyor~~, a location map shall be placed on the final map which indicates the location of the proposed land division and its relationship to existing streets and highways.

5. The certificates and acknowledgments, required by the Subdivision Map Act and this title, shall appear on the first sheet only. Statements shall include the following:

a. Owners' statement;

b. Trustee's statement;

c. Recorder's statement;

d. Surveyor's/engineer's statement;

e. City Engineer~~County Surveyor~~'s statement;

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f. Public Works Director ~~of Transportation~~'s statement;

g. City Clerk's statement;

h. City Council's statement;

i. Tax collector's statement;

j. Signature omissions (relating to oil, gas or mineral rights) notice of election by land divider to defer payment of drainage fees if needed, the second map sheet may be used for notary acknowledgments. In no case shall the certificates noted above be placed on the second sheet of a multisheet map.

6. The Recorder's certificate shall be placed in the upper right-hand corner of the map.

7. The surveyor's or engineer's certificate shall state that the survey was made by him or her or under his or her direction, that the survey is true and complete as shown, that all monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retracted, that the map conforms to the approved tentative map and conditions of approval thereof, and that all provisions of the applicable state and local ordinances have been complied with.

8. The number, scale, north point and sheet number shall be shown on each sheet of the map. The map shall be drawn at a suitable engineer's scale to identify and describe all essential details clearly. If more than two map sheets are used, an index showing the division of land, with lots numbered as shown on the map, shall be shown. A complete boundary survey shall be shown on one sheet of every phase of unitized subdivision. The boundary shall also reflect the original boundary as shown on the tentative map of the subdivision.

9. A land division name shall not be shown on the map.

10. The exterior boundary of the land shown on a land division map shall be indicated by a distinctive delineation and clearly designated.

11. A statement labeled "Surveyor's Notes" or "Engineer's Notes" shall be shown on the first map sheet after the signature sheet of a multisheet map. The statement shall include the basis of bearings; the monuments that were found; the monuments and points that were set, with reference to ~~Riverside County Ordinance 461~~approved standards; and a key to the symbols and abbreviations and such other information required by the City Engineer~~ounty Surveyor~~.

12. Lots shall be numbered consecutively, commencing with the number "1," with no omissions or duplications. Each lot shall be shown in its entirety on one sheet; unless, due to size and/or shape, and after using an acceptable scale, the City Engineer~~County Surveyor~~ determines the parcel(s) or lot(s) cannot reasonably be shown on a single sheet. Lots used for streets, alleys or barrier strips shall be lettered. Easements shall be clearly identified.

13. Where a part-width street is shown on a map, the centerline of the improvements shall be monumented and shown correctly, as related to the full future width of the street.

B. The following data shall be shown on each final map and parcel map:

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1. Dates of survey and the name and registration number of the person authorized to practice land surveying by the State of California and who is responsible for the preparation of the map;

2. Locations and names (without abbreviations) of all adjoining, existing and proposed streets and the locations of alleys. Proposed public area and easements shall also be identified;

3. Gross area of land division, and the net acreage, computed to the nearest 0.01 acres, on all lots containing one acre or more. Lot lines shall be shown by solid lines;

4. Centerline of all streets and lengths, tangent, radius and central angle or radial bearings on all points on curves and the bearings of radial lines to each lot corner on a curve; the width of each street, the width of the portion being dedicated and the width of existing dedications; and the widths of right-of-way of railroads, flood control or drainage channels and other easements appearing on the map;

5. Sufficient data to determine readily the bearing and length of each line. Recorded survey data as required by the City Engineer~~County Surveyor~~;

6. Sufficient primary survey control points;

7. Ties to and recording references to adjacent record maps and to section corners, quarter section corners and also to section lines and quarter section lines when adjacent or within the map;

8. Centerline data and width of all easements to which the division of land is subject. If the easements are not definitely located by record, a statement as to the easement shall appear on the title sheet of the land division. Distances and bearings on the side lines of lots which are cut by an easement shall be so shown as to indicate clearly the actual location. Alignment data alongside lot lines of easements shall be provided when not controlled by paralleling lines or centerline. The easement shall be clearly labeled and identified and, if already on record, proper reference to the records given. Easements dedicated in land divisions shall be included in the owner's certificate of dedication. Easements shall be shown on the map by broken lines;

9. Clear indication of stakes, monuments or other evidence found on the ground to determine the boundaries of the tract, data to determine physical description, size, ground position, tag number and record reference of survey markers; untagged monuments accepted as control shall be tagged or replaced by the surveyor or engineer making the survey;

10. No setback lines shall appear on the final map;

11. New street names shown on a land division map must be approved by the City Engineer~~County Surveyor~~;

12. When an environmental constraint sheet is required a note shall be placed below the surveyor's notes on the final map in one-fourth inch high bold block letters, stating: "Environmental Constraint Note: Environmental constraint sheet affecting this map is on file in the Office of the Wildomar City Engineer~~Riverside County Surveyor~~ in E.C.S. Book _____ Page _____. This affects lot Nos. _____or Parcel No. _____."

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13. The basis of bearings and the basis of coordinates shall be based on the California State Plane Coordinate System, Zone 6, and shall be shown on the map in accordance with the current Surveyor's map preparation manual. Exemptions shall be at the discretion of the City Engineer~~County Surveyor~~.

(Ord. 18 § 2, 2008, RCC § 16.16.050)

§ 16.16.060. Parcel maps compiled from recorded data.

A parcel map of four or less parcels may be compiled from recorded or filed data, if such data is acceptable to the City Engineer~~County Surveyor~~.
(Ord. 18 § 2, 2008, RCC § 16.16.060)

§ 16.16.070. Filing of final land division maps.

A. After the preliminary final map or parcel map is determined to be correct, the City Engineer~~County Surveyor~~ shall notify the land divider to prepare and submit the original and duplicate original of the final map or parcel map together with all required agreements for improvements and securities and all other required documents as may be necessary for consideration of the final map or parcel map. If the final map or parcel map or documents are not determined complete by the City Engineer~~County Surveyor~~, they shall be returned to the land divider for corrections.

B. The original and duplicate original map shall be inscribed on polyester base film, including the required signatures, and shall meet the requirement of the City Engineer~~County Surveyor~~.

(Ord. 18 § 2, 2008, RCC § 16.16.070)

§ 16.16.080. Action by City Engineer~~County Surveyor~~.

A. When a Schedule "A," "B," "C," "D" or "E" final map or parcel map and all agreements, securities and other required documents have been submitted and found to be in correct form, the City Engineer~~County Surveyor~~ shall, within 20 days thereafter, file the final map or parcel map and documents with the City Clerk and certify that:

1. He or she has examined the map;

2. The land division as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof;

3. All provisions of the Subdivision Map Act and all City ordinances applicable at the time of approval of the tentative map have been complied with;

4. He or she is satisfied that the map is technically correct; and

5. In the certificate, the City Engineer~~County Surveyor~~ shall state the date of approval of the tentative map and the date of expiration.

B. When a Schedule "F," "G," "H" or "I" final parcel map and all agreements, securities and other required documents have been submitted and found to be in correct form, the City Engineer~~County Surveyor~~ shall, within 20 days thereafter, approve the map if it conforms to all the requirements of the Subdivision Map Act and this title applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder, or, if it does not so conform, disapprove the map; provided, however, that the final map shall not be

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disapproved due to technical or inadvertent errors which in the opinion of the City Engineer~~County Surveyor~~ do not materially affect the validity of the map. When the map is approved, the City Engineer~~County Surveyor~~ may accept or reject dedications and offers of dedication that are made by certificate on such map, and may sign the certificate for the City. The City Engineer~~County Surveyor~~ shall file the approved map and documents with the City Clerk for transmittal by the Clerk of the County Recorder.

(Ord. 18 § 2, 2008, RCC § 16.16.080)

§ 16.16.090. Action by City Council.

The City Council, upon filing with it of a Schedule "A," "B," "C," "D" or "E" final map or parcel map, shall at the meeting at which it receives the map or at its next regular meeting after the meeting at which it receives the map, approve the map if it conforms to all the requirements of the Subdivision Map Act and this title applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder, or it does not so conform, disapprove the map; provided, however, that the map shall not be disapproved due to technical or inadvertent errors which in the opinion of the City Engineer~~County Surveyor~~ do not materially affect the validity of the map.

(Ord. 18 § 2, 2008, RCC § 16.16.090)

§ 16.16.100. Surveys and monuments.

A. At the time of making the survey for a final map or parcel map, the engineer or surveyor shall set sufficient durable monuments to conform to the standards described in Section 8771 of the Business and Professions Code and also comply with the requirements of ~~Riverside County Ordinance 461 and with the requirements of~~ the City Engineer~~ounty Surveyor~~.

B. All monuments for final maps and parcel maps shall be set prior to the recordation of the map. The land divider may execute a secured agreement or cash bond guaranteeing the setting of the monuments upon approval by the City Engineer~~County Surveyor~~.

(Ord. 18 § 2, 2008, RCC § 16.16.100)

§ 16.16.110. Delivery of map to Recorder.

A. Upon approval by the City Council, or upon approval by the City Engineer~~County Surveyor~~ if he or she is so authorized, the City Clerk shall certify that all required certificates, security and deposits have been filed and shall transmit the final map or parcel map to the Recorder.

B. The land developer shall present to the Recorder evidence that, at the time of the filing of a final map or parcel map, the parties consenting to the filing are all of the parties having a record title interest in the real property being divided whose signatures are required, as shown by the records in the office of the Recorder; otherwise, the map shall not be filed.

C. The Recorder shall have not more than 10 days within which to examine the final map or parcel map and either accept or reject it for filing.

D. If the Recorder accepts the final map or parcel map for filing, such acceptance shall be certified on the face thereof.

E. The Recorder, upon filing the final map, shall attach the recording data to the polyester type film duplicate original and thereupon deliver the same to the City Engineer~~County Surveyor~~ who shall retain custody thereof.

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(Ord. 18 § 2, 2008, RCC § 16.16.110)

§ 16.16.120. Waived maps.

A. Waiver of a parcel map means that enough information is available and that the necessary conditions of the tentative parcel map have been met, therefore, a parcel map is not required.

B. The Community Development~~Planning~~ Director may waive a parcel map according to the provisions set forth in Section 16.12.140(D).

C. When a parcel map has been waived, the Community Development~~Planning~~ Director shall distribute copies of the certificate of compliance and waiver of the parcel map to the ~~Department of~~ Building and Safety Division and file a certificate of compliance with the Recorder's office upon payment of the fee set forth in Chapter 3.44 or established by the County.

(Ord. 18 § 2, 2008, RCC § 16.16.120)

§ 16.16.130. Waived maps—Mobilehome park.

A. When at least two-thirds of the owners of mobilehomes who are tenants in the mobilehome park have signed a petition indicating their intent to purchase the mobilehome park for purposes of converting it to tenant-owned, condominium ownership interest and a field survey has been performed, they may file with the Community Development~~Planning~~ Director an application for waiver of a parcel map or a tentative and final map.

B. The petition signed by the owners of mobilehomes in a mobilehome park proposed for conversion to a tenant-owned, condominium ownership shall read as prescribed by Government Code 66428(b).

C. The application for map waiver shall be on the form prescribed by the Community Development~~Planning~~ Director, shall be accompanied by the field survey, certified copies of all petitions signed in accordance with subsection B of this section and the combined fee required for residential parcel map (with waiver of final map) and certificate of land division compliance with waiver of final parcel map.

D. Waiver of a parcel map may not occur if any one of the following exists:

1. There are significant design or improvement requirements necessitated by health or safety concerns;

2. Subsequent to recordation of the existing parcel or final map, there is an exterior boundary discrepancy that requires recordation of a new parcel or tentative and final map;

3. The existing lot or lots were not created by a recorded parcel or final map;

4. The conversion would result in the creation of additional parcels.

E. After the waiver application is deemed complete, the Community Development~~Planning~~ Director shall approve or deny the application within 50 days. The applicant shall have the right to appeal that decision to the Planning Commission and City Council.

(Ord. 18 § 2, 2008, RCC § 16.16.130)

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§ 16.16.140. Certificate of correction.

After a final map or parcel map is filed in the office of the County Recorder, the recorded map may be modified by a certificate of correction.

A. Application. The land divider may apply for a certificate of correction upon finding that one or more of the following conditions apply:

1. To correct an error in any course or distance shown thereon;

2. To show any course or distance that was omitted therefrom;

3. To correct an error in the description of the real property shown on the map;

4. To indicate monuments set after the death, disability or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments;

5. To show the proper location or character of any monument which has been changed in location or character and originally was shown at the wrong location or incorrectly as to its character; or

6. To correct any other type of map error or omission as approved by the City Engineer~~County Surveyor~~ which does not affect any property right. Such errors and omissions may include, but are not limited to, lot numbers, acreage, street names, and identification of adjacent record maps. As used in this section, "error" does not include changes in courses or distances from which an error is not ascertainable from the data shown on the final or parcel map.

B. The application for a certificate of correction shall be made to the City Engineer~~County Surveyor~~ upon payment of fees set forth in Chapter 3.44 and on the forms provided by the City~~Director of Transportation~~ and shall include such information as required by the City Engineer~~County Surveyor~~ in addition to the following: The certificate of correction shall be prepared and signed by a registered civil engineer or licensed land surveyor and shall show in detail the corrections made and show the names of the present fee owners of the property affected by the correction or omission.

C. Recordation of Certificate of Correction. Once the certificate of correction has been certified by the City Engineer~~Director of Transportation and the County Surveyor~~, the certificate of correction shall be filed in the office of the County Recorder in which the original map was filed. Upon such filing, the County Recorder shall index the names of the fee owners and the appropriate tract or parcel map designation shown on the amended map or certificate of correction in the general index and map index respectively. Thereupon, the original map shall be deemed to have been conclusively so corrected, and thereafter shall impart constructive notice of all such corrections in the same manner as though set forth upon the original map.

(Ord. 18 § 2, 2008, RCC § 16.16.140)

§ 16.16.150. Amendment of final maps or parcel maps.

A. In addition to the amendments authorized by Section 16.16.140, after a final map or parcel map is filed in the office of the County Recorder, the recorded map may be modified by an amendment of the map.

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B. Application. The land divider may apply for an amendment of map on the forms provided by the Planning Division~~epartment~~ upon payment of fees as set forth in Chapter 3.44 and shall include such information as required by the Community Development~~Planning~~ Director.

C. No amended map shall be approved unless it complies with the following standards:

1. There are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary;

2. The modifications do not impose any additional burden on the present fee owner of the property;

3. The modifications do not alter any right, title, or interest in the real property reflected on the recorded map;

4. The City Engineer~~County Surveyor~~ finds that the map as modified conforms to the provision of Section 16.12.190.

D. Notice of Hearing. The Community Development~~Planning~~ Director shall set the matter for public hearing in accordance with Section 16.12.140. The hearing shall be confined to consideration of and action on the proposed modification.

E. Recordation of Amendment of Map. When the changes to a final map or parcel map are in conformance with the standards, the Community Development~~Planning~~ Director shall certify to this fact on the amended map.

(Ord. 18 § 2, 2008, RCC § 16.16.150)

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CHAPTER 16.20
DEDICATIONS

§ 16.20.010. Dedications generally.

A. All streets, highways and alleys, and other parcels of land intended for public use including, but not limited to, access road easements required for flood control and utilities intended for public use, shall be offered for dedication to the public by owners certificate as a part of a final map or parcel map. No utility easement or other rights-of-way shall be granted within proposed street dedications subsequent to the date of filing of a preliminary tentative map. Necessary right-of-way outside of the subdivision boundary must be processed by separate instruments.

B. Whenever a secondary highway or higher classification is designated on the circulation element of the Comprehensive General Plan of the City of Wildomar as requiring an ultimate right-of-way of 88 feet or greater and such highway either adjoins or crosses a proposed land division, access rights may be offered for dedication to the City or otherwise restricted. The note "Access Restricted" shall be shown along the highway frontages on the final map or parcel map, as provided herein. Access rights shall be restricted except for limited access openings as approved by the Public Works Director ~~of Transportation~~. However, access control to commercially zoned property may be postponed to the development stage as approved by the Public Works Director ~~of Transportation~~.

C. Whenever a subdivider is required to dedicate roadways to the public, he or she may also be required to dedicate such additional land as may be necessary and feasible to provide bicycle paths for the use and safety of the residents of the subdivision, if the subdivision, as shown on the final map or parcel map thereof, contains 200 or more parcels.

D. The subdivider shall offer a dedication or an irrevocable offer of dedication of land within the subdivision for local transit facilities such as bus turnouts, benches, shelters, landing pads and similar items which directly benefit the residents of a subdivision if: (1) the subdivision as shown on the tentative map has the potential for 200 dwelling units or more if developed to the maximum density shown on the adopted General Plan or contains 100 acres or more; and (2) the governing body finds that transit services are or will within a reasonable time period be made available to such subdivision.

E. The provisions of this section do not apply to condominium projects.

(Ord. 18 § 2, 2008, RCC § 16.20.010)

§ 16.20.020. Park and recreation fees and dedications.

A. Authority. This section is adopted pursuant to Section 66477 of the Government Code, which authorizes the legislative body of a city to require, by ordinance, the dedication of land or the payment of fees in lieu thereof, or a combination of both, for park and recreational facilities as a condition of approval of a tentative map or parcel map.

B. Dedication or Fee Required. Whenever land is proposed to be subdivided for residential use, the property owner shall be required, as a condition of approval of the subdivision, to dedicate to the City for park purposes three acres of land for every 1,000 residents of the subdivision, or pay an equivalent fee, or a combination of both, consistent with this section.

1. For subdivisions containing 50 parcels or less, only the payment of fees may be

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required; provided, however, that when a condominium project, stock cooperative or community apartment project exceeds 50 dwelling units, the dedication of land may be required even though the number of parcels may be less than 50.

2. Nothing in this section shall prevent the City from accepting the voluntary dedication of land by a developer for a subdivision containing less than 50 parcels if the dedication meets the other requirements of this section.

C. Exemptions. This section shall not apply to the following land divisions:

1. Commercial or industrial.

2. Condominium projects or stock cooperatives which consist of the subdivision airspace in an existing apartment building which is more than five years old and no new dwelling units area added.

3. Subdivisions containing less than five parcels and not used for residential purposes; provided, however, that a condition of approval shall be placed on those maps that if a building permit is requested for the construction of a residential structure or structures on one or more of the parcels within four years of the approval of the final map, the owner of each parcel on which construction of a residential structure is proposed must pay a fee in lieu of park land dedication as a condition to the issuance of a building permit.

D. Dedications of Land. Whenever land is dedicated pursuant to this section the following provisions apply.

1. The amount and location of property to be dedicated shall be as approved by the City. In determining whether to require a dedication of land, the City may consider the natural features of the area, available access, the location, size and shape of the subdivision, the land available for dedication, the feasibility of dedication, the location of existing and proposed park sites and trailways and the compatibility of dedication with the City's General Plan.

2. All dedications of land shall be in accordance with the Subdivision Map Act. Land shall be conveyed in fee simple to the City free and clear of all encumbrances except those which will not interfere with the use of the property for its intended purposes and which the City agrees to accept. All deeds shall be delivered to the City before the approval of the final map. If the final map is disapproved, or if it is withdrawn by the developer, the deeds shall be returned to the developer. If the final map is approved, the deeds shall be recorded by the City at the time the final map is recorded. No deed for dedication of land shall be accepted unless it is accompanied by a policy of title insurance, secured by the developer, in an amount equal to the value of the land dedicated.

3. The amount of land to be dedicated shall be based on the residential density of the subdivision, and shall be determined by multiplying the number of dwelling units in the subdivision by the average number of persons per household by type of dwelling unit by 0.003. The average number of persons per household by dwelling unit type shall be the same as that disclosed by the most recent available federal census.

4. Whenever the actual amount of land to be dedicated is less than the amount of land

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required to be dedicated as calculated under subsection (D)(3) of this section, the developer shall pay fees for the value of any additional land that otherwise would have been required to be dedicated.

5. Whenever a park or recreational facility is to be located in whole or in part within the proposed subdivision, the land dedicated shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

6. Whenever land is dedicated, the developer shall, without credit, provide the following for the benefit of the land dedicated:

   a. Full street improvements and utility connections including, but not limited to, curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, street trees, and sidewalks to the dedicated land;

   b. Fencing along the property lines of the subdivision which are contiguous to the park;

   c. Improve the drainage through the park site;

   d. Provide minimal physical improvements, not including recreational facilities, building, or equipment, which the City determines are necessary for acceptance of the land for park and recreational purposes, including, but not limited to, grading, drainage, irrigation and planting improvements;

   e. Provide access from the park and recreational facilities to an existing or proposed public street, unless the City determines that such access is unnecessary for maintenance of the park area or use of the park by the residents of the subdivision.

E. Payment of Fees. Whenever fees are imposed pursuant to this section, the following provisions apply.

1. The fee shall be paid prior to the time stated in the conditions of approval for the subdivision. No Certificate of Occupancy shall be issued by the City for a dwelling unit within subdivision conditioned to pay fees pursuant to this section unless and until the fee for that dwelling unit has been paid.

2. The fee shall be based on the fair market value of the land which would otherwise be required to be dedicated, as determined by the City Council. The City Council may, by resolution, determine a fixed fair market value that will apply to all fee calculations pursuant to this section. The fee shall be calculated by multiplying the product of the calculation stated in subsection (D)(3) by the fair market value of one acre of land.

3. Whenever fees are paid pursuant to this section, the City shall deposit them into a separate fund.

F. Credits. A developer may receive a credit against dedication or fee requirements as follows.

1. A credit may be given against the requirement for the payment of fees or the dedication of land required by this section for the reasonable value of park and recreation improvements provided by the developer. The amount of the credit shall be determined prior to the approval or conditional approval of the tentative map. The

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granting of a credit shall be at the discretion of the City Council and shall be based on an approved set of improvement plans.

2. A credit may be given where private areas for park and recreational purposes are provided in a subdivision and such areas are for active recreational uses, and will be privately owned and maintained in common by the future owner(s) of the development. Such areas may be credited against up to 50% of the requirement of land dedication or fees at the discretion of the City Council; provided that the City Council determines that it is in the public interest to grant such credits and that all of the following standards either have been or will be met prior to approval of the final map or development permit:

   a. That yards, court areas, setbacks, and other open space areas, required to be maintained by Title 17 of this Code, the building code and other regulations, shall not be included in the computation of such private areas;

   b. Evidence is provided that the private ownership and maintenance of the area will be adequately provided for by recorded written agreement, covenants or restrictions; and that the use of the private area is restricted for park and recreational purposes by an open space easement or other instrument; and

   c. That the proposed private area is reasonably adaptable for use of park or recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location.

3. "Active recreational uses" means, for the purposes of this subsection F, recreation facilities occurring on usable level land (five percent maximum slope) in a planned development which are designed to provide individual or group activities of an active nature including, but not limited to, open lawn, sports fields, court games, swimming pools, children's play areas, picnic areas, golf courses, and recreational community gardening. Active recreational uses do not include natural open space, nature study areas, open space for buffer areas, steep slopes, or scenic overlooks.

G. Use of Land and Fees.

1. The City shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop park or recreational facilities.

2. All fees collected by the City may be used only for the purpose of developing new or rehabilitating existing park and recreational facilities to serve the subdivision. Notwithstanding the foregoing, fees may be used for the purpose of developing new or rehabilitating existing park or recreational facilities in a neighborhood other than the neighborhood in which the subdivision is located, if all of the following requirements are met:

   a. The neighborhood in which the fees are to be expended has fewer than three acres of park area per 1,000 members of the neighborhood population.

   b. The neighborhood in which the subdivision for which the fees were paid has a park area per 1,000 members of the neighborhood population ratio that meets or exceeds three acres per 1,000 persons.

   c. The legislative body holds a public hearing before using the fees pursuant to this

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paragraph.

d. The legislative body makes a finding supported by substantial evidence that it is reasonably foreseeable that future inhabitants of the subdivision for which the fee is imposed will use the proposed park and recreational facilities in the neighborhood where the fees are used.

e. The fees are used within a specified radius that complies with the City's ~~or County's~~ ordinance ~~adopted pursuant to subsection (G)(2)(a)~~, and are consistent with the adopted General Plan or specific plan of the City ~~or County~~. For purposes of this clause, "specified radius" includes a planning area, zone of influence, or other geographic region designated by the City ~~or County~~, that otherwise meets the requirements of this section.

3. All fees collected pursuant to this section shall be committed by the City for a specific project within five years of receipt of the fees or five years after the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If the fees are not so committed, the fees received shall be distributed to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots in the subdivision.

H. Subsequent Subdivisions. Whenever subsequent development occurs on property for which fees have been paid or land dedicated, no additional fees or dedications shall be required except as to any additional lots or dwelling units which were not subject to a prior fee or dedication requirement.

(Ord. 18 § 2, 2008, RCC § 16.20.020; Ord. 93 § 2, 2014)

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CHAPTER 16.24
IMPROVEMENTS

§ 16.24.010. Land division improvements generally.

A. Improvements installed in land divisions shall be constructed in conformance with the provisions established by the City Engineer~~of Riverside County Ordinance 461~~.

B. In the absence of a standard for an improvement, the Public Works Director~~ of Transportation~~ or flood control engineer, as appropriate, may establish a standard in keeping with good construction and engineering practices.

C. When asphalt-concrete dikes are permitted and drainage is required to cross at intersecting streets, concrete curb returns and cross-gutters shall be installed.

D. Structural roadbed section shall be designed using recognized design methods, employing engineering soils analysis and determination of traffic evaluations.

E. The street pattern in the land development shall not land lock adjacent property or preclude access to public land.

F. When located under the pavement, utility mains and utility services shall be installed before the final street surfacing is installed.

G. Asphalt-concrete dikes shall be placed when fill slopes are 4:1 or steeper, or street gradients exceed three percent.

H. Concrete curb and gutter shall be placed in lieu of asphalt concrete dike when street gradient is less than 0.50 percent or when street drainage exceeds a velocity of 10 feet per second.

I. When an existing underground utility or pipeline crosses a proposed land division or an access to a land division, the land divider shall adequately protect the utility or pipeline as directed by the utility owner as part of the conditional approval of the land division.

J. Projects which are located in high fire hazard areas as shown on the Comprehensive General Plan hazardous fire area map shall require special fire mitigation measures. These fire mitigation measures include the following:

1. Roofs, eaves and siding must be constructed with Class B fire resistant roofing materials;

2. A buffer of fire retardant landscaping for appropriate distances from structures;

3. Water facilities improvements such as storage tanks as required by the Fire Chief.

(Ord. 18 § 2, 2008, RCC § 16.24.010)

§ 16.24.020. Improvement plans required.

A. All improvements constructed or installed in public or private dedications shall be in accordance with detailed plans and specifications as approved by the Public Works Director ~~of Transportation~~ prior to commencement of the improvement work.

B. Plans for water and sewer improvements shall be signed by a registered civil engineer, the

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water and sewer purveyors and the health officer. Each system shall comply with all applicable state and City regulations. The Fire Chief shall also sign the water plans when conditions include fire protection.

C. Contractors shall secure an encroachment permit for all work done within the City right-of-way and the Riverside County Flood Control and Water Conservation District right-of-way prior to commencing the work.

D. Improvements proposed or required on state highway rights-of-way shall require CalTrans approval.

E. The subdivider may submit a written request and justification to the Public Works Director ~~of Transportation~~ to accept an estimate of the construction costs for the required public improvements as a basis for the bonding amounts for the improvement agreement as specified in Chapter 16.56. If the request is approved by the Public Works Director ~~of Transportation~~, the bond estimate shall be based upon a written report prepared by the subdivider's engineer, signed and stamped by a registered civil engineer, detailing the itemized construction quantities. The quantities shall be taken from the subdivider's engineer's improvement plans, which while not required to be signed by the Public Works Director ~~of Transportation~~, must be acceptable to him or her as to final design concept and quantities. The design engineer shall utilize current unit costs for bonding purposes as issued annually by the Public Works~~Transportation~~ Department. When improvement plans are not approved and signed by the Public Works Director ~~of Transportation~~ prior to map approval and recordation, an additional contingency amount of 20% shall be included in the security amount.

F. Securities submitted by a subdivider shall not be reduced to reflect signed plans. Any partial releases of security shall only reflect the percentage of construction work completed. The bond amounts held for improvement design may only be released in conjunction with the first partial bond release for construction.

(Ord. 18 § 2, 2008, RCC § 16.24.020)

§ 16.24.030. Improvement for subdivisions.

The minimum improvements which a land divider shall install, or enter into an agreement to install, for subdivisions shall be as hereinafter set forth in Schedule "A," "B," "C" and "D."
(Ord. 18 § 2, 2008, RCC § 16.24.030)

§ 16.24.040. Schedule "A" subdivision.

Any division of land into five or more parcels, where any parcel is less than 18,000 square feet in net area, shall be defined as a Schedule "A" subdivision.

A. Streets. The minimum improvements for public streets are established as follows:

1. Arterial highways: 86 feet in width, designed and constructed in conformance with ~~Riverside County Ordinance 461, Standard No. 100~~City standards.

2. Arterial (urban) highways: 110 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (A)~~.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section~~

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~~A.~~ A maximum width of 40 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section C~~ may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64-foot four-lane highway. A minimum width of 52 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section B~~ may be required in steep terrain to provide for a passing lane.

4. Major highways: 76 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 101~~.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 102~~.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 103, Section A~~.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 104, Section A~~.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 105, Section A~~.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section A~~; provided, however, that in areas with an elevation of 5,000 feet or more it shall be 28 feet in width, designed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 112, Local Mountain Residential Street~~.

10. Access road: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~.

11. Frontage roads: designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 107, Section A, 108 or 109~~.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 800~~.

13. Alleys: 20 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 500~~.

14. Part-width streets: shall be one-half of the required improvement, but not less than 28 feet, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 110, Section A~~.

15. Street name signs: type and placement shall conform with City standards~~Riverside County Ordinance 461, Standard No. 816~~.

16. Barricades shall be placed at the end of dead-end streets in accordance with City standards~~Riverside County Ordinance 461, Standard No. 810~~.

17. Sidewalks shall be required to be constructed unless they are determined by the approving body to be unnecessary considering the design of the development. Sidewalk construction shall be in accordance with the Improvement Standards~~ of Riverside County Ordinance 461.~~

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B. Domestic Water. The minimum requirement for domestic water supply and distribution system is as follows:

1. Water Supply. Water shall be provided to meet the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards). Improvement plan review shall be as required by Section 16.16.030;

2. Piped water systems.

C. Fire Protection. The minimum requirement for fire protection facilities in residential zones that do not allow multifamily residential uses shall be as follows:

1. Type of fire hydrant and connection as approved by the agency providing fire protection;

2. Approved fire hydrants shall be located one at each street intersection, and spaced not more than 330 feet apart in any direction;

3. The water system shall be capable of providing a fire flow of 1,000 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards);

4. The fire protection system shall be installed and operational prior to any combustible building material being placed on the job site;

5. In zones that allow multifamily residential uses, the minimum fire protection shall be set forth in Chapter 8.28.

D. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows:

1. Sewage disposal shall be provided by connection to an existing collection system capable of accepting the waste load, or, if an existing collection system is not available by the development of individual subsurface sewage disposal systems that meet Health Department and the Regional Water Quality Control Board standards and requirements, or, by development of a package treatment plant that meets the Health Department and Regional Water Quality Control Board standards and requirements.

2. Improvement plans for sewage collection systems shall be reviewed as required by Section 16.16.030.

3. Dry sewer may be required as set forth in Chapter 16.36 when subsurface sewage disposal is approved.

E. Fences. Minimum fencing requirement shall be as follows: six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway or other feature deemed to be hazardous.

F. Electrical and Communication Facilities. Minimum requirement for electrical and communication facilities shall be as follows: electrical and communication facilities shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.040)

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§ 16.24.050. Schedule "B" subdivision.

Any section of land into five or more parcels, where any parcel is not less than 18,000 square feet in net area up to two acres in gross area, shall be defined as a Schedule "B" subdivision. The minimum improvements for a Schedule "B" subdivision shall be as follows:

A. Streets.

1. Arterial highway: 86 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100~~.

2. Arterial (urban) highway: 110 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (A)~~.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section~~
~~A.~~ A maximum width of 40 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section C~~ may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64-foot four-lane highway. A minimum width of 52 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section B~~ may be required in steep terrain to provide for a passing lane.

4. Major highways: 76 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 101~~.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 102~~.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 103, Section B~~.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 104, Section B~~.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 105, Section B~~.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~; provided, however, that in areas with an elevation of 5,000 feet or more it shall be 28 feet in width designed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 112, Local Mountain Residential Street~~.

10. Access roads: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~.

11. Frontage roads: designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 107, 108 or 109, Section B~~.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 800~~.

13. Rural collector roads: shall be 28 feet in width, designed and constructed in

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conformance with City standards~~Riverside County Ordinance 461, Standard No. 136~~.

14. Rural residential (local) roads: shall be 24 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 138~~.

15. Alleys: 20 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 500~~.

16. Part-width streets: shall be one-half of the required improvement, but not less than 28 feet, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 110, Section B~~.

17. Street name signs: type and placement shall conform with City standards~~Riverside County Ordinance 461, Standard No. 816~~.

18. Barricades shall be placed at the end of dead-end streets in conformance with City standards~~Riverside County Ordinance 461, Standard No. 810~~.

B. Domestic Water. The minimum requirement for a domestic water supply and distribution system is as follows:

1. Water Supply. Water shall be provided to meet the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards). Improvement plan review shall be as required by Section 16.16.030;

2. Piped water systems.

C. Fire Protection. The minimum requirement for protection facilities in residential zones that do not allow multifamily residential uses shall be as follows:

1. Type of fire hydrant and connection as approved by the agency providing fire protection;

2. Approved fire hydrants shall be located one at each street intersection, and spaced not more than 660 feet apart in any direction;

3. The water system shall be capable of providing a fire flow of 1,000 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards);

4. The fire protection system shall be installed and operational prior to any combustible building material being placed on the job site;

5. In zones that allow multifamily residential uses, the minimum fire protection shall be as set forth in Chapter 8.28.

D. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows:

1. Sewage disposal shall be provided by connection to an existing collection system capable of accepting the waste load, or, if an existing collection system is not available, by the development of individual subsurface sewage disposal systems that meet Health Department and the Regional Water Quality Control Board standards and

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requirements, or, by development of a package treatment plant that meets the Health Department and Regional Water Quality Control Board standards and requirements.

2. Improvement plans for sewage collection systems shall be reviewed as required by Section 16.16.030.

3. Dry sewer may be required as set forth in Chapter 16.36 when subsurface sewage disposal is approved.

E. Fences. Minimum fencing requirement shall be as follows: six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway or other feature deemed to be hazardous.

F. Electrical and Communication Facilities. Minimum requirement for electrical and communication facilities shall be as follows: electrical and communication facilities shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.050)

§ 16.24.060. Schedule "C" subdivision.

A. Any division of land into five or more parcels where any parcel is not less than two acres in gross area up to five acres in gross area. The minimum improvements for Schedule "C" subdivision shall be as follows:

1. All streets excluding rural collector roads and rural residential (local) roads, shall be 32 feet in width, improved with asphalt concrete and paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions. Rural collector roads shall be 28 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 136~~.

2. Rural residential (local) roads shall be 24 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 138~~.

B. Domestic Water. The minimum requirement for a domestic water supply and distribution system is as follows:

1. No water system required. If a water system is installed, the requirements shall be as follows:

a. Water Supply. Water shall be provided to meet the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards). Improvement plan review shall be as required by Section 16.16.030;

b. Piped water systems.

2. If no water system is installed, the following statement shall be placed on each map sheet of the record land division map and the Environmental Constraints Sheet, in letters not less than one-quarter inch high:

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NO WATER SYSTEM IS PROVIDED FOR THE LAND DIVISION AS OF THE DATE OF RECORDATION OF THIS MAP.

C. Fire Protection. If a water system is installed, the minimum requirements for fire protection facilities in single-family residential zones shall be as approved by the Fire Chief as follows:

1. Type of fire hydrant and connection as approved by the agency providing fire protection;

2. Approved fire hydrants shall be located one at each street intersection, and spaced not more than 660 feet apart in any direction;

3. The water system shall be capable of providing a fire flow of 500 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards);

4. If a domestic water system is installed that does not meet the minimum fire protection requirements, the following statement shall be placed on each map sheet of the record land division map and the Environmental Constraints Sheet, in letters not less than one-quarter inch high:

THE DOMESTIC WATER SYSTEM PROVIDED FOR THIS LAND DIVISION DOES NOT MEET THE MINIMUM FIRE PROTECTION REQUIREMENTS.

D. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows:

1. No sewage disposal collection system is required.

2. The land divider will be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board standards.

E. Electrical and Communication Facilities, The minimum requirements for electrical and communication facilities shall be as follows:

1. No electrical and communication facilities are required.

2. If installed, they shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.060)

§ 16.24.070. Schedule "D" subdivision.

Any division of land into five or more parcels, where any parcel is not less than five acres in gross area up to 20 acres in gross area, shall be defined as a Schedule "D" subdivision. The minimum improvements for a Schedule "D" subdivision shall be as follows:

A. Streets.

1. If the streets are not to be accepted for maintenance by the City, all streets shall be improved with 24 feet of suitable aggregate base, four inches thick, on a 40-foot graded roadway section. Vertical grades and horizontal alignments shall be held to an acceptable tolerance as determined by the Public Works Director ~~of Transportation~~.

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2. If the streets are to be accepted for maintenance by the City, the improvements shall be the same as those required for Schedule "C" subdivisions.

B. Domestic Water. The minimum requirements for a domestic water supply and distribution system are as follows:

1. No water system required. If a water system is installed, the requirements shall be as follows:

a. Water Supply. Water shall be provided to meet the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards). Improvement plan review shall be as required by Section 16.16.030;

b. Pipe water systems.

2. If no water system is installed, the following statement shall be placed on each map sheet of the record land division map and Environmental Constraints Sheet, in letters not less than one-quarter-inch high:

NO WATER SYSTEM IS PROVIDED FOR THE LAND DIVISION AS OF THE DATE OF RECORDATION OF THIS MAP.

C. Fire Protection.

1. If a water system is installed, the minimum requirements for fire protection facilities in single-family residential zones shall be as approved by the Fire Chief or as follows:

a. The water system shall be capable of providing a fire flow of 500 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).

b. Approved fire hydrants shall be located one at each street intersection, and spaced not more than 660 feet apart in any direction.

2. If a domestic water system is installed that does not meet the minimum fire protection requirements, the following statement shall be placed on each map sheet of the environmental constraints sheet in letters not less than one-quarter inch high:

THE DOMESTIC WATER SYSTEM PROVIDED FOR THIS LAND DIVISION DOES NOT MEET THE MINIMUM FIRE PROTECTION REQUIREMENTS.

D. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows:

1. No sewage disposal collection system is required.

2. The land divider will be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board standards.

(Ord. 18 § 2, 2008, RCC § 16.24.070)

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§ 16.24.080. Improvements for parcel map divisions.

The minimum improvements which a land divider shall install, or enter into an agreement to install, for parcel map divisions shall be as hereinafter set forth in Schedules "E," "F," "G," "H" and "I."
(Ord. 18 § 2, 2008, RCC § 16.24.080)

§ 16.24.090. Schedule "E" parcel map division.

Any division of land into two or more parcels in commercial or industrial zones, regardless of parcel size.

A. Streets. The minimum improvements for streets are established as follows:

1. All through streets shall be 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard 102~~.

2. No circulatory street shall be less than 56 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 111~~.

3. No part-width interior street shall be less than 34 feet in width.

4. Concrete curb and gutter shall be required in all cases.

5. Industrial collector shall be 56 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 111~~.

6. Sidewalks may be required to be constructed unless they are determined by the approving body to be unnecessary considering the design of the development. Sidewalk construction shall be in accordance with the Improvement Standards~~ of Riverside County Ordinance 461~~.

B. Domestic Water. The minimum requirements for domestic water supply and distribution system are as follows:

1. Water Supply. Water shall be provided to meet the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards). Improvement plan review shall be as required by Section 16.16.030.

2. Piped water systems.

C. Fire Protection. The minimum fire protection requirements shall be as provided in Chapter 8.28.

D. Sewage Disposal. The minimum requirement for sewage disposal shall be as follows:

1. Sewage disposal shall be provided by connection to an existing collection system capable of accepting the waste load, or, if an existing collection system is not available, by the development of individual subsurface sewage disposal systems that meet Health Department and Regional Water Quality Control Board standards and requirements, or by development of a package treatment plant that meets Health Department and Regional Water Quality Control Board standards and requirements.

2. Improvement plans for sewage collection systems shall be reviewed as required by

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Section 16.16.030.

3. Dry sewer may be required as set forth in Chapter 16.36 when subsurface sewage disposal is approved.

E. Fences. Minimum requirement for fencing shall be as follows: six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway or other feature deemed to be hazardous.

F. Electrical and Communication Facilities. The minimum requirements for electrical and communication facilities shall be as follows: electrical and communication facilities shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.090)

§ 16.24.100. Schedule "F" parcel map division.

Any division of land into four or less parcels, where any parcel is less than 18,000 square feet in net area, shall be defined as a Schedule "F" parcel map division. The minimum improvements for a Schedule "F" parcel map division shall be as follows:

A. Streets. The minimum improvements for streets are established as follows:

1. Arterial highways: 86 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100~~.

2. Arterial (urban) highways: 110 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (A)~~.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section~~
~~A.~~ A maximum width of 40 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section C~~ may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64-foot four-lane highway. A minimum width of 52 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section B~~ may be required in steep terrain to provide for a passing lane.

4. Major highways: 76 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 101~~.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 102~~.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 103, Section A~~.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 104, Section A~~.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 105, Section A~~.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and

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constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106,~~

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~~Section A~~; provided, however, that in areas with an elevation of 5,000 feet or more it shall be 28 feet in width, designed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 112, Local Mountain Residential Street~~.

10. Access road: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~.

11. Frontage roads: designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 107, Section A, 108 or 109~~.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 800~~.

13. Alleys: 20 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 500~~.

14. Part-width streets: shall be one-half of the required improvement but not less than 28 feet, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 110, Section A~~.

15. Street name signs: type and placement shall conform with City standards~~Riverside County Ordinance 461, Standard No. 816~~.

16. Barricades shall be placed at the end of dead-end streets in accordance with City standards~~Riverside County Ordinance 461, Standard No. 810~~.

17. Sidewalks shall be required to be constructed unless they are determined by the approving body to be unnecessary considering the design of the development. Sidewalk construction shall be in accordance with the Improvement Standards ~~of Riverside County Ordinance 461~~.

B. Domestic Water. The minimum requirements for domestic water supply and distribution system are as follows:

1. Water Supply. Water shall be provided to meet the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards). Improvement plan review shall be as required by Section 16.16.030.

2. Piped water systems.

C. Fire Protection. The minimum requirements for fire protection facilities in residential zones that do not allow multifamily residential uses shall be as follows:

1. Type of fire hydrant and connection as approved by the agency providing fire protection.

2. Approved fire hydrants shall be located one at each street intersection, and spaced not more than 330 feet apart in any direction.

3. The water system shall be capable of providing a fire flow of 1,000 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).

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4. The fire protection system shall be installed and operational prior to any combustible building material being placed on the job site.

5. In zones that allow multifamily residential uses, the minimum fire protection shall be as set forth in Chapter 8.28.

D. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows:

1. Sewage disposal shall be provided by connection to an existing collection system capable of accepting the waste load, or, if an existing collection system is not available, by the development of individual subsurface sewage disposal systems that meet Health Department and the Regional Water Quality Control Board standards and requirements, or, by development of a package treatment plant that meets Health Department and Regional Water Quality Control Board standards and requirements.

2. Improvement plans for sewage collection systems shall be reviewed as required by Section 16.16.030.

3. Dry sewer may be required as set forth in Chapter 16.36 when subsurface sewage disposal is approved.

E. Fences. Minimum fencing requirement shall be as follows: six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway or other feature deemed to be hazardous.

F. Electrical and Communication Facilities. Minimum requirement for electrical and communication facilities shall be as follows: electrical and communication facilities shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.100)

§ 16.24.110. Schedule "G" parcel map division.

Any division of land into four or less parcels, where any parcel is not less than 18,000 square feet in net area to one acre in gross area, shall be defined as a Schedule "G" parcel map division. The minimum improvements for a Schedule "G" parcel map division shall be as follows:

A. Streets. The minimum improvements for streets are established as follows:

1. Arterial highway: 86 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100~~.

2. Arterial (urban) highways: 110 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (A)~~.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section A.~~ A maximum width of 40 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section C~~ may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64-foot four-lane highway. A minimum width of 52 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section B~~ may be required in steep terrain to provide for a passing lane.

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4. Major highways: 76 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 101~~.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 102~~.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 203, Section B~~.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 104, Section B~~.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 105, Section B~~.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~; provided, however, that in areas with an elevation of 5,000 feet or more it shall be 28 feet in width, designed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 112, Local Mountain Residential Street~~.

10. Access road: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~.

11. Frontage roads: designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 107, Section B, 108 or 109~~.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 800~~.

13. Rural collector roads: shall be 28 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 136~~.

14. Rural residential (local) roads shall be 24 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 138~~.

15. Alleys: 20 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 500~~.

16. Part-width streets: shall be one-half of the required improvement, but not less than 28 feet, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 110, Section B~~.

17. Street name signs: type and placement shall conform with City standards~~Riverside County Ordinance 461, Standard No. 816~~.

18. Barricades shall be placed at the end of dead-end streets in conformance with City standards~~Riverside County Ordinance 461, Standard No. 810~~.

B. Domestic Water. The minimum requirements for a domestic water supply and distribution system shall be as follows:

1. No water system required. If a water system is installed, the requirements shall be as follows:

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a. Water Supply. Water shall be provided to meet the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards). Improvement plan review shall be as required by Section 16.16.030;

b. Piped water systems.

2. If no water system is installed, the following statement shall be placed on each map sheet of the environmental constraints sheet, in letters not less than one-quarter inch high:

NO WATER SUPPLY IS PROVIDED FOR THE LAND DIVISION AS OF THE DATE OF RECORDATION OF THIS MAP.

C. Fire Protection. The minimum improvements for fire protection shall be as follows:

1. Fire protection is required when a public water system exists within 500 feet right-of-way distance of the boundary of the land division and the water purveyor is not prohibited by law from extending water service to the land. In such case, fire protection shall be required as approved by the Fire Chief or as follows:

a. Approved fire hydrants shall be located one at each street intersection, and spaced not more than 660 feet apart in any direction.

b. The water system shall be capable of providing a fire flow of 1,000 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).

2. If a domestic water system is installed that does not meet the above minimum requirements for fire protection, a statement must be placed on each map sheet of the record land division map and environmental constraints sheet, in letters not less than one-quarter inch high:

THE DOMESTIC WATER SYSTEM PROVIDED FOR THIS LAND DIVISION DOES NOT MEET MINIMUM FIRE PROTECTION REQUIREMENTS.

D. Sewage Disposal. The minimum improvements for sewage disposal shall be as follows: No sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board standards.

E. Electrical and Communication Facilities. The minimum requirements for electrical and communication facilities shall be as follows:

1. No electrical and communication facilities are required.

2. If installed, they shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.110)

§ 16.24.120. Schedule "H" parcel map division.

Any division of land into four or less parcels, where all parcels are not less than one acre in gross

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area, shall be defined as a Schedule "H" parcel map division. The minimum improvements shall be as follows:

A. Streets. The minimum improvements for streets shall be as follows:

1. Parcels Between One Acre and Less Than Five Acres in Gross Area.

a. Proposed Streets. The minimum improvements for a roadway section within new dedication(s) or for existing dedications shall be designed and constructed in conformance with City standards~~Riverside County Ordinance 461~~ and as per the following designated standards:

i. Primary and general plan circulation element street serving 50 or more lots: 24 feet graded and based with six-foot graded shoulders.

ii. Collector street serving 21 to 49 lots: 24 feet graded and based with four-foot graded shoulders.

iii. Local street serving six to 20 lots: 24 feet graded and based with two-foot graded shoulders.

iv. Cul-de-sac street serving less than six lots: 24 feet graded and based.

v. Access road: 24 feet graded.

b. If the streets are to be accepted for maintenance by the City, the improvements shall be as follows:

i. All streets except as noted in subsections (A)(1)(b)(i) and (ii) of this section shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.

ii. Noncirculatory streets located in an area where the geography will not sustain parcels of lesser size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461~~.

iii. Rural residential (local) roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 138~~.

c. Existing Streets. If any segment of an existing roadway section in which the grade, alignment, and drainage are not adequate as determined by the Public Works~~Transportation~~ and Fire Departments and/or the width of the traveled way is less than 18 feet; street and drainage improvement plans shall be prepared detailing the work necessary for the deficient section to be brought in compliance with City's grade, alignment and drainage standards as stated in this title ~~and Riverside County Ordinance 461~~ and the designated roadway sections as listed

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in subsection (A)(1)(a) of this section.

d. Access Roads. The design and construction requirements as stated in subsections (A)(1)(a) and (b) of this section shall pertain for access road(s) from the nearest maintained road(s) as defined in Section 16.04.070 to the map boundary street(s).

2. Parcels no Less Than Five Acres in Gross Area.

a. Proposed Streets. No improvements are required. A centerline study profile of the map street dedications shall be submitted to the Public Works~~Transportation~~ Department for review and approval.

b. If the streets are to be accepted for maintenance by the City, the improvements shall be as follows:

i. All streets except as noted in subsections (A)(2)(b)(ii) and (iii) of this section shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B,~~ unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.

ii. Noncirculatory streets located in an area where the geography will not sustain parcels of less size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461~~.

iii. Rural residential (local) roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 138~~.

c. Access Roads. Legal access shall be provided as defined in Section 16.08.100.

B. Street Improvement Plans. For the purposes of this section, "street improvement plans" means plans prepared by a registered civil engineer and as approved by the Public Works~~Transportation~~ Department. The plans shall be drawn on acceptable reproducible material, drawn to a horizontal scale of not greater than 80 feet to an inch, a vertical scale of not greater than eight feet to an inch, and contain a contour interval plotting of not greater than five feet. The plans shall show the following: the existing ground line profile at centerline, the engineered profile at centerline, the plan view layout of all right-of-way dedications, the watercourses and the rate of surface runoff for a 100-year storm (Q's 100), the proposed drainage facilities within road dedications, the roadway cut and fill slope requirements, and all major topographic features and existing improvements. Design parameters shall be in compliance with this title ~~and Riverside County Ordinance 461~~, unless otherwise approved by the City Engineer~~Director of Transportation~~.

C. Other Improvements. Domestic water, fire protection facilities and electrical and communication facilities shall be as required by the advisory agency.

D. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows: No

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sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board standards.

E. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified within this section:

1. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Chapter 12.12;

2. Lands zoned A-1, A-2, or A-P or A-D identified in the Comprehensive General Plan as important farmland shown on the agricultural resources map, and not less than five acres in size.

F. Exceptions. For the purposes of this section, the following exceptions shall apply to any parcel map division located in its entirety within a community services district: Whenever in this title reference is made to any street design, standards, minimum improvements, maintenance, access or dedication thereof, the adopted street standards of the community services district shall apply in meeting any street requirement for land division approval, provided the ~~Transportation~~ Public Works Department has previously approved such standards. The land divider shall submit to the ~~Transportation~~ Public Works Department a street construction permit issued by the community services district approving the proposed street construction.

(Ord. 18 § 2, 2008, RCC § 16.24.120)

§ 16.24.130. Schedule "I" parcel map division.

Any division of land where all parcels are not less than 20 acres in gross area, or greater, shall be defined as a Schedule "I" parcel map division. The land divider may be required to provide the City with soils feasibility reports in conformity with the standards and requirements of the Health Department and Regional Water Quality Control Board for individual sewage disposal.

A. Streets. The minimum improvements for streets shall be as follows:

1. If no specific plan has been filed on the land to be divided, no improvements will be required. Only a centerline study profile of the proposed street dedications shall be prepared for ~~Transportation~~ Public Works Department review and approval.

2. If a specific plan has been filed on the land to be divided, grading and required infrastructure improvements plans shall be prepared to ultimate design parameters for planning areas or phases of the specific plan as recommended by City development staffs and approved by the appropriate advisory agencies.

3. Legal access shall be provided as defined in Section 16.08.100.

B. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified in this section:

1. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Chapter 12.12;

2. Lands zoned A-1, A-2, A-P, or A-D identified in the Comprehensive General Plan as important farmland shown on the agricultural resources map.

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C. Exceptions. For the purposes of this section, the following exceptions shall apply to any parcel map division located in its entirety within a community services district: Whenever in this title reference is made to any street design, standards, minimum improvements, maintenance, access or dedication thereof, the adopted street standards of the community services district shall apply in meeting any street requirement for land division approval, provided the ~~Transportation~~Public Works Department has previously approved such standards. The land divider shall submit to the Public Works~~Transportation~~ Department a street construction permit issued by the community services district approving the proposed street construction.

(Ord. 18 § 2, 2008, RCC § 16.24.130)

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CHAPTER 16.28
MAJOR THOROUGHFARE AND BRIDGE FEES

§ 16.28.010. Fee imposed.

As a condition of approval of a final map or as a condition of issuing a building permit, a fee shall be paid by the applicant for the final map or building permit, for purposes of defraying the actual or estimated cost of constructing bridges over waterways, railways, freeways, and canyons, or constructing major thoroughfares, if the land that is the subject of the final map or building permit lies within an area of benefit. The amount of the fee shall be set by resolution of the City Council.
(Ord. 08-08 § 2)

§ 16.28.020. Definitions.

As used in this chapter:

"Area of benefit" means a specified area wherein it has been determined that the real property located therein will benefit from the construction of a major thoroughfare or bridge facility. An area of benefit may include land or improvements in addition to the land or improvements which are the subject of any map or building permit application considered at the proceedings.

"Bridge facilities" mean those locations identified in the transportation or flood control provisions of the Circulation Element of the City's General Plan as requiring a bridge to span a stream, railway, freeway or canyon. ~~Should the City not have a General Plan in effect, then, until such time as such a General Plan is adopted, the term "bridge facilities" shall mean those locations identified in the transportation or flood control provisions of the Circulation Element or other element of the General Plan of the County of Riverside as requiring a bridge to span a stream, railway, freeway or canyon.~~

"Construction" includes design, acquisition of right-of-way, administration of construction contracts, and actual construction.

"Major thoroughfare" means those major thoroughfares identified in the Circulation Element of the City's General Plan whose primary purpose is to carry through traffic and provide a network of connecting to the state highway system. ~~Should the City not have a General Plan in effect, then, until such time as such a General Plan is adopted, the term "major thoroughfare" shall mean those major thoroughfares identified in the Circulation Element of the General Plan of the County of Riverside whose primary purpose is to carry through traffic and provide a network of connecting to the state highway system.~~
(Ord. 08-08 § 2)

§ 16.28.030. General Plan applicability.

The provisions herein for payment of a fee shall apply only if the major thoroughfare or bridge facility has been included in the Circulation Element of the General Plan adopted by the City Council at least 30 days prior to the filing of a map or application for a building permit and on land located within the boundaries of the area of benefit. ~~Should the City not have a General Plan in effect, then, until such time as such a Plan is adopted, the provisions herein for the payment of a fee shall apply only if the major thoroughfare or bridge facility has been included in the Circulation Element of the General Plan of the County of Riverside.~~
(Ord. 08-08 § 2)

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CHAPTER 16.32
FLOOD CONTROL AND DRAINAGE

Article I
Drainage Fees

§ 16.32.010. Authority.

The ordinance codified in this chapter is adopted pursuant to Section 66483 et seq. of the Government Code which provides for the payment of fees for the construction of drainage facilities as a condition to the division of land.
(Ord. 18 § 2, 2008, RCC § 16.36.010)

§ 16.32.020. Area drainage plan—Fee required.

Whenever land that is proposed to be divided lies within the boundaries of an area drainage plan, a drainage fee in the amount required by the plan for the area, as adopted or thereafter amended, shall be required as a condition of approval of the division of land in that drainage area.
(Ord. 18 § 2, 2008, RCC § 16.36.020)

§ 16.32.030. Adoption of area drainage plan.

Each area drainage plan shall be adopted by resolution of the City Council, pursuant to the provisions of Government Code Section66483 et seq.; shall cover a particular drainage area; shall contain an estimate of the total cost of constructing the drainage facilities required by the plan; and shall include a map of the area that shows the boundaries of the drainage area and the location of the required facilities serving the drainage area. As a part of the adoption of a plan, the Council shall find and determine that the subdivision and development of land within the plan area will require construction of the facilities described in the plan. The Council shall further find and determine that the drainage fees are fairly apportioned within the local drainage area, on the basis of benefits conferred on property proposed for subdivision or on the need for local drainage facilities created by the proposed subdivision and development of other properties within the adopted drainage area, and may provide for varying fees; provided, however, the fee as to any property proposed for subdivision within a drainage area shall not exceed the pro rata share of the amount of the total actual or estimated costs of all facilities within the area which would be assessable on such property if the costs were apportioned uniformly on a per acre basis. (Ord. 18 § 2, 2008, RCC § 16.36.030)

§ 16.32.040. Payment of fees.

A. Drainage fees shall be paid at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the landowner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular area drainage plan at the time of issuance of the grading permits or prior to issuance of the building permits if grading permits are not issued.

B. The drainage fee shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of a grading or building permit. Upon issuance of the grading or building permit, written documentation verifying payment of the drainage fee shall be submitted to the Public Works~~Building Official of the~~ Department ~~of Building and Safety~~.

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Article II
Flood Control and Tract Drainage

§ 16.32.090. General provisions.

Facilities for the control of tract drainage and floodwaters in Schedule "A," "B," "C," "D," "E," "F" and "G" land divisions are established as follows:

A. The minimum design for facilities which control drainage water generated within a land division or floodwater flowing into or crossing a land division shall be based on a storm having a frequency of once in 100 years. Hydrologic and hydraulic calculations for the design of drainage facilities which control drainage water generated within a land division shall be submitted for approval to the Public Works Director ~~of Transportation~~. Hydrologic and hydraulic calculations for the design of flood control facilities to control floodwater flowing into or crossing a land division shall be submitted for approval to the flood control agency having jurisdiction and to the Public Works Director ~~of Transportation~~.

B. The use of streets for flood control and drainage purposes may be prohibited by the Public Works Director ~~of Transportation~~ if the use thereof is not in the interest of the public health, safety and welfare.

C. When the Public Works Director ~~of Transportation~~ permits the use of streets for flood control and drainage purposes, the 10-year frequency design discharge shall be contained between the tops of curbs or asphalt concrete dikes, and the 100-year frequency design discharge shall be contained within the street right-of-way. If either of these conditions is exceeded, additional flood control facilities shall be provided.

(Ord. 18 § 2, 2008, RCC § 16.36.090)

§ 16.32.100. Flood control.

A. The flood control engineer shall review the hydrologic calculation submitted by the land divider and determine the adequacy of peak discharges of offside floodwaters impinging upon the land division from which protection must be provided. The land divider may consult with the flood control engineer or his/her representative as to the adequacy of the flood control facilities proposed.

B. Improvement plans for flood control facilities to control floodwater flowing into or crossing a land division shall be approved by the appropriate flood control agency and the Public Works Director ~~of Transportation~~.

C. After receipt of an acceptable tentative map, the flood control engineer will recommend conditions to be imposed. He or she shall also furnish a flood hazard report to the land divider and such governmental agencies as may require the same.

(Ord. 18 § 2, 2008, RCC § 16.36.100)

§ 16.32.110. Tract drainage.

A. Improvement plans for drainage facilities to control drainage water generated within a land division shall be approved by the Flood Control and Water Conservation District and ~~Transportation~~Public Works Department.

B. In land divisions where lot grading is not proposed, the following criteria are established:

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1. Where land division streets on sustained gradients cross natural drainage courses, adequate culverts shall be provided to accommodate the 100-year storm with maximum ponding to an elevation two feet below the road centerline profile grade, provided diversion of ponded water into another drainage area will not result therefrom.

2. Runoff in natural drainage courses exceeding the 100-year storm may be permitted to overtop the roadway in dip sections where, in the opinion of the Public Works Director ~~of Transportation~~, topography, soil conditions, adjacent development and available all-weather routes indicate its feasibility. If a deep section is permitted, the roadway embankment slopes shall be adequately protected.

3. Culverts of adequate size, but not less than 18 inches in diameter or equal, to prevent the 100-year storm from overtopping the roadway shall be provided in dip section or as approved by the Public Works Director ~~of Transportation~~. Smaller culverts may be approved by the Public Works Director ~~of Transportation~~.

4. Streets crossing improved channels shall be provided with culverts of adequate size to permit passage of the channel design flow or such other type of crossing as approved by the appropriate flood control agency and the Public Works Director ~~of Transportation~~.

5. Asphalt concrete for lining of channels shall not be permitted.

6. When a land division substantially changes, concentrates or increases the natural flow of surface water onto adjacent property, facilities shall be required to direct the water to an adequate outlet, or the land divider shall obtain a recordable easement or written agreement for drainage purposes across the affected property.

(Ord. 18 § 2, 2008, RCC § 16.36.110)

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CHAPTER 16.36
DRY SEWERS

§ 16.36.010. Generally.

If a land division is submitted that proposes high density development and/or development in an area with marginal soils and if connection to a wet sewerage system is not currently available, the installation of a dry sewer system may be required by the Health Department in addition to subsurface sewage disposal in accordance with the following:

A. An agency that provides sewage collection and treatment services has a plan that includes the area being divided and implementation program for the wet sewer system that would serve the area within a reasonable period of time, and the serving agency has agreed to serve the land.

B. The land divider has contacted and has secured a letter of approval from the agency that will have the ultimate responsibility for acceptance of the sewage treatment and disposal thereof and the maintenance of the proposed dry and wet sewer lines. The approval letter shall be submitted to the City.

C. When dry sewers are required, the dry sewer design must be shown on the utility plans in accordance with the requirements as set forth in Section 16.16.030.

(Ord. 18 § 2, 2008, RCC § 16.40.010)

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CHAPTER 16.40
ELECTRICAL AND COMMUNICATIONS FACILITIES

§ 16.40.010. Installation requirements.

A. Electrical power, telephone or other communication, street lighting, and cable television lines shall be placed underground.

B. The owner or land divider is responsible for complying with the requirements of this section and shall make necessary arrangements with the serving agencies for the installation of such facilities.

C. For the purposes of this section, appurtenances and associated equipment such as, but not limited to, surface mounted transformers, concealed ducts, and pedestal mount terminal boxes and meter cabinets may be placed above ground.

D. Underground lines shall not be required:

1. For any part of a land division as to which an existing overhead line is in a street or easement adjacent to the lot or lots to be served from the line or from one or more additional lines on the same poles;

2. In any land division or portion thereof where it is determined that, due to severe soil or topographical problems in the greater portion of the land, underground installation would be reasonably costly and the use of overhead lines would not be detrimental to other property in the vicinity;

3. In any case in which it is determined that the use of overhead facilities is compatible with the surrounding development and is not inconsistent with the purposes of this title, underground lines as to all or a portion of a land division may be waived at the time of the approval of the tentative map. Application shall be made in writing by the land divider at the filing of the tentative map, stating fully the facts and grounds upon which the waiver is sought.

E. When arrangements are made with the serving agency, a letter stating that arrangements have been made for underground facilities and such other comments the agency may have regarding easements, utility locations, and other pertinent matters must be submitted by the agency to the Public Works Director ~~of Transportation~~.

F. Distribution lines must be underground when alignments parallel or cross scenic highways, natural scenic and historic sites, recreation areas, wildlife refuges, national and state monuments or other unique natural resources when it is deemed feasible.

G. Street lighting shall conform to the provisions and processing procedures as outlined ~~in Section 22 of Riverside County Ordinance 461~~by the City Engineer.

(Ord. 18 § 2, 2008, RCC § 16.44.010)

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CHAPTER 16.44
STREET TREES

§ 16.44.010. General provisions.

A. The planting of street trees in connection with the development of new land divisions is desirable and shall be required as a condition of approval in Schedule "A," "B," "C," "D," "E," "F" and "G" land divisions unless otherwise exempted. In Schedule "E" parcel maps, the planting of trees shall be deferred to the plot plan stage.

B. All land divisions governed by this section shall be required to have planted a minimum of one street tree per parcel frontage prior to final building inspection based on the following standards:

1. Trees shall be chosen from Chapter 17.276~~,~~ and the accompanying tree list ~~and the Riverside County guide to trees, shrubs and groundcovers~~. Each choice should reflect consideration of the geographic zone involved.

2. Trees shall be located such that at 15 years of age the crown will not encroach across property lines or into street rights-of-way.

3. Trees shall be located a minimum of 10 feet from driveways.

4. Trees shall be spaced at approximately 60-foot intervals or a minimum of one tree per lot frontage.

5. For corner lots, street trees shall be required on both street frontages, provided such planting does not interfere with site distances and setbacks.

6. Street trees shall not be required along street frontages where noise attenuation walls exist or will be required.

7. All street trees shall be staked. Tree stakes shall be one and one-half to two inches in diameter, eight feet in length, and driven into the hole before tree is planted on the side from which the prevailing winds come. The tree shall be secured to the stake in two or three places with plastic, cloth or rubber ties.

8. Exceptions to street tree planting may be permitted in cul-de-sacs and on those lots where proper spacing is not possible. Requests for exception shall be made to the Community Development~~Planning~~ Director.

(Ord. 18 § 2, 2008, RCC § 16.48.010)

§ 16.44.020. Security and agreements.

A. Prior to the issuance of building or grading permits, the land divider shall enter into an agreement with the ~~Transportation~~ Public Works Department for the planting of the trees and for the guarantee and warranty of the work for a period of one year following the acceptance of all improvements as against any defective work or labor done, or defective materials furnished.

B. Acceptable forms of security shall be the same as those enumerated in Section 16.44.010(A). The agreement and the security shall be executed only upon forms and terms approved by the Council, and shall be checked by the Public Works Director ~~of Transportation~~. The

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amount of the security shall be $100.00 for each tree required.

C. The security shall be released at the time when the one-year warranty period has ended.
(Ord. 18 § 2, 2008, RCC § 16.48.020)

§ 16.44.030. Exemptions.

A. Any person who is required to plant street trees may request exemption from the requirement. The request for the exemption shall be made to the Public Works Director ~~of Transportation~~ on the forms provided by the ~~Transportation~~ Public Works Department with other such agency clearances as may be required.

B. Any person may be exempted from the requirement to plant street trees if any of the following conditions are found to exist:

1. Tree planting is impractical due to unsatisfactory soil, rock, grade or other topographical conditions that cannot readily be corrected;

2. A satisfactory water supply is not available;

3. Tree planting will create conditions hazardous to traffic;

4. The street is likely to be widened within a reasonable period of time and trees cannot now be set in their proper relationship to the ultimate right-of-way;

5. Trees are already planted in the substantially correct location.

C. Any request for exemption shall be reviewed by the Public Works Director ~~of Transportation~~ and be transmitted for review to the Planning Division~~epartment~~. The decision on any request for an exemption under this section shall be made prior to the issuance of any building or grading permits.
(Ord. 18 § 2, 2008, RCC § 16.48.030)

§ 16.44.040. Enforcement.

The Public Works~~Transportation~~ Department shall be responsible for the enforcement of the street tree planting requirements under this chapter.
(Ord. 18 § 2, 2008, RCC § 16.48.040)

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CHAPTER 16.56
SECURITY FOR IMPROVEMENTS AND TAXES

§ 16.56.010. Security for improvements.

A. If the improvements are not completed prior to approval of the final map or parcel map, the land divider shall enter into an agreement with the City to complete the improvements and in connection therewith shall furnish to the City improvement security in the amounts required by subsection D of this section. Acceptable forms of security shall be limited to the following:

1. A bond or bonds by one or more duly authorized corporate sureties;

2. A cash deposit with the City;

3. An irrevocable instrument of credit from one or more financial institutions subject to regulation by the state or federal government pledging that the funds necessary to carry out the agreements are on deposit until released by the City;

4. An irrevocable letter of credit issued by a financial institution subject to regulation by the state or federal government guaranteeing that all or any portion of the funds available pursuant to the letter of credit will be paid upon the written demand of the Public Works Director ~~of Transportation~~, and that such written demand need not present documentation of any type as a condition of payment, including proof of loss.

B. The agreement and the improvement security for Schedules "A," "B," "C," "D" and "E" maps shall be executed for the City by the chairperson of the Council only upon forms and terms approved by the Council, which shall be checked by the Public Works Director ~~of Transportation~~. The Public Works Director ~~of Transportation~~ shall be authorized to execute on behalf of the City agreements and improvement security in accordance with the provisions of this chapter for Schedules "F," "G," "H" and "I" maps. The agreement and improvement security for Schedules "F," "G," "H" and "I" maps shall be executed for the City by the Public Works Director ~~of Transportation~~ only upon forms and terms approved by the Council. If bonds are to be used, they shall be substantially in the form provided for in the Subdivision Map Act.

C. The original period of the agreement and security shall be 24 months. Extensions of time may be granted at any time by the City Manager only upon terms and conditions approved by the City Council either at its own option, with or without notice to the land divider and surety, or at the written request of the land divider, with or without notice to the surety. Each extension shall be for a period not to exceed one year. In addition to the above, and as a further condition to granting an extension of time, the City Engineer may require additional agreements or security as necessary to guarantee the completion of the improvements.

D. Security to guarantee the performance of any act or agreement shall be in the following amounts:

1. 100% of the total estimated cost of the improvement or of the act to be performed, conditioned upon the faithful performance of the act or agreement;

2. 50% of the total estimated cost of the improvement or the performance of the required act, securing payment to the contractor, his or her subcontractors, and the persons

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furnishing labor, materials or equipment to them for the improvement or the performance of the required act;

3. 10% of the total estimated cost of the improvement or the performance of the required act for the guarantee and warranty of the work for a period of one year following the completion and acceptance thereof against any defective work or labor done, or defective materials furnished. As a part of the obligation guaranteed by the security and in addition to the face amount of the security, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees incurred by the City in successfully enforcing the obligation, all to be taxed as costs and included in any judgment.

E. The security may be released, in whole or in part, in the following manner:

1. Security given for faithful performance or any act or agreement shall be released upon the performance of the act and final completion and acceptance of the required work. Once one-third of the bonded work has been completed, a request for a partial release of securities may be submitted. The request shall be made in writing to the ~~Transportation~~Public Works Director, and a fully detailed description of the bonded work completed shall be provided with the request. A maximum of three partial releases of the security may be granted by written order of the Public Works Director ~~of Transportation~~ upon a determination by the Public Works Director ~~of Transportation~~ of the acceptable work that has been completed and the amount of security that is necessary to guarantee the completion of the remaining improvements. Requests for partial releases, setting forth in detail the amount of work completed, shall be made in writing to the Public Works Director ~~of Transportation~~.

2. Security securing the payment to the contractor, the subcontractors, and the persons furnishing labor, materials or equipment may, after the time within which claims of lien are required to be recorded pursuant to Article 3 (commencing with Section 3114) of Chapter 2 of Title 15 of Part 4 of Division 3 of the Civil Code and after acceptance of the work, be reduced to an amount not less than the total claimed by all claimants for whom claims of lien have been recorded and notice thereof given in writing to the Council, and if no such claims of lien have been recorded, the security may be released in full. Requests for release shall be made to the Public Works Director ~~of Transportation~~ who may, prior to the release of any security under this subdivision, require the land divider to provide a title report or other form of evidence sufficient to show what claims of lien, if any, are of record on the land division.

3. The release of such security shall not apply to any required guarantee and warranty period, nor to costs and reasonable expenses and fees, including reasonable attorney fees.

F. In any case where the performance of the obligation for which the security is required is subject to the approval of another agency, the security shall not be released until the obligation is performed to the satisfaction of such other agency. The City shall notify the servicing agency in writing and such agency shall have two months after completion of the performance of the obligation to register its satisfaction or dissatisfaction. If at the end of that period it has not registered its satisfaction or dissatisfaction, it shall be conclusively deemed that the performance of the obligation was done to its satisfaction.

G. The liability upon the security given for the faithful performance of any act or agreement shall be limited to:

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1. The performance of the work, covered by the agreement between the subdivider and the City for the performance of the required act;

2. The performance of any changes or alterations in such work, provided that all such changes or alterations do not exceed 10% of the original estimated cost of the improvement;

3. The guarantee and warranty of the work for a period of one year following completion and acceptance thereof against any defective work or labor done or defective materials furnished in the performance of the agreement or the performance of the act;

4. Costs and reasonable expenses and fees, including reasonable attorneys' fees.

H. If the estimated cost of completing the street/drainage improvements, water system improvements, sewer system improvements or the setting of the monuments is less than $5,000.00, a cash bond shall be required for that specific improvement.

I. The Public Works Director ~~of Transportation~~ is authorized to release or reduce the security in accordance with the provisions of this section.

(Ord. 18 § 2, 2008, RCC § 16.60.010; Ord. 60 § 2, 2011)

§ 16.56.020. Security for taxes and assessments.

A. Certificates for taxes and special assessments, as prepared by the tax collector, and security for unpaid taxes and special assessments shall be furnished as required by the Subdivision Map Act. This section applies to land divisions located within the City.

B. When a land division is located within the City:

1. If the certificate shows that there are no liens against the land division or any part thereof for unpaid taxes or special assessments collected as taxes, the City Clerk shall certify that such certificates have been filed and shall transmit the final map or parcel map to the County Recorder without placing the matter on the agenda of the Council.

2. If the certificate shows that there are no liens against the land division or any part thereof for unpaid taxes or special assessments collected as taxes, except for taxes or special assessments that are not yet payable, the land divider shall file with the City Clerk acceptable security in the amount determined by the tax collector as necessary to pay the taxes and special assessments which are a lien but not yet payable. Upon approval of the security by the City Attorney, the City Clerk shall certify that such certificates and security have been filed and shall transmit the final map or parcel map to the County Recorder without placing the matter on the agenda of the Council.

3. When a land division is located within the City, the land divider shall furnish the required certificate as to tax and assessment liens to the Public Works Director ~~of Transportation~~ who shall handle the matter as a part of the processing of the final map or parcel map.

C. Acceptable forms of security for taxes shall be as provided in Section 16.56.010(A) for security for improvement; provided, however, that a cash bond shall be required to guarantee the payment of taxes in amounts less than $2,500.00. The forms of security offered shall not have an expiration date prior to that of the expiration of the map.

(Ord. 18 § 2, 2008, RCC § 16.60.020; Ord. 60 § 3, 2011)

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CHAPTER 16.60
REVERSION TO ACREAGE

§ 16.60.010. Generally.

Divided real property may be reverted to acreage pursuant to the provisions of this title and the Subdivision Map Act. Reversion to acreage proceedings may be initiated by the City Council on its own motion, or by petition of all owners of record of real property that is proposed to be reverted to acreage.
(Ord. 18 § 2, 2008, RCC § 16.64.010)

§ 16.60.020. Procedures for filing.

To revert divided lands to acreage, a tentative map shall be filed as follows:

A. A tract or parcel map number shall be obtained from the County Surveyor upon payment of the fee set forth ~~in Chapter 3.44~~by the County.

B. 25 copies of the tentative map shall be filed with the Community Development~~Planning~~ Director, accompanied by the fee as set forth in Chapter 3.44. The fee shall be paid by the owners filing the tentative map, or, if the reversion to acreage is initiated by the Council upon request of the owners of the property, the fee shall be paid by the person(s) making the request to the Council.

C. The tentative map prepared in the form required by Chapter 16.12 shall show all relevant details of the land division proposed to be reverted, its relationship to existing streets, dedications, and adjoining lands, and configurations of the proposed reversion.

D. Proof of ownership of the real property proposed to be reverted to acreage shall be submitted with the tentative map.
(Ord. 18 § 2, 2008, RCC § 16.64.020)

§ 16.60.030. Review of tentative map.

The tentative map shall be distributed by the Community Development~~Planning~~ Director to all interested and affected agencies and utilities. Thereafter, the tentative map shall be considered by the appropriate Land Development Committee, which Committee shall report and recommend to the advisory agency having jurisdiction over the area.
(Ord. 18 § 2, 2008, RCC § 16.64.030)

§ 16.60.040. Consideration by advisory agency.

The advisory agency shall consider the report and recommendation of the Land Development Committee on the tentative map, and shall forward a report and recommendation to the Council for approval, conditional approval or disapproval of the proposed reversion to acreage. A copy of the advisory agency report and recommendations shall be mailed to the applicant or the authorized agent.
(Ord. 18 § 2, 2008, RCC § 16.64.040)

§ 16.60.050. Consideration by Council.

A. After receipt of the report and recommendations of the advisory agency, the Council shall set the matter for public hearing. Notice of the time and place of the public hearing before

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the Council, including a general description of the location of the property proposed to be reverted to acreage, shall be given at least 10 days before the public hearing by publication once in a newspaper of general circulation that is published and circulated in the City.

B. Divided real property may be reverted to acreage only if the Council finds that:

1. Dedications or offers of dedication which have not been accepted by the City and which are to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes; and

2. Either:

a. All owners of an interest in the real property within the land division have consented to the reversion, or

b. None of the improvements required to be made have been made within two years from the date the final land division map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is the later, or

c. No lots shown on the final land division map have been sold within five years from the date such map was filed for record.

C. The following shall be required as conditions to approval of a reversion:

1. Dedications necessary for a logical street pattern for access to any lands not proposed for reversion or as may be necessary for drainage or utilities;

2. Retention of all previously paid fees;

3. Retention of any necessary improvement security or deposit.

(Ord. 18 § 2, 2008, RCC § 16.64.050)

§ 16.60.060. Final map procedures.

After the approval of the tentative map, the applicant may cause a final map or parcel map to be prepared in accordance with the applicable provisions of Chapter 16.16, and shall pay the fees as set forth in Chapter 3.44.

(Ord. 18 § 2, 2008, RCC § 16.64.060)

§ 16.60.070. Merging of contiguous parcels.

A. Notwithstanding the preceding sections, four or fewer contiguous parcels under common ownership may be merged without reverting to acreage, provided that the merger is approved by the Community Development~~Planning~~ Director and an instrument evidencing such merger is recorded with the County Recorder.

B. Applications to merge contiguous parcels shall be made to the Community Development~~Planning~~ Director on forms provided by the Planning Division~~epartment~~, and shall be accompanied by the fee specified in Chapter 3.44, and the following:

1. An exhibit, drawn to scale, delineating the existing parcel boundaries and the location of existing structures and easements;

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2. Copies of grant deeds for the existing parcels;

3. An exhibit, drawn to scale, delineating the boundaries of the parcel after the merger;

4. A legal description of the new parcel as merged;

5. Preliminary title report;

6. Written consent of all owners of record interest.

C. The Community Development~~Planning~~ Director shall transmit a completed application to the City Engineer~~County Surveyor~~ for review and recommendation and shall grant approval of the request for merger if:

1. The parcels to be merged are, at the time of merger, under common ownership and written consent has been obtained from all record owners;

2. The parcel as merged will be consistent with the zoning of the property;

3. The parcel as merged will not conflict with the location of any existing structures on the property;

4. The parcel as merged will not be deprived access as a result of the merger;

5. Access to the adjoining parcels will not be restricted by the merger;

6. No new lot lines are created through the merger;

7. The existing right-of-way shall not be altered. Any alteration shall be accomplished through a separate vacation process.

D. The Community Development~~Planning~~ Director shall submit to the County Recorder for recordation the new legal description and exhibit within 20 days after it has been approved~~ by the Planning Director~~.

(Ord. 18 § 2, 2008, RCC § 16.64.070)

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CHAPTER 16.64
LOT LINE ADJUSTMENTS

§ 16.64.010. Lot line adjustment defined.

A "lot line adjustment" is a modification of a boundary line between two or more adjacent legal parcels where the modification complies with the following criteria:

A. No new parcels are created, and no existing parcels are deleted;

B. No parcel is reduced below the minimum lot area required by the zoning designation set forth in Title 17 and the General Plan of the City;

C. The proposed adjustment is exempt from the Subdivision Map Act, and no tentative map, final map or parcel map, shall be required as a condition to the approval of a lot line adjustment;

D. Public rights-of-way are not altered in any way unless approved by the Public Works Director ~~of Transportation~~.

(Ord. 18 § 2, 2008, RCC § 16.68.010)

§ 16.64.020. Filing requirements.

Applications for lot line adjustment as defined in Section 16.04.060(B) shall be made to the Community Development~~Planning~~ Director on forms provided by the Planning Division~~epartment~~. The applications shall be accompanied by the fee set forth in Chapter 3.44.
(Ord. 18 § 2, 2008, RCC § 16.68.020)

§ 16.64.030. Procedure.

Upon receipt of a completed application, the Planning Division~~epartment~~ shall transmit the material to the following agencies: ~~Transportation Department, County Surveyor, Health~~City Engineer, Fire, Building and Safety, ~~Assessor Departments,~~ and other appropriate agencies~~Flood Control District~~. The applicant and his or her representative shall be notified of any concerns set forth by the reviewing agencies which may delay approval of the applications. The Community Development~~Planning~~ Director shall limit his or her review and approval to a determination of whether or not the parcels resulting from the adjustment will conform to state law and City ordinances, and shall not impose conditions or exactions on the approval except to conform to City ordinances, or to facilitate the relocation of existing utilities, infrastructure, easements or improvements. When special circumstances applicable to a parcel of property, including but not limited to topographic constraints, parcel orientation, access restrictions, methods of circulation, existing improvements, and/or urbanization of the property under a requested permit, the Community Development~~Planning~~ Director may, upon sufficient documentation and justification, approve a lot line adjustment so long as the proposed adjustment is not in conflict with state law, City ordinances, and requirements set by other City departments or agencies. Within 30 days of the lot line adjustment application being accepted as complete, the Community Development~~Planning~~ Director shall conditionally approve, disapprove or notify the applicant and his or her representative that the request does not meet the requirements of a lot line adjustment. Applications for lot line adjustment shall not be considered final until the exhibits and new legal descriptions, or amended deed, reflecting the adjustment have been recorded.
(Ord. 18 § 2, 2008, RCC § 16.68.030)

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§ 16.64.040. Recordation.

Upon approval of the lot line adjustment, the Community Development~~Planning~~ Director, within six months or as agreed to by the Community Development~~Planning~~ Director and applicant not to exceed one year, shall receive proof of the recordation of the deed or record of survey and the notice of lot line adjustment with the County Recorder. The notice shall contain the following: "This document is being recorded pursuant to Lot Line Adjustment No. _____, approved by the Planning Division~~epartment~~ on ____."
(Ord. 18 § 2, 2008, RCC § 16.68.040)

§ 16.64.050. Record of survey.

A record of survey shall be required pursuant to Section 8762 of the Business and Professions Code if monuments are set at the new lot lines, unless the boundary is monumented as part of a land division with a recorded map.
(Ord. 18 § 2, 2008, RCC § 16.68.050)

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CHAPTER 16.68
ENFORCEMENT AND PENALTIES

§ 16.68.010. Denial of permits.

No building permit, grading permit or any other permit or approval necessary to develop real property shall be granted or issued for any parcel of real property which has been divided, or which has resulted from a division, in violation of the provisions of the Subdivision Map Act or this title that were applicable at the time such division occurred, unless the Community Development~~Planning~~ Director, as hereinafter provided, finds that development of such real property is not contrary to the public health, welfare or safety. A permit or approval shall be denied whether the applicant was the owner of the real property at the time of the violation or whether the applicant is the current owner of the real property with, or without, actual or constructive knowledge of the violation at the time of acquisition of the real property. Whenever a permit or approval is sought to develop such real property, the department from which the permit is sought shall notify the applicant that the permit cannot be granted because of the illegal division of land, and shall advise the person that he or she may file an application with the Community Development~~Planning~~ Director for a determination as to whether the development of the property would not be contrary to public health or safety and for the possible issuance of a certificate of compliance.
(Ord. 18 § 2, 2008, RCC § 16.72.010)

§ 16.68.020. Certificate of compliance.

A. Classification of Certificates of Compliance.

1. Certificates of Compliance. A certificate of compliance is issued when the real property is in compliance with the Subdivision Map Act and this title.

2. Conditional Certificate of Compliance. A conditional certificate of compliance is issued when the Community Development~~Planning~~ Director determines that the property was divided in violation of the Subdivision Map Act or this chapter.

3. Certificate of Compliance and Waiver of Parcel Map. A certificate of compliance is required on all tentative parcel maps which have the parcel map waived. Since there is no parcel map to record, a certificate is necessary to record a legal description of the property which has been divided.

B. The following procedures shall apply to applications for approval of a certificate of compliance:

1. Application. Any owner of real property, including owners denied a permit, may file an application for a certificate of compliance. A separate application shall be made to the Community Development~~Planning~~ Director, accompanied by the fees set forth in Chapter 3.44 for each parcel to be certified. No certificate of compliance application proposing the certification of multiple lots will be accepted unless submitted in conjunction with a waived final parcel map. Each completed application shall be accompanied by the following:

a. A map shall be submitted, drawn on a form provided by the Planning Division~~epartment~~. The map shall be legibly drawn, in ink, to an engineer's scale, with the scale shown on the map. It shall show the subject property with dimensions and the gross and net area, and it shall show the locations, width and names of

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all streets and roads adjacent to and providing access to the property.

b. The map shall show the location and use of all structures on the property, with the distances from the structures to the parcel boundaries and distances between structures, and all existing utilities and easements.

c. A small scale vicinity map shall be shown with distances (in feet or tenths of a mile) to the nearest street intersection.

d. The map shall show the name, address, telephone number of the current owner of the property, and the name, address and telephone number of the person preparing the map, if different from the owner.

e. The map shall show the current zoning on the property and the current assessor's parcel number.

f. The application shall also include:

i. A legible copy of the current owner's grant deed or contract of sale;

ii. A map and copies of deeds of all other property owned by the applicant that is contiguous to the subject real property;

iii. Documentation of recorded access to the subject property unless abutting a public street;

iv. A legal description for the subject property to be typed on plain white paper, 8-1/2 by 11 inches in size, with one-inch margins at the top, sides and bottom. This legal description shall be reproducible so as to yield a legible copy that can be used as a part of a recorded certificate of compliance;

v. A lot book report that shows transaction of the subject property for the previous four years.

2. Processing and Issuance.

a. Certificate of Compliance.

i. Upon receipt of a completed application, the Community Development~~Planning~~ Director shall review the matter and within 50 days after receipt of the completed application make a final determination as to whether or not the real property complies with the applicable provisions of the Subdivision Map Act and this title, or whether the proposed development of the real property can be approved as not contrary to the public health, welfare and safety.

ii. If the Community Development~~Planning~~ Director determines that the real property was divided in compliance with the provisions of the Subdivision Map Act and this title that were applicable at the time the property was divided, he or she shall cause a certificate of compliance to be filed for record with the County Recorder.

b. Conditional Certificate of Compliance.

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i. If upon receipt of a completed application the Community Development~~Planning~~ Director determines that the property was divided in violation of the Subdivision Map Act or this title, but that a proposed development may be approved as being not contrary to the public health, welfare or safety, a certificate of compliance may be issued by the Community Development~~Planning~~ Director contingent upon the completion of specified conditions.

ii. The Community Development~~Planning~~ Director shall submit the applications to the Land Development Committee at one of its regular meetings for its report, recommendations and to establish appropriate conditions.

iii. The Community Development~~Planning~~ Director may impose such conditions as would have been applicable to the division of the property at the time that the current owner of record acquired the property, except that where the applicant was the owner of record at the time of the initial violation who by a grant of the real property created a parcel or parcels in violation, and such person is the current owner of record of one or more of the parcels which were created as a result of the grant in violation, then the Community Development~~Planning~~ Director may impose such conditions as would be applicable to a current division of the property or the requirement of filing on a tentative parcel or tract map.

(A) When the Community Development~~Planning~~ Director imposes conditions, he or she shall file for record with the County Recorder a conditional certificate of compliance.

(B) The conditions may be fulfilled and implemented by the owner who has applied for the certificate of compliance or any subsequent owner.

(C) Compliance with such conditions shall not be required until such time as a permit or other grant of approval for the development or use of the property is issued by the City or any other subsequent jurisdiction, unless the property is thereafter included as a part of a legal division of said real property pursuant to the provisions of this title.

(D) Upon completion of the conditions, the owner shall notify the Community Development~~Planning~~ Director. If the conditions are satisfactorily completed, the Community Development~~Planning~~ Director shall then issue and record a final certificate of compliance.

iv. Certificate of Compliance and Waiver of Parcel Map.

(A) A certificate of compliance is required on all tentative parcel maps which have the parcel map waived.

(B) The Community Development~~Planning~~ Director shall distribute the final copy of the certificate of compliance and waiver of parcel map to the ~~Department of~~ Building and Safety Division and ~~County Recorder~~City Clerk's office upon payment of the fee set forth in Chapter 3.44.

3. Appeal to Planning Commission. The decision of the Community Development~~Planning~~ Director regarding a

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certificate of compliance may be appealed to the Planning Commission within 10 calendar days after the date of the decision by the Community Development~~Planning~~ Director. Upon receipt of a completed appeal, the Community Development~~Planning~~ Director shall set the matter for hearing before the Planning Commission, not less than 10 days nor more than 60 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The Planning Commission shall render its decision within 30 days following the close of the hearing on the appeal and a copy thereof shall be mailed to the appellant.

(Ord. 18 § 2, 2008, RCC § 16.72.020)

§ 16.68.030. Notice of violation.

Whenever the Community Development~~Planning~~ Director has knowledge that real property has been divided in violation of the provisions of the Subdivision Map Act or of this title, he or she shall cause to be filed for record with the County Recorder notice of intention to record a notice of violation, describing the real property in detail, naming the owners thereof, describing the violation and stating that an opportunity will be given to the owner to present evidence. Upon recording a notice of intention to record a notice of violation, the Community Development~~Planning~~ Director shall mail a copy of such notice by certified mail to the owner of such property. The notice shall specify a time, date, and the place at which the owner may present evidence to the advisory agency why such notice should not be recorded. If, after the owner has presented evidence, it is determined that there has been no violation, the Community Development~~Planning~~ Director shall file a release of the notice of intention to record a notice of violation with the County Recorder. If, after the owner has presented evidence, the advisory agency determines that the property has, in fact, been illegally divided, or within 60 days of receipt by the owner of the involved real property of a copy of the notice of intention to record a notice of violation, the owner of the real property fails to inform the advisory agency as to why the involved real property has not been illegally divided, the advisory agency shall record the notice of violation with the County Recorder. The notice of intention, to record a notice of violation and the notice of violation, when recorded, shall be deemed to be constructive notice of the violation to all successors in interest in such property. The County Recorder shall index the names of the fee owners in the general index.

(Ord. 18 § 2, 2008, RCC § 16.72.030)

§ 16.68.040. Prohibition.

A. No person shall sell, lease or finance any parcel or parcels of real property or commence construction of any building for sale, lease or financing thereof, or allow occupancy thereof, for which a final map or parcel map is required by this title, until such map thereof, in full compliance with the provisions of this title, has been filed for record by the County Recorder.

B. No person shall sell, lease or finance any parcel or parcels of real property or commence construction of any building for sale, lease or financing thereon, or allow occupancy thereof, for which a parcel map is required by this title, except model homes, until such map thereof in full compliance with the provisions of this title has been filed for record by the Recorder.

C. Conveyances of any part of a division of real property for which a final map or parcel map is required by this title, shall not be made by parcel or block number, initial or other designation until such map has been filed for record by the Recorder.

D. This section does not apply to any parcel or parcel of a division offered for sale, lease or

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finance, contracted for sale, lease or finance, or sold, leased or financed in compliance with or exempt from this title at the time the land division was established.

(Ord. 18 § 2, 2008, RCC § 16.72.040)

§ 16.68.050. Procedures, remedies and penalties.

The procedures, remedies and penalties for violation of this title and for recovery of costs related to enforcement are provided for in Chapter 1.16 of this Code.

(Ord. 18 § 2, 2008, RCC § 16.72.050)

§ 16.68.060. City to be held harmless.

Any person who obtains or files an application to obtain an approval of any kind under the provisions of this title shall hold the City, its officers and agents, harmless from any liability or claim of liability, including costs, attorney fees and any claims of the applicant, arising out of the issuance of an approval, or the denial thereof, or arising out of any condition thereof held void or invalid by a court of law.

(Ord. 18 § 2, 2008, RCC § 16.72.060)

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CHAPTER 16.72
URBAN LOT SPLITS

§ 16.72.010. Purpose and intent.

It is the purpose of this chapter to provide procedures necessary for the implementation of Section 66411.7 of the Government Code pertaining to urban lot splits, as defined in Section 16.72.020 herein. To accomplish this purpose, the regulations outlined herein are determined to be necessary for the preservation of the public health, safety, and general welfare, and for the promotion of orderly growth and development. Except where such provisions directly conflict with Section 66411.7 of the Government Code, the provisions of this chapter shall apply. (Ord. 223 § 2, 2022)

§ 16.72.020. Eligibility.

A parcel map shall be required for all urban lot splits, defined as the subdivision of a parcel into two parcels pursuant to Section66411.7 of the Government Code. An application for an urban lot split shall be approved by the Community Development~~Planning~~ Director if the application meets all ~~of~~ the following requirements:

A. ~~The proposed urban lot split will create no more than two new parcels, and e~~Each of the newly created parcels meets all the required o~~O~~bjective s~~S~~tandards in this Chapter~~the following requirements:~~

~~1. Is at least 1,200 square feet in size;~~

~~2. Is at least 40% of the lot area of the original parcel;~~

~~3. Has access to or adjoins the public right-of-way, sufficient to allow development on the parcel to comply with any property access requirements under the California Fire Code Section 503 and Title 14, California Code Regulations Section 1273.00 et seq., when applicable to the parcel; and~~

~~4. The parcel to be subdivided is located within the R-R, R-R-O, R-1, R-1A, R-A, R-T, or R-T-R zone.~~

B. The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code.

C. The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power;

3. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application; and/or

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4. Housing that has been occupied by a tenant in the last three years ~~based~~ before~~on~~ the date of the application for an urban lot split.

D. ~~The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a City landmark or City heritage resource.~~The parcel is not located within a historic~~al~~ landmark property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark pursuant to a city or county ordinance.

E. The proposed urban lot split does not require demolition or alteration of either of the following:

1. A contributing structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance.

~~D.~~2. An existing exterior structural wall of a structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance.

~~E.~~F. The parcel has not been established through prior exercise of an urban lot split provided for in Section 66411.7 of the Government Code or this section.

~~F.~~G. Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this chapter.

~~G.~~H. ~~The proposed new parcels are intended for exclusively residential use.~~The urban lot split will not result in a structure being split over the two parcels.

~~H. The owner of the parcel to be subdivided signs an affidavit under penalty of perjury declaring all of the following to be true:~~

~~1. The housing units proposed to be demolished or altered have not been occupied by a tenant at any time within three years of the date of the application for an urban lot split.~~

~~2. The owner of the parcel intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split. Owner-occupancy is not required if the owner is a community land trust or qualified nonprofit corporation under Sections 214.15 or 402.1 of the Revenue and Taxation Code.~~

~~3. The owner has not previously subdivided an adjacent parcel using an urban lot split.~~

~~4. The owner has not previously acted in concert with any person to subdivide an adjacent parcel using an urban lot split. "Acted in concert" means that the owner, or a person acting as an agent or representative of the owner, knowingly participated with another person in joint activity or parallel action toward a common goal of subdividing the adjacent parcel.~~

(Ord. 223 § 2, 2022)

§ 16.72.030. Objective subdivision standards.

All urban lot splits under this chapter shall ~~also~~ comply with the standards in this section, unless

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the applicant can demonstrate that ~~this~~ application of the standards would have the effect of physically precluding the construction of two units on either of the resulting parcels~~, or would necessarily result in a unit size of less than 1,200 square feet for any unit on the resulting parcels~~:

A. New parcel lines that abut a street shall maintain right angles to streets or are radial to the centerline of curved streets or be parallel to existing parcel lines.

B. Lots without 24 feet or more of frontage on a street will not be permitted. Frontage requirements for flag lots may be satisfied by a driveway or private road accessing a street of 12 feet in width or more.

Each resulting parcel must

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~~C. A minimum of one off-street parking space shall be provided on each parcel except no parking shall be required where the parcel meets one or both of the following instances:~~

~~1. The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.~~

~~2. There is a car-share vehicle located within one block of the parcel.~~

~~D. No additional setback shall be required for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure. Verification of size and location of the existing and proposed structure requires pre- and post-construction surveys by a California licensed land surveyor.~~

C. ~~H~~haves access to or adjoins the public right-of-way, sufficient to allow development on the parcel to comply with any property access requirements under the California Fire Code Section 503 and Title 14, California Code Regulations Section 1273.00 et seq., when applicable to the parcel.~~; and~~

D. The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that no ~~one~~ parcel is~~shall not be~~ smaller than 40 percent of the lot area of the original parcel proposed for subdivision.

E. Both newly created parcels are no smaller than 1,200 square feet.

F. The parcel being subdivided is located within a single-family residential zone.

G. The parcel map satisfies the objective requirements of the Subdivision Map Act and this chapter regarding parcel maps.

The standards described in this ~~paragraph~~section shall apply except to the extent a standards ~~to all urban lot splits except where such standard directly~~ conflicts with a provision of this chapter or Section 66411.7 of the Government Code, as amended, or would ~~whether the applicant demonstrates that such zoning district standard or design standard would have the effect of~~ physically precluding the construction of two units on either of the resulting parcels or would necessarily result in a unit size of less than 800 square feet.
(Ord. 223 § 2, 2022)

§ 16.72.040. Filing, processing, and action.

A. An application for an urban lot split must be made through submittal of a City parcel map application and requisite fees and approved by the Community Development~~Planning~~ Director as provided for in Subsection B. of Section 16.12.150 of this Code. The minimum information for a parcel map is provided on the application form.

B. The City shall act on an application for an urban lot split within ~~5~~60 days from the date the City deems an application to be complete. If the applicant requests a delay in writing, the ~~5~~60 day time period shall be tolled for the period of the delay. If the City has not acted on the completed application within 60 days or by the end of any tolled period, the application shall be deemed approved. The City has acted on the application if it:

1. Approves or denies the application for the urban lot split; or

2. Informs the applicant in writing that changes to the proposed project are necessary to comply with this chapter.

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C. The Community Development~~Planning~~ Director shall deny the urban lot split if either of the following is found:

1. The urban lot split fails to meet or perform one o~~f~~r more objective requirements imposed by the Subdivision Map Act or by this chapter. Any such requirement ~~or condition~~ shall be specified in a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant; and/or

2. The building official makes a written finding, based upon a preponderance of the evidence, that the proposed subdivision would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

D. The Community Development~~Planning~~ Director shall not reject an application solely because it proposes adjacent or connected structures, provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

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~~E. The Planning Director shall condition approval on the dedication of any easements deemed necessary for the provision of public services to the proposed parcels and any easements deemed necessary for access to the public right-of-way.~~

~~F.~~E. The Community Development~~Planning~~ Director shall not require the correction of nonconforming zoning conditions as a condition of approval of the u~~U~~rban l~~L~~ot s~~S~~plit.

~~G.~~F. The Community Development~~Planning~~ Director shall not require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of approval of a parcel map for an urban lot split.

(Ord. 223 § 2, 2022)

§ 16.72.050. Conditions of Approval.

The City may require ~~any of~~ the following conditions ~~when considering an application~~ for an urban lot split parcel map ~~for an urban lot split~~:

A. Easements required for the provision of public services and facilities.

B. A requirement that the parcels have access to, provide access to, or adjoin the public right-of-way.

§ 16.72.0~~5~~60. Performance Standards~~Use and development requirements~~.

A. The owner of the parcel to be subdivided signs an affidavit under penalty of perjury declaring all of the following to be true:

1. The housing units proposed to be demolished or altered have not been occupied by a tenant at any time within three years of the date of the application for an urban lot split.

2. The owner of the parcel intends to occupy one of the housing units as the owner's~~ir~~ principal residence for a minimum of three years from the date of the approval of the urban lot split. Owner-occupancy is not required if the owner is a community land trust or qualified nonprofit corporation under Sections 214.15 or 402.1 of the Revenue and Taxation Code.

3. The owner has not previously subdivided an adjacent parcel using an urban lot split.

4. The owner has not previously acted in concert with any person to subdivide an adjacent parcel using an urban lot split. "Acted in concert" means that the owner, or a person acting as an agent or representative of the owner, knowingly participated with another person in joint activity or parallel action toward a common goal of subdividing the adjacent parcel.

~~A.~~B. It shall be unlawful to rent, offer to rent or lease, or to advertise for rent or lease, any dwelling unit or portion thereof constructed on a lot created under this chapter for a term ~~that is~~of 30 days or less.

~~B.~~C. It shall be unlawful to use any dwelling unit constructed on a lot created under this chapter for any use other than a residential use.

D. New dwelling units constructed under this chapter shall be no more than 1,200 square feet in floor area.

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~~C.~~E. The City shall not be required to permit more than two dwelling units on a parcel created through the exercise of the authority contained within this Chapter. For the purposes of this sub~~Chapter~~section, "dwelling unit" includes any primary ~~means any~~ dwelling ~~unit~~, dwelling unit ~~including, but not limited to, a unit or units~~ created pursuant to Section 65852.21, ~~a primary dwelling, an~~ accessory dwelling unit as defined in subdivision (a) of Section 66313, or a junior accessory dwelling unit as defined in subdivision (d) of Section 66313.

~~D. Development of new dwelling units on any lot created under this chapter shall be subject to the requirements of Chapter 17.320 (Two-Unit Developments) herein and shall also comply with all applicable objective zoning requirements applicable to the subject parcels and any objective requirements in the City's residential design guidelines, as applicable. The standards described in this paragraph shall apply to all urban lot splits except where such standard directly conflicts with a provision of this chapter, or whether the applicant demonstrates that such zoning district standard or design standard would have the effect of the effect of physically precluding the construction of two units on either of the resulting parcels or would necessarily result in a unit size of less than 800 square feet.~~

(Ord. 223 § 2, 2022)

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CHAPTER 17.10
PLANNING AGENCY

§ 17.10.010. Title.

Pursuant to Section 65100 et seq. of the Government Code, the planning agency for the City shall consist of the City Council, the Planning Commission and the Planning Department. The planning agency shall perform all functions required by state law and this Title.
(Ord. 247, 1/15/2025)

§ 17.10.020. City Council.

The City Council shall consist of five members elected in the manner provided by law. The Council shall perform the duties and functions specified by state law and this Title including, but not limited to, the duties related to legislative matters and the duties related to the appeal of quasi-judicial matters. The Council shall also perform those planning and zoning duties and functions which are not expressly delegated or reserved to another body or officer.
(Ord. 247, 1/15/2025)

§ 17.10.030. Planning Commission.

The Planning Commission shall consist of five members appointed by the City Council and shall perform those planning and duties specified by state law or code including, but not limited to, the duties related to legislative matters and the duties related to quasi-judicial matters and appeals thereof.
(Ord. 247, 1/15/2025)

§ 17.10.040. Planning Divisionepartment.

The Planning ~~Department~~Division under the direction of the Community Development Director shall provide technical and clerical assistance to the Planning Commission and shall perform functions related to planning, land use, zoning, and land divisions as may be required by state law, ordinance or order of the City Council. The Community Development Director has the authority to make certain decisions on land use permits and entitlements as identified in this Title.
(Ord. 247, 1/15/2025)

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CHAPTER 17.16
LEGAL NONCONFORMING STRUCTURES AND USES

Prior History: Former Ch. 17.20 R-R-O Rural Residential, Outdoor Advertising Zone, compiled of RCC Ch. 17.20; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.16.010. Applicability and purpose.

A. This chapter shall apply to all nonconforming structures and uses.

B. This chapter is intended to limit the number and extent of nonconforming uses by prohibiting or limiting their enlargement, their re-establishment after discontinuance, and the alteration or restoration after destruction of the structures. More specifically, the intent of this chapter is to:

1. Limit the number and extent of nonconforming structures by prohibiting their relocation, alteration, or enlargement in a manner that would increase the nonconformity.

2. Prohibit the restoration of nonconforming uses and structures after destruction.

3. Prohibiting the nonconforming use whenever the nonconforming use ceases for a period of at least one year.

(Ord. 247, 1/15/2025)

§ 17.16.020. Generally.

A. Any nonconforming structure or nonconforming use may be continued and maintained as provided in this chapter.

B. The following structures and uses shall be deemed nonconforming:

1. Any structure, the construction of which is incomplete at the time an amendment is adopted making the structure nonconforming, if:

a. A building permit has been legally issued for the structure; and

b. Substantial construction has been performed on the site before the amendment making such structure nonconforming is adopted; and

c. The structure is completed in accordance with the plans and specifications upon which the building permit was issued.

2. Any use that is not yet established but for which an unexpired use permit or ~~minor or major~~ development permit was approved prior to the adoption of an amendment to Title 17, making such use nonconforming, so long as the use is established and maintained in accordance with any conditions of approval upon which the use permit or ~~minor or major~~ development permit was approved.

(Ord. 247, 1/15/2025)

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Agriculture Uses				
Animal keeping, non-commercial	P	P	P	Section 17.225.030
Animal keeping, commercial	P	P	P	Section 17.225.040
Animal grazing	P	P	P	Section 17.225.070
Apiary (non-commercial)	P	P	P	
Commercial breeding operations	C	C	C	
Dairy farms	C	C	C	
Farm stand, permanent as part of the main use	P	P	P	
Farm stand, temporary	P	P	P	
Feed and grain sales	P	P	P	
Field crops, propagation, and cultural purposes	P	P	P	
Mink farms	C	C	C	
Livestock auction and saleyards	C	C	C	
Menageries	C	C	C	
Nurseries	P	P	P	
Orchards	P	P	P	
Outside storage of materials in conjunction with a farm	P	—	—	
Packaged dry fertilizer storage, not including processing	C	C	C	
Pen fed cattle operations	C	C	C	
Residential Uses				

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Accessory buildings	P	P	P	
Accessory dwelling unit	P	P	P	Chapter 17.195
Agricultural/ Farmworker housing	P	P	P	
Dwelling, single-family	P	P	P	
Family daycare, large	P	P	P	
Family daycare, small	P	P	P	
Mobilehome park	C	C	C	
Planned residential development	C	C	C	
Residential care facilities	P	P	P	
Supportive housing	P	P	P	
Transitional housing	P	P	P	
Recreation and Community				
Animal hospitals, large and small	C	C	C	
Fishing lakes, commercial and noncommercial	P	P	P	
Fraternal lodges	P	P	P	
Hunting clubs	—	C	—	
Nursery schools for preschool day care and childcare	C	C	C	
Picnic and campgrounds	—	P	P	
Public parks and playgrounds	P	~~C~~P	~~C~~P	
Recreational vehicle parks	~~—~~	C	C	
Religious institution	P	P	P	

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Schools, private	P	P	P	
Sports and recreational facilities (including tennis, polo clubs, archery ranges, athletic fields, golf driving ranges, miniature golf, skating rinks and commercial swimming pools	—	C	C	
Business Operations and Services Uses				
Antique stores	—	C	C	
Arts, crafts and curio stores	—	P	P	
Bakery shops, including baking only when incidental to retail sales on the premises	—	P	P	
Barber shops and beauty shops	—	P	P	
Bed and breakfast lodging	—	—	C	Chapter 17.260
Cemetery, pet or human	—	C	C	
Commercial fairgrounds	—	C	C	
Commercial stables and riding academies	C	C	C	
Community center	—	—	C	Chapter 17.260
Commercial event center	—	—	C	Chapter 17.260
Rural events center	—	—	C	Chapter 17.260
Equipment rental services	—	C	C	
Events & Uses, Temporary	P	P	P	Chapter 17.105

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Feed and grain sales	—	C	C	
Food, meat, poultry and produce markets	—	C	C	
Fruit and vegetable packing plants and similar uses	—	C	C	
Garden supply stores	—	P	P	
Golf courses (public or private), including clubhouses; Driving ranges (as part of golf course or separate)	C	C	C	
Guest ranches	—	P	P	
Hardware stores	—	C	C	
Home based business	P	P	P	Chapter 17.110
Lumber production of a commercial nature, including commercial logging or commercial development of timber and lumber mills	—	C	C	
Nonprofit clubs and social lodge halls	C	C	C	
Outdoor film studios	—	C	C	
Pet shops and pet supply shops	—	P	P	
Racetracks, horses only	—	C	C	
Radio broadcasting stations	—	P	P	
Real Estate Offices, temporary with associated subdivision tract	P	P	P	

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Refreshment stand, permanent	C	C	C	
Restaurants and other eating establishments	—	C	C	
Retail pharmacies	—	C	C	
Rifle, pistol, skeet, or trapshooting ranges	—	C	C	
Rodeo arenas	—	C	C	
RV and boat storage (excludes mini storage)	C	C	C	
Television broadcasting stations, antennas, and cable installations, and microwave relay stations.	—	C	C	
Trail bike parks	C	C	C	
Water works facilities, for production and distribution of water for irrigation purposes	—	C	C	
Winery, with on-site vineyard	P	P	P	

E. Overlay Zones. Allowable uses are subject to any provisions applicable to overlay zones established by Chapter 17.25.

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.30.030. Development standards.

The development standards listed below are the minimum standards for development within the respective zones.

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Table 17.35.020-1: Residential Zones - Allowed Uses and Approval Requirements						
Allowed Use	R-1	R-2	R-3	R-4	R-T	Additional Requirements
Agricultural Uses						
Animal keeping, noncommercial	P	P	P	P	P	Section 17.225.030
Animal keeping, commercial	P	P	P	P	—	Section 17.225.040
Animal grazing						Section 17.225.070
Field crops, propagation, and culture purposes	P	P	P	P	P	
Residential Uses						
Accessory buildings	P	P	P	P	P	
Accessory dwelling units	P	P	P	P	P	Chapter 17.195
Boarding, rooming and lodging houses	—	—	P	P	—	
Congregate care residential facilities	—	C	C	C	—	Chapter 17.205
Dwelling, single-family	P	P	—	—	P	
Dwelling, multiple family	—	P	P	P	—	
Family daycare, large	P	P	P	P	P	
Family daycare, small	P	P	P	P	P	
Agricultural/ farmworker housing	P	P	P	P	P	Section 17.200.040
Mobile home parks and mobile home subdivisions	—	P	P	—	C	Chapter 17.210

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Table 17.35.020-1: Residential Zones - Allowed Uses and Approval Requirements						
Allowed Use	R-1	R-2	R-3	R-4	R-T	Additional Requirements
Planned residential developments	C	C	C	C	—	
Residential care facilities	P	P	P	P	P	Chapter 17.205
Supportive housing	P	P	P	P	P	Section 17.200.020
Transitional housing	P	P	P	P	P	Section 17.200.020
Recreation, Education, and Public Uses						
Community recreation facilities, as part of the subdivision development	P	P	P	P	P	
Educational institutions,	P	P	P	P	—	
Fraternity and sorority houses	—	P	P	P	—	
Libraries, museums, post office, art galleries	—	P	P	P	—	
Nursery schools for preschool day care and childcare	—	C	C	C	—	
Private schools	P	—	—	—	—	
Religious institutions	P	—P	—P	—P	—P	
Business Operations and Service Uses						
Home based business	P	P	P	P	P	Chapter 17.110
Nonprofit clubs and social lodge halls	—	C	C	C	—	

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Table 17.35.020-1: Residential Zones - Allowed Uses and Approval Requirements						
Allowed Use	R-1	R-2	R-3	R-4	R-T	Additional Requirements
Parking lots and parking structures	—	—	P	P	P	Chapter 17.155
Public parks and public playgrounds, golf courses with standard length fairways, and county clubs	P	P	P	P	—	
Real estate offices, temporary with associated subdivision tract	P	P	P	P	P	
Personal RV and boat storage areas as part of an approved mobilehome park	—	—	—	—	C	

E. Overlay Zones. Allowable uses are subject to any provisions applicable to overlay zones established by Chapter 17.25.

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.35.030. Development standards.

The development standards listed below are the minimum standards for development within the respective zones.

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Automotive and Vehicular Uses					
Automobile repair garages	C	C	C	C	
Automobile parts and supply stores	P	P	P	P	
Automobile sales and rental agencies, including travel trailers, mobilehomes and recreational vehicles sales	P	P	P	P	
Automobile service stations, with or without concurrent sale of beer and wine[1]	—	—	—	—	Note applies
Bicycle sales and rentals	P	P	P	P	
Boat and other marine sales, rentals and services	C	P	P	P	
Car washes, of any kind[1]	—	—	—	—	Note applies
Golf cart sales and service	P	P	P	P	
Fuel station[1]	—	—	—	—	Note applies
Mobilehome sales and storage, trailer sales and rental house trailers	C	P	P	P	
Parking lots and parking structures	P	P	P	P	Chapter 17.155
Recreational vehicle and boat storage[1]	—	—	—	—	Note applies Chapter 17.220 and Section 17.155.070

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Sale, rental, repair or demonstration of motorcycles, scooters or motorbikes, and the like.	C	P	P	P	
Tire sales and service, recapping prohibited	C	C	C	C	
Large truck, bus, farm equipment, and trailer service	C	C	C	C	
Large truck, bus, farm equipment, and trailer sales	P	P	P	P	
Entertainment					
Art gallery, library, reading room, museum	P	P	P	P	
Auditoriums and conference rooms	P	P	P	P	
Billiard and pool halls, with or without alcohol sales	C	C	C	C	
Bowling alleys	P	P	P	P	
Day spas (facials, waxing, skin treatments, and similar services not including massage)	P	P	P	P	
Game arcades (including Internet gaming)	P	P	P	P	
Roller/ice rink	P	P	P	P	
Assembly halls	C	C	C	C	
Drive-in theaters	C	C	C	C	
Health and exercise centers	C	C	C	C	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Sports and recreational facilities (indoor)	P	P	P	P	
Sports and recreational facilities (outdoor)	C	C	C	C	
Vendor Fair/Open-Air Market Event	P	P	P	P	Chapter 17.105
Movie theaters, not including drive-ins	C	C	C	C	
Tourist information centers	P	P	P	P	
Events & Uses, Temporary	P	P	P	P	Chapter 17.105
Food Sales and Restaurants					
Bakery goods distributors	P	P	P	P	
Bakery shops	P	P	P	P	
Bars and cocktail lounges	C	C	C	C	Chapter 17.235
Catering services	P	P	P	P	
Drive-through restaurants/eating establishments	C	C	C	C	
Microbrewery	P	P	P	P	
Brewery	P	P	P	P	
Winery	P	P	P	P	
Distillery	P	P	P	P	
Confectionery or candy stores	P	P	P	P	
Delicatessens	P	P	P	P	
Food markets and frozen food lockers	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Grocery stores, produce markets, dry goods, health food, and variety stores	P	P	P	P	
Ice cream shops	P	P	P	P	
Liquor stores	P	P	P	P	Chapter 17.235
Meat and poultry markets, not including slaughtering or live sales	P	P	P	P	
Refreshment stands, temporary	P	P	P	P	Chapter 17.105
Restaurants and other eating establishments, with or without alcohol sales (not including drive through)	P	P	P	P	
Medical Uses					
Ambulance services	C	C	C	C	
Animal hospitals (with boarding facilities)	C	C	C	C	
Health clinics and offices, all kinds	P	P	P	P	
Congregate care residential facilities	C	C	C	C	
Drug stores	P	P	P	P	
Mortuaries	C	C	C	C	
Pharmacies	P	P	P	P	
Urgent care clinics	C	C	C	C	
Veterinary medical clinics (no boarding)	P	P	P	P	
Retail					
Antique shops	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Appliance stores, household	P	P	P	P	
Art supply shops and studios	P	P	P	P	
Book stores, not including adult stores	P	P	P	P	
Building materials sales yards	C	C	C	C	
Cannabis retailers	C	C	C	C	Chapter 17.240
Ceramic sales and manufacturing for on-site sales	P	P	P	P	
Clothing stores	P	P	P	P	
Clothing, shoe, shoe repair and leather goods stores	P	P	P	P	
Convenience stores, including the sale of motor vehicle fuel[1]	—	—	—	—	Note applies
Convenience stores, not including the sale of motor vehicle fuel	C	C	C	C	Chapter 17.221
Department stores	P	P	P	P	
Mercantile and feed stores	P	P	P	P	
Florists' shops	P	P	P	P	
Gift shops, antique, curio, and art supply shops	P	P	P	P	
Hardware stores	P	P	P	P	
Hobby shops	P	P	P	P	
Household goods sales (i.e., furniture stores)	P	P	P	P	
Ice sales, not including ice plants	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Interior decorating shops	P	P	P	P	
Jewelry stores, including incidental repairs	P	P	P	P	
Leather goods stores	P	P	P	P	
Lumber yards, sales only	C	C	~~C~~ —	~~C~~ —	
Mail order businesses	P	P	P	P	
Music stores	P	P	P	P	
News stores	P	P	P	P	
Notions or novelty stores, excluding adult~~porn~~ shops	P	P	P	P	
Nurseries and garden supply stores	P	P	P	P	
Paint and wallpaper stores, retail only	P	P	P	P	
Pawn shops	P	P	P	P	
Pet and pet supply shops	P	P	P	P	
Plumbing, electrical shops, etc., sales only	P	P	P	P	
Shoe stores and repair shops	P	P	P	P	
Sporting equipment, gun, bait and tackle, and equestrian shops	P	P	P	P	
Stationery stores	P	P	P	P	
Swap meets	—~~C~~	—C	—C	—C	
Tobacco retailing businesses, hookah lounges and vapor lounges	C	C	C	C	
Toy shops, excluding ~~porn~~adult shops	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Small equipment sales and rental, including incidental repairs	P	P	P	P	
Wholesale businesses with samples on the premises but not including storage	P	P	P	P	
Professional and Personal Services					
Auction houses	P	N/A	N/A	N/A	
Administrative and professional offices including business, law, ~~medical, dental, chiropractic,~~ architectural, engineering, community planning, real estate, etc.	P	P	P	P	
Banks and financial institutions	P	P	P	P	
Employment agencies	P	P	P	P	
Laboratories, film, dental, medical, research or testing	P	P	P	P	
Real estate sales offices	P	P	P	P	
Barber and beauty shops	P	P	P	P	
Blueprint and duplicating services	P	P	P	P	
Child day care centers	C	C	C	C	
Cleaning and dyeing shops	P	P	P	P	
Costume design studios	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Equipment sale and rental yards and services	C	C	C	C	
Fortune telling, spiritualism, or similar activity	P	P	P	P	
Laundries and laundromats	P	P	~~P~~	~~P~~	
Dry cleaning shops	P	P	~~P~~	~~P~~	
Locksmith shops	P	P	P	P	
Massage parlors, Turkish baths, health centers and similar personal service establishments	P	P	P	P	Chapter 5.36
Photography shops and studios and photo engraving	P	P	P	P	
Post offices, private and USPS	P	P	P	P	
Printers or publishers	P	P	P	P	
Recording studios	P	P	P	P	
Nail/manicure shop	P	P	P	P	
Stained glass assembly	P	P	P	P	
Studios for professional work in or teaching of any form of fine arts,	P	P	P	P	
Tailor shops	P	P	P	P	
Travel agencies	P	P	P	P	
Watch repair shops	P	P	P	P	
Religious, Educational, Labor, and Congregational Uses					
Churches, temples, and other places of religious worship	C	C	~~C~~	~~C~~	
Libraries	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Fraternal lodges, assembly and community halls	P	P	P	P	
Schools, business and professional, private	C	C	C	C	
Hospitality					
Bed and breakfast uses	P	P	P	P	Chapter 17.260
Hotels, resort hotels and motels	P	P	P	P	
Public Services and Utilities					
Bus stations, including taxi and rail	P	P	P	P	
Underground bulk fuel storage	C	C	C	C	
Heliports	C	C	C	C	
Residential Uses					
Accessory dwelling unit	P	—	P	P	Chapter 17.195
~~Mobilehomes~~	~~P~~	~~—~~	~~—~~	~~—~~	
Dwelling, multifamily	—	—	P	P	
Supportive housing	—	—	P	P	Section 17.200.020
Transitional housing	—	—	P	P	Section 17.200.020

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
SERVICE, SOCIAL, AND COMMERCIAL USES			
Assisted Living/skilled nursing facilities	C	C	
Banks and financial institutions	P	P	
Barber and beauty shops	P	—	
Blueprint and duplicating services	P	—	
Child-care center	C	C	
Churches, temples or other structures used primarily for religious worship	C	—	
Day care centers	C	—	
Drive-in theaters	C	—	
Drug stores (with drive-through facilities)	P	P	
Emergency shelters	P	—	Section 17.200.030
Equipment sales, rental and storage	P	—	
Feed and grain sales	P	—	
Florist shops or gift shops	P	P	
Gyms and health clubs	C	P	
Hardware and home improvement center	P	—	
Health and exercise centers	P	—	
Hospitals and medical centers	C	P	
Hotels	P	P	
Hunting clubs, skeet, trap, rifle and pistol ranges (indoor only)	P	—	
Indoor sports and recreation facilities	P	—	
Kennels and Catteries	P	—	Chapter 17.225 and Section 6.16.050

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Mobilehome sales lots	C	—	
Nurseries and garden supply stores	P	—	
Office equipment sales and service	P	—	
Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering.	P	P	
Parcel delivery services	P	—	
Pharmacies	P	P	
Professional offices, including medical, dental, chiropractic, etc.	P	—	
Restaurants and other eating establishments	P	P	
Sex-oriented businesses	C	—	Chapter 5.40
Telephone exchanges and switching equipment (only in an enclosed building)	P	—	
Urgent care clinics	C	C	
MANUFACTURING/SERVICE COMMERCIAL			
Beverages, including alcoholic beverages	P	—	
Cannabis cultivation, manufacturing, distribution, and testing laboratories	—	—	Chapter 17.240
Canning and preserving fruits and vegetables	P	—	
Containers, boxes, and crates	P	—	
Cutlery, tableware, hand tools, and hardware	P	—	
Dairy products	P	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Furniture products and fixtures including cabinets, partitions, and similar items	P	—	
Glassblowing, pressing, cutting, and other glassware products	P	—	
Grain and bakery products	P	—	
Ice	P	—	
Jewelry	P	—	
Handbags, luggage, footwear, and other personal leather goods	P	—	
Leather, tanning and finishing	C	—	
Measuring devices, watches, clocks and related items	P	—	
Meat and poultry products, not including meat packing or slaughtering	P	—	
Meat packing or slaughtering	C	—	
Musical and recording equipment	P	—	
Office and computing machine manufacture, repair and sales	P	—	
Soaps, cleaners and toiletries	C	—	
Sugar and confectionery products	P	—	
Wearing apparel and accessory products	P	—	
Wineries, distilleries and breweries, including microbreweries and similar	P	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
RESEARCH AND DEVELOPMENT			
Laboratories, medical, research or testing centers	P	P	
Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electromechanical nature	P	=	
Manufacture and repair of engineering, scientific and medical instrumentation	P	=	
Medical instruments, supplies, and equipment	P	=	
Office and computing machines manufacture, repair and sales	P	=	
Optical goods, medical instruments, supplies, and equipment and photography equipment	P	=	
Pharmaceutical research and manufacture	P	=	
STORAGE			
Building movers storage yard	P	=	
Cold storage facilities	C	=	
Cold storage plant	P	=	
Contractor storage yards	P	=	
Industrial warehousing and distribution (not to exceed 50,000 sf)	C	=	
Mini-warehouse/storage facilities	C	—	Chapter 17.255
Petroleum and bulk fuel storage	C	=	
AUTOMOTIVE			

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Automobile service stations, with or without concurrent sale of beer and wine for off-premises consumption[1]	C	—	Note applies
Body and fender shops, and spray painting	C	=	
Car and truck washes	C	=	
Draying, freighting and trucking operations	C	=	
Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption[1]	—	—	Note applies
Motorcycles, bicycles and parts manufacture	P	=	
Parking lots and parking structures	P	P	Chapter 17.155
Recreational vehicle and travel trailer manufacturing (with on-site sales)	P	=	
Recreational vehicle and travel trailer manufacturing (without on-site sales)	C		
Recreational vehicle, travel trailer, and boat storage within an enclosed building	C	=	Chapter 17.220 and Section 17.155.070
Truck and trailer sales and rental	C	=	
Vehicle and motorcycle repair shops	C	=	
Vehicle storage and impoundment	C	=	
Vehicles, aircraft, boats and parts manufacture	P	=	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
MANUFACTURING AND INDUSTRIAL USES			
Chemicals and Synthetic Products:			
Agricultural chemicals, not including pesticides and fertilizers	C	—	
Fabrication of rubber, plastic, and synthetic products	P	—	
Organic and inorganic compounds, not including those of a hazardous nature	P	—	
Paints and varnishes, and manufacturing and incidental storage	C	—	
Lumber, wood, and paper products:			
Cotton ginning	P	—	
Cotton, wood, and synthetic weaving and finishing mills	C	—	
Fabricated wood buildings and structures	P	—	
Fabrication of manufactured housing and mobilehomes	P	—	
Fabrication of wood buildings and structures	P	—	
Floor covering mills	P	—	
Knitting mills	P	—	
Lumber yards	P	—	
Paper and paperboard mills	P	—	
Paper shredding	P	—	
Paper storage and recycling, not within a building	P	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items	P	—	
Saw and plaining mills	C	—	
Yarn and thread mills	P	—	
Stone and Concrete Products:			
Concrete batch plants and asphalt plants	P	—	
Manufacture of concrete, gypsum, plaster and mineral products	P	—	
Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants;	C	—	
Sand blasting	P	—	
Stone cutting and related activities	P	—	
Metal, Machinery, and Electrical Products:			
Appliance manufacture and repair	P	—	
Blast furnaces	P	—	
Cans and containers	P	—	
Casting, smelting, stamping, and forging metals	P	—	
Control devices and gauges	P	—	
Electrical and electronic apparatus and components	P	—	
Engines, turbines and parts	P	—	
Fabrication of metal buildings	P	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Farm, garden construction, and industrial machinery	P	—	
Fencing	P	—	
Foundries	P	—	
Lighting and wiring	P	—	
Lighting fixtures and supplies	P	—	
Machine, welding and blacksmith shops	P	—	
Manufacture of ordinance and firearms, not including explosives	P	—	
Plumbing and heating items	P	—	
Refrigeration and heating equipment	P	—	
Rolling and drawing metals	P	—	
Smelting metal and foundries	P	—	
Tires and tubes	P	—	
Wrought iron fabrication	P	—	
UTILITIES, TRANSPORTATION, COMMUNICATION, AND PUBLIC SERVICES			
Aviation facilities/ heliports	C	C	
Cemeteries, crematories and mausoleums	C	—	
Communications and microwave installations	P	—	
Disguised wireless facilities	P	P	Chapter 17.245
Electric and gas distribution, transmission substations, battery energy storage, telephone, and microwave	C	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Fire and police stations	P	—	
Gas, steam, and oil drilling operations	C	—	
Meteorological towers	P	—	
Post offices	P	—	
Natural gas, above ground storage	C	—	
Radio, television and communications equipment	P	—	
Public utility substations and storage buildings	C	—	
Public utility substations and storage yards	P	—	
Railroad yards and stations	P	—	
Recycling collection facilities	C	—	
Recycling of wood, metal and construction wastes	C	—	
Recycling processing facilities	C	—	
Sewage sludge/organic waste composting facilities	C	—	
Sewage treatment plants	C	—	
Utilities, both public and private	C	—	
Water well and any use appurtenant to the storage and distribution of water	P	—	
Water works facilities, both public and private	C	—	
Water and gas company service facilities	P	—	

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Article III
Entitlements~~Land Use Permits~~ And Procedures

CHAPTER 17.60
GENERAL PLAN AND SPECIFIC PLANS

Prior History: Former Ch. 17.60 R-4 Planned Residential Zone, compiled of RCC Ch. 17.60; Ord. 18 § 2, 2008; Ord. 87 §§ 16, 17, 2014; Ord. 99 § 3, 2015; Ord. 189 § 13, 2020; repealed by Ord. 247, 1/15/2025.

§ 17.60.010. Adoption or amendment of the General Plan.

A. The City of Wildomar General Plan, or any part or element thereof, and any amendment to the Plan or any part or element thereof, shall be adopted in accordance with the provisions of Section 65300 et seq. of the Government Code, as now written or hereafter amended, and this chapter. No mandatory element of the General Plan shall be amended more frequently than four times during any calendar year, unless otherwise allowed by Section 65358 of the Government Code. There are no restrictions on the number of amendments made to optional elements or Specific Plans during any calendar year. Subject to that limitation, an amendment may be adopted at any time, as determined by the City Council. Each amendment may include more than one change to the General Plan.

~~B. General Plan Initiation Process (GPIP). Prior to any formal application request to initiate an amendment to the General Plan by an owner of real property (or a person authorized by the owner), the planning department shall bring forward such request as part of a GPIP Pre-Application Review (PAR) review. The GPIP request shall require Planning Commission review and consideration at a public meeting followed up by a recommendation to the City Council. The City Council shall then consider at a public meeting the Planning Commission's recommendation on such General Plan amendment, and provide necessary feed back to an applicant, including any applicable planning department feedback. Upon conclusion of the process, the City Council shall adopt an order by the affirmative vote of not less than a majority of the entire membership of the Council initiating proceedings for a General Plan amendment. The initiation of proceedings by the City Council for the amendment of the General Plan, or any part or element thereof, however, shall not imply any such formal General Plan amendment will be approved.~~

~~C.~~B. General Plan Consistency. No discretionary permit shall be approved pursuant to this Title unless it is determined that the permit is consistent with the General Plan.
(Ord. 247, 1/15/2025)

§ 17.60.020. General Plan amendments.

A. Applicability. This section shall govern the processing of any General Plan Amendment by an owner of real property (or a person authorized by the owner),

~~B. Initiation of Amendment Proceedings. The initiation of proceedings for any amendment pursuant to this section shall require an order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the Council. The adoption of an order by the Council initiating amendment proceedings shall not require a~~

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~~public hearing and shall not imply any such amendment will be approved.~~

~~C. Recommendations for the Initiation of Amendment Proceedings. Either the Community Development Director or the Planning Commission may recommend that the City Council adopt an order initiating proceedings for an amendment pursuant to this section. All such recommendations shall be in writing and shall be submitted to the City Clerk for placement on the agenda of the Council as a matter not requiring a public hearing. Whenever the Community Development Director prepares such a recommendation, the comments of the Planning Commission shall be requested, and any comments shall be included in the submission to the City Council. No public hearing before the Planning Commission shall be required to request such comments.~~

~~D. Private Applications for the Initiation of Amendment Proceedings. The owner of real property, or a person authorized by the owner, shall have the right to request that the City Council adopt an order initiating proceedings for an amendment pursuant to this section. Applications shall be made to the Community Development Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees). The Community Development Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the City Clerk for placement on the Council agenda as a matter not requiring a public hearing. Prior to submitting the report and recommendation to the City Clerk, the comments of the Planning Commission shall be requested, and any comments shall be included in the submission to the City Council. No public hearing before the Planning Commission shall be required to request such comments.~~

~~E. Amendment Proceedings and Hearings. After adoption of an order of the City Council initiating proceedings for an amendment pursuant to this section, the amendment shall be processed, heard and decided in accordance with Chapter 17.130 (Amendments to Projects). If the Council adopts orders initiating proceedings for several amendments pursuant to this section, each such amendment may be processed, heard and decided separately or together with other such amendments as determined by the Community Development Director. Hearings and the final decision on any amendment pursuant to this section may occur after the calendar year during which proceedings for the amendment were initiated.~~

(Ord. 247, 1/15/2025)

§ 17.60.030. Findings.

A Planning Commission resolution recommending approval to the City Council of a General Plan Amendment shall include the ~~follosing~~following findings, based on substantial evidence:

A. ~~, t~~That new conditions or circumstances disclosed during the review process justify modifying the General Plan;

B. ~~, t~~That the changes~~modifications~~ are in the public interest (Government Code Section 65358(a));

C. ~~,~~ That the change does not conflict with the overall City of Wildomar vision~~;~~, and

D. ~~T~~that the changes~~it~~ would not create an internal inconsistency among the elements of the General Plan.

The foregoing requirement for findings shall not apply to any amendment to the City of Wildomar vision.
(Ord. 247, 1/15/2025)

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§ 17.60.040. Specific plans.

Specific plans, and amendments thereto, shall be heard and adopted in accordance with the

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provisions of Section 65450 et seq. of the Government Code, as now written or hereafter amended, and in accordance with Chapter 17.65 (Planned Residential Developments) of this Title.
(Ord. 247, 1/15/2025)

§ 17.60.050. Applications for specific plans.

A. The owner of real property, or a person authorized by the owner, shall have the right to request that the City consider a specific plan or an amendment to an existing specific plan for the real property. The right to request consideration of a specific plan or a specific plan amendment does not imply that the specific plan or the specific plan amendment will be approved.

B. Applications shall be made in writing to the Community Development Director on the forms provided by the Planning Department and shall be accompanied by the fee set forth in Chapter 3.44 (Fees). The application shall supply all required information and shall include the following:

1. Wherever a proposed specific plan is for a project subject to the Alquist-Priolo Earthquake Fault Zoning Act, Public Resources Code Section 2621 et seq., a geologic report shall be submitted as required by Chapter 15.76 (Earthquake Fault Area Construction Regulations);

2. Whenever a proposed specific plan will substantially determine the location of any building sites for structures, a flood protection study shall be submitted with the specific plan along with the fee set forth in Chapter 3.44 (Fees).

C. A specific plan shall include text and a diagram or diagrams which specify all of the following in detail:

1. The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan;

2. The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan;

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;

4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out subsections (C)(1) through (C)(3) of this section.

D. A specific plan shall include a statement of the relationship of the specific plan to the General Plan.
(Ord. 247, 1/15/2025)

§ 17.60.060. Public hearings, General Plan amendments and specific plans.

Proposals to adopt or amend the City of Wildomar General Plan, any part or element thereof, and any specific plan, shall be heard in the following manner:

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A. The Planning Commission shall hold a public hearing on the matter. Notice of the public hearing shall be given pursuant to Section 17.125.080 (Public Hearing Procedure) of this Title.

B. After closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant, if any. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal.

C. Upon receipt of a recommendation of the Planning Commission on adoption or amendment of the General Plan, the City Clerk shall set the matter for public hearing before the City Council at the earliest scheduled meeting date and shall give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

D. After closing the public hearing, the City Council shall render its decision within a reasonable time. A decision to adopt or amend the General Plan, or any part or element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the Council. The City Council may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall first be remanded back to the Commission for its consideration and recommendation. The Planning Commission shall hold a public meeting thereon, and report its decision back to the City Council within 60 days.

E. A proposal to adopt or amend any part or element of the General Plan shall not be approved by the City Council until all procedures required by CEQA and the City's CEQA Guidelines have been completed.

(Ord. 247, 1/15/2025)

§ 17.60.070. Reports on conformity with the General Plan.

A. The Community Development~~Planning~~ Department is designated as the planning agency, under the provisions of Section 65402 of the Government Code, and any similar provision of state law, to report on public acquisitions, dispositions, abandonments, and construction, as to conformity with the City of Wildomar General Plan.

B. Whenever any City department or a public agency is processing a project that requires a report under the provisions of Section 65402 of the Government Code, or any similar provision of state law, application shall be made to the Community Development Director on forms provided by the Community Development~~Planning~~ Department and shall supply all requested information, including the following:

1. The name, address and telephone number of applicant, including information regarding any cooperating or involved agencies;

2. The legal basis for the project on an estimated time schedule for development or action to be taken;

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3. The location, address or legal description of the subject property or area, together with a site plan and description of the proposed project and uses;

4. The location of adjacent streets, easements, utilities, and other features, both natural and constructed, that may affect or be affected by the proposal;

5. Development plans of any proposed construction, including such structural features as may be required to determine if the proposal is in conformity with the General Plan and any specific plan in effect in the area.

C. Within 40 days after receipt of a completed application, the Community Development Director shall make a report to the applicant as to the conformity of the location, purpose and extent of the proposed project with the General Plan.

D. Within 10 days after the date of mailing or delivery of the report of the Community Development Director, the applicant may appeal, in writing, to the Planning Commission on the form provided by the Community Development~~Planning~~ Department. Upon receipt of a completed appeal accompanied by the fee set forth in Chapter 3.44 (Fees), the Community Development Director shall set the matter for hearing before the Planning Commission, not less than five nor more than 35 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The decision of the Commission shall be made within 30 days following the close of the hearing, shall be final, and a copy shall be mailed to the appellant.

E. The provisions of subdivision (a) of Section 65402 of the Government Code shall not apply to:

1. The disposition of the remainder of a larger parcel which was acquired and used in part for street purposes;

2. Acquisitions, dispositions, or abandonments for street widening or alignment projects, provided such projects are of a minor nature.

F. The provisions of subdivision (b) of Section 65402 of the Government Code shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature.

(Ord. 247, 1/15/2025)

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CHAPTER 17.76
CONDITIONAL USE PERMITS

Prior History: Former Ch. 17.80 C-R Rural Commercial Zone, compiled of RCC Ch. 17.84; Ord. 18 § 2, 2008; Ord. 190 § 6, 2020; repealed by Ord. 247, 1/15/2025.

§ 17.76.010. Purpose.

The Use Permit review and approval process is intended to apply to uses that are consistent with the with the goals, objectives, and policies of the General Plan and purposes of the zone where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will be compatible with the surrounding area and uses.
(Ord. 247, 1/15/2025)

§ 17.76.020. Applicability.

Whenever any section of this Title requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall ~~take~~ apply~~effect~~.
(Ord. 247, 1/15/2025)

§ 17.76.030. Application.

Applications for a conditional use permit shall be made in writing to the Community Development Director on the forms provided by the Planning Division~~epartment~~ and shall be accompanied by the filing fee as set forth in Chapter 3.44 (Fees).
(Ord. 247, 1/15/2025)

§ 17.76.040. Public notice and hearing.

The Planning Commission shall be the appropriate hearing body for and shall have the authority to approve, conditionally approve, or deny ~~all~~ conditional use permit applications in accordance with the provisions of this chapter. Notwithstanding the above or~~,~~ any other provision herein to the contrary, the hearing on any conditional use permit application that also requires the approval of a General Plan amendment, specific plan amendment, or change of zone shall be heard in accordance with the provisions of Chapters 17.60 and 17.145, whichever is applicable, and all the procedural requirements and rights of appeal as set forth therein, shall govern the hearing.
(Ord. 247, 1/15/2025)

§ 17.76.050. ~~Required use permit f~~Findings for Decision.

The review authority must make all of the following findings to approve or conditionally approve a use permit application. The inability to make one or more of the findings is grounds for denial of an application:

A. The proposed use is consistent with the General Plan and any applicable specific plan;

B. The proposed use is consistent with the intent of the zone it is located in and complies with all applicable provisions of this Title and other applicable provisions of the Wildomar Municipal Code;

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C. The proposed use will not have an adverse effect to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

D. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;

E. The site is physically suitable ~~in terms of design, location, shape, size, and operating characteristics of~~for the proposed use and ~~for~~ the provision of public and emergency vehicle access, public protection services, and utilities;

~~D.~~F. The proposed use complies with adopted design and development standards applicable to the zone the use is located in, unless waived or modified pursuant to the provisions of this Title.

(Ord. 247, 1/15/2025)

§ 17.76.060. Conditions of approval.

In approving or conditionally approving a use permit, the City may impose reasonable conditions or restrictions necessary to ensure~~achieve~~ compliance with ~~the findings found inrequired by~~ this chapter, protect the public health, safety, and welfare, and mitigate project impacts~~the following outcomes~~. The City may also require reasonable guarantees and evidence that such conditions are being, or will be, complied with. ~~All c~~Conditions of approval imposed on uses/projects ~~by the Planning Commission shall~~may also be consistent with at least one of the following objectives:

~~A. Ensure that the proposal conforms in all significant respects with the Wildomar General Plan and with any other applicable plans or policies adopted by the City Council;~~

~~B. Achieve the general purposes of this Title or the specific purpose of the zone in which the project is located;~~

~~C.~~A. ~~Achieve the findings for a use permit listed in Section 17.80.050 (Required Use Permit Findings)~~Ensure regulated uses operate as intended by this Title or approved under the use permit; or

B. Mitigate any potentially significant impacts identified because of environmental review conducted in compliance with the California Environmental Quality Act.

~~D.~~ Conditions may include operational restrictions, performance standards, time limitations, ongoing monitoring requirements, and other measures reasonably related to the approved use and its impacts.

§ 17.76.070. Periodic Review.

The ~~City~~reviewing autohrity may conduct a periodic review of the permit to ensure proper compliance with this Development Code and any development~~al~~ or operational conditions imposed by the review authority.

§ 17.76.080. Permit to run with land.

A use permit approved in compliance with the provisions of this Chapter, including Section 17.76.090, shall continue to be valid on the land for which it was approved upon a change of ownership of the business, parcel, service, structure, or use that was the subject of the permit application in the same area, configuration, and manner as it was originally approved in compliance with this Chapter. Use permits are not transferable to other lands within Wildomar. Establishment of the same use on a different property requires a new use permit application.

§ 17.76.090. Existing conditional use.

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A conditional use legally established prior to the effective date of this Development Code or prior to the effective date of subsequent amendments to the applicable regulations or zone boundaries, shall be allowed to continue; provided that it is operated and maintained in compliance with the conditions prescribed at the time of its establishment, if any.

§ 17.76.075. Modification, suspension, or revocation.

A. The review authority may modify, suspend, or revoke a conditional use permit following notice and a public hearing conducted in accordance with this title upon making one or more of the following findings:

1. The permit was obtained by fraud or misrepresentation;
2. The use is being conducted contrary to the approved plans, the terms or conditions of approval, or this title;
3. The use is being conducted in violation of any applicable law or regulation;
4. The use has caused or is causing adverse effects on the public health, safety, or welfare, or is detrimental to surrounding properties or improvements; or
5. The use has ceased for a continuous period specified elsewhere in this title, if applicable.

B. In modifying, suspending, or revoking a conditional use permit, the review authority may impose additional or revised conditions reasonably related to mitigating impacts of the use or ensuring compliance with this title.

C. The remedies provided in this section are cumulative and do not limit any other enforcement authority or remedy available to the City under this code or applicable law.

(Ord. 247, 1/15/2025)

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CHAPTER 17.85
DEVELOPMENT REVIEW~~, MAJOR~~

§ 17.85.010. Purpose.

Development review provides a method for the City to review development proposals based on size, site characteristics and type of project.
(Ord. 247, 1/15/2025)

§ 17.85.020. ~~Major d~~Development review.

A. Requirements. A ~~major~~ development review permit is required for any development project that does not qualify for a minor development review as described in Chapter 17.90.

B. Approving Authority. The Planning Commission shall be the designated approving authority for ~~major~~ development review applications. The Planning Commission shall approve, approve with conditions, or deny applications for major development review after making the required findings.

C. Issuance of Permits. ~~Major development~~ Development review approval is required prior to issuance of any building or grading permits and prior to or in conjunction with discretionary action on corresponding development applications (e.g., ~~conditional~~ use permit, variance).

D. Procedure for Application Processing. The procedures for application processing shall be as provided in Chapter 17.125 (Common Application Processing Procedures).

E. Findings. ~~Major d~~Development review shall be granted only when the following findings have been made in writing:

1. The proposed ~~use~~ development is consistent with the General Plan and any applicable specific plan.

2. The proposed development~~use~~ is consistent with the intent of the zone it is located in and complies with all applicable provisions of this Title and other applicable provisions of the Wildomar Municipal Code;

3. The proposed development~~use~~ will not have an adverse effect to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

4. The proposed development~~use~~ complies with adopted design and development standards applicable to the zone the use is located in, unless waived or modified pursuant to the provisions of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.90
DEVELOPMENT REVIEW, MINOR

§ 17.90.010. Purpose.

Development review provides a method for the City to review development proposals based on size, site characteristics and type of project.
(Ord. 247, 1/15/2025)

§ 17.90.020. Minor development review.

A. Requirements. A minor development review permit is required for the following items:

1. Model home complex site plan for single-family residential subdivisions;
2. New construction of a multifamily residential project with fewer than 10 units;
3. New construction of a nonresidential building or structure of less than 5,000 square feet (e.g., commercial, office, industrial, public/quasi-public);
4. Additions of more than 1,000 square feet and less than 5,000 square feet to nonresidential buildings or structures;
5. The exterior remodel of multifamily residential buildings or structures or nonresidential buildings or structures;
6. Permanent and seasonal outdoor seating.
~~6.~~7. Other similar structures as determined by the Community Development Director.

B. Exemptions. The following structures are exempt from development review ~~(minor or major)~~. However, such structures may require Zoning Clearance to ensure compliance with adopted Building Code standards and applicable Title 17 provisions:

1. Single-family home on a single lot;
2. Additions to, or the exterior remodel, of single-family residential homes;
3. Additions of less than 1,000 square feet in size to nonresidential buildings or structures;
4. Residential a~~A~~ccessory structures, including accessory dwelling units, consistent with the provisions in this Title;
5. Repairs and maintenance to the site or structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure; and
6. Interior alterations that do not change the permitted use of the structure.
~~6.~~7. Other similar structures as determined by the Community Development Director.

C. Approving Authority. Refer to Table 17.~~-~~125.110-1, Designated Authority for Approval.

~~C.~~D. The Community Development Director has the discretion to determine that a request requires a minor development permit and can be processed ~~ministerially~~administratively as deemed appropriate.

~~D.~~E. The Community Development Director has the discretion to determine that ~~the~~ a request

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requires a ~~major~~ development permit or should be elevated to the Planning Commission or City Council as deemed appropriate.

~~E.~~F. Procedure for Application Processing. The procedures for application processing shall be as provided in Chapter 17.125 (Common Application Processing Procedures).

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~~F.~~G. Findings. Approval of a minor development review is subject to the following findings as made by the Community Development Director in writing:

1. The proposed use is consistent with the Wildomar General Plan and any applicable specific plan.

2. The proposed use is consistent with the intent of the zone it is located in and complies with the standards of the applicable provisions of this Title and applicable provisions of the Wildomar Municipal Code;

3. The proposed use will not have an adverse effect to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

4. The proposed use complies with adopted design and development standards applicable to the zone the use is located in, unless waived or modified pursuant to the provisions of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.95
REASONABLE ACCOMMODATIONS

§ 17.95.010. Purpose.

This chapter provides a procedure to request a reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (together, the Acts) in the application of Zoning laws and other land use regulations, policies, and procedures.
(Ord. 247, 1/15/2025)

§ 17.95.020. Applicability.

A. A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of a requirement of this Title or other City requirement, policy, or practice acts as a barrier to fair housing opportunities for a person with a disability, as defined by the Acts. A person with a disability is a person who has a physical/mental impairment or medical condition that limits or substantially limits one or more major life activities, anyone who is regarded as having such disability, or anyone who has a record of such disability.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the site.

D. A reasonable accommodation may be granted in compliance with this section without the need for the approval of a variance.

(Ord. 247, 1/15/2025)

§ 17.95.030. Procedure.

A. Application. A request for reasonable accommodation shall be submitted on an application form provided by the planning department or in the form of a letter to the Community Development Director, and shall contain the following information:

1. The applicant's name, address, and telephone number;

2. Address of the property for which the request is being made;

3. The current actual use of the property;

4. The basis for the claim that the individual is considered disabled under the acts;

5. Title 17 provision, regulation or policy from which reasonable accommodation is being requested; and

6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

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B. Review with Other Land Use Applications. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including ~~conditional~~ use permit, development review, etc.), then the applicant shall file the information required by Section 17.95.030(A), Application, together for concurrent review with the application for discretionary approval.

(Ord. 247, 1/15/2025)

§ 17.95.040. Review authority.

A. Community Development Director. Requests shall be reviewed by the Community Development Director.

B. Other Review Authority. A request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the Community Development Director. The other discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application and be provided with the findings made by the Community Development Director.

(Ord. 247, 1/15/2025)

§ 17.95.050. Review.

A. Community Development Director Review. The Community Development Director shall make a written determination within 45 days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation.

B. Other Review Authority. Written determination regarding a request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be made by the Community Development Director within 30 days of the application being deemed complete, who shall either grant, grant with modifications, or deny a request for reasonable accommodations.

(Ord. 247, 1/15/2025)

§ 17.95.060. Approval findings.

The written decision to grant or deny a request for reasonable accommodation will be consistent with the acts and shall be based on consideration of the following factors:

A. Whether the housing in the request will be used by an individual considered disabled under the acts;

B. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual considered disabled under the acts;

C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;

D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including, but not limited to, land use and zoning.

(Ord. 247, 1/15/2025)

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§ 17.95.070. Conditions of approval.

In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.
(Ord. 247, 1/15/2025)

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CHAPTER 17.105
TEMPORARY USE AND TEMPORARY EVENTS PERMITS

§ 17.105.010. Purpose.

The City Council hereby determines that temporary events and temporary use permits provide a process for administrative review for short-term activities that may not meet the normal development or use standards of the applicable zoning district but may be acceptable because of their temporary nature. The intent of these regulations is to ensure that the temporary event or temporary use does not adversely impact the long-term uses of the same or neighboring sites, or impact the general health, safety, and welfare of persons residing within the community. The City Council has enacted the following provisions to regulate and control, in a content-neutral manner, temporary uses that are conducted in the City.
(Ord. 247, 1/15/2025)

§ 17.105.020. Permit required.

Except as otherwise provided in this Title, the temporary uses listed in this section shall require the issuance of a temporary use permit (TUP), or temporary event permit (TEP) under a TUP for events, from the Community Development Director prior to establishment of the use or commencement of the event. The Community Development Director may impose conditions on the approval of a temporary use or event permit necessary to protect the public health, safety, and welfare and ensure compliance with this Title. Temporary events must substantially comply with the standards outlined in Section 17.105.040 of this chapter.
(Ord. 247, 1/15/2025)

§ 17.105.030. Temporary use regulations.

A. Exempt Temporary Uses. The following temporary uses are exempt from the permit requirements of this section, provided they comply with the development standards listed below.

1. Emergency Facilities. Temporary facilities to accommodate emergency public health and safety needs and activities.

2. Construction Office and Yards—On-Site. Office and ~~Y~~yards ~~and sheds~~ for the storage of materials and equipment used as part of a construction project, provided a valid building permit has been issued and the materials and equipment are stored on the same site as the construction activity.

3. Miscellaneous. Activities conducted on public property or within the public right-of-way that are approved by the City or as otherwise required by the Wildomar Municipal Code, or temporary uses established by the City of Wildomar, or contractors on the city's behalf, on private property or property owned by the city.

~~3.~~4. Non-recurring Farmers Market (Certified). An outdoor market on public (City) or private property where farmers and other producers of agricultural and related foodstuffs and products are sold, including non-agricultural products. A certified farmers' market is subject to the provisions of Food & Agriculture Code Sections 47000 et seq. Exempt markets may be single events or markets that do not exceed twelve (12) events per calendar year between the hours of 8:00 a.m. to 10:00 p.m.

B. Temporary Use Permit Required. The following temporary uses and activities may be allowed, subject to the issuance of a temporary use permit. An ~~complete~~ application for a

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temporary use shall be submitted to the Community Development~~Planning~~ Department at least 60 days prior to the scheduled use ~~and include a minor or major development review application~~ accompanied by the required filing fee outlined in Chapter 3.44 of the WMC. The application package shall ~~also~~ include a site plan exhibit and a signed letter from the property owner authorizing said temporary use. The following temporary uses require a TUP:

1. Construction Office and S~~s~~torage. An offsite temporary construction office or storage used during the construction of a ~~main building or buildings on the same site as part of a~~ development project within the City of Wildomar, provided a valid building permit has been issued for the development project.

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2. Model Homes. A model home or model home complex may be authorized before the completion of subdivision improvements.

3. Temporary Real Estate Offices, Including Sales Trailers and Related Facilities. May be established within the area of an approved residential subdivision project, solely for the first sale of homes. In addition, conditions of approval regulating the hours of operation, landscaping, or other aspects ~~as deemed necessary~~ reasonably necessary to protect the public health, safety, and welfare may be imposed as part of the temporary use permit.

4. Seasonal Sales Lots. Temporary seasonal sales activities (e.g., Christmas trees, pumpkin sales, and other similar outdoor sales) may be permitted in any commercial or industrial zoning district, or on any religious facility or school site that abuts a collector or arterial roadway as designated in the Wildomar General Plan. Seasonal sales may be permitted in any nonresidential zoning district upon issuance of a temporary use permit. The term of permit shall not exceed 60 calendar days per calendar year.

~~5.~~ Craft-Vendor Fair/Open-Air Market. An outdoor or indoor temporary use located on private or public (City) property, except vacant and/or unimproved land where non-agricultural products are sold, including, but not limited to, arts, crafts, candy, soaps, balms, cosmetics, ceramics, bread, cheese, clothing, and handmade crafts (such as seasonal goods, ornaments, hand-dipped or rolled candles, etc.) and similar items and products for sale to the general public. Items such as meat, poultry, fish, etc., and similar foods will be allowed only to the extent there is proper refrigeration and Riverside County Health Department approval, as applicable. Craft-Vendor fair/ open-air markets shall be allowed no more than twelve~~six~~ times per calendar year between the hours of ~~8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and~~ 8:00 a.m. to 10:00

5. p.m. ~~(Friday through Saturday).~~ Any event exceeding twelve~~six~~ times per calendar year shall require approval of a conditional use permit by the Planning Commission. A new temporary use permit will be required every calendar year.

6. Farmers Market (Certified). An outdoor market on public (City) or private property where farmers and other producers of agricultural and related foodstuffs and products are sold, including non-agricultural products. A certified farmers' market is subject to the provisions of Food & Agriculture Code Sections 47000 et seq. Farmers' markets shall be allowed weekly and ~~no more than six times per calendar year~~ between the hours of ~~8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and~~ 8:00 a.m. to 10:00 p.m. ~~(Friday through Saturday). Any event exceeding six times per calendar year shall require approval of a conditional use permit by the Planning Commission.~~

7. Temporary dwellings, including mobilehomes, when a primary dwelling is being constructed or remodeled may be permitted, provided a valid building permit has been issued. The temporary dwelling shall be limited to a maximum of one year and then must be removed from the premises. Recreational vehicles are prohibited as a temporary dwelling.

8. Temporary Outdoor Parking Lot Dining.

   a. Temporary parking lot dining that utilizes required parking spaces for outdoor dining for its customers shall be temporary in nature, shall not increase the

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general intensity of the restaurant use, shall facilitate safe business operations, and shall not exceed a period of time equal to 12 months.

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i. If the business owner would like to convert the temporary outdoor parking lot dining area to a permanent feature, then the business owner shall, with the written authorization of the property owner, submit a substantial conformance application at least six months before expiration of the temporary use. The substantial conformance application will be subject to the same safety features listed below, including the required parking analysis.

ii. If the number of parking spaces is reduced below the minimum required for the site, the Community Development Director may consider~~require~~ bicycle rack parking in accordance with the provisions of Section 17.155.060 (Bicycle Parking Facilities).

b. Temporary parking lot dining must include safety improvements to protect customers, including, but not limited to, raised platforms (equal to height of adjacent walkway to meet ADA requirements), bollards placed 36 inches on center, K-rails around the perimeter of the parking spaces used for outdoor dining or other similar safety barriers.

c. The Community Development Director may require a parking analysis based on existing site conditions as part of the substantial conformance review.

d. The applicant shall first receive written approval from the property owner prior to submitting a temporary use permit application and shall include the letter in the application package.

e. The parking lot dining area shall not encroach into any drive aisles or fire lane.

f. The applicant shall be responsible for obtaining the proper state A.B.C. license approval if alcohol is served in the outdoor dining area. Said state A.B.C. approval shall be submitted with the application package.

g. The restaurant owner shall agree to indemnify the City and sign the indemnity clause on the temporary use permit application.

9. Temporary Use of Land.

a. The Community Development Director may approve, conditionally approve, or deny the temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time not to exceed twelve~~six~~ months.

b. The Planning Commission may approve, conditionally approve, or deny the temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time that exceeds twelve~~six~~ months.

c. In both cases, an encroachment permit may be needed from the Public Works Department prior the use of the land.

10. When a temporary use is not specifically listed in this section, the Community Development Director ~~shall~~ may determine whether the proposed use is similar in nature and operational characteristics to a listed use~~(s)~~ and may~~shall~~ establish reasonable conditions and operational limitations applicable to the proposed use. ~~the term and make necessary findings and~~

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~~conditions for the particular use.~~

11. The Community Development Director may grant extensions of time~~s~~ for~~to~~ any temporary use or temporary event ~~, including temporary events,~~ if the approved~~project~~ use has not substantially changed and the extension would ~~use will~~ not be detrimental to the health, safety and public welfare~~, or as allowed by the conditions of approval~~.

C. Findings for Temporary Uses. The Community Development Director shall deny the temporary use permit if all required findings cannot be made:~~A temporary use permit shall meet all the findings below. If the Director does not make all of these findings, the temporary use permit shall be denied.~~

1. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

2. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

3. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this Title.

D. Conditions. In approving or conditionally approving a temporary use permit, the Director may impose reasonable ~~such applicable~~ conditions necessary to ~~ensure the~~ protect~~ion of~~ the public health, safety, and ~~general~~ welfare and ensure compliance with this title. Such conditions may include, but not be limited to, the following:

1. Measure to minimize impact on adjacent uses, such as buffers, hours of operation, lighting requirements, and/or parking measures.

2. Property maintenance requirements to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.

3. Appropriate performance guarantees/security may be required before initiation of the use to ensure proper cleanup after the use is finished.

4. Other reasonable conditions of approval ~~deemed reasonable and~~ necessary to ensure ~~that the approval would be in~~ compliance with the findings required by this chapter ~~above~~, including conditions establishing~~of approval identifying~~ the duration fot eh permit and ~~life of the permit and~~ any authorized ~~available~~ extensions.

~~4.~~5. Bond and Insurance. The Community Development Director may require an applicant for a TUP to post a bond~~,~~ or ~~to~~ other~~wise~~ financial~~ly~~ security to ensure ~~e that the site where the temporary use will be located, in order to~~ restoration~~ed~~ of the site to its prior ~~to its original~~ condition and reimbursement to ~~that~~ the City ~~is fully reimbursed~~ for costs associated with ~~any unanticipated expenses related to~~ enforcement, abatement, cleanup, or ~~of the temporary use or~~ required improvements. The Community Development Director shall determine the amount of the bond or other security, and the applicant shall post it with the Community Development Department.

E. Revocation. A temporary use permit may be revoked pursuant to and in accordance with Section 17.125.150 (Revocation of Variance and Permits). The remedies provided in this

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chapter are cumulative and do not limit any other enforcement authority available to the City under this code or applicable law.

(Ord. 247, 1/15/2025)

§ 17.105.040. Temporary event regulations.

~~Notwithstanding any other provision of this chapter to the contrary, a "major event" shall only be held indoors in an established facility as defined in this chapter. A "minor event" may be held indoors in an established facility or outdoors.~~ All ~~major and minor~~ temporary events shall comply with the following use regulations.

~~A. Temporary Event Permit Application. A complete application for a major or minor temporary event shall be submitted to the Community Development Director, or designee, at least 60 days prior to the scheduled event, or as otherwise approved by the City Manager, or designee. The application shall include a minor or major development review accompanied by the required filing fee. The application package shall also include a signed letter from the underlying property owner authorizing said event on the property in question. If the event is held within a multi-tenant commercial center, the application package shall also include a signed letter from each business owner that may be affected~~

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~~by the event.~~

~~B. Use Time Limitation. A major or minor temporary event shall be allowed no more than six times per calendar year subject to the requirements specified in subsection C below. Any event exceeding six times per calendar year shall require approval of a conditional use permit by the Planning Commission.~~

~~C.~~A. Requirements for Temporary Uses~~Approval~~. ~~The Community Development Director shall approve a major or minor t~~Temporary events ~~provided~~must substantially conform ~~ance~~ with~~all of~~ the following requirements~~ are complied with~~.

~~1. The use limitation discussed in subsection B of this section has not been exceeded by the same applicant.~~

~~2.~~1. There is no pending code enforcement action on the property underlying the proposed event location.

~~3.~~2. A noise, and lighting mitigation plan for events held at night and parking plan shall be approved by the Planning Division~~epartment for events held at night~~ if applicable.

~~4.~~3. An access ~~and parking~~ plan has been approved by the Public Works Director or City Engineer, when determined necessary by the applicable reviewing agency based on the nature and scope of the event~~if applicable~~.

~~5.~~4. A fire protection plan has been approved by the Fire Department, when determined necessary by the applicable reviewing agency based on the nature and scope of the event.~~if applicable.~~

~~6.~~5. A security operations plan has been approved by the Police Department, when determined necessary by the applicable reviewing agency based on the nature and scope of the event.~~if applicable.~~

~~7.~~6. If food is prepared and served as part of the event, the applicant shall obtain a permit from Riverside County Environmental Health Department. A copy of the approved permit shall be submitted with the application package.

~~8.~~7. If alcohol is proposed for sale for on-site consumption, the applicant shall obtain the appropriate license from the State Department of Alcohol Beverage Control (ABC). A copy of the approved license shall be submitted ~~with the application package~~ to the Planning Division.

~~9.~~8. The event shall not block, restrict, or impair any of the following:

a. The public's view of another business or activity on the property where said event is being held.

b. The public's view of business signage for adjacent tenants in the commercial center where said event is being held.

c. The view or visibility of the operator of any motor vehicle.

d. The movement of any pedestrian or motor vehicle on the public right-of-way.

e. The points of ingress and egress to the commercial site where the event is being held.

~~10.~~9. No signage may be located in the public right-of-way without the approval of an encroachment permit made by the City Engineer.

~~11.~~10. Any signage/banners proposed to be used for the event shall comply with the

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regulations outlined in Chapter 17.180 (Signs).

~~12.~~11. Temporary tents or shade structures/easy-ups are permitted to be used to shade

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vendors and their products if approved or cleared by the Fire Marshal and Building Official.

~~D. Hours of Operation. A major or minor temporary event shall be permitted only between the hours of 8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and 8:00 a.m. to 10:00 p.m. (Friday through Saturday). Any event outside of these hours shall be approved by the City Council prior to the temporary event application submittal to the Planning Department.~~

~~E.~~B. Bond and Insurance. restoration of the event site and reimbursement to the City for costs associated with law enforcement, emergency response, cleanup, enforcement, or abatement attributable to the event~~The Community Development Director may require an applicant for a major and/or minor~~temporary ~~event to post a bond, or to otherwise financially secure that the event location is restored to its original condition and that the City is fully reimbursed for any unanticipated law enforcement or emergency medical expenses~~. The Community Development Director shall determine the amount of the bond or other security and the applicant shall post it with the Community Development Department ~~Chief Building Official~~. The Community Development Director may also require an applicant for a ~~major and/or minor~~temporary event to obtain indemnity or liability insurance naming the City as the insured if the event is held on public property.

~~F.~~C. Advertising/Ticket Sales. No person shall conduct, operate, or admit the public ~~advertise, sell, or furnish tickets for~~to a ~~minor~~temporary requiring ~~event until~~ a permit under this chapter unless the required permit has been issued ~~has been obtained for the event in accordance with this chapter~~.

~~G.~~D. Revocation. A minor event permit may be revoked pursuant to and in accordance with Section 17.125.150 (Revocation of Variances and Permits).

(Ord. 247, 1/15/2025)

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CHAPTER 17.116
PRE-APPLICATION REVIEW (PAR) PROCEDURES

Prior History: Former Ch. 17.120 A-1 Light Agriculture Zone, compiled of RCC Ch. 17.120; Ord. 18 § 2, 2008; Ord. 87 § 2, 2014; repealed by Ord. 247, 1/15/2025.

§ 17.116.010. Purpose.

Pre-application review (PAR) is a required procedure for all development proposals identified below. The purpose of PAR is to:

A. Advise a prospective applicant of current City standards and requirements;

B. Assess whether a prospective applicant's development proposal is consistent with the Wildomar General Plan, Title 17, and other current City standards and requirements before a formal application is actually filed and fees are paid;

C. Shorten the length of time required to process a formal development proposal once it has been accepted for processing;

D. Encourage development proposal designs which are sensitive to environmental and developmental constraints, and which lessen the need for subsequent costly and time consuming redesigns;

E. Provide a written record of staff's assessment of a development proposal in the form of a PAR staff review comment letter;

F. Limit requests for special studies to those identified in the PAR letter.

(Ord. 247, 1/15/2025)

§ 17.116.020. Classifications.

Development proposals which are subject to a PAR application are noted below.

Table 17.120.020-1: Development Proposal Types
General Plan Amendments and Zone Changes
Specific Plans and Amendments to Specific Plans
Development Agreements
Conditional Use Permits (for all use~~development~~ types)
~~Major~~ Development Review Permits (all development types) as determined by the Director
Planned Residential Developments
Revised Permits (all types) as determined by the Director
Tentative Parcel Maps (all types) as determined by the Director
Tentative Tract Maps (all types)
Vesting Maps (all types)
Development Projects under S~~b~~B 330

(Ord. 247, 1/15/2025)

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§ 17.116.030. Applications.

A. The Community Development Director has the discretion to determine that a PAR application is not required for a proposed project as deemed appropriate.

~~A.~~B. Every PAR application shall be made in writing to the Community Development Director on the forms provided by the Planning Department. The application shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. All primary exhibits or maps submitted with an application must be clearly drawn and legible.

~~B.~~C. The amount of information which an applicant must submit with a PAR application increases with the complexity of the development proposal. ~~The information required under subsections C and D of this section is considered to be the minimum required, and T~~the Community Development Director may require additional information if the information submitted does not adequately define the proposal or meet statutory requirements.

~~C. All PAR applications submitted by an applicant shall submit a PAR site plan packet containing the following information:~~

~~1. Name, address and telephone number of the applicant;~~

~~2. Name, address and telephone number of the land owner;~~

~~3. Name, address and telephone number of the map or exhibit preparer;~~

~~4. Assessor's parcel number(s) and, if available, the property's address;~~

~~5. Scale of the site plan exhibit (i.e., number of feet per inch). The exhibit must use an engineer's scale (i.e., one inch equals 10 feet or an even multiple of 10 feet). An architect's scale is only acceptable for floor plans, elevations and landscaping plans;~~

~~6. North arrow;~~

~~7. Title of the exhibit (e.g., "Development Review," "Tract Map No.," etc.);~~

~~8. Proposed improvement schedule (i.e., Schedule "A," "B," "C," etc.) as noted in Title 16 where applicable;~~

~~9. Overall dimensions and approximate total net and gross acreage of the property;~~

~~10. Project boundary lines;~~

~~11. Existing and proposed Zoning and land use of property as well as existing Zoning and land use of surrounding property;~~

~~12. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation,~~

~~13. Identify waste disposal system proposed (i.e., subsurface septic system or sewer);~~

~~14. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing, and indicating whether they will remain or be removed;~~

~~15. Setback dimensions of existing structures and paved areas that are to remain;~~

~~16. Vicinity map inset showing the site's relationship to major highways, access roads, and cities. Paved roads both existing and proposed must be labeled or shown by heavy dark lines. Streets, alleys, and rights-of-way providing legal access to the property~~

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~~must be indicated. A north arrow for the vicinity map inset is also required.~~

~~17. FEMA mapped floodplains and floodways including zone designations, when applicable;~~

~~18. For land divisions:~~

~~a. Proposed lot lines and approximate lot dimensions, or~~

~~b. Proposed boundary lines and approximate dimensions for each lot or space in the case of mobilehomes or recreational vehicles.~~

D. The exact dimensions of each lot, space or site are unnecessary. For example, although there may be some variation in size and/or shape, if most lots are expected to be a 60-foot wide and 100-foot deep rectangle, then all lots may be represented this way on the PAR site plan exhibit;

1. If the project is within a specific plan, the specific plan planning area number and the land use designation of the subject property and all surrounding property;

2. For condominiums, mobilehome parks, or recreational vehicle parks:

a. Number each condominium, mobilehome, or recreational vehicle space and indicate the total number of each type of unit, lot or space,

b. Delineate common areas, open space, and recreational areas. For each area, give its dimensions, acreage, any proposed uses, and the name of the proposed owner(s) or entity(ies) who will maintain it.

E. The exact dimensions of each lot, space or site are unnecessary. For example, although there may be some variation in size and/or shape, if most lots are expected to be a 60-foot wide and 100-foot deep rectangle, then all lots may be represented this way on the PAR exhibit;

1. As required by Title 16, a restricted single-family residential subdivision (i.e., R-2 zone), shall provide the following: building footprints, floor plan assignments, proposed setbacks, pad elevations, street grades, and all cut and fill slopes in excess of one foot in vertical height.

(Ord. 247, 1/15/2025)

§ 17.116.040. Procedures.

Once the Community Development Director determines that a PAR application is submitted and complete, the Community Development Director shall:

A. Distribute the PAR application packet to city departments, applicable outside agencies and affected special districts for review and comment;

B. Conduct an internal PAR review meeting to discuss the development proposal after the City departments, applicable outside agencies and affected special districts have had two weeks to review the proposal.

C. Within four weeks after the PAR application is submitted and reviewed, the planning department shall prepare a PAR staff review comment letter for the applicant.

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(Ord. 247, 1/15/2025)

§ 17.116.050. Pre-application review letter.

A. The PAR letter shall contain staff review comments on the applicant's development proposal but shall not constitute or be considered approval or denial of the development proposal. Although the content of the PAR letter will depend on the type of proposal, its proposed location, the background information provided by the applicant, and other factors, the letter shall generally provide the applicant with the following types of information:

1. Any applications which must be filed to process the proposal as well as any timing requirements associated with filing such applications. Applications which may be required include, but are not limited to, the following: General Plan amendments, specific plans, change of zone, tract maps, and parcel maps;

2. Any special technical studies (including CEQA studies) which must be filed to process the proposal as well as any timing requirements associated with filing such special studies. Special studies which may be required include, but are not limited to, the following: fiscal impact, service and infrastructure impact, private debt burden, biological, archeological, paleontological, geological, flood, traffic, slope stability and noise studies;

3. Any special plans which must be filed to process the proposal. Special plans which may be required include, but are not limited to, the following: conceptual grading plans, detailed grading plans, stormwater pollution prevention plans, dust control plans, and area development plans;

4. Compliance with the City's single-family/multi-family residential, and commercial design standards and guidelines;

5. Current application processing fees.

6. Any major environmental issues associated with the proposal, including the possible need for an MND or EIR subject to the anticipated environmental assessment;

7. Any major design considerations associated with the proposal (e.g., internal drainage design or limitations on density);

8. The availability of water, sewer, and fire flow rate;

9. The changes that staff will require before making an approval recommendation, or a statement that an approval recommendation will not be made given the proposal's present configuration;

B. ~~No issues other than those identified in the PAR letter shall be raised by staff during processing of the development proposal, unless the formal proposal introduces a new site plan or use type.~~ The PAR letter shall be valid for one year from the date thereof.

C. Where the Community Development Director subsequently determines, however, that conditions have changed or that the existing information does not fully address all significant concerns, staff may require an additional study or studies not specified in the PAR letter. Similarly, City and special district policies may change during the letter's one-year life, and policy recommendations, which were valid when the letter was issued, may

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or may not be valid when the development proposal is filed and processed. In such cases, the development application will be subject to City and special district policies in effect at the time of filing or hearing, whichever is appropriate. State and federal policies and laws unknown or not effective at the time of PAR may also affect the subsequent application.

D. Notwithstanding the above, the PAR letter shall not in any manner whatsoever bind the appropriate hearing officer or approval authority and shall not preclude such hearing officer or approval authority from requiring additional information or studies or from making additional recommendations in the course of the decision-making process.

(Ord. 247, 1/15/2025)

§ 17.116.060. Revisions.

The PAR letter shall apply to the formal development proposal described in the PAR application. Substantial revisions to the proposal after issuance of the PAR letter which do not conform to the comments of the letter shall invalidate the letter. To process a substantially revised proposal, a new PAR application and a new application fee will be required of the applicant. For the purposes of this section, the Community Development Director shall determine whether or not revisions made are substantial.

(Ord. 247, 1/15/2025)

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CHAPTER 17.145
DEVELOPMENT CODE AND ZONING MAP AMENDMENTS

§ 17.145.010. Purpose.

The purpose of a development code (Title 17) amendment is to allow modification to any provisions of this Title (including the adoption of new regulations or deletion of existing regulations) or to change the zoning designation on any parcel. This section is consistent with Government Code Section 65853.
(Ord. 247, 1/15/2025)

§ 17.145.020. Approving authority.

The designated approving authority for zoning amendments is the City Council. The Community Development Director and Planning Commission shall provide recommendations to the City Council who has the authority to approve, conditionally approve, or deny the zoning amendment in accordance with the requirements of this Title.
(Ord. 247, 1/15/2025)

§ 17.145.030. Initiation of amendment.

A development code amendment to this Title may be initiated by motion of the ~~Planning Commission or~~ City Council, by application by property owners of parcels to be affected by zoning amendment, or by recommendation of the Community Development Director to clarify text, address changes mandated by state law, maintain General Plan consistency, address boundary adjustments affecting land use designations, or for any other reason beneficial to the City.
(Ord. 247, 1/15/2025)

§ 17.145.040. Findings for development code amendment.

Development code amendments shall be granted only when the City Council finds that the changes are consistent with the General Plan goals, policies, and implementation programs.
(Ord. 247, 1/15/2025)

§ 17.145.050. Conditions/restrictions.

When considering rezone applications, the City Council has the authority to impose restrictions on property including the restriction and/or condition of use.
(Ord. 247, 1/15/2025)

§ 17.145.060. Prezoning.

A. Purpose. The purpose of prezoning is to establish the zone for unincorporated property within the sphere of influence, prior to annexation.

B. Review Process. The method of accomplishing prezoning shall be the same as for a Zone Change.

C. Effective Date. Such prezoning shall become effective at the time annexation is complete.

D. As the date of Title 17 adoption, the City does not have any sphere of influence land.

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(Ord. 247, 1/15/2025)

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CHAPTER 17.125
COMMON APPLICATION PROCESSING PROCEDURES

§ 17.125.010. Purpose and applicability.

The purpose of this chapter is to establish procedures necessary for the efficient processing of land use and development applications, permits and other approvals. These common procedures apply to all permits and approvals described in this Title, unless superseded by a specific requirement of Title 17 or state law.
(Ord. 247, 1/15/2025)

§ 17.125.020. Applications.

A. All applications for a permit or approval, as identified in this Title, must be submitted to the Planning Department on a completed City application form designated for the specific proposal.

B. Minimum submittal requirements shall be established by the Community Development Director and are listed on each application type. Additional information specific to the permit or approval and necessary for the complete analysis of an application may be required by the Community Development Director. All required material, information and fees shall be provided by the applicant before the application is submitted and accepted for processing.

C. All applicable processing fees as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code for each development application type shall be submitted simultaneously with the proposed development application(s), development plans and technical studies. Applications initiated by the City shall not require an application fee.
(Ord. 247, 1/15/2025)

§ 17.125.030. Initiation of application.

Applications may be initiated by any interested party, the Community Development Director, Planning Commission or City Council, except that for any application proposing the specific use or development of land, such application shall only be initiated by either of the following:

A. Property owners or all contract purchasers of a subject property, or any person authorized in writing to act as an agent of the owner or contract purchasers.

B. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct.
(Ord. 247, 1/15/2025)

§ 17.125.040. Determination of completeness.

A. Initial Determination. Within 30 days of application submittal, the Community Development Director shall determine whether the proposed development application is complete in accordance with Government Code Section 65493 (Permit Streamlining Act). The Community Development Director shall notify the applicant in writing that one of the determinations has been made:

1. Complete Application. All submittal requirements have been satisfied and the

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application has been deemed complete for processing.

2. Incomplete Application. Specific information is missing and is still necessary to complete the application. The incomplete letter may also identify design review comments from each City department and preliminary information regarding the areas in which the submitted application is not in compliance with City development standards, design requirements and application requirements.

B. Application Resubmittal. Any application resubmittal shall include the application determination letter and applicant response letter where in the resubmittal the additional information can be found.

C. Determination on Resubmittal. Within 30 days of submittal of a revised development application package, in response to a determination of incompleteness, the Community Development Director shall determine whether the resubmitted application is complete. The Community Development Director shall notify the applicant in writing that a determination has been made.

D. Right to Appeal. The applicant may appeal the determination in accordance with Section 17.125.110 (Appeals) and California Government Code Section 65493 (Permit Streamlining Act). A final written determination on the appeal shall be rendered not later than 60 days after receipt of the applicant's written appeal.

(Ord. 247, 1/15/2025)

§ 17.125.050. Application review and report.

A. After acceptance of a complete application, the project shall demonstrate compliance with Title 14 of the California Code of Regulations (CEQA Guidelines). If Title 14 of the California Code is amended, such amendments will govern City procedures.

B. The Community Development Director may refer an application for review and comment to any other government agency and/or City department that he/she determines appropriate to ensure compliance with all provisions of this Title, the Wildomar Municipal Code, and other adopted policies and plans.

C. Reports for an application shall be prepared and disseminated as follows:

1. For applications decided at the administrative level, the Community Development Director will prepare a report for the file, including a decision to approve, conditionally approve, alter, or deny the application.

2. For applications to be heard by the Planning Commission and/or City Council, the Community Development Director will oversee preparation of a report to the recommending authority, if applicable, and designated approving authority describing the project and may include a recommendation to approve, conditionally approve, alter, or deny the application. The report shall be provided to the applicant prior to consideration of the application at least 72 hours prior to the meeting, or with the agenda packet for the meeting, whichever is earlier. The report may be amended as necessary or supplemented with additional information at any time prior to the hearing to address issues or information not reasonably known at the time the report is prepared.

(Ord. 247, 1/15/2025)

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§ 17.125.060. Withdrawal of application.

A. Request. The Community Development Director may withdraw any application upon written request by the applicant or authorized agent representative prior to the final determination on the application.

B. Notice of Withdrawal. The Community Development Director shall mail a notice of withdrawal to the applicant within three business days to notify the applicant that the application has been withdrawn and that all processing of the application has been terminated. A copy of the notice shall be placed in the project file. If the applicant subsequently wishes to pursue the project, a new application, including fees, plans, exhibits and other materials must then be filed in compliance with the Chapter.

C. Fees Partially Refunded. Partial refunds of unused permit fees collected by the City may be granted, at the discretion of the Community Development ~~and Administrative Services~~ Director~~s~~ only if, prior to staff making a determination or recommendation on the application, the applicant submits a written request to withdraw the application.

(Ord. 247, 1/15/2025)

§ 17.125.070. Public hearing and notice.

A. Public Hearing Required. Where required pursuant to this Title, the following procedures shall govern the public notice and public hearing for a permit or other approval.

B. Notice of Public Hearing.

1. Content. The notice of public hearing shall include the following information:

a. Date, time and place of hearing.

b. Identification of the reviewing or approving authority.

c. Location of project.

d. Project description.

e. CEQA determination statement, if applicable.

f. Statement related to appeals and challenges, if applicable.

g. Information on the availability and location of staff reports and public review materials.

2. Delivery. Pursuant to California Government Code Sections 65090 to 65094, not less than 10 days before the scheduled date of a hearing, public notice shall be given of such hearing in the manners listed below.

a. Notice of public hearing shall be published in at least one newspaper of general circulation in the City at least 10 days prior to a scheduled public hearing.

b. Except as otherwise provided herein, notice of the public hearing shall be mailed, postage prepaid, to the owners of property within a minimum radius of 600 feet (1,000 feet for GPA's, Zone Changes and Specific Plans) of the exterior boundaries of the property involved in the application or to 25 property owners

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within a radius of up to one mile around the project, whichever is greater, as determined by the Community Development Director, using for this purpose the last known name and address of such owners as shown on the last equalized assessment roll or those names and addresses known to the City. The radius may be increased as determined to be necessary and desirable by the Director based on the nature of the proposed project.

c. If the number of owners exceeds 1,000, the City may in accordance with the Government Code, in lieu of a mailed notice, provide notice by placing a notice of at least 1/8 page in one newspaper of general circulation within the City.

d. Notice of the public hearing shall be mailed to the owner of the subject real property or the owner's authorized agent, to the project applicant, and to each local agency expected to provide water, sewerage, schools or other essential facilities or services to the proposed project and whose ability to provide such facilities or services may be significantly affected.

e. Notice of the public hearing shall be posted at City Hall and the local U.S. Post Office.

f. Notice of the public hearing shall be posted on the property in accordance with the requirements of Ordinance No. 135. The number and location of the posted notices shall be as follows:

i. For properties five acres or less in size, one sign per improved street frontage shall be posted on site.

ii. For properties greater than five acres in size, two signs per improved street frontage shall be posted on site.

iii. For properties that are unusually shaped or within a unique location, the Community Development Director may determine the location(s) for posted notices or require additional noticing of the proposed project.

g. Notice of the public hearing shall be mailed to any person who has filed a written request for such notice and provided self-addressed stamped envelopes. Alternatively, a notice can be emailed at no cost upon subscribing to the City's list serve.

h. In addition to the notice required by this section, the City may give notice of the hearing in any other manner it deems necessary or desirable

C. Requests for Notification. Any person who requests to be on a mailing list for notice of hearing shall submit such request in writing to the City Clerk. The City may impose a reasonable fee for recovering the cost of such notification.

D. Receipt of Notice. Failure of any person or entity to receive any properly issued notice required by law for any hearing required by this Title shall not constitute grounds for any court to invalidate the actions of a designated approving authority for with the notice was given.

(Ord. 247, 1/15/2025)

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§ 17.125.080. Public hearing procedure.

Hearings as provided for in this chapter shall be held in accordance with the provisions of Section 17.125.080 (Public Hearing Procedure), as well as the following provisions:

A. Hearings shall be held at the date, time and place for which notice has been given as required in this chapter. The recommending authority and approving authority shall conduct the public hearing and hear testimony from interested persons.

B. Any hearing may be continued to a certain date, time, and place with no additional notice required. The continuance may occur either before the item is heard (if no one is present to testify or all those present consent to the continuance) or after testimony has been taken and before the completion of the hearing.

C. If the hearing is not continued to a date, time, or place certain, the hearing shall be re-noticed in accordance with the procedures of this section.

(Ord. 247, 1/15/2025)

§ 17.125.090. Notice of decision.

Written notice of decision of the approval authority shall be provided to the applicant and all parties requesting such notification within seven business days of the decision and shall contain all conditions of approval. A Notice of Decision is not required for actions of a recommending body.

A. Whenever any person desires to obtain a recording of a public hearing held by the City Council or the Planning Commission, he or she shall notify the City Clerk in writing, if the hearing is before the City Council, or the Secretary of the Planning Commission if the hearing is before the Planning Commission.

B. Whenever any person desires to obtain a Clerk's transcript of the documents involved in a proceeding before the City Council or the Planning Commission, he or she shall make a written request to the City Clerk, if the matter is before the City Council or to the Secretary of the Planning Commission, if the matter is before the Planning Commission. The Clerk or Secretary shall determine the number of pages involved and require payment, if applicable, in advance for the transcript at the current rate.

(Ord. 247, 1/15/2025)

§ 17.125.100. Approval authority.

A. Recommending Authority. The recommending authority, denoted with an R, as designated in Table 17.125.100-1 (Designated Authority for Permits and Approvals) shall hear and make recommendations on the proposed land use or development permit or approval in accordance with the requirements of this Title.

B. Approving Authority. The approving authority, denoted with an A, as designated in Table 17.125.100-1 (Designated Authority for Permits and Approvals) shall approve, conditionally approve or deny the proposed land use or development permit or approval in accordance with the requirements of this Title. Generally, the Community Development Director and his/her designee will make non-discretionary and discretionary decisions at the administrative level, the Planning Commission will make discretionary decisions, and the City Council will make the legislative decisions. In acting on a permit, the approving

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authority decision may be appealed pursuant to procedures set forth in Section 17.125.110 (Appeals).

C. At any point in the review process, the Community Development Director at his/her discretion may transfer approving authority to the Planning Commission or City Council because of policy implications, unique or unusual circumstances, or the magnitude of the project.

Table 17.125.100-1: Designated Authority for Approval

Approval Type (Chapter)	Type of Action	Designated Authority		
		City Manager or Community Development Director	Planning Commission	City Council
~~Accessory Dwelling Unit Permit~~	~~Ministerial~~	~~A~~		
Cannabis Conditional Use Permit	Discretionary	R	R	A
Conditional Use Permit	Discretionary	R	A	
Development Agreement	Legislative	R	R	A
Development Review, Minor	Ministerial	A		
Development Review~~, Major~~	Discretionary	R	A	
Extension of Time	Discretionary	A – CM (first 5 years)	A (last year)	
Finding of Public Convenience and Necessity	Discretionary	A~~R~~	~~A~~	
General Plan Amendment	Legislative	R	R	A
State Housing Law – Projects	Ministerial	A		
Home-based business	Ministerial	A		
LAFCO Application / pre-zoning	Discretionary	R	R	A
Large Family Daycare Permit	Ministerial	A		

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Minor Exception	Ministerial	A		
Official Code Interpretation	Ministerial	A		
Planned Residential Development	Discretionary	R	AR	~~A~~
Reasonable Accommodation	Discretionary	A		
Sign Program~~ermit~~	Ministerial	A		

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Table 17.125.100-1: Designated Authority for Approval				
Approval Type (Chapter)	Type of Action	Designated Authority		
		City Manager or Community Development Director	Planning Commission	City Council
Similar Use Determination	Ministerial	A		
Specific Plan, or Specific Plan Amendment	Legislative	R	R	A
Substantial Conformance Determination	Discretionary	A		
Temporary Use Permit / Temporary Event Permit	Discretionary	A		
Variance	Discretionary	R	A	
Zoning Clearance / Letter	Informational	A		

A = Approving Authority; R = Recommending Authority

(Ord. 247, 1/15/2025)

§ 17.125.110. Appeals.

An applicant or any other interested party may appeal the decision of the Community Development Director or Planning Commission by the following procedure:

A. Appeals of Community Development Director Decisions. Decisions of the Community Development Director may be appealed to the Planning Commission by filing a written appeal and prescribed appeal fee with the Planning Department.

B. Appeals of Planning Commission Decisions. Decisions of the Planning Commission may be appealed to the City Council by filing a written appeal and prescribed appeal fee with the City Clerk.

C. Time Limits. Unless otherwise specified in state or federal law, all appeals shall be filed in writing within 10 calendar days after the date on which the action was taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.

D. Procedures.

1. Filing. The appeal shall be filed with the prescribed form and shall identify the name(s) and contact information of person(s) appealing, the decision being appealed and clearly and concisely state the reasons for the appeal. The appeal shall be accompanied

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by the required fee set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code.

2. Proceedings Stayed by Appeal. The timely filing of an appeal shall stay all

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proceedings in the matter appealed including, but not limited to, the issuance of City building permits and business registration.

3. Transmission of Record. The Community Development Director, or in the case of appeals to the City Council, City Clerk, shall schedule the appeal for consideration by the authorized hearing body. The Community Development Director shall forward the appeal, the Notice of Action, and all other documents that constitute the record to the hearing body. The Community Development Director shall also prepare a staff report that responds to the issues raised by the appeal and may include a recommendation for action.

4. Standards of Review. When reviewing any decision on appeal, the appeal body shall use the same standards for decision-making required for the original decision. The appeal body may adopt the same decision and findings as were originally approved; it also may request or require changes to the application as a condition of approval.

5. Public Notice and Hearing. Public notice shall be provided and the hearing conducted by the applicable appeal body pursuant to Chapter 17.125 (Common Application Processing Procedures). Notice of the hearing shall also be given to the applicant and party filing the appeal and any other interested person who has filed with the City Clerk a written request for such notice. In the case of an appeal of a Planning Commission decision, notice of such appeal shall also be given to the Planning Commission. The Planning Commission may be represented at the hearing.

6. Action. An action to grant an appeal shall require a majority vote of the hearing body members in attendance at the hearing. A tie vote shall have the effect of rejecting the appeal.

7. Request for Review.

   a. The City Council shall review a Planning Commission or Community Development Director decision regarding Subdivisions (Title 16) or Zoning (Title 17) matters brought before the Planning Commission for hearing or to the Community Development Director for a Planning Director hearing, if two or more Council members independently file a Council review form with the City Clerk within 10 days after the decision of the Planning Commission or Community Development~~Planning~~ Director. The review form shall be prescribed by the City Clerk and shall not require the Council member to state a reason for the request for review. For all requests for review, it shall be presumed that the reason for the request is that the decision may have significant and material effects on the quality of life within the City or that the subject matter of the decision may have City-wide importance warranting review and determination by City's elected officials. Bias shall not be presumed or inferred due to a request for review.

   b. The City Clerk shall schedule the review hearing for commencement within 60 days of the receipt of a request for review. There shall be no fee for filing a request for review. The review shall otherwise follow the procedures that would be applicable if an appeal of the decision were filed by an interested person, including, but not limited to, any public notice requirements. If there is no specific appeal procedure, then the review shall follow the procedures of this chapter.

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c. The Council review hearing shall be conducted as a hearing de novo.

d. The effectiveness of a Planning Commission or Community Development~~Planning~~ Director decision subject to Council review shall be stayed pending completion of the Council review proceedings.

(Ord. 247, 1/15/2025)

§ 17.125.120. Permit time limits, expiration, and extensions.

A. Time Limits. Any permit not exercised within the specified time limit from the date of approval shall expire and become void, except where an extension of time is approved pursuant to this Section, or as described within the approved conditions of approval. See Table 17.125.120-1 for permit timelines, expiration, and extensions.

Table 17.125.120-1 Permit timelines, expiration, and extensions

Type of Approval	Initial Time	Extension Time	Total Time	Number of Extensions	Extension Approval Authority
Ministerial	N/A	N/A	3 years	N/A	Community Development Director
Discretionary	3 years, or per condition of approval	Up to 6 years, or per condition of approval	Up to 9 years, or per condition of approval	3	~~Planning Commission~~City Manager or Designee (first 5 years) Planning Commission (last year)
~~Development Review, Minor~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Community Development Director~~
~~Development Review, Major (including tentative tract/parcel maps)~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Planning Commission~~
~~Conditional Use Permit~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Planning Commission~~
~~Variance~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Planning Commission~~

Note: In accordance with Ordinance No. 231 (approved June 10, 2023) an additional 2 years of time to issue permits and begin construction may be approved ~~by the Planning Commission~~ for the above development projects if all prior extension of times have been exhausted and which are due to expire between September 1, 2023 and July 30, 2025.

B. Exercising Permits. The exercise of a permit occurs when the property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon such permit(s), as determined by the Community Development Director. A permit may be otherwise exercised pursuant to a condition of the permit or corresponding legal agreement

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that specifies that other substantial efforts or expenditures constitutes exercise of the permit. Following are the criteria for determining if a permit has been exercised and therefore would not expire:

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1. A grading permit followed by a building permit issuance, and construction commenced (and ongoing) on the project.

2. A certificate of occupancy is issued for the use or structure.

3. The site is occupied in accordance with the approved permit.

4. The site is occupied in accordance with an approved phase of a phased development and development has been diligently pursued for future phases of an approved permit.

5. An extension of time is approved in accordance with Section 17.125.120, if applicable.

C. Permit Extensions. All permits granted pursuant to this chapter shall be valid for the length of time specified in Table 17.125.120-1, following the approval of said permit, unless the permit as granted specifies a ~~specific~~~~horter initial~~ time period. The permit shall become null and void unless the permits have been issued and/or the use commences, or the approved permit is extended by request of the permittee under the provisions of this chapter. The term "use commences" means either the beginning of substantial construction of facilities for the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use.

1. If an approved permit has not been exercised within the ~~three year~~ time period above, the permittee may request an extension of time prior to the expiration date provided an application is filed with the with the Community Development~~Planning~~ Director along with the required fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. Upon receipt of a request for a time extension request for the final year, the Community Development~~Planning~~ Director shall schedule the request for Planning Commission consideration. At least 10 days prior to the scheduled meeting, the Planning Department shall mail a public notice to all property owners of real property within a 600-foot radius of the project boundary. This notice shall include the minimum information specified in Chapter 17.125 (Common Application Processing Procedures) of this Title.

2. Extension of Time Processing Procedures. The ~~Planning Commission~~City Manager or Designee, in consideringapproving an extension of time for an approved permit mayshall follow the processing procedures outlined below:

   a. T~~he Planning Commission shall review t~~he first request for an extension of time, and at the~~ir~~ City Manager or Designee's discretion may extend the time to commence the permit for an additional period up to three years, or as described in the conditions of approval, provided the findings outlined in this section are met.

   b. T~~he Planning Commission shall review t~~he second request for an extension of time, or extension request for up to five (5) years, and at the~~ir~~ City Manager or Designee's discretion may extend the time to commence the permit for an additional period up to two years, or as described in the conditions of approval, provided the findings outlined in this section are met.

   c. The Planning Commission shall review the final~~third~~ request for an extension of time, and at their discretion may extend the time to commence the permit for a final one-year, or as described in the conditions of approval, ~~period~~ provided the findings outlined in this section are met.

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d. Additional extensions of time may be granted, at the City Manager or Designee's discretion, if the total period does not to exceed nine years from the original approval, not considering any tolling of time or State issued extensions, or a total period as described in the conditions of approval.

~~d.~~e. If the approved permit, along with all the time extensions cited above has not commenced and substantial construction of the facilities for the approved use

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has not begun (as defined above), the ~~public use~~ permit shall expire and become null and void, and a new ~~public use~~ permit will be required.

~~i.~~f. Criteria to Approve an Extension of Time. The Planning Commission in reviewing an extension of time for an approved permit shall only grant the extension of time if all of the following findings are met:

~~(A)~~i. The approved permit remains consistent with the adopted General Plan.

~~(B)~~ii. The approved permit remains in conformance with the requirements this Title.

~~(C)~~iii. The setting and local circumstances of the approved permit have not changed in such a way to make the previously approved permit incompatible or inappropriate with the surrounding area.

~~(D)~~iv. The request and fee for the extension was filed prior to the expiration date of the approved permit.

g. When approving administrative extensions of time, the City Manager or designee may defe~~iffe~~r a decision on any extension of time to the Planning Commission or City Council for consideration.

3. Appeal of the ~~Planning Commission~~ Determination. Any extension of time request, approved or denied, ~~by the Planning Commission~~ may be appealed to the Planning Commission or City Council, as determined by the City Manager or designee in accordance with this Title. Any appeal must be filed with the City Clerk, along with the required fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code, no later than 10 days after the official determination by the Planning Commission.

4. Appeal Hearing Before the Planning Commission or City Council. Any appeal of an extension of time request, approved or denied, ~~by the Planning Commission~~ shall be heard by the Planning Commission or City Council. Within 45 days of receiving a request for an application for an appeal for an extension of time, the City Clerk shall schedule the appeal for ~~City Council~~ review and consideration. At least 10 days prior to the scheduled meeting, the Community Development~~Planning~~ Department shall mail a public notice to all property owners of real property within a 600-foot radius of the project boundary. Said public notice shall include the minimum information specified in Section 17.125 (Common Application Processing Procedures) of this Title. The Planning Commission or City Council shall have discretion to approve, deny or approve with additional conditions the requested extension of time. The decision of an appeal by the City Council shall be final~~. Permit Expiration~~.

D. Multiple Entitlements. Notwithstanding the expiration specified for individual permit and approval types, when an approved project had more than one permit or approval processed concurrently all permit expiration dates shall be consistent. The longest time to permit expiration date shall apply.

E. Expiration. The City may take action to revoke the permit that has expired.

F. Permit Expiration for a Closed Business. All permits shall expire when a business or use is closed or discontinued for more than one calendar year. Approval of new permits based on current requirements shall be required prior to any business activity or use on the site.

(Ord. 247, 1/15/2025)

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§ 17.125.130. Modifications to previously approved permits.

A. Applicability. A request for approval of a modification to an approved development permit,

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~~conditional~~ use permit, ~~public use permit,~~ or variance, shall be made in accordance with the provisions of this chapter. A modification under this chapter means a determination of substantial conformance or a request for a revised permit as further defined herein. These provisions shall not be applicable to wind energy conversion system permits.

B. Applications. Applications for substantial conformance or revised permit shall be filed in writing with the Community Development Director, accompanied by the fees as set forth in Chapter 3.44 (Fees), and shall include the following:

1. All information required under this Title for the filing of a new application for the permit sought to be modified, unless the requirement is waived by the Community Development Director;

2. A statement explaining the proposed modification and the reason the modification has been requested;

3. A list of names and addresses of all owners of real property as required by the City, and such additional names and addresses required in order to conform with the notification requirements for processing a permit if the application requires a public hearing;

4. Such additional information as shall be required by the Community Development Director.

C. Requests for Substantial Conformance.

1. A substantial conformance is a request for a non-substantial modification of an approved permit which does not change the original approval or the effect of the approval on surrounding property. A substantial conformance may include, but is not limited to, the following:

a. Modifications for upgrading facilities;

b. Modifications for compliance with the requirements of other public agencies;

c. Modifications necessary to comply with the final conditions of approval;

d. Modifications to on-site circulation and parking, lighting, fencing or walls (placement and/or height), landscaping and/or signage requirements, provided the modifications, as determined by the Community Development~~Planning~~ Director, will have no adverse effect upon public health, safety, welfare and/or the environment.

2. Notwithstanding any provision herein to the contrary, an application for substantial conformance may be approved only if the proposed modification is exempt from the provisions of the California Environmental Quality Act.

D. Revised Permits. A "revised permit" means a modification of an approved permit which does not change the basic concept or use allowed by the original approval. A revised permit may include, but is not limited to, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Community Development~~Planning~~ Director.

E. Processing Procedures.

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1. Substantial Conformance. The Community Development~~Planning~~ Director shall approve, conditionally approve or disapprove an application for substantial conformance within 30 days after accepting a completed application and give notice by mail of the decision, including any additional conditions of approval, to the applicant and any other person who has filed a written request for notice.

    a. The Community Development~~Planning~~ Director's determination shall be based upon the standards of this section and those standards set forth in the ordinance codified in this chapter for the approval of an original application.

    b. An application for substantial conformance shall not require a public hearing.

2. Revised Permit. An application for a revised permit shall be approved, conditionally approved or disapproved in accordance with the procedures for processing an original permit, including any requirements for public hearing, notice of hearing, and all rights of appeal. A revised permit shall be subject to the development standards applicable to approval of a new permit.

F. Approval Period. The approval of an application for substantial conformance or revised permit shall be valid until the expiration of the original permit, unless an extension of time has been granted by an approved revised permit.

(Ord. 247, 1/15/2025)

§ 17.125.140. Reapplications.

A. Applicability. An application shall not be accepted or acted upon if within the past one year the City has denied an application for substantially the same project on substantially the same real property, unless the Community Development Director finds one or more of the following circumstances to exist:

1. New Evidence. There is new evidence that would support approving the project that was not presented during consideration of the application or at the previous hearing and could not have been previously discovered in the exercise of reasonable diligence by the applicant.

2. Substantial and Permanent Change of Circumstances. There has been a substantial and material change of circumstances since the previous determination that affects the applicant's real property.

3. Mistake at Previous Hearing. A mistake was made at the previous hearing that was a material factor in the denial of the previous application.

(Ord. 247, 1/15/2025)

§ 17.125.150. Revocation of variances and permits.

A. Conditions for Revocation.

1. That the use is detrimental to the public health, safety or general welfare, or is a public nuisance;

2. That the permit was obtained by fraud or perjured testimony;

3. That the use is being conducted in violation of the terms and conditions of the permit;

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4. That the use for which the permit was granted has ceased or has been suspended for one year or more.

B. Revocation Procedure. Upon determination by the Community Development Director ~~of the Building and Safety Department~~ that grounds for revocation exist, the following procedure shall take effect:

1. Notice of Revocation. Notice of revocation and a copy of the findings of the Director of Community Development ~~the Building and Safety~~ Department shall be mailed by the Director by certified mail to the owner of the property to which the permit or variance applies, as shown by the records of the County Assessor. The decision of the Community Development Director ~~of the Building and Safety Department~~ shall be final unless a notice of appeal is timely filed.

2. Notice of Appeal. Within 10 days following the mailing of the notice of revocation, the owner of the property to which the permit or variance applies may file with the Community Development~~Planning~~ Director a notice of appeal from the decision of the Community Development Director ~~of the Building and Safety Department~~. A notice of appeal shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees). A notice of appeal not accompanied by such fee shall be deemed null and void and shall not be processed.

3. Setting Hearing—Costs. Appeals shall be heard by the Council. All other appeals, including appeals concerning commercial WECS permits, shall be heard by the Planning Commission. Notice of the time, date and place of the hearing shall be given as provided in Chapter 17.125 (Common Application Processing Procedures). In the event that an appeal is heard by a hearing officer and the owner of the property to which the permit or variance applies does not prevail in the appeal, the owner shall not be obligated to pay any hearing costs. In the event that an appeal is heard by a hearing officer and the owner of the property to which the permit or variance applies prevails in the appeal, the owner shall not be obligated to pay all hearing costs.

4. Testimony Under Oath. All testimony at the hearing shall be taken under oath.

5. Notice of Decision. Notice of the Planning Commission or Planning Council's decision and a report of the proceedings shall be filed with the City Clerk not later than 15 days following the date the decision is adopted. A copy of the notice and the report shall be mailed to the applicant and proof of such mailing shall be indicated on the original notice filed with the City Clerk. If the Planning Commission or Planning Council does not reach a decision due to a tie vote, such fact shall be reported to the City Council in the same manner and within the same time for reporting decisions and such a failure to reach a decision shall constitute affirmance of the Community Development ~~Building~~ Director's revocation of the permit or variance.

6. Placement of Matter on Council's Agenda. The City Clerk shall place the notice of decision on the City Council's agenda for the next regular meeting to be held following the lapse of five days after the notice is filed with the Council.

7. Transfer to City Council on Appeal. The revocation or nonrevocation of a permit or variance by the Planning Commission or Planning Council shall be final unless, within 10 days following the matter at which the notice of decision was on the agenda of the City Council, the following occurs:

a. An appeal to the City Council is made by the owner of the property which is the subject of the revocation proceedings; or

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b. The City Council orders the matter transferred to it for further proceedings.

8. Further Proceedings Before City Council. If either of the actions mentioned in subsections (B)(7)(a) and (b) of this section are taken, the City Council may:

a. Refuse to review the Planning Commission or Planning Council's decision, in which case the decision shall be final;

b. Review a transcript or recording of the testimony and all other evidence introduced before the Planning Commission or Planning Council, and based upon that record, affirm or reverse the decision of the Planning Commission or Planning Council or refer the matter back to the Planning Commission or Planning Council for the taking of further evidence or hearing additional argument in which case notice shall be given to the owner of the property which is the subject of the proceedings; or

c. Set the Matter for Hearing Before Itself. At such a hearing the City Council shall hear and decide the matter de novo as if no prior hearing had been held. Notice of the time, date and place of the public hearing shall be given as provided in Section 17.125.070.

9. Action by City Council. The decision of the City Council on revocation of a permit or variance is final.

(Ord. 247, 1/15/2025)

§ 17.125.160. Dedications and improvements where no subdivision is involved.

A. Public Improvements. Applicants shall construct public improvements to City standards and shall comply with the requirements set forth in Chapter 16.24 (Improvements), with the following modifications:

1. Any reference to "tentative map" or "final or parcel map" is replaced with "land use entitlement;" and

2. Any reference to "subdivider" is replaced with "applicant."

B. Security. Applicants are required to guarantee the construction of public improvements by executing an improvement agreement secured by a bond or cash deposit before issuance of a building permit for the subject property. If the building permit is not exercised, the improvement obligation shall terminate, and the security shall be returned. The City Engineer is authorized to execute agreements on behalf of the City. The improvement agreement and security shall comply with the requirements set forth in Chapter 16.56 (Security for Improvements and Taxes) with the following modifications:

1. Any reference to "subdivision improvement agreement" is replaced with "improvement agreement;"

2. Any reference to "subdivider" is replaced with "applicant;"

3. The reference in Chapter 16.56 (Security for Improvements and Taxes) to agreements being executed by "those parties executing the final or parcel map" shall be replaced with "the applicant;" and

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4. The reference in Chapter 16.56 (Security for Improvements and Taxes) to "final tract map, parcel map waiver, lot line adjustment, or lot merger" is replaced with "land use entitlement."

C. Deferrals of Public Improvement Requirements. Any required frontage improvements may be deferred when deemed appropriate by the City Engineer. Deferral shall be allowed only when the City Engineer finds that construction is impractical due to physical constraints. When improvements are deferred, the applicant shall enter into an agreement with the City for the installation of all frontage improvements at a future date as determined by the City Engineer. The agreement shall be approved by the City Attorney. The agreement shall provide for the following:

1. Construction of required improvements shall begin within 90 days of the receipt of notice to proceed from the City Engineer;

2. In the event of default by the applicant or successors, the City is authorized to cause the construction to be done and charge the entire cost and expense to the applicant or successors, including interest from the date of notice of the cost and expense until paid;

3. The agreement shall be recorded with the county recorder, at the expense of the applicant, and shall constitute:

   a. Notice to all successors of title to the real property of the obligation, and

   b. A lien in an amount to fully reimburse the City for the cost of constructing the improvements, including interest as outlined above, subject to foreclosure in the event of default in payment;

4. In the event of litigation caused by a default of the applicant or successors, the applicant or successors agree to pay all costs involved, including reasonable attorney's fees, which shall become a part of the lien against the real property;

5. The term "applicant" shall include not only the present owner but also heirs, successors, executors, administrators, and assigns, with the intent that the obligations undertaken shall run with the real property and constitute a lien against it; and

6. Other provisions deemed necessary by the City Engineer.

D. Exemption for Expansion of Existing Single-Family Homes.

1. The following developments shall be exempt from the requirements of this chapter to construct street improvements:

2. The addition, enlargement, expansion, alteration, extension, reconstruction or replacement of any existing single-family dwelling and/or accessory structure up to a maximum increase in square footage of 25% to the existing dwelling or structure.

   a. The construction of an accessory dwelling unit up to 1,200 square feet in size.

   b. The development of non-habitable accessory structure(s) as provided for under Chapter 17.185 (Accessory Structures).

3. A development that is exempt from the requirement to construct street improvements

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as provided for in this section shall remain subject to the requirement to provide the City with an irrevocable offer of dedication for the ultimate street right-of-way for any addition, enlargement, expansion, alteration, extension, reconstruction or replacement of an existing single-family dwelling and/or habitable accessory structure regardless of size.

4. No exemption from the requirement to construct street improvements shall be granted if the City Engineer determines that the lack of street improvements in this case would be a potential danger to the public health, safety, and welfare.

(Ord. 247, 1/15/2025)

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Article IV
Site Development Regulations And Performance Standards

CHAPTER 17.150

GENERAL SITE REGULATIONS

§ 17.150.010. Purpose.

The purpose of this of chapter is to prescribe site regulations that apply, except where specifically stated, to development in all zoning districts. These standards shall be used in conjunction with the standards for each zoning district established in Article II (Zoning Districts and Allowable Land Uses). If any section of this Title is in conflict with any other section thereof, or another City ordinance, then the more stringent requirements shall apply.
(Ord. 247, 1/15/2025)

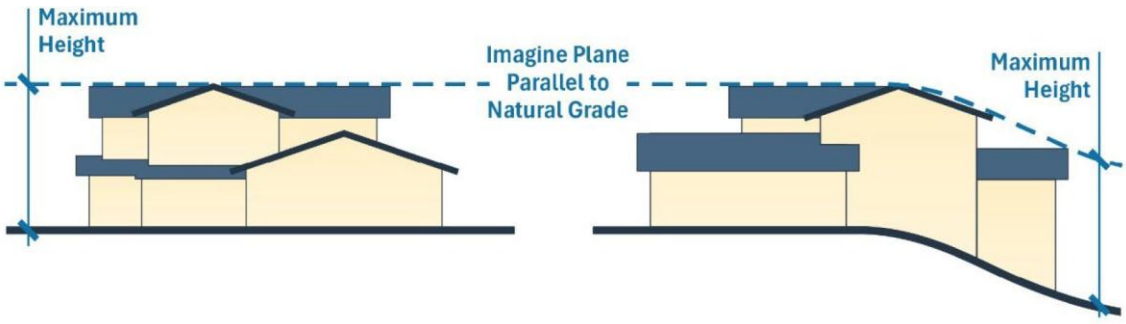
§ 17.150.020. Building height and exceptions.

The following rules apply to the calculation and determination of height of structures in the City. The intent of these regulations is to provide for compatibility in the measurement of building height under a variety of circumstances (e.g., sloped site).

A. Height Limits. Except as otherwise provided by this section or any other provisions of Title 17, all structures shall be limited to the maximum height identified in the underlying (or applicable overlay) zoning district as identified in Article II (Zoning Districts and Allowable Land Uses) and Article V (Standards Related to Specific Uses).

B. Height Measurement. The height of a structure shall be measured as the vertical distance from the finish grade of the site to an imaginary plane located within the allowed number of feet above and parallel to the grade (see Figure 17.150.020-1, Measurement of Height).

Figure 17.150.020-1 - Measurement of Height



C. Height Exceptions.

1. Public or semipublic buildings in the R-1 and R-2 zones may be erected to a height not exceeding four stories or 60 feet when the required yards are increased by an additional two feet for each foot by which the height exceeds 35 feet.

2. Structures necessary for the maintenance and operation of a building and flagpoles,

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wireless masts, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.

(Ord. 247, 1/15/2025)

§ 17.150.030. Setback adjustments and temporary use of land.

Notwithstanding any other provisions of this Title, the following matters may, without notice or public hearing, be approved, conditionally approved or denied in accordance with the following procedure:

A. The Community Development Director may approve, conditionally approve or deny a request for a setback adjustment to modify the front, rear or side yard minimum setback requirements of the various zone classifications in this Title.

B. The Community Development Director may approve, conditionally approve or deny a request for a temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time not to exceed 12 months.

C. The Planning Commission may approve, conditionally approve or deny a temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time in excess of 12 months.

D. Applications, containing all required information, shall be filed with the Community Development Director, upon the forms provided by the Planning Department, shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees), and shall be processed pursuant to the provisions of Table 17.125.100-1 (Designated Authority for Approval), including the appeal provisions thereof, except that when the application is for a temporary use for a period of time in excess of 12 months, the Community Development Director shall make a recommendation only, which shall be submitted to the Planning Commission for a decision.

E. No request for a setback adjustment shall be granted unless it is determined that the adjustment is: (1) consistent with the intent and purposes of this Title; (2) that there are special circumstances applicable to the property, including such factors as size, shape, topography, location or surroundings that justify the approval of the adjustment of the setback requirement; and (3) that the adjustment will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the adjustment is requested.

F. No request for a temporary use of land shall be granted unless it is determined that the temporary use of the land will not be detrimental to the health, safety or general welfare of the community or be detrimental to property in the vicinity of the parcel for which the temporary use is requested.

G. As a condition to approval for a setback adjustment or a temporary use of land, the performance of such condition(s) may be required as is determined to be necessary to assure that the granting of the setback adjustment or temporary use of land will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the request is made including the following conditions:

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1. Regulations of points of vehicle ingress and egress to the property;

2. Require any necessary landscaping, fencing or walls;

3. Require the restoration of the property to a natural appearance, including, but not limited to filling, grading and leveling;

4. Establish a time period within which the permission is to be used and required conditions are to be completed.

(Ord. 247, 1/15/2025)

§ 17.150.040. Yard measurements.

A. Yard and Setback Regulations.

1. Required Yard Area. Except as otherwise specified in this Title, required yard areas shall be kept free of buildings and structures. Building overhangs, bay windows, and other such elements may encroach as permitted (see Figure 17.150.040-1).

2. Lots Abutting Two Or More Streets. In the case of a lot abutting two or more streets, the main buildings and accessory buildings shall be erected so as not to encroach upon the required yards or setbacks of any of the streets (see Figure 17.150.040-1).

3. Through Lots. Where a through lot has a depth of 125 feet or more, said lot may be treated as two lots, with the rear line of each approximately equidistant from the front lot lines, provided all the yard requirements are met (see Figure 17.150.040-1).

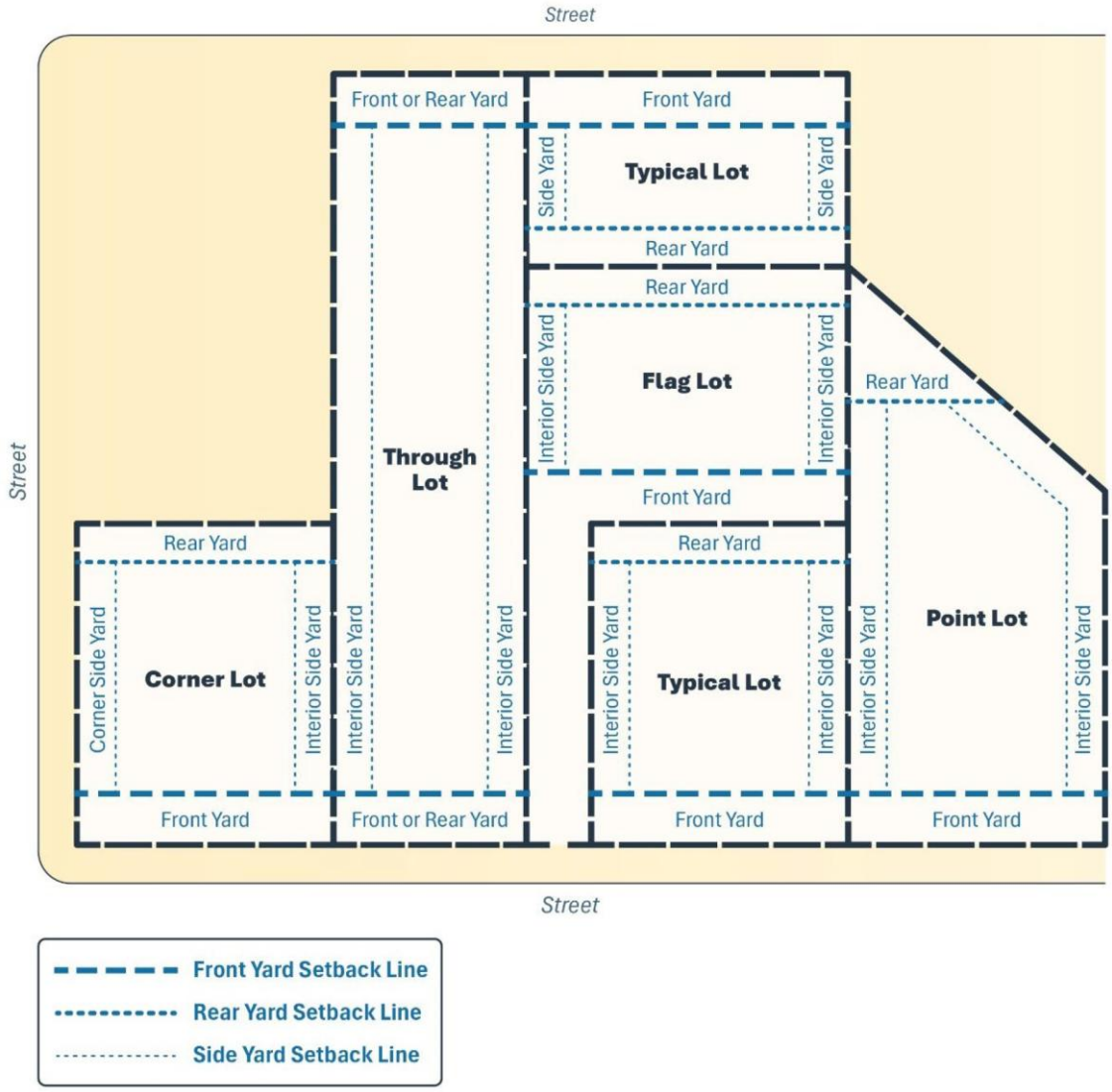
4. Lot Area, Depth, Width, and Setback Reduction. Where a lot area, lot width, lot depth, or setback has been reduced for an existing legally created lot by not more than 15% as a result of acquisition or dedication for a street/highway, road, drain, or other public purpose or as a result of dedication pursuant to a condition of approval, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.

5. Setback Measurement. The setback of all buildings and structures shall be determined by the exterior boundaries of the ultimate street and highway and their proposed widening and extensions as indicated in the Circulation Element of the General Plan. The width of any street or highway which does not appear in the Circulation Element shall be determined from the standards for street widths and improvements set forth in the City's Street Development Standards.

   See Article II, (Zoning Districts and Allowable Land Uses) for more detailed yard and setback requirements and refer to Article VI (Definitions) for definitions and illustrations of lot types.

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Figure 17.150.040-1 - Setback Designations



B. Yard Encroachments. Where yards are required by this Title, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

1. Outside stairways, landing places, and covered patios, if uncovered and unenclosed, may extend into a required side yard for not to exceed three feet and/or into the required rear yard a distance not to exceed five feet, inclusive of any eave or overhang.

2. Cornices, canopies eaves, fire places and other similar architectural features not providing additional floor space within the building may extend into a required rear or side yard not to exceed three feet.

    a. No canopies, carports, or temporary shade structures are permitted in front yard

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areas.

b. If placed within a rear or side yard, at least three of the sides of a canopy or temporary shade structure must be open and facing away from a structure.

c. The total area covered by canopies or temporary shade structures may not exceed 120 square feet.

C. Detached accessory structures as identified in Chapter 17.185 (Accessory Structures). (Ord. 247, 1/15/2025)

§ 17.150.050. Fences, walls, and screens.

Unless otherwise exempt, minor development review approval shall be required for fences and walls.

A. Exemptions. The following fences and walls shall be exempt from planning review (a building permit may be required as determined by the Chief Building Official):

1. Retaining Walls. Retaining walls less than 36 inches in height.

2. Residential Fences. Fences located on residential property (privacy fences) constructed in compliance with the standards of this section.

3. Required Fences. Fences and walls required by a state or federal agency, or by the City for public safety.

B. Height Limits and Locations. For all residential zoning districts in the City, each fence or wall (including landscaping used as a screen) shall comply with the height limits and locations shown in Table 17.150.050-1 (Maximum Height of Fences and Walls in Required Yard Areas).

Table 17.150.050-1 Maximum Height of Fences and Walls in Required Yard Areas

For lots less than one acre in size	
Location of fence/wall/screen	Maximum Height
Within required front yard area (Applies to the entire area in the front yard/setback area of a house, as defined by the front façade.)	3.5 feet (42") for solid fences/garden walls. 5 feet for ~~chain-link and~~ wrought-iron fencing. Decorative pilasters (w/cap) & gates (at the crown peak cannot exceed 6 feet).
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Fences/walls located at intersections of streets, alleys, and driveways must maintain clear visibility as defined by the City Engineer.
Fences, walls, and screening are not required between land uses unless otherwise specified in the Zoning Ordinance. Fences, walls, and screening must also be located outside of any public utility easement, except as authorized by the applicable utility agency.	

Table 17.150.050-1 Maximum Height of Fences and Walls in Required Yard Areas

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For lots less than one acre in size	
Location of fence/wall/screen	Maximum Height
Fences, walls and hedges not exceeding 12 feet in height shall be permitted to enclose sports courts located within the rear half of the lot; provided, however, such enclosure shall be located not less than 3 feet from any side or rear property line; and provided, further, however, that any portion of the enclosure which is higher than 6 feet shall be composed of wire mesh or other material whose vertical surface shall not be closed more than 10%.	
Within required front yard area (Applies to the entire area in the front yard/setback area of a house, as defined by the front façade.)	6 feet for solid fences/decorative walls. Decorative pilasters (w/cap) at gate entry cannot exceed 7 feet. Gates (at the crown peak) cannot exceed 8 feet
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Fences/walls located at intersections of streets, alleys, and driveways must maintain clear visibility as defined by the City Engineer.
Fences, walls, and screening are not required between land uses unless otherwise specified in the Zoning Ordinance. Fences, walls, and screening must also be located outside of any public utility easement, except as authorized by the applicable utility agency.	
Fences, walls and hedges not exceeding 12 feet in height shall be permitted to enclose sports courts located within the rear half of the lot; provided, however, such enclosure shall be located not less than 3 feet from any side or rear property line; and provided, further, however, that any portion of the enclosure which is higher than 6 feet shall be composed of wire mesh or other material whose vertical surface shall not be closed more than 10%.	

C. Height Measurements.

1. Fence height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material. Grade may not be modified in order to increase fence height.

2. The height of fencing placed atop a wall shall be measured from the base of the wall, except as provided in subsection (3)c of this section.

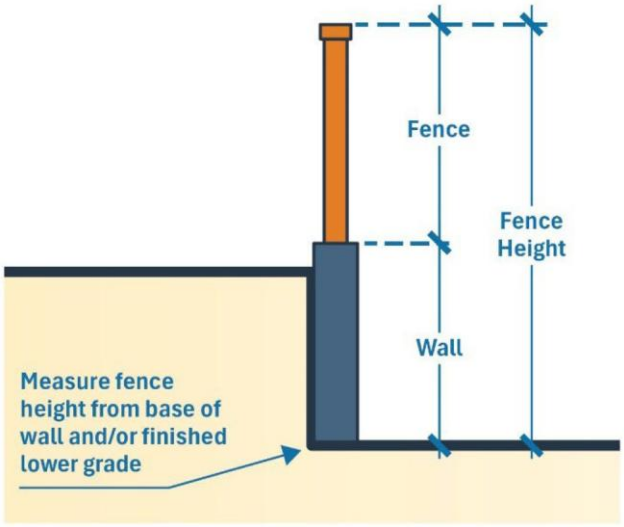
3. The height of the fence must not exceed six feet as measured from the base of the wall and/or fence from the perspective of the sidewalk, roadway and/or adjacent property.

D. Retaining Walls

1. Retaining walls shall not exceed six feet in height except in front yards areas where they shall not exceed thirty-six (36) inches in height. However, retaining walls necessary for the construction of an adjacent driveway may be constructed to a maximum of six feet in height anywhere on the property.

1. Any retaining wall exceeding the maximum height shall be stepped a minimum of three (3) feet horizontally to break up wall heights beyond the maximum allowed, or may use other similar methods that break up the wall heights as determined by the Community Development Director.

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Figure 17.150.050-1 - Height Measurements

~~D.~~ F. Prohibited Fences. The following fence materials are prohibited in all zones.

1. Garage doors, tires, pallets, shipping containers, buses, truck trailers, or other materials not typically used for the construction of fences.
2. Barbed wire or electrified fence (Except within the R-A and R-R zone districts for agricultural use).
3. Chain link fencing ~~within a front yard or street side yard.~~
4. Razor wire or similar.

~~E.~~ G. Nonresidential Walls and Fences. Fences, walls, and screening in Commercial and Industrial zones shall be constructed of long-lasting materials and architecturally integrated with the site design and surrounding area. The following regulations shall apply:

1. Fences and walls for screening purposes in commercial and industrial zones shall be approved by the Community Development Director and be constructed of decorative masonry walls, tubular steel, or wrought iron not to exceed six feet in height. When a screening wall is facing a public right-of-way or is not solid, a green wall or a landscaping strip with a minimum width of five feet shall be provided for the length of the wall and include planting of 15-gallon trees placed 10-feet on center. As an alternative, a three-foot high planter with vines and shrubs that will grow to six feet in height shall be installed adjacent to the wall. Wall materials are subject to the approval of the Community Development Director or Planning Commission as part of a proposed development review or CUP application.
2. Where a commercial or industrial zone abuts a residential zoning district, a solid decorative masonry (such as slump stone, split-face, etc.) wall six feet in height shall be constructed on the zone boundary line. Walls may be constructed up to eight feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed development review or CUP application.

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3. Fencing for all outdoor storage areas shall be screened from public view. Screening must include a combination of six-foot decorative block walls, and 36-inch box trees planted a maximum of 20 feet on center. Walls may be constructed up to eight feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed development review or CUP application. Storage of materials or equipment shall not exceed the wall height within 10 feet of street-fronting screening. Walls and fences within the front setback shall not exceed 48 inches (four feet).

4. Recreation and sports facilities such as driving ranges, ball fields, tennis courts, etc. may have fencing a maximum of 15 feet in height, provided the fencing is set back at least five feet from the property line, subject to the approval of the Community Development Director, or Planning Commission as part of a proposed development review or CUP application.

5. Security Fencing. Security fences may be permitted in Commercial and Industrial Zones. The design of the security fence may include a combination of wrought iron, tubular steel, or decorative masonry wall. In addition, barbed wire may be allowed at the top of a wall or fence with approval of the Community Development Director or Planning Commission as part of a proposed Development Review or CUP application. Barbed wire shall only be permitted when the property owner demonstrates there is a security or safety problem.

6. Commercial Fencing Security. Security fencing and walls shall have a maximum height of six feet. Additional height up to eight feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed development review or CUP application.

7. Industrial Fencing Security. Security fencing and walls shall have a maximum height of six feet. Additional height up to eight feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed development review or CUP application.

    a. Monitored electrified security fences are permitted with development review in Industrial Zones with the Community Development Director's approval as well as compliance of the following standards:

i. Monitored electrified security fences must be installed three to 12 inches behind a minimum five foot high non-electrified perimeter fence/wall (six feet if adjacent to a residential use or zone).

ii. Monitored electrified security fences must be two feet higher than the perimeter barrier, with a max of 10 feet.

iii. Warning signs shall be placed at maximum intervals of 30 feet apart, at least one sign per side of the area fenced, and at each access point to clearly identify electric fences. Warning signs should state "Danger-Electric Fence" and include a shock symbol.

iv. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The electric charge produced by the fence upon contact shall not exceed the energizer characteristics set forth

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in paragraph 22.108 of International Electrotechnical Commission (IEC) Standard 60335-2-76.

v. A "Knox Box Electrical Shunt Switch" and a "Knox Box" or other similar approved device shall be installed for emergency access by the Police and Fire Departments.

vi. All applicants issued permits to install or use an electrified fence as provided in this chapter shall agree, as a condition of permit issuance, to defend, indemnify and hold harmless the City of Wildomar and its agents, officers, consultants, independent contractors, and employees from any and all claims, actions or proceedings arising out of any personal injury, including death, or property damage caused by the electric fence.

(Ord. 247, 1/15/2025)

§ 17.150.060. Organic waste trash enclosures.

Commercial businesses and multifamily residential developments that subscribe to organic waste recycling services with the City's franchise waste haulers or otherwise engage in organic waste recycling shall comply with the following standards:

A. Bins or containers used for organic waste recycling collection shall be stored inside an existing trash enclosure area. If the existing trash enclosure cannot accommodate the extra waste bin or container, the business owner shall be required to enlarge the trash enclosure subject to planning department approval of a substantial conformance application.

B. Expansion of an existing trash enclosure, when required, shall be constructed with the same materials and match the design and color of the existing trash enclosure.

C. The expanded trash enclosure (and the existing enclosure) shall be completely covered to prevent rain from falling directly onto the trash containers or enclosure area to keep pollutants from flowing into the City's stormwater system in compliance with the San Diego Regional Water Quality Control Board requirements.

1. The roof cover shall be solid and sloped in all directions so that wind-blown rain will not enter the interior of the trash enclosure storage area.

2. Stormwater runoff from the roof cover shall drain away from the enclosure area.

3. A grade break or other acceptable design feature shall be used to prevent water runoff from entering the trash enclosure area.

4. Where feasible, runoff from the roof of the enclosure area shall drain to a landscape area, or other stormwater treatment system, before discharging to the storm drain system.

5. Where feasible, there shall be no storm drain inlets located inside the enclosure area.

6. Where feasible, the trash enclosure areas shall be plumbed to the sanitary sewer so that waste spills, leaks, and wastewater from trash bin washouts do not run out of the enclosure area and into the storm drain system.

D. Signage outlining best management practices (BMPs) shall be posted by the business

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owner inside the trash enclosure area. The signage shall be identified on the trash enclosure plans, for City review and approval. Signage shall list the following minimum requirements:

1. Trash enclosure areas shall be kept free of debris and liquid waste at all times.
2. Spills and leaks shall be cleaned up immediately using a spill kit and/or other approved method approved by the Public Works Department.
3. Trash waste container lids shall be closed at all times when not actively in use.
4. Washing down of the trash enclosure area is not permitted unless the runoff is captured and properly disposed.
5. FOG (fats, oils, and grease) waste is prohibited from being stored in the trash enclosure.

(Ord. 247, 1/15/2025)

§ 17.150.070. Swimming pools and spas.

Swimming pools may be constructed as follows:

A. Private, residential swimming pools for the use of the occupants of the premises and their nonpaying guests shall be located not nearer than five feet to any property line or dwelling.

1. Pool equipment for private, residential swimming pools shall be located not nearer than five feet to any property line or dwelling.

B. Public pools, pools associated with a club, hotel, or resort, and all other swimming pools shall be located not nearer than 10 feet from any property line or building.

1. Pool equipment for all nonresidential swimming pools shall be located not nearer than 10 feet to any property line or window opening.
2. A swimming pool may be constructed contrary to this section when it lies partially inside and outside a structure conforming with all other provisions of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.155
PARKING AND LOADING

§ 17.155.010. Purpose.

The purpose of this chapter is to provide sufficient off-street parking and loading spaces for all land uses in the City and to assure the provision and maintenance of safe, adequate and well-designed off-street parking facilities. It is the intent of this chapter that the number of required parking and loading spaces will meet the needs created by the particular uses. The standards for parking facilities are also intended to reduce street congestion and traffic hazards, promote vehicular and pedestrian safety and efficient land use.
(Ord. 247, 1/15/2025)

§ 17.155.020. Applicability.

Off-street vehicle parking shall be provided in accordance with this chapter when the associated building or structure is constructed, or the use is established. Additional off-street parking shall be provided in accordance with this chapter when an existing building is altered or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use.
(Ord. 247, 1/15/2025)

§ 17.155.030. Parking design standards.

A. Approval of Off-Street Parking Plan. Development review, pursuant to the provisions of Chapter 17.85 (Development Review~~, Major~~), and Chapter 17.90 (Development Review, Minor), shall be filed for approval of all off-street parking facilities, except for one- and two-family residences, unless the off-street parking facilities are approved as a part of a Development Review and/or use permit~~, conditional use permit or public use permit approval~~.

B. Number of Required Parking Spaces. In the case of mixed land uses, the total number of parking spaces shall be the sum of the requirements for the various uses computed separately unless shared parking is approved as provided in this Title.

C. Location and design of parking spaces unless otherwise specified, all parking must be within 300 feet of the use served on the same parcel as the use, or on an adjoining appropriately zoned parcel.

1. All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

2. Required parking for any uses outlined in in this section may be reduced in accordance with the "Alternative Programs for Parking" allowances outlined Section 17.155.030(C)(6) and (C)(7) of this Title.

3. The following table is designed to allow calculation of parking spaces required for the uses shown:

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are not specifically stated, the parking requirement for such use shall be determined by the Community Development Director based on the requirement for the most comparable listed use in this Title.

5. Requests for Modifications from Parking Standards. The Community Development Director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

6. Alternative Programs for Parking. A residential, commercial or industrial project may provide for alternative programs which reduce parking demand in return for a reduction in the number of off-street parking spaces required.

    a. Alternative programs that may be considered by the Community Development Director under this provision include, but are not limited to, the following:

        i. Private Carpool/Vanpool Operations. Office or industrial developments which guarantee preferred parking spaces to employees who participate regularly in a car or van pool may have their parking requirement reduced by two parking spaces for every one space which is marked for car or van pool at a preferred location.

        ii. Mass Transit. Developments which are located within 150 feet of a mass transit facility may have their parking requirement reduced by two percent of the total number of required parking spaces.

        iii. Planned Residential Development—Senior Citizen. A 20% reduction in the total number of required parking spaces may be allowed when an alternative senior citizen transportation program is proposed.

        iv. Bicycle Parking. Developments which provide secured bicycle parking facilities exceeding the minimum requirement may reduce the number of required parking spaces by one vehicle space for every three additional bicycle spaces provided.

        v. Shared Parking Requirements. In order to encourage efficient use of parking spaces and good design practices, the total parking requirements for conjunctive uses shall be based on the number of spaces adequate to meet various needs of the individual uses operating during the peak parking period.

            (A) The Community Development Director may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the following conditions:

                (1) Sufficient evidence shall be presented to the Community Development Director to demonstrate that the peak hours of parking demand from all uses combined do not coincide/ conflict with the principal hours or peak parking demand which propose to share parking. The efficiency of parking provided will equal or exceed the level that can be expected if parking for each use were provided separately.

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(2) The building or use for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared.

(3) No more than 50% of the parking space requirement shall be met through shared parking.

(4) Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder with the number of copies as required and thereof filed with the Building and Safety Department.

vi. Shared Parking Agreement. A written agreement between the landowners and in some cases the City that runs with the land shall be filed, in a form satisfactory to the City Attorney, and include:

(A) A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking without application for approval of an amended ~~conditional~~ use permit, development permit, or other discretionary approval as appropriate;

(B) A reciprocal grant of nonexclusive license among the business operator(s) and the landowner(s) for access to and use of the shared parking facilities;

(C) Evidence that the agreement has been recorded in the County Recorder's office.

7. Special Review of Parking. The Community Development Director may reduce the parking requirement, as required above, for any use or combination of uses as part of the review of a development plan, including, but not limited to, minor or ~~major~~ development review, ~~conditional~~ use permit, or planned residential development, based on the following conditions:

a. The applicant shall submit a request for modification of parking standards, including sufficient evidence and documentation, to demonstrate to the Community Development Director that unusual conditions warrant a parking reduction. Evidence shall include, but is not limited to, the following:

i. Information showing that the parking area serves uses having peak parking demands which occur at different times;

ii. Floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed;

iii. Documentation that other programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand, such as the provision of monetary incentives to employees who regularly utilize public transit or participate in a car or van pool.

b. As a condition of approval for a parking reduction, the applicant may be required to record agreements or covenants prior to issuance of a building

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permit, which assure that appropriate programs are implemented for the duration of the parking reduction.

c. Criteria for Approval. The Community Development Director shall only grant approval if it is determined that the project meets three or more of the circumstances listed below and are true.

i. The use will be adequately served by the proposed parking due to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a travel demand management program that will reduce parking demand at the site.

ii. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

iii. The site plan is consistent with the objectives of the zoning district and incorporates features such as unobtrusive off-street parking placed below the ground level of the project with commercial uses above or enclosed parking on the ground floor.

iv. The applicant has provided on-site parking for car-share vehicles via a recorded written agreement between the landowner and the City that runs with the land. Agreement shall provide for proof of a perpetual agreement with a car-share agency to provide at least one car share vehicle on-site.

d. The Community Development Director, at his/her discretion, may elevate the request for a reduction of parking requirements as outlined above to the Planning Commission for review and approval. If the request is part of a proposed development permit, ~~conditional~~ use permit, ~~public use permit~~, planned residential development or a specific plan, the request shall automatically be reviewed and approved by the Planning Commission as part of the underlying discretionary action.

8. Development Standards for Off-Street Parking Facilities—Layout Design Standards. All parking areas shall be designed as follows:

a. Location of Parking Areas. No parking space shall be located within three feet of any property line. No parking space located on driveways providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way.

b. Parking Space and Driveway Specifications. The location and dimensions of parking spaces and aisles adjacent to parking spaces shall be arranged in accordance with the following tables entitled Dimensions of Parking Spaces and Aisles and Dimensions of Driveways.

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"COMPACT CARS ONLY." Compact car parking spaces may be reduced (from the dimensions listed in the table) as follows:

i. In width by no more than one-half foot,

ii. In length by no more than two feet.

iii. When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet.

d. Off-street parking for private residences shows in Table 17.155.030-3.

Table 17.155.030-3 Dimensions of Driveways	
Type Of Use	Minimum Width of Driveway
One-family and two-family dwellings	12 feet
Multiple family or apartment complexes:	
• less than 100 units (Carports or garages may be allowed on one side.)	24 feet
• 100 to 300 units (Carports or garages may be allowed on both sides.)	28 feet
• more than 300 units (Carports or garages may be allowed on both sides.)	34 feet
Commercial/Industrial (The driveway shall have a vertical clearance of 13 feet and 6 inches.)	24 feet
All driveways located within a road right-of-way shall be approved by the ~~Transportation~~ Public Works Director or City Engineer.	
Where parallel parking is allowed, the minimum width shall be increased by eight feet for parking on one side and by 16 feet for parking on both sides.	
Stub streets in excess of 150 feet shall have a minimum 45-foot radius turnaround at the end, or as otherwise approved by the Fire Department.	

e. Surfacing Standards for Parking Areas. The following standards shall apply to the development of all off-street parking facilities, including driveways, whether the space is required or optional.

Table 17.155.030-4 Surfacing Standards	
Type of Use	**Surfacing Materials**
One and two family residences	
less than 1/2 acre parcel	Concrete, asphaltic concrete, brick or equivalent
equal to or greater than 1/2 acre parcel	At least 3 inches of decomposed granite or equivalent
Multiple family residences	Concrete, asphaltic concrete, brick or equivalent driveways with an inverted section shall be constructed with a concrete ribbon gutter

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Table 17.155.030-4 Surfacing Standards	
Type of Use	**Surfacing Materials**
All other uses	
At least 25% of the total street frontage within 660 feet from the boundaries of the proposed use, including both directions from the property and both sides of the street, is in commercial, industrial, residential use or other developed use. Where the proposed use would front on 2 or more streets, this provision refers to the street with the greater General Plan designation or right-of-way requirement.	Concrete surfacing with a minimum thickness of 3 1/2 inches, with expansion joints; or asphaltic concrete paving compacted to a minimum thickness of 3 inches on 4 inches of Class 2 base.
Other cases where the aforementioned circumstances do not apply or as determined by the Community Development Director.	A base of decomposed granite or equivalent compacted to a minimum thickness of 3 inches to act as an all-weather surfacing material

f. Off-Street Parking Area Striping.

i. If five or more parking spaces are provided, each space shall be clearly marked with white paint or other easily distinguishable material.

ii. If 10 or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.

g. Drainage. All parking areas, including driveways, shall be graded to prevent ponding and to minimize drainage runoff from entering adjoining properties.

h. Curbs, Bumpers, Wheel Stops or Similar Devices. Public parking areas shall be equipped with permanent curbs, bumpers, wheel stops or similar devices so that parked vehicles do not overhang required walkways, planters or landscaped areas.

i. If the method used is designed to stop the wheel rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two feet from the edge of any required walkway, planter or landscaped area, or from any building.

~~ii.~~i. The innermost two feet of each parking space, between the wheel stop or other barrier, and any required planter or walkway, may either: Be paved; or be planted with low ground cover.

This additional planting area is considered part of the parking space and may not be counted toward satisfying any landscaping requirement(s).

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CHAPTER 17.156
LANDSCAPING STANDARDS

Prior History: Former Ch. 17.160 W-1 Watercourse, Watershed and Conservation Areas Zone, compiled of RCC Ch. 17.160; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.156.010. General landscaping provisions.

A. Application Requirements. A landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be required for all development review ~~(minor and major)~~, ~~conditional~~ use permits, subdivisions, and any other permit when the Community Development Director deems it necessary.

1. The landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted under one application consistent with the provisions of Chapter 17.125 (Common Application Processing Procedures). The landscaping plan, landscaping grading plan, irrigation plan and shading plan may be submitted on four separate exhibits or may be combined on one to three exhibits, provided that the information required to be displayed for each plan is legible and clearly discernible.

2. No less than the number of copies as determined by the Community Development Director of the landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted for approval by the Community Development Director.

3. All landscaping shall comply with Chapter 17.160 (Landscaping Standards), Chapter 17.165 (Water Efficient Landscapes), and the City's Landscape Design standards and Guidelines in regard to water-efficient landscaping.

4. All plans shall show the following information:

   a. The first sheet of a multiple sheet set shall contain a title block with the name and address of the project, sheet number, and numbers of sheets and a revision block to indicate date and type of revisions.

   b. Each sheet shall show the required technical data, including scale of drawing, north arrow, date drawn, and dates of revisions (if applicable), all property lines and project limits, if other than property limits, all easements, fences, walls, curbs, roads, walks, structures, mounds, swales, manholes, banks, and all plant and landscaping materials, grading, irrigation and other exterior elements proposed. A legend shall also be included for each symbol used.

B. Landscaping Plan Requirements.

1. The location of all existing landscaping materials, and where proposed landscaping material is to be placed shall be shown. Existing trees shall be preserved whenever it is practical to do so and shall be shown on the landscaping plan. Any existing trees to be removed shall also be shown on the landscaping plan.

2. The quantities, sizes and locations of all trees, shrubs and ground cover, hydroseed and wildflower mixtures, etc., shall be indicated. Trees shall be a minimum 15 gallon

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size. Shrubs shall be a minimum five-gallon size; however, the use of smaller plants may be approved for areas where color or growth habits make it suitable.

3. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. Trees shall be drawn to size as indicated on the shade tree list as provided in the *Riverside County Guide to Trees, Shrubs and Ground Covers.*

4. All plants shall be listed by correct botanical name and common name.

5. The soil surface of all planters shall be shown planted or covered with suitable material.

6. Lawns shall be indicated by common name of species and method of installation (seeding, hydro mulching or sodding).

7. Proposed treatment of all ground surfaces, including paving, turf and gravel.

8. Planting details and methods of application shall be shown.

9. Complete construction detail referencing (fencing, walls, etc.) shall be indicated.

C. Landscaping Grading Plan Requirements. The grading plan shall show the drainage of all planting areas and the heights of mounds. Mounds shall not exceed 3:1 slope, and no mound over 30 inches high shall be placed within 10 feet of any street and/or alley intersections.

D. Irrigation Plan Requirements. An irrigation plan shall show the following:

1. Locations of all irrigation components, such as sprinkler heads, valves, pipes, backflow prevention devices and water taps, and if applicable, automatic controllers, quick couplers, hose bibs and washer boxes.

2. Proposed radius or diameter of throw (sprinkler coverage) at a stated pressure (PSI) for each sprinkler head.

3. Worst case irrigation system pressure loss calculations.

4. Static water pressure PSI (pounds per square inch), available GPM (gallons per minute), water pressure zone, agency reading locations and source of information for each one.

5. Required water budget calculations based on the *Riverside County Guide to Trees, Shrubs and Ground Covers.*

E. Shading Plan Requirements.

1. Parking area landscaping shall include shade trees from the *Riverside County Guide to Trees, Shrubs and Ground Covers,* unless otherwise approved by the Community Development Director, so as to provide for adequate shade canopies within 15 years of age as follows:

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Table 17.160.010-1 Percentage of Total Parking Area Required to be Shaded	
Number of Parking Spaces	Percentage of Parking Area to be Shaded (Minimum Percent)
05—24 spaces	30
25—49 spaces	40
50+ spaces	50
Note: The percentage of parking area required to be shaded shall be based on the number of uncovered parking spaces; driveways and aisles are excluded. Multilevel parking structures are exempt from shading requirements.	

2. Trees shall be a minimum 15 gallon size at planting.

3. Trees shall be planted and maintained throughout the parking area to ensure that within 15 years, the percentage of the parking area that is shaded is no less than the minimum amount required by the table entitled Percentage of Total Parking Area Required to be Shaded. The parking area shading plan shall be developed in compliance with a landscaping plan. Each planting area shall be of adequate size for the landscaping approved and shall have adequate irrigation for that landscaping.

F. Landscaping Design Standards. Landscaping shall be incorporated into the design of all off-street parking areas, including covered and decked, as follows:

1. General Landscaping Provisions.

a. These provisions apply to:

i. Landscaping throughout and immediately surrounding parking areas,

ii. Additional landscaping as required by a zone classification.

b. Landscaped areas shall be distributed throughout the entire off-street parking area as evenly as is appropriate in the design of the parking facility.

c. Nothing in this subsection shall preclude the installation of additional landscaping and the planting of additional trees so long as such planting is consistent with visibility regulations.

d. Any open areas in the interior shall be landscaped with appropriate plant materials and maintained in good condition as provided in this Title.

e. All landscaped areas shall be designed so that plant materials are protected from vehicle damage, encroachment or overhang.

f. All trees shall be double-staked and secured with a rubber or plastic strip, or other commercial tie material. Wire ties shall not be used.

g. No trees shall be planted within 10 feet of driveways, alleys and/or street intersections.

h. All landscaping shall be within planters bounded by a curb at least six inches

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high.

i. A six-inch high curb with a 12-inch-wide concrete walkway shall be constructed along planters on end stalls adjacent to vehicle parking spaces.

j. In urban areas, all parking areas shall be screened from view along the entire perimeter of the parking lot by the construction of either a three-foot high and three-foot wide earthen berm, or a three-foot wide planter with shrubbery that can be maintained at a height of three feet. When the parking area is adjacent to a public road right-of-way, the berm or planter shall be five feet in width.

k. In addition to the perimeter landscaping required by this Title, parking areas of five spaces or more shall be required to provide additional landscaped areas within the parking area. A minimum percentage of the total parking area shall be landscaped as follows:

Table 17.160.010-2 Minimum Percentage of Total Interior Parking Area to be Landscaped

Parking Spaces Required	5—24 Spaces	25—49 Spaces	50+ Spaces
Percentage To Be Landscaped	5.0%	7.5%	10.0%
Percentage To Be Landscaped Along State and County Scenic Highway	6.0%	8.5%	11.0%

l. At the discretion of the appropriate authority, a barrier free, four-foot wide paved walkway may be provided through the required planter at street and driveway intersections to provide unencumbered access for persons with disabilities from the sidewalk to the parking lot.

i. Such a walkway shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if provided.

ii. Bus shelters may be located within this planter if approved by the Community Development Director. Such shelters shall not be placed so as to reduce the number of trees which are otherwise required by this article.

2. Planter Provisions. Planters containing organic landscaping shall be provided adjacent to and within parking areas. The dimensions of a planter refer only to that which is plantable area.

a. No planter shall be smaller than 25 square feet.

b. Each planter shall include an irrigation system.

c. The planter shall include shrubs, hedges, and other natural growth or other features such as berms, designed to form a partial visual screen at least three feet in height, except within 10 feet of street and driveway intersections where landscaping shall not be permitted to grow higher than three feet.

d. A planter at least five feet wide shall be provided adjacent to all public road

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right-of-ways. Any area within the road right-of-way between the edge of the walkway and outer edge of the right-of-way shall also be developed as a landscaped area in conjunction with the required planter, unless this requirement is waived by the Community Development Director.

i. A planter at least five feet wide shall be provided adjacent to properties used for residential purposes. Within this planter, one screen tree from the *Riverside County Guide to Trees, Shrubs and Ground Covers* shall be planted at an average distance apart of at least every 25 feet on center in combination with other plants to provide a dense visual screen.

ii. A planter at least eight feet wide shall be located at least 45 feet apart for every 150 feet of frontage along a public road right-of-way. Within this planter, trees from the *Riverside County Guide to Trees, Shrubs and Ground Covers* shall be planted no farther apart than 25 feet on center, and at least five feet, but not farther than 10 feet, from the back of the walkway.

e. All planters located adjacent to end parking spaces shall have a six-inch high and 12-inch-wide concrete walkway.

3. Plant Materials Provisions.

a. Existing mature trees on the site shall be preserved whenever it is practical to do so.

b. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical damage, insects and diseases. Plant materials showing such damage shall be replaced by the same or similar species.

c. Planting areas shall be kept free from weeds, debris and undesirable materials which may be detrimental to public safety, drainage or site appearance.

d. Drought tolerant species and native species are to be used to the maximum extent possible over non-drought tolerant and nonnative species.

i. The quantity and extent of drought tolerant species shall be dependent on the climatic zone of the project.

ii. Landscaping may include natural features such as rock and stone, non-drought tolerant plants and structural features such as fountains, reflecting pools, art work, screens, wall and fences.

e. Plant materials shall be grouped together in regard to water and soil requirements. In order to conserve water, alternative types of low volume irrigation concepts may be used, including, but not limited to, drip/trickle, rotary spray, mini-spray, bubbler, and perforated soaker tubing.

4. General Irrigation Provisions.

a. An automatic irrigation system for all planted areas shall be required.

i. The layout of the system should consider meter water pressure, pipe size and length, and type of heads (sprinkler, bubbler or rainbird).

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ii. Hose bibs shall be located in each tree well site as may be considered adequate for irrigation of the trees.

b. Sprinkler spacing shall not exceed the manufacturer's recommended spacing or, if no spacing is recommended, spacing shall not exceed 60% of the diameter of throw (sprinkler coverage).

c. No sprinklers on risers shall be installed next to walks, streets and/or pavement. Sprinklers in hazardous locations shall be flush mounted on high pop models only.

d. Backflow prevention devices for sprinklers shall comply with the latest edition of the Uniform Plumbing Code as adopted by the City.

G. Requests for Modifications from Landscaping Standards. The Community Development Director may, without notice or hearing, permit modifications to the landscaping requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

H. Enforcement of Landscaping Design Standards.

1. Prior to the issuance of a final building occupancy certificate, all required landscape planting and irrigation shall have been installed and be in a condition acceptable to the Community Development Director.

a. The plants shall be healthy and free of weeds, disease or pests.

b. The irrigation system shall be properly constructed and in good working order.

2. Prior to the issuance of a building permit, performance securities in an amount to be determined by the Community Development ~~Building and Safety~~ Director shall be filed with said Director, so as to guarantee:

a. The installation of plantings, walls and fences in accordance with the approved landscaping plan when the total uncovered parking area on the property, including adjoining parcels over which the property has a shared parking agreement, and/or any other parking agreement exceeds 3,600 square feet; and

b. The adequate maintenance of the planting for one year.

3. The Community Development ~~Building and Safety~~ Director shall be authorized to execute, on behalf of the City, the required agreements and bonds and those forms and terms approved by the City Council. Acceptable forms of security shall be limited to the following:

a. A bond from a duly authorized corporate surety;

b. A deposit of cash with the City;

c. An irrevocable instrument of credit from a regulated financial institution; or

d. An irrevocable letter of credit issued by a regulated financial institution; provided, that a cash bond is required to guarantee the installation of plantings, walls and fences when the estimated cost is equal to or less than the cost determined by the Building and Safety Department. The remaining performance

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surety shall be released one year after installation is approved; provided that the planting has been adequately maintained.

(Ord. 247, 1/15/2025)

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CHAPTER 17.176
SIGNS

Prior History: Former Ch. 17.180 Standards for Planned Residential Developments, compiled of RCC Ch. 17.180; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.176.010. Purpose.

The purpose of this chapter is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements.
(Ord. 247, 1/15/2025)

§ 17.176.020. General sign standards.

Signs shall be consistent with the following standards:

A. Timing. Businesses must display a permanent sign within 30 days of opening.

B. General Plan. Signs shall be consistent with the General Plan.

C. Roof Mounts. No sign shall be affixed on or over the roof of any building and no display shall be affixed to the wall of a building so that it projects above the parapet of the building.

D. Display Movement. No sign shall move or rotate or display any moving and/or rotating parts. No propellers, flag, or other noise-creating devices, and no architectural embellishments which utilize mechanical or natural forces for motion, shall be permitted. Use of daylight reflective materials or electronic message boards using flashing, intermittent or moving light or lights is prohibited; provided, however, that electronic message boards displaying only time and/or temperature for periods of not less than 30 seconds is permitted.

E. Mobile Displays. No person shall place, use, maintain or otherwise allow a mobile vehicle, trailer, or sign not permanently affixed to the ground to be used as a sign. Incidental logos and graphics affixed to a vehicle are not considered signs.

F. Lighting and Illumination of Displays. A sign may be illuminated unless otherwise specified, provided that the displays are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the display face. Displays making use of lights to convey the effect of movement or flashing, intermittent or variable intensity shall not be permitted.

G. Illegal Signs. All illegal signs and all abandoned signs shall be removed or brought into conformance with this Title immediately.

H. Sign Maintenance and Construction.

1. All permanent signs shall be constructed of quality, low-maintenance materials such as metal, concrete, natural stone, glass or acrylics. All temporary signs and banners shall be made of a material designed to maintain and attractive appearance for as long as the sign is displayed;

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2. Signs shall be cleaned, updated and/or repaired as necessary to maintain an attractive appearance and to ensure safe operation;

3. All equipment related to the sign operation such as transformers, programmers and other items shall be concealed within the sign structure when possible or painted to match the building.

4. Banner shall be attached flat against the wall or fascia of a building and not hung from poles, awnings, eaves or similar structures. Banners shall be hung with permanent attachments, such as bolts or screws, and not be tied to a structure with rope, twine or similar materials. Banners that are faded and/or torn shall be removed or replaced.

(Ord. 247, 1/15/2025)

§ 17.176.030. Sign standards by type.

No person shall erect an on-site advertising structure or sign in the City in violation of the provisions contained within any specific zoning classification in this Title or in violation of the following provisions:

A. Freestanding Freeway Signs.

1. Located within 660 feet of the nearest edge of a freeway right-of-way line.

   a. The maximum height of a freeway identification sign shall not exceed 60 feet;

   b. The maximum surface area of a freeway identification sign shall not exceed 150 square feet per sign face.

2. Shopping Centers. Notwithstanding the provisions of subsection A above, a shopping center may have a freestanding center identification sign as follows:

   a. One center identification sign per street frontage is allowed. One additional center identification sign per street frontage may be allowed if approved by the Planning Commission as part of a sign program.

   b. The maximum surface area of the center identification sign shall not exceed 100 square feet per sign face.

   c. The maximum height of a center identification sign shall not exceed 20 feet.

   d. Signs for individual businesses within a shopping center are permitted as provided in this chapter and in accordance with any adopted sign program for the center.

3. Number of freestanding signs, other locations.

   a. The maximum height of a sign shall not exceed 20 feet;

   b. The maximum surface area of a sign shall not exceed 100 square feet per sign face.

   c. Not more than one freestanding sign shall be permitted on a parcel of land, except that if a business has frontage on two or more streets, the business shall be permitted one freestanding sign per street frontage provided that the signs are

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not located on the same street and are at least 100 feet apart.

B. Window Signs.

1. Dimensions.

a. The maximum width shall be 50% of the total width of the window.

b. The maximum height shall be 50% of the total height of the window.

c. The maximum size shall be 25% of the total area of the window.

2. Maximum one window sign per window.

3. Window signs are only permitted on ground floor windows and expressly prohibited on upper story windows.

4. Permanent window signs shall be individually painted, etched, or otherwise applied graphics surrounded by clear glass, and shall be painted, applied, or adhered to the interior surface of the glass.

5. Holiday window painting, such as for Christmas and Halloween, shall be permitted and shall be exempt from the window sign limitations. However, such painting shall contain no reference to named goods or services, and shall be removed within 12 days after the applicable holiday.

C. Signs Affixed to Building, All Areas.

1. No sign shall be affixed on, above or over the roof of any building, and no on-site advertising sign shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this section, a mansard-style roof shall be considered a parapet.

2. The maximum surface area of signs affixed to a building shall be as follows:

a. Front wall of building: surface area of the sign shall not exceed 10% of the surface area of the front face of the building.

b. Side walls of a building: surface area of the sign shall not exceed 10% of the surface area of the side face of the building.

c. Rear wall of a building: surface area of the sign shall not exceed five percent of the surface area of the rear face of the building.

D. Subdivision Signs. Subdivision signs shall be subject to the following minimum standards:

1. Signs must be within the subdivision boundaries;

2. No sign shall exceed 100 feet in surface area;

3. No sign shall be within 100 feet of any existing residence that is outside of the subdivision boundaries;

4. No more than two such signs shall be permitted for each subdivision;

5. No sign shall be artificially lighted.

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E. Electronic Message Signs (Board). This sign type is intended to provide for the location of centrally controlled message signs incorporating an illuminated LED panel at public facilities throughout the City for the purpose of providing information to the public. Electronic message board signs shall be subject to the following:

1. Type. Community electronic message signs must be one of the following types:

   a. Monument (ground-mounted on a base).

   b. Pole (elevated above the ground on a central support).

   c. Building-mounted (affixed to a building).

   d. Standards for each sign type are provided below.

2. Brightness. The electronic message portion of the sign shall comply with all applicable lighting provisions of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.

3. Enclosures and Supports. Sign enclosures and supports must be designed to be compatible with the architecture of the school or other buildings on the site.

4. Number and Spacing of Signs.

   a. No more than one sign may be placed on a site (school, park, public facility, etc.), except that two signs may be placed at the high school.

   b. No specific spacing is required between signs, except that the Planning Commission may impose a spacing requirement based on site-specific circumstances as part of the review of the ~~conditional~~ use permit for an individual sign.

5. Height, Size, Hours of Operation and Other Standards. Standards for the various types of community electronic message signs are as follows:

   a. Monument Signs.

      i. Maximum height shall not exceed 10 feet.

      ii. Maximum screen size shall not exceed four feet high by eight feet wide.

      iii. Sign may be single- or double-sided. Size for a double-sided sign is calculated by measuring one sign face.

   b. Pole Signs.

      i. The maximum height shall not exceed 20 feet. The maximum height to the bottom of the LED panel shall not exceed 12 feet.

      ii. The maximum screen size shall not exceed six feet high by 12 feet wide.

      iii. The sign support must be at least one-third the width of the sign face.

   c. Building-Mounted Signs.

      i. The sign must be mounted to a vertical surface, such as a building wall or

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other architectural feature, provided that the top of the sign may not be more than 45 feet above the ground at the base of the wall.

ii. The sign may not project over the top of the wall on which the sign is placed.

iii. The LED panel may not exceed eight feet high by 16 feet wide.

d. Hours of Operation.

i. Signs may be operated between the hours 6:00 a.m. and 10:00 p.m.

e. Content.

i. Community electronic message signs may display advertising messages for uses not located on the site.

f. Permitted Locations. Signs may be placed at the following locations:

i. Up to nine signs may be placed at public schools.

ii. Up to five signs may be placed at public parks.

iii. Public facilities.

iv. City-owned property.

v. Public road right-of-way (except roadway medians).

vi. Signs at public facilities, City-owned property, and public road right-of-way may only be installed and operated by the City, or by another entity specifically authorized by the City.

g. Prohibited Locations. Community electronic message signs may not be placed in any of the following locations:

i. Private property.

ii. Roadway medians.

F. Electronic Message Signs (Changeable). Electronic changeable copy signs and electronic graphic display signs shall be permitted only within the C-G, C-H and I-M zones as a freestanding business identification sign for individual businesses on a single parcel of land, or as a freestanding center/business identification sign for commercial retail shopping centers adjacent to Interstate 15 freeway subject to the development standards outlined in this section. In addition, these sign types shall be permitted for private schools and non-profit service club organizations located on a single parcel of land in any zone subject to the development standards outlined in this section. A development permit and/or sign program application is required for these electronic message sign types and shall be approved by the Community Development ~~Planning~~ Director prior to the issuance of any building/electrical permit by the Building Department.

1. Prohibited Electronic Sign Types. Signs with mechanical moving parts (e.g., multi-vision signs) and signs with video or other types of moving lights or visual images (e.g., video display signs) are prohibited within all Wildomar zoning districts.

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2. Exempt Electronic Signs. Time and temperature display signs that are smaller than 12 square feet in size are exempt from these requirements.

3. Development Standards (Individual Businesses on a Single Parcel). The following standards shall apply to all electronic message sign types.

   a. A maximum of one electronic message sign is allowed per street frontage and can only be included as part of a freestanding business identification sign.

   b. An electronic message sign is limited to a maximum sign area of 50 square feet per sign face.

   c. No more than 50% of the total business identification sign area can be allocated to the electronic message portion of the sign.

   d. Business identification sign which include an electronic message sign are limited to a maximum height of 15 feet.

   e. The sign shall only be located on the site of the use identified/advertised by the sign.

   f. When proposed, a monument base for the proposed sign type shall be constructed of materials that are consistent with the materials of the building for the business. The monument base shall be included in the total sign height.

   g. The electronic message sign shall be located no closer than 100 feet from an abutting residential zone district boundary, and shall not produce any glare into an adjacent residence.

   h. Audio speakers are prohibited in association with any electronic message business identification signs.

   i. The provisions in Table 17.180.030-1 (Additional Standards for Electronic Message Signs) shall apply as noted.

4. Development Standards (Commercial Retail Shopping Centers). The following standards shall apply to all electronic message sign types.

   a. A maximum of one electronic message sign is allowed for a commercial retail shopping center with a minimum site size of four gross acres.

   b. An electronic message sign shall be limited to a maximum sign area of 200 square feet per sign face and shall not exceed 45 feet in height.

   c. The electronic message sign shall be located on the site adjacent to and oriented toward Interstate 15 freeway as determined by the Community~~Planning~~ Director.

   d. The electronic message portion of the sign may only display on-site commercial messages and noncommercial messages.

   e. The monument base for the proposed sign type shall be constructed of materials that are consistent with the materials approved with the commercial center. The monument base shall be included in the total sign height outlined above.

   f. Audio speakers are prohibited in association with any electronic message

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business identification signs.

g. The electronic message sign shall maintain a minimum setback of five feet from the freeway right-of-way and/or street property line.

h. The electronic message portion of the sign shall comply with all applicable lighting provisions of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.

i. The provisions in Table 17.180.030-1 (Additional Standards for Electronic Message Signs) shall apply as noted.

5. Freeway Oriented Electronic Graphic Display Sign Regulations for Medical Centers.

a. Intent. It is the intent of this subsection to establish sign regulations for electronic graphic display freeway signs proposed as a freestanding business identification sign for medical centers to provide business identification and visibility for the Interstate 15 freeway.

b. Applicability. An electronic graphic display freeway sign for medical centers shall be permitted only within the C-G and C-H zones on property adjacent to the Interstate 15 freeway subject to the development standards outlined in this section.

c. Medical Centers Defined. Medical centers as defined in this subsection includes hospitals and/or medical office buildings providing health care services in the City of Wildomar.

d. Permit Required. Prior to any permit being issued, a sign package that includes a development permit, architectural elevations, all electrical, lighting and structural design specifications (accompanied by the appropriate processing fee) shall be submitted to the Chief Building Official and Community Development ~~Planning~~ Director for review and approval.

e. Development Standards. The following standards shall apply to electronic graphic display freeway sign types permitted in this section.

i. A maximum of one electronic graphic display sign is allowed for an individual medical center provided the site is five gross acres or larger, and it is located directly adjacent to the Interstate 15 freeway.

ii. The electronic graphic display portion of the freeway sign shall be limited to a maximum sign area of 360 square feet per sign face. An additional sign identifying the name of the medical center shall be allowed provided it does not exceed 35 square feet per sign face and designed separately from graphic display portion. The maximum total height of the sign structure shall not exceed 50 feet.

iii. The electronic graphic display sign shall maintain a minimum setback of 15 feet from the site property line/I-15 freeway right-of-way line.

iv. The monument base and vertical sign elements for the proposed sign shall be constructed of materials that are consistent with the building materials

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of the medical center. The monument base shall be included in the total sign height outlined above.

v. The electronic message portion of the sign shall only display on-site commercial messages and noncommercial messages. No off-site business messaging shall be permitted.

vi. Audio speakers are prohibited in association with any electronic graphic display sign business identification signs.

vii. The electronic graphic display freeway sign shall comply with all applicable lighting standards and requirements of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.

viii. The provisions in Table 17.180.030-1 (Additional Standards for Electronic Message Signs) shall apply as noted.

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Table 17.180.030-1 Additional Standards for Electronic Message Signs					
Sign Type	Description	Text Limit	Minimum Duration	Brightness (NITs) Day/ Night	Dark Period (Off/On)
Electronic Changeable Copy	Text only - no picture or movement (e.g., no scrolling)	15 words	5 seconds	5,000/200 Dimmer control required to change to the lower nighttime brightness setting upon sunset. A change to the higher brightness setting is not permitted until after sunrise. As part of the minor development permit process, the Community Development ~~Planning~~ Director may approve an increase in sign brightness up to a maximum of 7,500 NITs during periods of low sun (e.g., sunset) to allow sign text and graphics to be clearly seen when affected by direct sunlight.	None, provided the LED sign area is in a "static position" with a dark background The "static position" sign area may contain up to 3 lines of text and/ or logos during the hours of 9:30 p.m. to 6:30 a.m., but the remainder of the background area shall be "dark."
Electronic Graphic Display	Images and text (scrolling of text permitted)	No limit	5 seconds		
Electronic Graphic Display - Medical Facilities		Not to exceed 15 lines of text	8 seconds		

G. Temporary Signs. Temporary signs are permitted in all zoning classifications subject to the limitations imposed by this chapter. No person shall erect, use or maintain a temporary sign in the City, except in accordance with the following provisions.

1. Standards for all Temporary Signs.

a. No temporary sign shall be artificially lighted.

b. No temporary sign shall be erected, placed, used or maintained within the public road right-of-way, or on a fence/wall (except as allowed in subsection D of this section during an election period, and subsection E of this section).

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c. No temporary sign shall be erected, placed, used or maintained upon property without the consent of the owner, lessee, person or entity in lawful possession of the property.

d. No temporary sign shall be erected, placed, used or maintained so that it does any of the following:

i. Mars, defaces, disfigures or damages any public building, structure or other property;

ii. Endangers the safety of persons or property;

iii. Obscures the view of any fire hydrant, traffic sign, traffic signal, street sign, or public informational sign;

iv. Blocks motorists' line of vision to areas of vehicular or pedestrian traffic.

e. Any temporary sign posted or otherwise affixed to property in violation of this section shall be considered an illegal temporary sign. City employees, representatives or agents shall be authorized to remove and dispose of any illegal temporary sign as follows:

i. Temporary Signs on City Property. Any illegal temporary sign on any public street, right of way, or any City-owned property may be immediately removed by the City. The City employee or agent removing the sign will immediately attempt to notify the owner of the sign, if such owner can be ascertained.

ii. Temporary Signs on Other Property. Any illegal temporary sign on any other property may be removed by the City if the authorized City employee has the permission of the person in lawful possession of the property to do so or is authorized to do so by any court of competent jurisdiction.

2. Retrieval of Removed Signs. Any person desiring to retrieve a sign removed by the City may do so upon the payment of an administrative fine as required in Chapter 1.16 (Code Enforcement). A person desiring to retrieve a sign may appeal this fine by submitting a written appeal to the Building Official within 15 days after the date of removal. The appeal shall be conducted by review of the written appeal by an administrative hearing officer selected by the City Manager or designee. The submission of a written appeal to the Building Official within the 15-day time period shall stay the disposal of the sign upon a decision of the hearing officer granting the appeal or until 10 days after mailing of a decision of the hearing officer denying the appeal. The determination by the administrative hearing officer shall be final.

3. Disposal of Temporary Signs. Any temporary sign removed by the City may be considered abandoned if it is not retrieved within 15 days after the date of such removal and may be disposed of by the City without liability therefor to any person.

4. The procedures, remedies and penalties for violation of this chapter and for recovery of costs related to enforcement are provided for in Chapter 1.16 (Code Violations) of the Wildomar Municipal Code.

5. Every temporary sign which was lawfully in existence prior to the enactment of the

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ordinance codified in this chapter, and does not conform to this chapter, shall be deemed a nonconforming temporary sign and shall be removed or altered in accordance with this chapter as follows:

a. All temporary signs with a nominal value of $100.00 or less shall be abated or brought into conformance immediately after the effective date of the ordinance codified in this chapter.

b. All temporary signs with a value of more than $100.00 shall be abated or brought into conformance within six months of the effective date of the ordinance codified in this chapter.

6. All temporary signs not in lawful existence prior to the date of enactment of the ordinance codified in this chapter shall be abated or brought into conformance immediately.

7. The following temporary signs are prohibited to be located in the City:

a. Commercial inflatable devices (i.e., balloons, animals, and the like) and feather signs. Noncommercial temporary inflatable devices are permitted (i.e., holiday inflatable decorations).

b. An off-site temporary sign of any kind.

c. A temporary sign affixed to fences/walls.

d. Any temporary commercial sign located on the roof of a building or dwelling unit residence.

e. Obscene signs, as defined by Miller v. California (1973) 413 U.S. 15 or subsequent case law.

H. Standards for Real Estate Signs.

1. For lots zoned single-family residential, one sign not exceeding six square feet in surface area (per sign face) and not more than six feet in height.

2. For lots zoned multifamily residential, commercial, industrial and agricultural, one sign on each separate frontage of the lot on the street, each sign not to exceed 32 square feet in surface area (per sign face) and not more than six feet in height. No more than four signs are allowed per development.

3. Riders, not to exceed two square feet in aggregate surface area (per sign face) may be added to the real estate sign to identify the specific agent offering the property for sale, to show that the property is "in escrow" or for an "open house."

4. The sign(s) shall be removed within 10 days of the close of escrow on the property or structure, or portion thereof, being sold, leased or rented.

5. A real estate sign (of any size) located in City limits which is advertising a residential subdivision project outside of the City limits is prohibited. The sign shall be removed within 14 days of notification by the City.

I. Standards for Yard or Garage Sale Signs and Event Signs. Temporary signs that advertise

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items for sale or events located on the property on which the sale or event will be conducted are permitted in every zoning classification, subject to the following standards:

1. The yard or garage sale or event is in conformance with City ordinances.
2. No sign shall exceed four square feet in surface area.
3. No sign shall exceed four square feet in height.
4. No sign shall be posted more than 15 days before the event or sale, and shall be removed within five days after the event or sale.
5. Only one sign per lot may be displayed at any time and no more than three such signs may be posted on any lot per calendar year.

J. Standards for Temporary Commercial Banners. Temporary banners for individual businesses located in commercial, office and industrial zone districts shall be allowed with approval of the Community Development~~Planning~~ Director and subject to the following standards:

1. A banner may be made of paper, canvas, plastic, cloth or similar material, and must be attached to the building or lease space where the business is located.
2. One banner per business shall be allowed at a time. If a business is located with frontage on two or more streets, one additional banner per street frontage shall be allowed.
3. The maximum sign area for a banner shall not exceed 36 square feet with a maximum vertical height dimension of three feet and shall not extend above the eave line or parapet wall of the building.
4. A banner is allowed to be displayed for a maximum duration of 30 consecutive days on a quarterly basis (beginning on January 1st of each year) provided there is a 60-day down period between display times. In no case shall a banner be displayed more than four times per year for the same business.
5. The banner shall be removed within 24 hours after the end of the 30-day display period.
6. If a commercial center, office or industrial complex has its own approved sign program (as previously approved by the City of Wildomar), the standards outlined in this section shall not apply.
7. Inflatable devices (i.e., balloons, animals, and the like) and feather signs used as a temporary business identification banner are prohibited.

K. Banners and other signage displays are permitted for a period not to exceed the time limits established in Table 17.180.030-2, allowed temporary on-site sign standards by type. Inflatable signs are prohibited. See specific requirements in the following Table 17.180.030-2, allowed temporary on-site sign standards for standards and additional limitations:

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Table 17.180.030.2. Allowed Temporary On-Site Sign Standards by Type							
Sign Type	Max. Number Permitted	Max. Area	Max. Height	Min. Setback from ROW[1]	Max. Permits per Year	Max. Time Period	Permit Required
Residential							
On-site subdivision directional signs	1 per subdivision entrance, max. 62	32 sq. ft.	10 ft.	10 ft.	N/A	Until final sale[3]	Yes
On-site subdivision flags	10 poles per subdivision	15 sq. ft. per pole	20 ft.	10 ft.	N/A	Until sale[3]	Yes
Multifamily dwelling complexes (e.g., apartments)	1 per street frontage	32 sq. ft.	Roofline, if on building; otherwise 10 ft	5 ft.	N/A	While units are available for rent or lease	Yes
Sale or lease of existing residences	1 per parcel	10 sq. ft.	6 ft.	3 ft.	N/A	Until final sale[3]	No
Commercial							
Window signs	N/A	25% of window area	N/A	N/A	N/A	90 days	No
Building-mounted banners for sales, events, etc.[4]	1 per building frontage	32 sq. ft.	Roofline	N/A	[4]	30 days	No
Sale, rental or lease of nonresidential real estate: freestanding signs	2 per parcel, must be on site	32 sq. ft.	6 ft.	3 ft.	N/A	Until final sale[3]	No
Sale, rental or lease of nonresidential real estate: building-mounted signs (including banners)	2 per establishmen	100 sq. ft.	Roofline	N/A	[4]	Until final sale[3]	No

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Notes:	
[1]	Must be located outside of the clear vision triangle.
[2]	Only allowed Friday to Monday.
[3]	Signs shall be removed within 30 days of close of escrow or lease of final unit.
[4]	Banner shall be attached flat against the wall or fascia of a building and not hung from poles, awnings, eaves or similar structures. Banners shall be hung with permanent attachments, such as bolts or screws, and not be tied to a structure with rope, twine or similar materials. Banners that are faded and/or torn shall be removed or replaced.

L. Temporary Signs in the Public Right-of-Way.

1. Temporary signs may be placed in the public right-of-way during the period beginning 4:00 p.m. Friday and ending 7:00 p.m. Sunday. Signs in place outside this period will be subject to removal.

2. Temporary Sign Size, Materials, and Maintenance Criteria. All temporary signs placed in the right-of-way must:

   a. Be free-standing and securely mounted on a wooden or metal stakes;

   b. Be no higher than four feet above grade;

   c. Be no larger than six square feet and no more than three feet in either height or width;

   d. Be constructed of substantial sturdy, durable and weather-proof material;

   e. Be kept in good repair;

   f. Not be illuminated;

   g. Include the contact name and phone number of the person responsible for the sign in a clearly legible manner, either on the front or back of the sign; and

   h. Be located in a permitted location as defined in subsection (H)(3).

3. Sign Location. Temporary signs in the public right-of-way must be located at least 20 feet from the curved portion of the corner in order to maintain visibility for motorists, as shown in the illustration. In addition, the following apply:

   a. Signs must be located at least two feet from the edge of a curb or sidewalk, or from the edge of the pavement if there is no curb or sidewalk.

   b. Signs shall be installed so as not to damage plant materials, irrigation equipment or other public property.

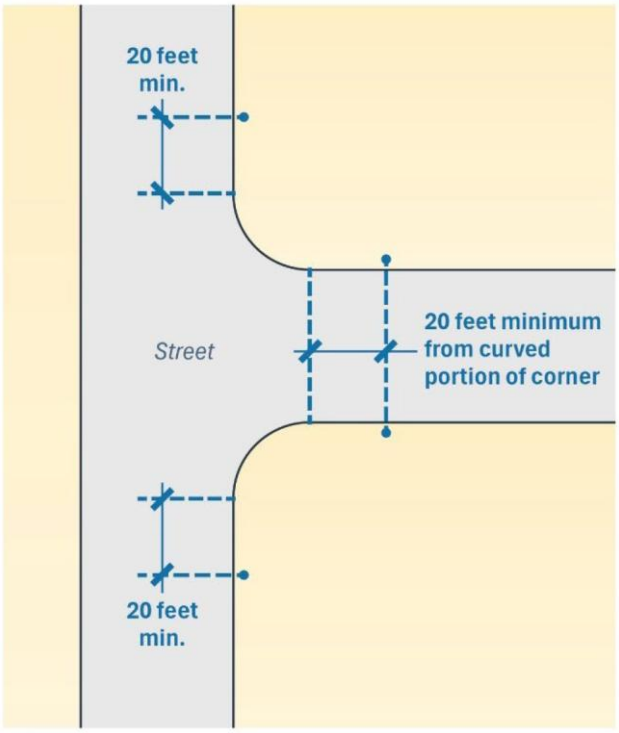
   c. Signs may not be placed on a sidewalk.

   d. Signs may not be placed in a roadway median.

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e. Signs may not be attached to utility poles, sign posts, fences, walls, or any other structure.

Figure 17.180.030-1 Permitted Locations for Temporary Signs in the Public Right of Way



M. Political Signs. Temporary noncommercial signs associated with any local, state, regional or national official election shall be permitted in any zoning district subject to the following provisions:

1. No political sign shall be placed earlier than 90 calendar days prior to the election or primary which it addresses, and such signage shall be removed no later than 10 calendar days following the date of the election or primary.

2. Political signs shall not be erected on a permanent foundation, or be attached to a sign structure having a permanent foundation. Structures with permanent foundations include buildings, fencing, utility poles, utility boxes, traffic signs and directional signs.

3. Political signs shall not be displayed on City-owned property; however, such signs may be permitted in the right-of-way provided no sign is erected, placed, used or maintained on any publicly owned tree or shrub, or upon the improved portion of any street or highway right-of-way used for traffic or parking, or upon any street divider or median. Political signs shall not be suspended over the right-of-way.

4. No sign shall be placed in a manner that would obstruct visibility of traffic, or which constitutes an immediate peril to persons or property.

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5. A political sign shall not exceed 32 square feet in total area for one side.

6. Contact information shall appear on the face of the sign. At minimum, contact information shall consist of the name of a responsible individual, committee, or the campaign identification number, and a valid telephone number. The font used for contact information shall be not less than one-half inch in height.

7. No political sign shall exceed an overall height of six feet. Signs used for identification of political headquarters shall comply with other provisions of this section.

8. No lot shall contain political signage with a combined aggregate surface area in excess of 80 square feet.

9. Political signs may not be erected, placed, used or maintained upon property without the consent of the owner, lessee, person or entity in lawful possession of the property.

10. Political signs shall not be artificially illuminated.

11. Any political sign that remains posted for more than 10 calendar days after the political or primary to which it pertains shall be deemed abandoned. If the Community Development ~~development services~~ Dd~~i~~rector or designee finds that any political sign has been posted or is being maintained in violation of the provisions of this section, the owner of the sign shall be given written notice to remove said sign. Said notice shall include a brief statement of the reasons for requiring removal. If the person so notified fails to correct the violation or remove the sign within five days after such notice, Community Development~~the development services~~ Dd~~i~~rector or designee may cause such sign to be removed. If the owner of the sign cannot in good faith be located within a reasonable time, the sign shall be deemed abandoned. The Community Development~~development services~~ Dd~~i~~rector or designee may cause such abandoned signs to be removed summarily and without prior notice. The City may recoup reasonable costs associated with the removal of violating or abandoned political signs.

N. Nonconforming and Abandoned Signs.

1. Except as otherwise provided in this section, any sign lawfully in use on the effective date of this Title or any amendment thereto, shall be considered a legal use and as such may continue to operate and exist, provided:

   a. Nonconforming signs shall be kept in good repair and visual appearance. Structural alterations or modifications of any nonconforming sign are prohibited. Structural repair resulting in the same size and shape is permitted subject to the provisions of Title 17. Change of copy on a nonconforming sign shall be allowed, provided the change does not increase the area of the sign;

   b. Whenever any modifications, alterations, or changes occur or are proposed, the sign shall be brought into conformance with the provisions, standards and regulations of this section, requiring issuance of zoning clearance.

2. The City Council, Planning Commission or other designated approving authority, may, as a condition of rezoning, development review or ~~conditional~~ use permit, or other development entitlement, require any nonconforming sign on the applicable property to be removed or altered so as to comply with the provisions of this section.

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3. Sign structures which have no message attached to them for more than 90 days shall be considered abandoned signs and as such may be abated by the City. Adequate notice shall be provided to the property owner prior to any removal. For regulatory purposes, any factors indicating abandonment shall not begin occurring until 90 days after the effective date of the ordinance from which this section is derived.

(Ord. 247, 1/15/2025)

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CHAPTER 17.185
ACCESSORY STRUCTURES

§ 17.185.010. Purpose.

This chapter establishes regulations for the design and location of accessory structures in residential zones to help ensure that such structures are adequately designed and are integrated and compatible with the character of the primary structure on a lot and that of the surrounding properties. Provisions regulating the use of metal shipping containers as accessory storage facilities on residentially designated properties are also included in this chapter.
(Ord. 247, 1/15/2025)

§ 17.185.020. Applicability.

A. Detached Structures. The provisions of this section apply to roofed structures, including, but not limited to, garages, carports, sheds, workshops, gazebos, and covered patios which are detached from and accessory to a main building on the site. These provisions also apply to unroofed structures that are over 30 inches in height and are detached from and accessory to a main building on the site.

B. Attached Structures. The provisions of this section do not apply to accessory structures attached to a main building, which shall comply in all respects with the requirements of Title 17 applicable to the main building.

C. Accessory Dwelling Units. Accessory Dwelling Units, attached or detached, are subject to the standards of Chapter 17.195 (Accessory Dwelling Units)
(Ord. 247, 1/15/2025)

§ 17.185.030. Relationship to existing structures.

A detached accessory structure may only be constructed on a lot on which there is a permitted main building to which the accessory structure is related.
(Ord. 247, 1/15/2025)

§ 17.185.040. Development standards.

A. An accessory structure (not including metal shipping containers, see Section 17.185.070) is permitted in all residential zones subject to the following requirements, which are in addition to any requirements of that residential zone.

B. Where the principal use of a lot is a one-family dwelling, a detached accessory building shall be permitted subject to the following requirements. These requirements are in addition to the development standards of the applicable zone.

1. No detached accessory building shall be within five feet of the front half of an adjacent lot. For the purpose of this development standard a depth of not more than 75 feet shall be deemed to be such front half of such adjacent lot.

2. Where the average slope of the front half of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four feet above or below such established street elevation, a private garage may be built to the street and side lines.

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3. In the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot; provided, however, such detached accessory building need not be more than 75 feet from the street line.

4. In the case of a corner lot abutting upon more than two streets, no detached accessory building shall be nearer any street line than one-fifth of the width or length of the lot.

5. In the case of through lots, no detached accessory building shall encroach upon the required front yard on either street.

6. No detached accessory building shall be closer than 10 feet to the principal building and no closer than 10 feet to any other accessory structure. Eaves or roof overhangs may not extend more than one foot into this 10-foot area from either direction.

C. For lots one acre or smaller:

1. The minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall be 10 feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

2. Notwithstanding the height limitations of any zone, the height limit on any lot shall be 20 feet.

3. The total size of a detached accessory structure along with the size of the principal/main dwelling shall not exceed 50% of the lot area.

4. A detached accessory structure shall not be greater than 1,200 square feet.

D. For lots larger than one acre:

1. The minimum setback from a side property line and from a rear property line shall be 10 feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

2. Notwithstanding the height limitations of any zone, the height limit on any lot shall be 35 feet.

3. The total size of a detached accessory structure along with the size of the principal/main dwelling shall not exceed 30% of the lot area.

4. A detached accessory structure shall not be greater than 2,000 square feet.

E. In any residential zone or where a dwelling is the principal use, bare metal buildings (metal buildings without paint or exterior architectural coatings or treatments) shall not be located on a lot one acre or smaller. This prohibition shall not apply to single-story garden sheds, playhouses or similar buildings of 120 square feet or less.

F. Detached accessory structures shall be compatible with the materials and architecture of the main dwelling(s) on the property.

G. Accessory structures may be constructed in conjunction with or subsequent to (but not in advance of) construction of the primary building(s) on the site without approval of the Director.

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H. Notwithstanding the regulations in this chapter, detached single-story accessory structures, not more than 120 square feet in size and, therefore, not requiring a building permit, may be permitted with a minimum setback of two feet to interior side and rear property lines.

(Ord. 247, 1/15/2025; Ord. 256, 11/12/2025)

§ 17.185.050. Permit requirements.

In any residential zone where the principal use of a lot is a dwelling, a detached accessory structure is permitted by right (i.e., no development permit required) subject to the development standards of Section 17.185.040.

(Ord. 247, 1/15/2025)

§ 17.185.060. Exceptions.

The following accessory structures are exempt from Planning Department review but may require building permits in keeping with the California Building Code adopted by the City.

A. All accessory structures that are less than 120 square feet in size with no portion of the structure equal to or greater than six feet in height and that meet the siting requirements of Title 17.

B. Water Features. A detached structure typically used for decorative or landscape design purposes such as a fountain, water wall, bird bath and similar features that are less than 120 square feet in size with no portion of the feature equal to or greater than six feet in height.

C. Play Equipment. Structures and surfaces used for recreational purposes including play structures, tree houses, jungle gyms, and non-illuminated sports courts such as tennis and basketball courts.

D. Deck/Patio. A detached porch or platform that is generally constructed with wood, concrete or stone that is above the grade or located over a basement or story below.

E. Pool/Spa. Any structure intended for swimming or recreational bathing. Swimming pool includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools. Note that these features retain siting criteria from the Building Code.

F. Pool Accessories. Any structure for entertainment or relaxation value, including, but not limited to, diving boards, slides, and grottos.

G. Outdoor Entertaining Features. Structures used for entertainment and outdoor cooking such as built-in barbecues and fire pits.

H. The provisions of this section shall not apply to any detached accessory building for which a building permit was issued prior to the effective date of the ordinance codified in this section.

(Ord. 247, 1/15/2025)

§ 17.185.070. Metal shipping containers.

Metal shipping containers shall conform to the following standards.

A. Metal shipping containers shall not be allowed as a principal use in any residential zone;

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B. Metal shipping containers shall be allowed in all zones on a temporary basis when utilized during construction or grading operations for the site where located and when utilized solely for the storage of supplies and equipment that are used for construction or grading on that site;

C. In industrial zones, placement of metal shipping containers as an accessory use is permitted provided development review has been approved pursuant to the provisions of Chapter 17.85 of this Title or the placement has been approved as part of development review or a ~~conditional~~ use permit;

D. In all zones, other than commercial and industrial zones, placement of metal shipping containers is allowed as an accessory use subject to the following development standards:

1. The minimum lot size shall be five acres,

2. No more than one metal shipping container shall be permitted on any parcel,

3. The setback from all property lines shall be a minimum of 50 feet,

4. Placement shall be to the rear of the main building on the rear half of the property,

5. The metal shipping container shall be fully screened by an opaque fence or fast-growing landscaping. Fencing may not be provided by any type of chain link fencing,

6. The metal shipping container shall be painted a neutral color.

E. Containers shall not exceed 50% of the floor area of the primary residence on site, inclusive of all accessory structures.

F. Metal shipping containers shall conform with all health, safety development, and environmental requirements.

G. Metal shipping containers shall not be placed upon a residential lot in a manner which would cause significant impacts to drainages, watercourses, sensitive habitat, or archeological or paleontological resources.

H. Metal shipping containers shall not be stacked vertically.

(Ord. 247, 1/15/2025)

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Article V
Standards Related To Specific Uses

CHAPTER 17.195
ACCESSORY DWELLING UNITS

§ 17.195.010. Purpose.

The intent of this ~~section~~ chapter is to regulate accessory dwelling units and junior accessory dwelling units in residential zoning districts consistent with state law. This chapter is intended to expand housing opportunities by increasing the availability of smaller and more affordable residential units within existing neighborhoods while maintaining compatibility with surrounding residential development through objective standards consistent with state law.~~Implementation of this section is intended to expand housing opportunities for low-income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.~~
(Ord. 247, 1/15/2025)

§ 17.195.020. Applicability.

Accessory dwelling units (as defined by Government Code Section 66313), including junior accessory dwelling units (as defined by Government Code Sections 66333-66339), are ~~shall be a~~ permitted uses on all lots ~~in~~ with a proposed or existing single-family ~~and~~ or multifamily ~~residential zones~~dwelling units, provided the accessory dwelling unit complies with the development standards of this chapter and State ADU Law. For purposes of this chapter, "State ADU Law" means Chapter 13 (commencing with Section 66310) of Division 1 of Title 7 of the California Government Code, including provisions for accessory dwelling units and junior accessory dwelling units, and any successor or amending statutes.

Accessory dwelling units that do not qualify under Government Code section 66323 must comply with the development standards of this chapter. Accessory dwelling units that qualify under Government Code section 66323 ("66323 Units") ~~are~~will be approved ministerially in accordance with Government Code section 66323 ~~and regulated only under that section~~ and applicable building, fire, and health and safety codes that State law allows. No development or design standard in this chapter or elsewhere in the Municipal Code applies to a 66323 Unit unless State law expressly allows it. If a conflict exists between this chapter and Government Code section 66323, State law controls. This chapter must be interpreted to allow the maximum number and type of ADUs and JADUs permitted by State ADU Law, and any ambiguity must be resolved in favor of housing production ~~to the extent~~consistent with ~~required by~~ State ADU Law. An applicant eligible for approval under Government Code section 66323 retains the right to elect approval under that section at any time prior to final permit issuance.

~~. Accessory dwelling units shall be constructed in compliance with the City's single-family and multifamily residential objective design standards and guidelines.~~ Accessory dwelling units may be attached to, or located within, a proposed or existing primary dwelling, including attached garages, storage areas, or similar uses, or the conversion of an existing accessory structure that is detached from the proposed or existing primary dwelling, (referred to herein as an "attached" accessory dwelling unit) or may be detached from the proposed or existing primary dwelling (referred to herein as a "detached" accessory dwelling unit). All ADUs must be located on the same lot as the proposed or existing primary dwelling.~~Accessory dwelling units must be on the same lot as the proposed or existing primary dwelling.~~

No owner occupancy requirement applies to an accessory dwelling unit, consistent with

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Government Code section 66315. The City may require that ADUs be rented for terms longer than 30 days. The Community Development Director, or designee, administers and enforces this chapter.

(Ord. 247, 1/15/2025)

§ 17.195.030. Permits required for construction.

A. An accessory dwelling unit shall not be constructed without first obtaining a building permit ~~from the Chief Building Official~~.

B. A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit must be reviewed concurrently with the application and issued concurrently with the building permit for the unit~~shall be reviewed with the application for the accessory dwelling unit and issued at the same time~~.

(Ord. 247, 1/15/2025)

§ 17.195.040. Application.

An application for an accessory dwelling unit building permit ~~shall~~must be made in writing to the ~~Chief Building Official~~Building Department on forms provided by the ~~Building D~~said department, and ~~shall~~must include ~~be accompanied by~~ the applicable~~a minor or major development permit and~~ filing fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. The ~~Chief~~ Building Department~~Official shall~~~~must~~may distribute the application ~~and minor or major development permit~~ to the Planning, Fire and Engineering ~~d~~Departments for review. The ~~minor or major development~~ permit shall include the following information:

A. Name and address of the applicant and the name and address of the property owner, if

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different. If a junior accessory dwelling unit is proposed, evidence that the premises upon which the accessory dwelling unit is proposed is owner-occupied shall also be provided, if required by State ADU Law.

B. Assessor's parcel number of the premises upon which the accessory dwelling unit is proposed.

C. Sufficient detail clearly describing the following:

1. Physical dimensions of theproperty;

2. Location and dimensions of all existing and proposed structures;

3. Location and dimensions of all easements, wells, septic tanks, leach lines, existing seepage pits, drainage structures, and utilities;

4. Location, dimensions, and names of all clear adjacent roads, whether public or private, showing the location of the street centerline and all existing improvements such as sidewalks, curbs, gutters, and curb cuts;

5. Setbacks from all property lines;

6. Methods of circulation, including ingress and egress, access, yards, drives, parking areas, landscaping, walls, or fences;

7. Topography of the property;

8. Objective information necessary to demonstrate compliance with applicable objective standards~~A description of walls, landscaping, architectural treatments and other methods which will be used to ensure that the accessory dwelling unit will be compatible with the neighborhood~~; and

~~9. A written statement as to whether the accessory dwelling unit shall be used for family members or for rental purposes; and~~

9. ~~Such a~~Additional information expressly identified ~~as required by the Chief Building Official to make an appropriate determination regarding issuance or denial of the~~listed on the City's adopted public ADU application checklist and reasonably necessary to determine compliance with State ADU Law, objective standards authorized by State ADU Law, and applicable building, fire, and health and safety codes.

~~10.~~D. ~~Assessor's parcel number of premises upon which the accessory dwelling unit is proposed.~~ The City reviews all ADU and JADU applications ministerially. The City does not require discretionary review, a public hearing, or subjective evaluation, and the City may not impose any requirement, condition, or standard through plan check or the building permit process unless State ADU Law expressly authorizes it, regardless of how the requirement is labeled or characterized. The City may not require resubmittal, redesign, or additional technical studies unless expressly authorized by State ADU Law and listed on the adopted checklist, , except to address corrections necessary for compliance with applicable building, fire, health, or safety requirements authorized by state law.

(Ord. 247, 1/15/2025)

§ 17.195.050. Development standards for accessory dwelling units.

~~Except as provided in Section 17.195.060, accessory dwelling units must comply with the~~

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~~following development standards:~~The standards in this section apply only to ADUs reviewed under Government Code sections 66314 through 66322. These standards do not apply to 66323 Units unless state law expressly allows them. All standards in this section must be objective, uniformly verifiable, and applied without discretion or subjective judgment. The City may not apply development standards cumulatively in a way that prevents or unduly constrains ADU development allowed by State ADU Law. Any authority to deny or condition an ADU must derive from an express provision of State ADU Law. Notwithstanding any other provision of this section, the City must permit at least one ADU of up to 800 square feet with four foot side and rear setbacks on each lot with a proposed or existing primary dwelling, consistent with Government Code section 66321.

A. An accessory dwelling unit shall only be permitted ~~in residential zones and~~ on a lot with an existing or proposed single-family or multifamily residence, and comply with the following setback standards:

1. A minimum distance of 10 feet shall be maintained between an accessory dwelling unit and any other structure on the lot.

2. The following minimum setbacks shall be met for lots two acres or smaller:

   a. The minimum front yard setback shall be 20 feet.

   b. The minimum side yard setback shall be four feet.

   c. The minimum rear yard setback shall be four feet.

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d. The maximum building height shall be 25 feet.

3. The following minimum setbacks shall be met for lots two acres or greater:

a. The minimum front yard setback shall be 20 feet.

b. The minimum side yard setback shall be four feet.

c. The minimum rear yard setback shall be four feet.

d. The maximum building height shall be 25 feet.

4. An existing garage or other accessory structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit is not subject to these setback requirements. This shall also apply when the existing accessory structure is demolished, and an accessory dwelling unit is constructed in the same location and to the same dimensions as the demolished structure.

5. ~~An accessory dwelling unit up to 800 square feet may be constructed in the street yard setback if objective site constraints demonstrate on the applicant's site plan showit is determined by the Chief Building Official that an 800 square foot accessory dwelling unit cannot be constructed anywhere else on the property and outside of the four-foot side and rear setbacks.~~The City shall not apply front setback standards in a manner that prevents construction of an accessory dwelling unit otherwise required to be permitted under State ADU Law.

B. The size of a detached accessory dwelling unit shall be a maximum of 1,200 square feet ~~in size~~.

C. Where an attached accessory dwelling unit is proposed for an existing primary dwelling unit, the total floor area of the attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling. Nothing in this subsection shall be applied to prevent construction of an ADU otherwise required to be permitted under Government Code section 66321.

D. An accessory dwelling unit shall comply with the following parking standards regardless of the zone district:

1. One off-street parking space per accessory dwelling unit or per bedroom, whichever is less, shall be provided ~~in addition to any existing off-street parking~~.

2. The parking space may match the existing parking surface of the principal dwelling unit.

3. Off-street parking shall be provided ~~in front of the accessory dwelling unit~~on the lot, which may be in the rear yard setback area and/or through tandem parking, unless parking in these areas is not feasible based upon specific site, topographical, or fire safety conditions.

4. If a garage or covered carport is demolished in conjunction with the construction of an accessory dwelling unit, or is converted to an accessory dwelling unit, no replacement off-street parking is required to be provided for those spaces.

E. The parking standards in subsections (D)(1) through (4) above shall not apply in any of the following instances:

1. The accessory dwelling unit is located within one-half mile of public transit;

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2. The accessory dwelling unit is located within a state or locally designated historic district;

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3. The accessory dwelling unit is part of the proposed or existing primary residence or an existing accessory structure;

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or

5. When there is a "car-share vehicle" located within one block of the accessory dwelling unit.

F. ~~The proposed accessory dwelling unit shall be subject to the City's development impact fees for single-family residential units if it is 750 square feet or larger. However, development impact fees for accessory dwelling units that are 750 square feet or larger shall be charged proportionately in relation to the square footage of the primary dwelling unit.~~The City shall not impose impact fees on an accessory dwelling unit containing 750 square feet or less of interior livable space. Any impact fee imposed on an accessory dwelling unit containing more than 750 square feet of interior livable space shall be charged proportionately in relation to the square footage of the primary dwelling unit, consistent with Government Code section 66311.5.

G. Construction of an accessory dwelling unit shall not require that fire sprinklers be installed in any existing primary dwelling.

H. The City may apply objective design standards only to ADUs that are not 66323 Units. These standards must be clearly defined, uniformly verifiable, and applied without subjective judgment. Design standards may not require architectural matching, neighborhood compatibility findings, stylistic uniformity, or aesthetic determinations, whether express or implied. Failure to comply with a design guideline or preference may not be used as a basis for denial or delay. These standards must not unreasonably increase construction costs or prevent development required by State ADU Law. Design standards do not apply to 66323 Units~~The architectural design of the ADU shall meet adopted objective design standards or guidelines, if any, and shall match the design of the primary dwelling, as determined by the Community Development Director or designee, using objective design standards or guidelines, if any, except as stated in Government Code section 66323~~.

I. The accessory dwelling unit may be rented separately from the primary residence. Except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the primary residence.

J. The lot on which an accessory dwelling unit is located shall have an existing or proposed single-family or multifamily residence ~~one-family detached dwelling unit~~ on the premises.

K. ~~An attached accessory dwelling unit shall have an independent exterior access separate from the primary dwelling unit, and cannot be accessed from the interior of the primary dwelling unit.~~An attached accessory dwelling unit shall have exterior access as required by applicable building and fire codes. Interior access between the primary dwelling and the accessory dwelling unit may be permitted consistent with applicable building and fire codes.

L. ~~A detached accessory dwelling unit may be located in front of the primary dwelling unit if it is compatible with the neighborhood, provided it maintains a minimum front setback of 20 feet, and only where the placement of the accessory dwelling unit at the rear or side portion of the lot would be impractical due to the location of the of the primary dwelling unit or topography of the site.~~A detached accessory dwelling unit may be located in front of the primary dwelling unit provided applicable objective setback, visibility, access, and safety standards are satisfied and the placement does not conflict with State ADU Law.

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M. Any accessory dwelling unit placed more than 150 feet from a public right-of-way shall be required to provide "all-weather access" for emergency vehicles as required by the Riverside County Fire Department.

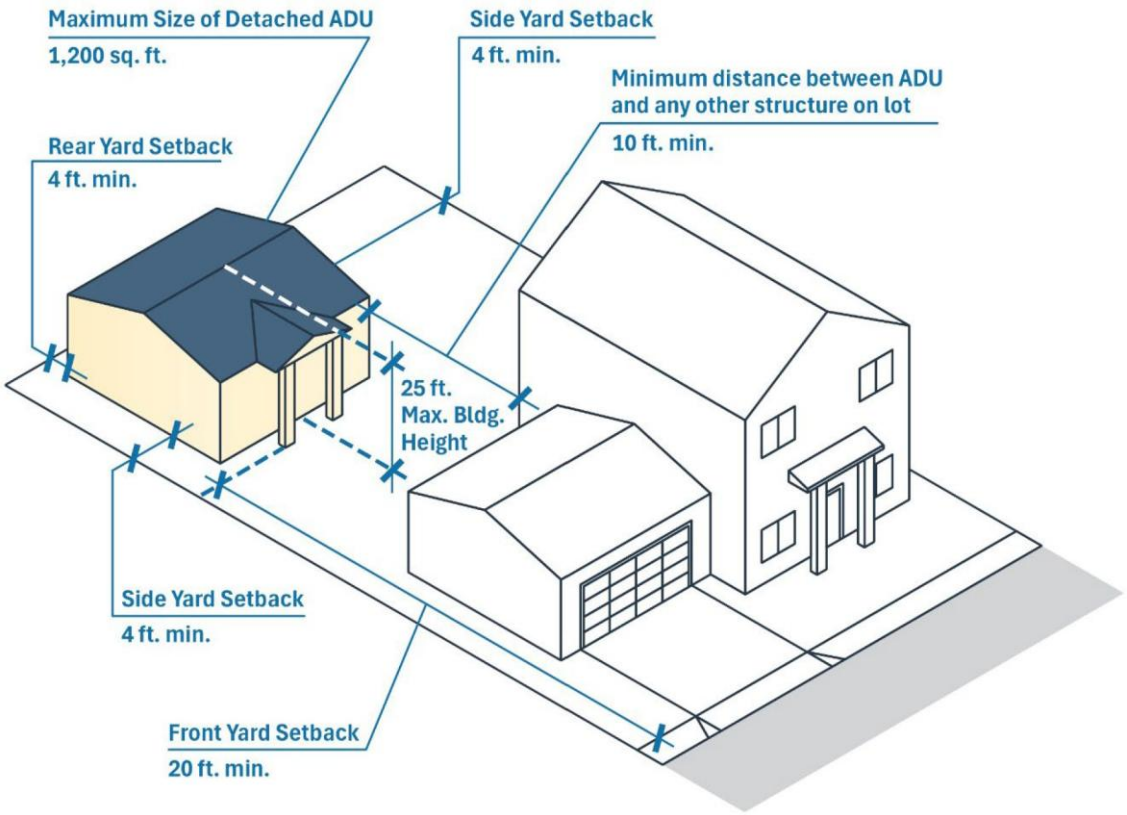
N. An accessory dwelling unit shall comply with the health requirements for water and sewerage as required by the appropriate agency. ~~An applicant shall also be required to provide verification from the appropriate water and sewerage district that their requirements have been complied with prior to the issuance of building permits.~~

O. ~~An applicant for an accessory dwelling unit shall be required to provide a will-serve letter from the applicable water agency stating that the appropriate water and sewerage availability and capacity exists for the unit.~~

P. The City will not impose connection fees, capacity charges, or service requirements in a manner inconsistent with state law~~Government Code section 66324~~, including treating conversion ADUs or JADUs as new residential uses when state law prohibits that, or in a manner that delays or prevents approval of an ADU.

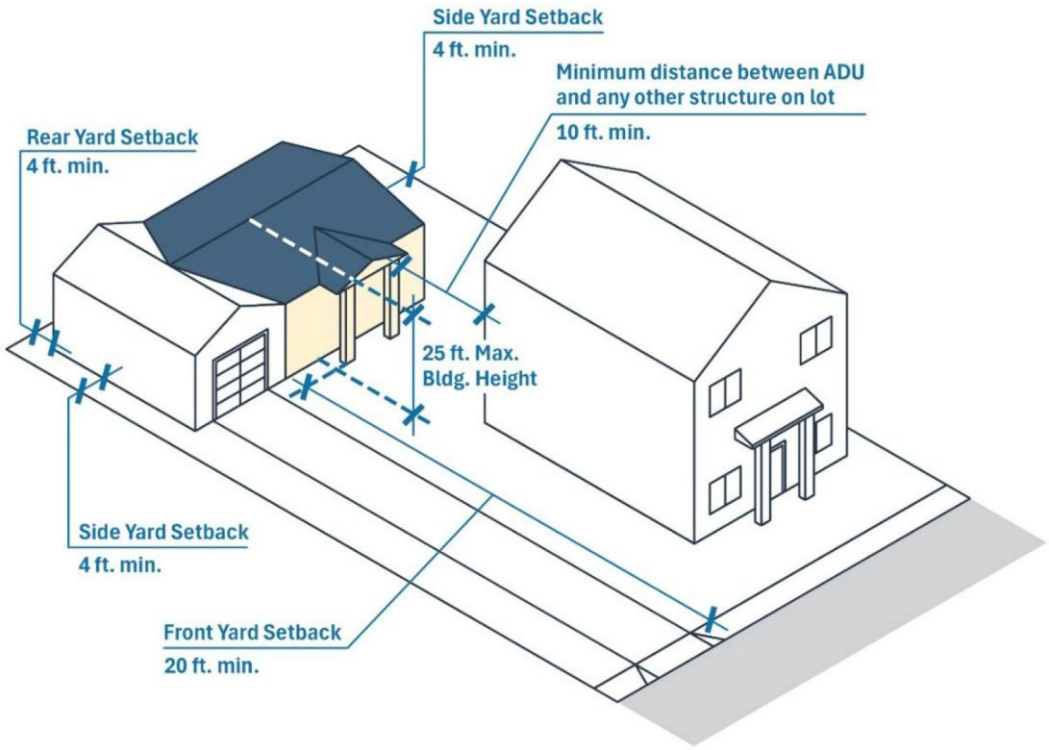
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Figure 17.195.050-1 Detached Accessory Dwelling Unit



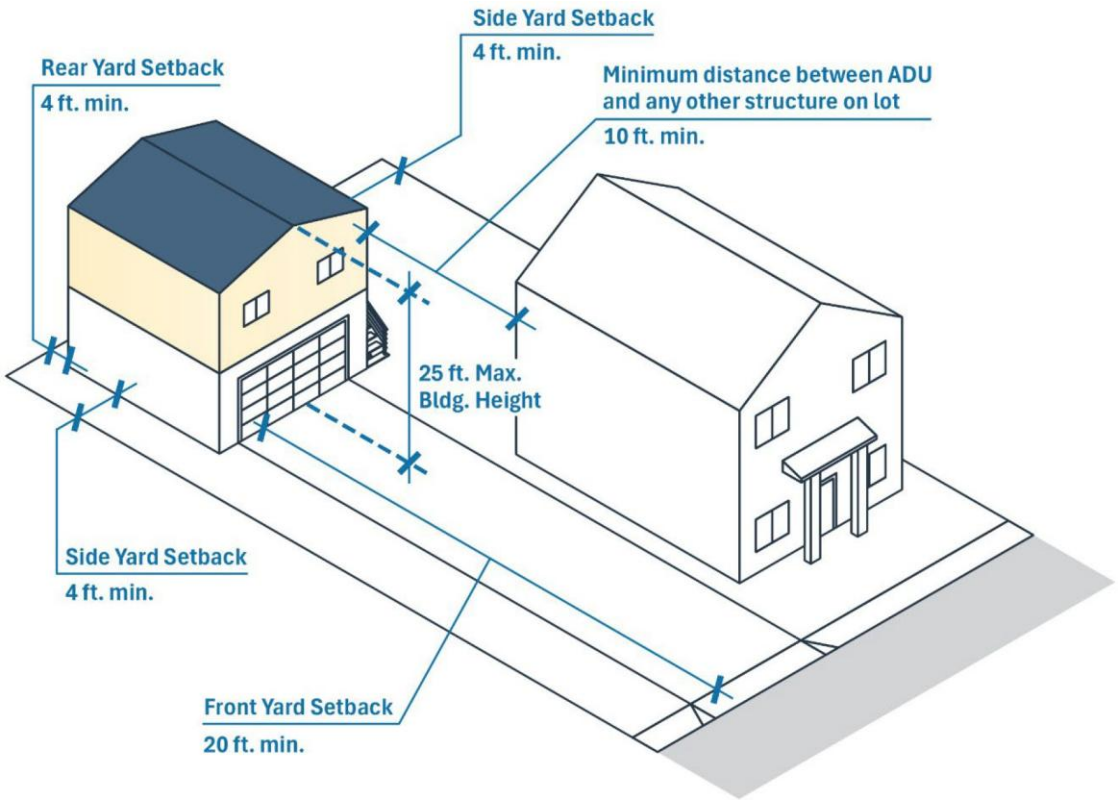
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Figure 17.195.050-2 Accessory Dwelling Unit — Attached to an Accessory Structure



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Figure 17.195.050-3 Accessory Dwelling Unit Above Detached Garage



(Ord. 247, 1/15/2025; Ord. 256, 11/12/2025)

§ 17.195.060. Supplemental development standards for junior accessory dwelling units.

Junior accessory dwelling units must comply with the following standards in addition to the standards in Section 17.195.050. To the extent there is any conflict between the standards in Section 17.195.050 and the standards in this section, this section shall take precedence.

A. One junior accessory dwelling unit (JADU) may be permitted per lot not to exceed 500 square feet ~~in size~~. The lot must be zoned for single-family residences and a single-family residence must exist or be proposed for the lot.

B. A lot with a junior accessory dwelling unit is required to be owner-occupied only when the JADU shares sanitation facilities with the primary dwelling, consistent with Government Code Section 66333~~must be owner-occupied~~. The owner may live in either the junior accessory dwelling unit or the primary residence. Owner-occupancy is not required when the junior accessory dwelling unit has separate sanitation facilities. This requirement ~~shall~~does not apply if the owner is another governmental agency, a land trust, or a housing organization, or as otherwise provided by State ADU Law~~corporation~~.

C. A deed restriction that runs with the land must be recorded and a copy filed with the City that includes a prohibition on the sale of the junior accessory dwelling unit separate from the sale of the primary residence, that this prohibition may be enforced against future purchasers, and that restricts the size of the junior accessory dwelling unit to no more than 500 square feet. The deed restriction shall be recorded prior to final inspection or issuance

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of a certificate of occupancy, whichever occurs first.

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D. A junior accessory dwelling unit must have exterior access as required by Government Code section 66333 and applicable building and fire codes. Interior access between the primary dwelling and the junior accessory dwelling unit may be permitted consistent with applicable building and fire codes.~~be constructed within the walls of a proposed or existing single-family residence.~~

E. A junior accessory dwelling unit must have an independent exterior access separate from the main entrance to the proposed or existing primary dwelling unit and cannot be accessed from the interior of the primary dwelling unit.

F. A junior accessory dwelling unit shall include at a minimum an efficiency kitchen that includes cooking facilities with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

G. The provision of additional off-street parking is not required for a junior accessory dwelling unit.

~~G.~~H. If rented, a junior accessory dwelling unit must be rented for more than 30 days and may not be used for short term rentals. JADUs ~~are~~will be processed ministerially and are subject only to the standards under State ADU Law ~~allows~~.

(Ord. 247, 1/15/2025)

§ 17.195.070. Ministerial approval.

Pursuant to Government Code Section 66323, t~~T~~he Chief Building Official must ~~ity shall~~ ministerially approve an application for a building permit for an accessory dwelling unit that meets any of the following criteria outlined below without requiring an accessory dwelling unit permit or applying the standards contained in ~~Section 17.195.05~~40this Chapter.

A. One accessory dwelling unit or junior accessory dwelling unit per lot that is within the proposed or existing space of a single-family dwelling or existing ~~space of a single-family dwelling or existing~~ accessory structure if the following standards are met:

1. For units proposed within an existing dwelling or accessory structure, there is no expansion of the physical dimensions of the existing structure, except that an expansion of up to 150 square feet may be included solely for the purpose of accommodating ingress and egress.

2. The accessory dwelling unit has independent exterior access as required by applicable building and fire codes.

3. The side and rear setbacks are sufficient for fire and safety.

4. For junior accessory dwelling units, it complies with the requirements of Section 17.195.06~~5~~0.

B. One detached new construction accessory dwelling unit per lot with a proposed or existing single-family dwelling if the following standards are met:

1. The side and rear setbacks are at least four feet.

2. The total square footage of the accessory dwelling unit is no more than 800 square feet.

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3. The height of the unit is no more than 16 feet, except as otherwise provided in this section or State ADU Law ~~if the primary dwelling is less than 16 feet high~~.

4. The unit on a lot within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Public Resources Code Section 21155, may be up to 18 feet high. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

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5. ~~The unit shall not exceed the height limitation that applies to the primary dwelling unit or 25 feet, whichever is lower. This clause shall not be construed to permit an attached accessory dwelling unit to exceed two stories.~~The unit shall not exceed the maximum height authorized by State ADU Law. This subsection shall not be interpreted to prohibit a height otherwise required to be permitted by State ADU Law.

6. The existing or proposed single-family dwelling on the lot may contain a junior accessory dwelling unit that complies with subsection A of this section, but it may not contain an accessory dwelling unit that does not qualify as a junior accessory dwelling unit.

C. Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings, provided that the total number of accessory dwelling units permitted by this subsection does not exceed 25% of the existing multifamily dwelling units.

D. Up to eight~~Two~~ detached accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling, provided that ~~not exceeding~~ the number of detached accessory dwelling units does not exceed the number of existing multifamily dwelling units on the lot, the units are no more ~~existing or proposed multifamily units., provided that the units are no higher~~ than 16 feet in height, and the untis comply with ~~and meet a~~the four-foot rear and side ~~yard~~ setbacks.

(Ord. 247, 1/15/2025)

§ 17.195.080. Prohibited areas.

This section does not apply to accessory dwelling units approved under Government Code section 66323. For all other accessory dwelling units, the City may deny an application only if it makes written findings, based on substantial evidence in the administrative record, that the accessory dwelling unit would have a specific, adverse impact on public health or safety, as defined in Government Code section 65589.5(d), and that there is no feasible method to satisfactorily mitigate or avoid the impact. Any such finding must be based on objective, identified public health or safety impacts~~site-specific conditions~~ directly attributable to the proposed accessory dwelling unit and supported by site-specific evidence in the administrative records. A finding may not be based on generalized neighborhood conditions, speculative impacts, or ~~in the surrounding area or on~~ the existence of a moratorium or similar local limitation on residential development~~An accessory dwelling unit shall not be permitted in those areas of the City which have significant problems with regard to water availability or water quality, sewage disposal or other public health or safety concerns. The prohibited areas include, but are not limited to, those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the City or another public agency with the authority to impose a development moratorium~~.

(Ord. 247, 1/15/2025)

§ 17.195.090. Notice of decision.

A. The Chief Building Official must determine whether an application for an accessory dwelling unit or junior accessory dwelling unit is complete within 15 business days after submittal and provide written notice to the applicant. If the City does not provide written notice within 15 business days, the application is deemed complete, except as provided by state law~~Upon acceptance of an accessory dwelling unit application for a lot where there is an existing or proposed single-family or multifamily dwelling, the Chief Building Official~~

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~~shall review, approve an application, and issue a building permit for an accessory dwelling unit within 60 days after receiving a complete application provided all applicable requirements of this chapter have been met~~.

B. The Chief Building Official must approve or deny an application and issue a building permit for an accessory dwelling unit within 60 days after the application is deemed complete, provided the application complies with this chapter and State ADU Law, and applicable building, fire, and health and safety codes~~The Chief Building Official may deny the application for an accessory dwelling unit at the end of 60 days if the applicant has not met the requirements of this chapter. If the Chief Building Official denies an application for an accessory dwelling unit permit the Chief Building Official shall provide a full set of comments to the applicant with a list of deficiencies and a description of how they can be remedied~~.

C. The Chief Building Official may deny an application only if the applicant has not met the requirements of this chapter or State ADU Law, or applicable building, fire, or health and safety requirements authorized by state law. If the Chief Building Official denies an application, the City must provide a written explanation identifying all deficiencies and describing how they may be remedied~~An application for an accessory dwelling unit permit and/or a building permit for an accessory dwelling unit where there is no existing single-family dwelling shall be approved or denied concurrently with the permit application to create the new single-family dwelling~~.

D. An application for an accessory dwelling unit where there is no existing single-family dwelling must be approved or denied concurrently with the permit application for the proposed dwelling.

E. The City may not delay, toll, or suspend the timeframes in this section except as State law expressly allows.

~~C.~~F. Failure to act within the timeframes required by this section will result in approval only to the extent required under state law. Nothing in this section limits the City's authority to require compliance with applicable building, fire, utility, health, and safety requirements expressly authorized by State ADU Law.

(Ord. 247, 1/15/2025)

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§ 17.195.100. Exception.

Pursuant to the authority provided by Section 65852.21(f) of the Government Code, notwithstanding any other provision in this chapter, no accessory dwelling unit or junior accessory dwelling unit shall be permitted on any lot in a single-family zoning district if: (1) an urban lot split has been approved for the lot pursuant to Chapter 16.72 (Urban Lot Splits) herein. (Ord. 247, 1/15/2025)

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CHAPTER 17.196
TWO-UNIT DEVELOPMENTS

§ 17.196.010. Purpose.

The purpose of this chapter is to provide regulations for the establishment of two-unit developments, as defined in Section 17.196.020, pursuant to Government Code Section ~~65852.21~~65852.21. To accomplish this purpose, the regulations outlined herein are determined to be necessary for the preservation of public health, safety, and general welfare, and for the promotion of orderly growth and development. Except where such provisions directly conflict with Section 66411.21 of the Government Code, the provisions of this chapter shall apply.

§ 17.196.020. Eligibility.

Notwithstanding anything in this chapter to the contrary, a residential development containing no more than two residential units on one legal lot within the R-R, R-R-O, R-1, R-1A, R-A, R-T, and R-T-R zones ("Two-Unit Development") may be constructed following approval ~~of~~ by the Community Development Director, without discretionary review or a public hearing, if the proposed two-unit development meets all of the requirements set forth below:

A. A two-unit development may be permitted under this chapter if the development will result in no more than two residential units in total on a lot. If the lot has an existing dwelling, one additional unit may be developed pursuant to this chapter. If a parcel does not include an existing dwelling, or if the existing dwelling is proposed to be demolished in connection with the creation of a two-unit development, up to two dwelling units may be developed pursuant to this chapter. For purposes of this section, "dwelling unit" does not include an accessory dwelling unit or junior accessory dwelling unit unless state law expressly authorizes the City to include such units within the two-unit limitation.

B. Inconsistency~~mpatibility~~ with the City's density limitations shall not provide a basis to deny a two-unit development~~ shall not provide a basis to deny a two-unit development~~ that otherwise conforms to the requirements of this chapter and state law.

C. A two-unit development shall not be approved in each of the following circumstances:

1. The two-unit development would require demolition or alteration of any of the following types of housing:

   a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

   b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

   c. Housing that has been occupied by a tenant in the last three (3) years.

   d. Demolition of up to 25% of the exterior of its police power.

2. The parcel subject to the proposed two-unit development is a parcel on which an owner of residential real property has exercised the owner's rights under Government Code Section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date that the two-unit development proponent submits an application.

3. The parcel subject to the proposed two-unit development is located within a historic ~~district~~landmark or historic ~~or~~ property included on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1, or within a site or district that is designated or listed as a City or County landmark or historic property or district pursuant

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to a City or County ordinance.

4. The parcel subject to the proposed two-unit development does not satisfy the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Government Code Section 65913.4.

(Ord.223 § 4, 2022)

§ 17.196.030. Objective Standards.

Except as provided in this section, two-unit developments under this chapter shall conform to all objective property development regulations of the zone in which the property is located including, but not limited to, setbacks, building height, building size, structural coverage, and impervious coverage, and any objective requirements in the City's design guidelines, unless the applicant demonstrates that such zoning or design standard would have the effect of physically precluding the construction of up to two residential units on the parcel, or that would physically preclude either of the two units from being at least 800 square feet in floor area, subject to the following modifications:

A. New dwelling units constructed under this chapter shall each be no more than 1,200 square feet in floor area.

B. No additional setback shall be required for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure. The City may require documentation reasonably necessary to verify the location and dimensions of an existing structure.~~Verification of size and location of the existing and proposed structure requires pre- and post-construction surveys by a California licensed land surveyor.~~

C. A setback of at least four feet is required from the rear and side property lines. Front yard setbacks shall be as required for the zone in which the property is located. Front setback standards shall not be applied in a manner that physically precludes construction of two dwelling units otherwise required to be permitted under Government Code section 65852.21.

D. ~~Primary Entrance Orientation. The primary entrance to each new dwelling unit shall face the front or interior of the parcel unless the unit is directly accessible from an alley or a public street.~~Primary entrances shall be designed to provide safe and functional pedestrian access consistent with applicable building and fire codes.

E. ~~Privacy Impacts. To minimize privacy impacts on adjacent properties, the following requirements apply to building walls with windows within eight feet of an interior side or rear property line abutting a residential use:~~

~~1. For a single-story building wall or the first story of a two-story wall, privacy impacts shall be minimized by either:~~

~~a. A six-foot solid fence (wood, block, or vinyl) on the property line; or~~

~~b. Opaque windows for all window facing the adjacent property.~~

~~2. For a second story building wall, all windows facing the adjacent property shall be opaque.~~To address privacy impacts, windows located within eight feet of an interior side or rear property line may utilize privacy glazing, clerestory design, offset window placement, landscaping, or similar objective privacy measures.

F. If a proposed dwelling unit will be connected to an onsite wastewater treatment system, the applicant shall provide a percolation test completed within the last five years, or if the percolation test has been recertified, within the last 10 years.

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G. Any dwelling unit, or portion thereof, that is constructed pursuant to an approval under this section shall only be used for rentals of terms of longer than 30 days. It shall be unlawful to rent, offer to rent or lease, or to advertise for rent or lease, any dwelling unit or portion thereof built pursuant to authority under this section for a term that is 30 days or less.

H. A minimum of one off-street parking space shall be provided for each dwelling unit except that no parking shall be required if either of the following applies:~~except that no parking shall be required when the parcel meets one or both of the following instances~~:

1. The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

2. There is a car share vehicle located within one block of the parcel.

I. ~~When construction of a new dwelling unit is proposed on a parcel with an existing dwelling unit, any new dwelling unit shall utilize the same exterior materials and colors as the existing dwelling unit, subject to any restrictions on use of building materials. Where two new units are proposed to be constructed on a parcel, each unit shall utilize the same exterior materials and colors as the other unit.~~ Exterior building materials and colors may differ between units, provided the materials are durable and suitable for exterior residential construction.

J. Utility connections and services shall comply with applicable utility provider requirements and state law.~~Each dwelling unit constructed under this section shall utilize a separate utility connection directly from each dwelling unit to the utility for water, sewer, gas, and electrical utilities.~~

K. Each unit in a two-unit residential development shall be separated by a distance of at least 10 feet from any other structure on the parcel; however, units may be adjacent or connected if the structures meet building code safety standards and are sufficient to allow a separate conveyance.

L. Second story exterior decks and balconies, and rooftop decks, shall ~~prohibited~~comply with applicable objective privacy, setback, and building safety standards ~~on dwelling units constructed under this section~~.

§ 17.196.040. Filing, processing and action.

A. A two-unit development that complies with all standards in this chapter shall be approved ministerially under a Minor Development Permit. No discretionary review or public hearing is required. A building permit application may be submitted concurrently with the ~~administrative~~ permit application.

B. The City shall act on an application for a two-unit development within 60 days from the date the City receives a complete~~ed~~ permit application. If the applicant requests a delay in writing, the 60 day time period shall be tolled for the period of the delay. The City has acted on the application if it:

1. Approves or denies the application building permit for the two-unit development; or

2. Informs the applicant in writing that changes to the proposed project are necessary to comply with this chapter.

C. If the City fails to act within the time period required by State law, the application shall be deemed approved only to the extent required by State law.~~If an application is not approved within 60 days from the date the City receives a complete permit application, the application is deemed approved~~.

D. The Community Development Director shall deny the two-unit development if either of the following is found:

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1. The two-unit development fails to meet or perform one or~~f~~ more objective requirements imposed by this chapter. Any such requirement or condition shall be specified in writing, together with an explanation of how the deficiency may be remedied.

2. The Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed development would have a specific, adverse impact, as defined~~, and determined~~ in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

E~~D~~. The Community Development Director shall not reject an application solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyances.

E~~F~~. The Community Development Director may require easements reasonably necessary for the provision of public services and facilities or access to the public right-of-way, consistent with Government Code section 65852.21~~The Community Development Director shall condition approval on the dedication of any easements deemed necessary for the provision of public services to the proposed residential units and any easements deemed necessary for access to the public right-of-way.~~

F~~G~~. The Community Development Director shall not require the correction of nonconforming zoning conditions. The Community Development Director shall not require correction of existing nonconforming zoning conditions as a condition of approval of a two-unit development.

H. The City shall not impose objective standards that would physically preclude construction of two residential units or that would physically preclude either unit from being at least 800 square feet in floor area.

§ 17.196.0~~1~~50. Performance Standards.

A. It shall be unlawful to rent, offer to rent, offer to rent or lease, ~~or to~~ advertise for rent or lease, any dwelling unit or portion thereof under this chapter for a term that is 30 days or less.

B. It shall be unlawful to use any dwelling unit under this chapter for any use other than a residential use.

C. Except as otherwise required by State law, no more than two dwelling units shall be permitted pursuant to the authority granted by this chapter on any lot subject to a two-unit development approved under this chapter.~~Notwithstanding any other provision of this Code, no more than two dwelling units shall be permitted on any parcel created under the provisions of this chapter.~~

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CHAPTER 17.19~~7~~6
SPECIAL HOUSING TYPES

Prior History: Former Ch. 17.200 Conditional Use Permits, compiled of RCC Ch. 17.200; Ord. 18 § 2, 2008; Ord. 104 § 4, 2015; Ord. 136 § 3, 2017; Ord. 157 § 4, 2018; Ord. 231 § 3, 2023; repealed by Ord. 247, 1/15/2025.

§ 17.19~~7~~6.010. Purpose.

The purpose of this chapter is to establish development and/or operational standards for special housing types allowed in the City of Wildomar. The purpose and intent of the allowance for such special housing types is also established.
(Ord. 247, 1/15/2025)

§ 17.19~~7~~6.020. Transitional and supportive housing.

A. Supportive and Transitional Housing. Pursuant to California Government Code Section 65583(c)(3), transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

1. Supportive Housing, up to 50 Units. Pursuant to California Government Code Section 65651, supportive housing development with up to 50 supportive housing units shall be permitted by right in all zoning Districts where multi-family and mixed-use residential development are permitted provided the development satisfies all of the following requirements:

a. All supportive housing units within the development are subject to a recorded affordability restriction for 55 years.

b. 100% of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

c. At least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

d. The developer shall provide the information required by California Government Code Section 65652 to the Planning Department.

e. Nonresidential floor area shall be used for on-site supportive services in the following amounts:

i. For a development with 20 or fewer total units, at least 90 square feet shall be provided for on-site supportive services.

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ii. For a development with more than 20 units, at least three percent of the total nonresidential floor area shall be provided for on-site supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

f. The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Government Code Section 65915.

g. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

h. Notwithstanding any other provision of this section to the contrary, the local government shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

i. The owner demonstrates that it has made good faith efforts to find other sources of financial support.

ii. Any change in the number of supportive service units is restricted to the minimum necessary to maintain a project's financial feasibility.

iii. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

(Ord. 247, 1/15/2025)

§ 17.19~~7~~6.030. Emergency shelters.

All emergency shelters shall meet the following locational and operational standards:

A. No emergency shelter shall be located within 250 feet of any other emergency shelter.

B. An emergency shelter shall not exceed 40 residents, excluding staff.

C. Any single resident's stay shall not exceed six consecutive months.

D. Emergency shelters shall provide one parking space for every staff member and one parking space for every 10 temporary residents, but may not require more parking for emergency shelters than other residential or commercial uses within the same zone.

E. An emergency shelter must adequately comply with the following management standards:

F. There shall be space inside the building so that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.

G. Security shall be provided on site during hours of operation.

H. On-site management shall be provided by at least one emergency shelter staff member at

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all times while residents are present at the shelter.

I. Emergency shelter lighting shall be consistent with the City of Wildomar's adopted building code and light pollution ordinance.

(Ord. 247, 1/15/2025)

§ 17.1976.040. Employee housing (for farmworkers).

A. Six or Fewer Employees. Employee housing providing accommodations for six or fewer employees shall be deemed to be a single-unit structure with a residential land use and shall be treated the same as a single unit dwelling of the same type in the same zoning district.

B. Districts Where Agriculture Uses Are Allowed. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located, and may consist of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing shall be considered to be an activity that in no way differs from an agricultural use.

(Ord. 247, 1/15/2025)

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CHAPTER 17.210
MOBILE HOME PARKS

§ 17.210.010. Purpose.

The California Legislature has declared that there is a need to eliminate the distinction between mobilehome development and conventional forms of residential land use. The purpose of this chapter is to establish standards for the development of mobilehome parks, in accordance with Government Code Section 65852.7 and the Mobilehome Parks Act (Health and Safety Code Section 18200 et seq.).
(Ord. 247, 1/15/2025)

§ 17.210.020. Permit required.

Mobilehome parks and subdivisions shall be subject to approval of a ~~Major~~ Development Review application (refer to Chapter 17.85) as designated in Article II, Tables of Allowed Land Uses and Approval Requirements.
(Ord. 247, 1/15/2025)

§ 17.210.030. Development standards.

The following shall apply to all mobilehome parks:

A. Minimum Site Area. The minimum site that may be developed for a mobilehome park shall be five gross acres.

B. Mobilehome Park Access. Vehicular access to a mobilehome park shall be provided from a collector/rural collector street or larger.

C. Mobilehome Lot Access. Vehicular access to all mobilehome lots shall be from internal mobilehome park streets.

D. Minimum Mobilehome Space. The minimum size of each space shall be 2,500 square feet. Each space shall have a minimum width of 30 feet.

E. Recreation. On-site recreation shall be provided at a ratio of not less than 150 square feet per dwelling unit.

F. Perimeter Setbacks. All mobilehome subdivisions and mobilehome parks shall provide a setback along all adjoining boundary streets equal to the minimum setbacks of the applicable zone, but in no case less than 20 feet along an adjoining street nor less than 15 feet to side and rear setback along all non-street boundaries of the development.

G. Perimeter Wall. A six-foot decorative masonry wall shall be erected along all perimeter property lines, except that the wall shall be erected not less than 10 feet from the property line along the street side of the parcel, or the required front yard setback line of the applicable zone district, whichever is greater.

H. Opaque Skirt. The area between the ground level and floor level of the unit shall be screened by an opaque skirt.

I. Automobile Storage. Automobile storage shall be provided as required by Chapter 17.155 (Parking and Loading).

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J. Signs. Signs shall be permitted in accordance with the standards of Chapter 17.180 for a multi-family complex.

K. Modified Standards. The improvement and setback requirements contained in this section may be modified or eliminated when the approving authority finds that due to topographical conditions or property ownership patterns these requirements are impractical and will not serve to protect the present or future welfare of the public.

(Ord. 247, 1/15/2025)

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CHAPTER 17.236
CANNABIS

Prior History: Former Ch. 17.240 Mini-Warehouses, compiled of RCC Ch. 17.240; Ord. 18 § 2, 2008; Ord. 69 §§ 12, 13, 2012; repealed by Ord. 247, 1/15/2025.

§ 17.236.010. Purpose.

A. The purpose of this chapter is to regulate cannabis business land uses, as permitted by the Medicinal and Adult-Use Cannabis Regulation and Safety Act (Section 26200 of the California Business and Professions Code), in a manner designed to minimize negative impacts on the City and neighboring uses, and promote the health, safety, morals, and general welfare of residents and businesses within the City.

B. This chapter is further adopted and established pursuant to the specific authority granted to Wildomar in Section 7 of Article XI of the California Constitution and Section 26200 of the California Business and Professions Code. This chapter shall govern all cannabis businesses within the jurisdiction of Wildomar.

(Ord. 247, 1/15/2025)

§ 17.236.020. Relationship to other laws.

A. In the event of any conflict between the provisions of this chapter and the provisions of Medicinal and Adult-Use Cannabis Regulation and Safety Act or any other applicable State or local law, the more restrictive provision shall control.

B. Except as expressly stated herein, cannabis businesses must comply with all other City codes and regulations. Nothing in this chapter shall be construed as permitting a cannabis business to operate at any time in a manner that is in violation of all other applicable state and local laws.

(Ord. 247, 1/15/2025)

§ 17.236.030. Conditional use permit and development agreement required.

A. No person may operate a cannabis business of any type in the City unless the following are complied with:

1. The business is located in a zoning district where a cannabis businesses of that type are conditionally permitted, and a conditional use permit has been approved by the Planning Commission and City Council for the operation of a cannabis business of that type for the property; and

2. The business owner has entered into a development agreement with the City approved by the Planning Commission and City Council for the operation of the cannabis business that is; and

3. The business owner has valid state and local licenses to operate a cannabis business within the City.

B. Chapter 17.200 of this Code shall govern and apply to conditional use permits for cannabis businesses applied for or obtained pursuant to this chapter unless this chapter expressly

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states otherwise. All requirements contained in this chapter shall be in addition to the applicable requirements of Chapter 17.200.

C. Each cannabis business shall enter into a development agreement pursuant to Government Code Section 65864 et seq., with the City setting forth the terms and conditions under which the cannabis business will operate that are in addition to the requirements of this chapter and Chapter 5.76, including, but not limited to, public outreach and education, community service, payment of fees and other charges, and such other terms and conditions that will protect and promote the public health, safety, and welfare. The execution and recordation of the development agreement shall be a condition of approval for the conditional use permit for the cannabis business. The Planning Commission shall make a recommendation to the City Council on whether to approve a development agreement submitted to it by City staff. The City Council shall make a final decision on whether to approve a development agreement recommended to the City Council by the Planning Commission.

D. The Community Development~~Planning~~ Director is authorized to make policies and procedures consistent with the intent and spirit of this chapter concerning the applications, the application process, the information required of applicants, the application procedures and the administration and procedures to be used and followed in the application and hearing process for cannabis business conditional use permits and development agreements.

(Ord. 247, 1/15/2025)

§ 17.236.040. Conditional use permit application.

A. All applications for a conditional use permit shall be filed with the Community Development~~Planning~~ Director on the official form supplied by the City and shall be accompanied by the application fee established by resolution of the City Council, as may be amended from time to time.

B. An application for a conditional use permit shall include, but shall not be limited to, the following information:

1. Proof that the applicant has received a local license for the proposed premises, and the local license is in good standing, or a statement that the applicant is applying for a local license for the proposed premises concurrently with the conditional use permit application.

2. Confirmation that the proposed premises is not currently permitted by the state or county for the production of non-cannabis infused food products.

3. The address of the proposed cannabis business.

4. A site plan and floor plan of the cannabis business denoting all the use of areas of the cannabis business, including storage, employee areas, exterior lighting, restrooms, security cameras, areas of ingress and egress, signage, limited access areas, and restricted access areas, if included.

5. Plans and specifications for the interior of the proposed premises if the building to be occupied is in existence at the time of the application. If the building is not in existence or alteration to the building is required at the time of the application, the applicant shall file a plot plan and a detailed sketch for the interior and shall further submit an architect's drawing of the building to be constructed.

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6. The name and address of the person that owns the real property upon which the cannabis business is to be operated. In the event the applicant does not legally own the property, the application must be accompanied by a notarized acknowledgement from the person that owns the property that a cannabis business will be operated on his or her property.

7. A description of the design of the proposed premises evidencing that the design conforms to applicable City laws.

8. For a Cultivation Site or Manufacturing Site.

   a. An environmental plan indicating how cultivation and/or manufacturing will be conducted in accordance with state and local laws related to hazardous material disposal, land conversion, grading, electricity usage, water usage, and agricultural discharges.

   b. An emergency response plan which complies with Title 8 of this Code and California Fire Code Section 401 and sets out standard operating procedures to be followed by all individuals in case of a fire, chemical release, chemical spill, or other emergency.

   c. A description of the source of power (electric utility company, solar, diesel generators), the size of the electrical service or system, and the total demand to be placed on the system by all proposed uses on site.

   d. For a cultivation site, verification of all water sources used by the proposed premises and verification that the proposed premises does not utilize water that has been or is illegally diverted from any stream, creek, or river.

   e. For a manufacturing site, a report from a professional engineer that details the type of equipment that will be used to extract cannabinoids from cannabis. If flammable gas, flammable liquefied gas, flammable and combustible liquids, or compressed carbon dioxide (CO2) are used for extraction, then the report must certify that only closed-loop extraction system(s), that are UL or ETL listed or have a sign off by a professional engineer, capable of recovering the solvent are utilized.

   f. For a manufacturing site, a separate diagram of any room where extraction occurs that details the location of the extraction equipment, areas of ingress and egress, emergency eyewash station, any other fire suppression or emergency equipment required by Title 8 of this Code, City and the California Building Codes, Fire Code, Electrical Code and all other applicable laws.

9. A statement in writing by the applicant that he or she certifies under penalty of perjury that all the information contained in the application is true and correct.

10. Authorization for the Community Development~~Planning~~ Director to seek verification of the information contained within the application.

11. Any such additional and further information as is deemed necessary by the Community Development~~Planning~~ Director to administer this section or this chapter.

C. The Community Development~~Planning~~ Director and appropriate City staff shall review, verify and investigate all

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information on the application and prepare a report for the Planning Commission incorporating the findings of such investigation and verification, including, but not limited to, the suitability of the proposed location, and the applicant's compliance with the requirements of this chapter, Chapter 5.76 and Chapter 17.200.

(Ord. 247, 1/15/2025)

§ 17.236.050. Findings for approval of conditional use permit.

A. The Planning Commission shall not hold a public hearing on or approve any application for a conditional use permit to operate a cannabis business unless the applicant holds a local license in good standing in accordance with Chapter 5.76 (Commercial Cannabis Licensing) of this Code.

B. In addition to the findings set forth in Section 17.80.050 of this Code, a conditional use permit for a cannabis business shall only be granted subject to the following additional findings:

1. The cannabis business as well as all operations as conducted therein, fully comply with all conditionally permitted, and all of the applicable locational restrictions in Section 17.240.070 are satisfied.

C. The Planning Commission may deny an application for a conditional use permit if it determines that one or more of the findings required by Section 17.80.050 of this Code or subsection B of this section cannot be made.

D. Based on the information set forth in the application and City staff's report and testimony presented at the public hearing, the Planning Commission may impose reasonable terms and conditions on the proposed cannabis business in addition to those specified in and required to be included in every conditional use permit granted under this chapter.

(Ord. 247, 1/15/2025)

§ 17.236.060. Locational requirements.

A conditional use permit for a cannabis business shall not be approved unless the proposed cannabis business will be located in a zoning district in which cannabis businesses of the type proposed are conditionally permitted. In addition, a conditional use permit shall not be approved for a cannabis business unless all of the following locational requirements applicable to the type of cannabis business proposed are satisfied:

A. No cannabis business shall be located within 600 feet of a residential use or residential zone, public or private school providing instruction in kindergarten or grades 1 through 12, a day care center (excluding small and large family day cares), a park or a youth center.

B. All distances specified in this section shall be measured in a straight line, without regard to intervening structures or topography, from the nearest point of the building or structure in which the cannabis business is, or will be located, to the nearest property line of the parcel where such use is located. If the cannabis business is, or will be located, in a multi-unit building, the distances shall be measured from the nearest point of the suite in which the cannabis business is or will be located.

(Ord. 247, 1/15/2025; Ord. 252, 8/13/2025)

§ 17.236.070. Conditions of approval.

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A. All Cannabis Businesses. Every conditional use permit for a cannabis business shall be subject to the following conditions of approval.

1. The premises must be equipped with an odor absorbing ventilation and exhaust system so that odor generated inside the cannabis business that is distinctive to its operation is not detected outside the cannabis business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the cannabis business. As such, cannabis businesses must install and maintain the following equipment or any other equipment which local licensing authority determines has the same or better effectiveness:

    a. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or

    b. An air system that creates negative air pressure between the cannabis businesses' interior and exterior so that the odors generated inside the cannabis business are not detectable outside the cannabis business.

2. The applicant or its legal representative shall:

    a. Indemnify and hold the City harmless from any and all claims, damages, legal or enforcement actions, including, but not limited to, any actions or claims associated with violation of federal law associated with the operation of the cannabis business; defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval of a conditional use permit or the operation of the cannabis business; reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge (or federal enforcement action) related to the City's approval of a conditional use.

    b. Maintain insurance in the amounts and of the types that are acceptable to the City pursuant to guidelines and policies set forth by the local licensing authority and name the City as an additionally insured on all City-required insurance policies.

3. All windows on the premises of the cannabis business shall be appropriately secured and cannabis securely stored.

4. All cannabis businesses shall comply with the City's lighting standards including, without limitation, fixture type, wattage, illumination levels, shielding, and secure the necessary approvals and permits as needed.

5. All cannabis businesses and all equipment used in the conduct of the business, must be operated in compliance with all applicable state and local laws and regulations, including all building, electrical, and fire codes, and incompliance with the businesses' state and local licenses.

6. From a public right-of-way, there should be no exterior evidence of the cannabis business except for any permitted on-site signage.

7. A development agreement for the cannabis business must be executed and recorded

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against the property.

8. Cannabis and cannabis products shall not be smoked, vaped, ingested, or otherwise consumed by any person on the premises of the cannabis business.

B. Manufacturing Sites. Every conditional use permit for a manufacturing site shall include the following conditions of approval:

1. All manufacturing of cannabis products shall occur in an enclosed locked structure.

2. Manufacturing activities shall only occur in the areas depicted on the floor plan submitted by the applicant and shall not exceed the square footage authorized pursuant to the conditional use permit.

3. If hazardous materials, flammable gas, flammable liquefied gas, flammable and combustible liquids, or other flammable material, as those terms are defined in CFC Section 202, are to be used in the processing of cannabis, then the provisions of CFC Section 407 shall be applicable where hazardous materials subject to permits under CFC Section 50 (Hazardous Materials) are located on the premises or where required by the fire department official.

4. Storage, use and handling of compressed gases in compressed gas containers, cylinders, tanks and systems shall comply with CFC Chapter 53, including those gases regulated elsewhere in the Wildomar Municipal Code. Partially full compressed gas containers, cylinders or tanks containing residual gases shall be considered as full for the purposes of the controls required. Compressed gases classified as hazardous materials shall also comply with CFC Chapter 50 for general requirements and CFC Chapter 53 addressing specific hazards, including CFC Chapter 58 (Flammable Gases), CFC Chapter 60 (Highly Toxic and Toxic Materials), CFC Chapter 63 (Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids) and CFC Chapter 64 (Pyrophoric Materials). Prevention, control and mitigation of dangerous conditions related to storage, use, dispensing, mixing and handling of flammable and combustible liquids shall be in accordance with CFC Chapters 50 and 57.

5. Manufacturing sites are a Group F-1 (Factory Industrial Moderate-Hazard) Occupancy under the Fire Code. All new construction is required to be fire sprinkled per the Fire Code. For manufacturing sites that will be sited in an existing structure, an automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

a. A Group F-1 fire area exceeds 12,000 square feet.

b. A Group F-1 fire area is located more than three stories above grade plane.

c. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.

C. Cultivation Sites. Every conditional use permit for a cultivation site shall include the following conditions of approval:

1. All cultivation of cannabis shall occur in an enclosed locked structure. Outdoor cultivation is prohibited.

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2. Cultivation activities shall only occur in the areas shown on the floor plan submitted by the applicant and shall not exceed the square footage authorized pursuant to the conditional use permit.

3. Areas where cannabis is cultivated are wet locations, and the electrical system in such areas must comply with Article 300.6(D) of the National Electric Code, City and the California Building Codes, Fire Code, Electrical Code and all other applicable laws.

4. Cultivation Sites are a Group F-1 (Factory Industrial Moderate-Hazard) Occupancy under the Fire Code. All new construction is required to be fire sprinkled per the Fire Code. For cultivation sites that will be sited in an existing structure, an automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

   a. A Group F-1 fire area exceeds 12,000 square feet.

   b. A Group F-1 fire area is located more than three stories above grade plane.

   c. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.

D. Cannabis Distribution Sites. Every conditional use permit for a cannabis distribution site shall include the following conditions of approval:

1. Cannabis distribution sites shall store all cannabis and cannabis products in a locked safe room, safe, or vault and in a manner to prevent diversion, theft, and loss.

2. The storage of cannabis and cannabis products shall only occur in the areas shown on the floor plan submitted by the applicant and shall not exceed the square footage authorized pursuant to the conditional use permit.

(Ord. 247, 1/15/2025; Ord. 252, 8/13/2025)

§ 17.236.080. Limitations on City's liability.

To the fullest extent permitted by law, the City shall not assume any liability whatsoever, with respect to approving any conditional use permit pursuant to this chapter or the operation of any cannabis business approved for such permit pursuant to this chapter.
(Ord. 247, 1/15/2025)

§ 17.236.090. Inspections.

A. Recordings made by security cameras at any cannabis business shall be made immediately available to the Community Development~~Planning~~ Director upon verbal request for the purposes of determining compliance with this chapter and the cannabis business's conditional use permit.

B. The Community Development~~Planning~~ Director shall have the right to enter all cannabis businesses from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance with this chapter and the cannabis business' conditional use permit. Such inspections shall be limited to observing the premises for purposes of determining whether the cannabis business is being operated or maintained in compliance with this Code, state law, and other applicable laws and regulations.

C. Applicants and permittees must cooperate with employees and investigators of the City

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who are conducting inspections or investigations relevant to the enforcement of this chapter. No applicant or permittee shall by any means interfere with, obstruct or impede any City official from exercising their duties under the provisions of this chapter and all rules promulgated pursuant to it.

(Ord. 247, 1/15/2025)

§ 17.236.100. Enforcement.

The operation of a cannabis business in violation of any conditions of approval or the provisions of this chapter or Chapter 17.80 (Conditional Use Permits) is a violation of this Code, and a public nuisance. The City may seek to remedy such violations by any means provided for in law or equity, including, but not limited to, the enforcement mechanisms and remedies provided for in Chapter 1.16 (Code Violations) of this Code, or take action to revoke the conditional use permit pursuant to Section 17.125.150 of this Code.

(Ord. 247, 1/15/2025)

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CHAPTER 17.250
RECYCLING FACILITIES

§ 17.250.010. Purpose.

These standards are designed to provide appropriate development of recycling facilities pursuant to the 1986 California Beverage Container Recycling and Litter Reduction Act (Public Resources Code Section 14500 et seq.).
(Ord. 247, 1/15/2025)

§ 17.250.020. Development standards.

A. Reverse Vending Machines.

1. Location. Reverse vending machines shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to development review ~~(minor or major)~~ or ~~conditional~~ use permits, and shall be located within 30 feet of the entrance to the commercial or industrial structure, without obstructing pedestrian or vehicular traffic, or occupying parking spaces required by the primary use.

2. Parking. No additional parking spaces for access or use shall be required.

3. Size. Reverse vending machines shall occupy no more than 50 square feet of floor area per machine, and shall be no more than eight feet in height.

4. Design. Reverse vending machines shall be constructed and maintained with durable waterproof and rustproof material, and shall be clearly marked to identify material to be deposited, operating instructions, and the identity and the telephone number of the operator or responsible person to contact in the event of machine malfunction or if the machine is inoperative.

5. Signs. Signs shall have a maximum surface area of four square feet.

6. Maintenance. Units shall be maintained in a clean litter-free condition, and shall be sufficiently illuminated to ensure safe operations at all times.

7. Operating Hours. Such facilities shall have operating hours at least the same as the primary use.

B. Mobile Recycling Units.

1. Mobile recycling units shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to approved development review or conditional use permits.

2. Mobile recycling units shall be no larger than 500 square feet and occupy no more than five parking spaces not including space needed for material removal or transfer.

3. Such facilities shall accept only glass, metals, plastics, papers and such other nonhazardous materials suitable for recycling.

4. Parking. No additional parking spaces for customer use at facilities located in established parking lots of a primary use, shall be required. Mobile recycling units

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shall have an area which is clearly marked to prohibit other vehicular parking during times when the mobile unit is scheduled to be present.

5. Setbacks.

   a. Units shall be set back at least 10 feet from any street line and shall not obstruct pedestrian or vehicular traffic.

   b. The storage, operation and concealment of materials shall conform to the setback and development standards of the zone in which the project is located.

   c. Containers for 24-hour material donation shall be at least 30 feet from any residentially zoned property unless superseded by an acoustic barrier approved by the Community Development Director.

6. Storage.

   a. Storage containers shall be securable and constructed of waterproof and rustproof materials.

   b. Storage of recyclable materials outside of containers or mobile unit when an attendant is not present is prohibited.

   c. Containers shall be clearly marked to indicate the type of material acceptable for collection. The facility shall identify the operator and hours of operation.

7. Maintenance facilities shall be maintained in a safe and litter-free condition.

8. Hours of Operation. Attended facilities located within 100 feet of any residentially zoned property shall operate only between the hours of 9:00 a.m. and 7:00 p.m.

9. Signs.

   a. All on-site signs shall comply with the provisions of Chapter 17.180 (Signs).

   b. Directional signs may be installed, as approved, if necessary to facilitate traffic circulation.

   c. A sign shall be affixed to the facility prohibiting the deposit of hazardous or toxic materials after hours or at any time an attendant is not present.

10. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

11. Landscaping. Facilities shall be located so as not to affect the landscaping required for any concurrent land use.

12. Additional Development Requirements. Additional development standards may be required as conditions of approval.

C. Recycling Collection Facilities. Containers provided for after-hours donation shall be set back at least 50 feet from any property zoned or occupied for residential use, and shall be constructed of sturdy and durable containers that have the capacity to accommodate donated materials.

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1. Storage of Materials.

    a. All exterior storage of materials shall be in sturdy weather and rustproof containers which are covered, baled or palletized; and which are secured and maintained in good condition.

    b. Storage for flammable materials shall be in nonflammable containers.

    c. Storage for the recycling of oil shall be in containers approved by the Health Department.

2. Parking. Parking shall be provided for six vehicles or the anticipated peak customer demand load, whichever is greater. One additional parking space for each commercial vehicle operated by the facility shall be provided.

3. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

4. Hours of Operation. If the facility is located within 500 feet of property zoned or designated for residential use subsequent to the General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.

5. Signs. All on-site signs shall be in conformance with the standards set forth in Chapter 17.180 (Signs), and shall clearly identify the responsible operating parties and their telephone numbers.

6. Power-Driven Machinery. The use of power-driven machinery shall be limited to state-approved reverse vending machines. In addition:

    a. Machinery which is necessary for the temporary storage, efficient transfer, or securing of recyclable materials may be permitted with the approval of a minor development permit.

    b. In the M-I zones power-driven machinery which is used to briquette, shred, transform and otherwise process recyclable materials may be approved with a conditional use permit.

7. Additional Development Requirements. Additional development standards may be required as conditions of approval.

D. Recycling Processing Facilities.

1. The processing facility shall operate totally within an enclosed building with no outside storage, and shall be located at least 150 feet from property zoned or designated for residential use pursuant to the General Plan. Outside storage shall not be permitted.

2. Setbacks, landscaping and structural requirements shall comply with the development standards of the underlying zone.

3. Storage of Materials.

    a. All outside storage of materials shall be in sturdy weather and rustproof

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containers which are covered, baled, or palletized; and which are secured and maintained in good condition.

b. Storage for flammable materials shall be in nonflammable containers.

c. Storage for the recycling of oil shall be in containers approved by the Health Department.

d. Storage of recyclable materials outside of containers or mobile/recycling unit when attendant is not present is prohibited.

e. Containers shall be clearly marked to indicate the type of material accepted for collection.

4. Parking. Parking shall be provided on site for the peak load circulation and parking of customers. If the facility is to service the public, parking spaces shall be provided for a minimum of 10 customers, or the peak customer demand load whichever is greater.

5. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

6. Hours of Operation. The facility shall identify the operator and the hours of operation. If the facility is located within 500 feet of property zoned or planned for residential use pursuant to the General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.

7. Signs. All on-site signs shall be in conformance with the standards set forth in Chapter 17.180 (Signs), and shall clearly identify the responsible operating parties and their telephone numbers.

8. The site shall be maintained in a safe and litter-free condition on a daily basis.

9. Additional Development Requirements. Additional development standards may be required as conditions of approval.

(Ord. 247, 1/15/2025)

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CHAPTER 17.256
RURAL EVENT VENUE

Prior History: Former Ch. 17.260 Mobilehomes, compiled of RCC Ch. 17.260; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.256.010. Purpose.

The purpose of this section is to provide for the orderly development within the City of Wildomar of rural event venues and bed and breakfast lodging, as these terms are defined in Article VI (Definitions). Additionally, this chapter is intended to protect the rural character and ensure the rural event venue will not result in a change to the residential character of the surrounding community.
(Ord. 247, 1/15/2025)

§ 17.256.020. Rural event venue application.

No person shall rent, offer to rent, or advertise for rent a rural event venue without a valid conditional use permit by the City pursuant to Chapter 17.80 and in the manner provided for by this chapter.
(Ord. 247, 1/15/2025)

§ 17.256.030. Development and operational standards.

A. Minimum Lot Size.

Table 17.256.020-1 Rural Event Venue Lot Size Requirements	
Event Center Type	Minimum Lot Size
Small rural event venue	5 acres
Intermediate rural event venue	10 acres
Large rural event venue	25 acres
Bed and breakfast lodging	40,000 sq. ft.

B. Setbacks. All rural event venues shall be required to have all outdoor activities associated with the agricultural event venue (with the exception of parking) a minimum of 200 feet from the exterior property lines or as specified by the conditional use permit. An application must delineate where all outdoor activities will occur.

C. Parking. Adequate on-site parking facilities, pedestrian and vehicular circulation, and vehicular ingress and egress, shall be provided in compliance with Chapter 17.155 (Parking and Loading). Additional standards include:

1. All on-site parking areas do not need to be paved; however, they must be stabilized in order to minimize any off-site dust impacts and for compliance with water quality control purposes;

2. Adequate parking must be provided based on maximum occupancy of the site.

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Occupancy will be determined based on the seating capacity of the venue.

3. If buses or limousines are proposed for off-site transport, adequate drop off and pick up locations must be provided on site.

4. Any parcel where a facility is proposed shall have access to a paved and maintained public street.

D. Signs. One externally illuminated monument sign shall be permitted and shall be located at access points to the parcel, subject to the following criteria:

1. Signs are allowed only for frontages adjoining a public street;

2. Monument signs shall not be located closer than five feet from a property line;

3. The maximum sign area shall be 20 square feet per side and not exceed four feet in height;

4. Monument signs shall contain an address plate identifying the project or use by specific street address. The address plate shall not exceed four square feet in area. Numbers shall be a minimum of six inches in height. Address plates shall not be calculated against the allowed sign area;

5. Illumination shall be down lit and shall not be allowed to spill over into, or provide glare, to adjacent properties or rights-of-way;

6. On-site directional signage shall be no larger than 12 square feet in area and its design shall be complimentary to the monument sign.

E. Ancillary Structures.

1. If an ancillary structure is provided as part of the project approval, ancillary structures shall be permanent construction, shall be fully enclosed, or enclosable on four sides, and shall have a roof. Ancillary structures shall be complimentary in terms of size, scale, and materials used on the primary structure on the site;

2. Ancillary structures shall be consistent with all development standards of the R-R zone, as shown in Table 17.30.030-1.

F. Venue Size.

1. Small rural event venues shall be allowed a maximum event size of 150 guests or as specified by the conditional use permit.

2. Intermediate rural event venues shall be allowed a maximum event size of 250 guests or as specified by the conditional use permit.

3. Large rural event venues shall be allowed a maximum event size of 500 guests or as specified by the conditional use permit.

4. Bed and breakfast lodging - maximum capacity shall be no more than the equivalent of three guests per bedroom, excluding bedrooms utilized by the property owner and other permanent residents.

G. Number of Events.

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1. Small rural event venues shall be limited to 104 events per year.

2. Intermediate and large rural event venues shall be limited to 260 events per year.

H. Hours of Operation.

1. Rural event venues shall be allowed to operate from 10:00 a.m. to 10:00 p.m. on Friday and Saturday and from 10:00 a.m. to 8:00 p.m. Sunday through Thursday or as specified by the conditional use permit.

I. Noise. Noise levels generated from events shall be subject to the following criteria:

1. All noise generated by the event use shall conform to Chapter 9.48 (Noise Regulation), and shall be subject to the provisions contained therein;

2. Noise levels for events shall not exceed the City's noise standards, either during set up or as part of the event;

3. The applicant shall monitor and ensure that the noise levels shall not exceed City of Wildomar noise standards;

4. Any noise generating activities shall be terminated at 10:00 p.m.

J. Sanitary Facilities.

1. The ~~e~~Community ~~d~~Development ~~d~~Director shall determine the appropriate quantity and location for any for sanitary facilities. All facilities shall be located on site, and shall comply with accessibility requirements and the requirements of the Riverside County Health Department.

2. Any potable sanitary facilities shall not be located any closer than 50 feet from an adjacent property with a residential use. Sanitary waste shall be removed from the site within 48 hours of any event, or determined through the minor conditional use permit.

K. Solid Waste Collection and Disposal. On-site waste collection shall be located onsite as to not create any off-site noise, odors or nuisances. Solid waste shall be removed from the site within 48 hours of any event.

L. Security. Provision for security and safety measures shall be provided, if applicable. Recent contact information shall be maintained on file with the City at all times.

M. Other Conditions. The Community Development D~~d~~irector shall require any other conditions which will ensure the operation of the facility in an orderly and efficient manner and in full compliance with the purpose/intent of this section.

(Ord. 247, 1/15/2025)

§ 17.256.040. Inspections.

The owner shall permit the City to inspect the rural event venue and/or bed and breakfast and property at any time prior to issuance of a permit, or during the operation of the rural event venue and/or bed and breakfast for the purpose of making a reasonable inspection to observe and enforce compliance with all applicable laws, rules and regulations, including the provisions of this chapter and all applicable requirements of Title 17 of this Municipal Code. The owner may be required to reimburse the City for the cost of an inspection, not to exceed the actual cost of

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such inspection.
(Ord. 247, 1/15/2025)

§ 17.256.050. Public nuisance.

It shall be unlawful and a public nuisance for any person to commit, cause or maintain a violation of this chapter. The City may, in addition to, or in lieu of, prosecuting a criminal action hereunder, commence proceedings for the abatement, removal and/or enjoinment thereof in any manner provided by law.
(Ord. 247, 1/15/2025)

§ 17.256.060. Violations and penalties, enforcement.

A. It shall be unlawful for any person to fail to comply with any of the requirements of this chapter, or operate a rural event venue and/or bed and breakfast within the jurisdiction of the City contrary to or in violation of any of the provisions of this chapter, any applicable provisions of Title 17 of this Municipal Code, or any other applicable laws, rules and regulations.

B. Violations of this chapter may be enforced by any method allowed in this Municipal Code, or any other applicable enforcement mechanism available to the City.

(Ord. 247, 1/15/2025)

§ 17.256.070. Denial, suspension, and revocation of permits.

A. Denial, Suspension or Revocation. In addition to any other remedy provided by this chapter, a rural event venue permit may be denied, and if already issued, may be suspended or revoked by the City Manager, pursuant to this section.

B. Grounds. A permit issued under this chapter, and/or a City business registration issued by the City may be denied, suspended or revoked upon any of the following grounds:

1. A material misrepresentation, false or misleading information was included on the application or renewal application for a permit and/or City business registration application.

2. A violation of any provision under this chapter, any applicable provision under Title 17 of this Municipal Code, and/or any other applicable law, rule or regulation has occurred on the premises of the rural event venue.

3. An authorized official has given notification of existing health or safety violations on the property or non-compliance with applicable laws, rules and regulations relating to health and safety.

4. A rural event venue permit for the property has been suspended or revoked in the previous 12 months, unless the property has been sold and the new owner can demonstrate to the City a change of property ownership during that time period.

5. The applicant is delinquent in the payment of any outstanding fees, assessments or taxes owed to the City related to any property located in the City that is owned by the applicant, including, but not limited to, Transient Occupancy Taxes (TOT).

6. Appeal of Denial, Suspension or Revocation. The appeal procedures for the denial,

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suspension or revocation of a permit shall be those set forth in Section 17.125.110 (Appeals) of this Municipal Code.

7. Public Notice of Suspension or Revocation. If a rural event venue permit is suspended or revoked pursuant to this section, notification shall be provided by the City to all record property owners located within 300 feet of the subject rural event venue and/or bed and breakfast of any imposed suspension or revocation of the permit. Posting of the suspension or revocation shall also be provided on the City's rural event venue webpage.

8. Prohibited Operations. If a rural event venue permit is revoked pursuant to this section, the applicant shall not operate a rural event venue and/or bed and breakfast at the property for a period of 12 months from the date of such revocation. No permit that is revoked by the City may be transferred to any other person or entity to operate a rural event venue at the property during such period of revocation. Termination of property use as a rural event venue.

(Ord. 247, 1/15/2025)

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Article VI
Definitions

CHAPTER 17.265
UNIVERSAL DEFINITIONS

§ 17.265.010. Purpose.

This chapter provides definitions of terms and phrases used in Title 17 that are technical or specialized, or that may not reflect common usage. If any of the definitions in this chapter conflict with definitions in other provisions of the Municipal Code, these definitions shall take precedent for the purposes of Title 17. If a word is not defined in this chapter, or other provisions of the Municipal Code, the Community Development Director shall determine the most appropriate definition in compliance with Chapter 17.15 (Interpretation). State law definitions, as they may be amended from time to time, take precedent over the definitions in this section. (Ord. 247, 1/15/2025)

§ 17.265.020. "A" Definitions.

Abandoned Sign. Means:

1. Any outdoor advertising display that is allowed to continue for more than six months without a poster, bill, printing, painting, or other form of advertisement or message;
2. Any outdoor advertising display that does not appear on the inventory required by Chapter 17.176~~180~~ (Signs); or
3. Any on-site advertising structure or sign that is allowed to continue for more than 90 days without a poster, bill, printing, painting, or other form of advertising or message for the purposes set forth in Chapter 17.176~~180~~ (Signs).

Abandonment. A discontinuance of any use with intent to permanently discontinue such use.

Abatement. The method of reducing the degree and intensity of pollution, nuisances or violations.

Abut. To physically touch or border upon; to share a common property line.

Access. A way or means of physical entry to a property.

Accessory Dwelling Unit. An attached or a detached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the primary dwelling unit is situated. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code Section 17958.1, and a manufactured home, as defined in California Health and Safety Code Section 18007.

Accessory Structure. See Structure, Accessory.

Accessory Use. See Use, Accessory.

Acre. A measure of land area containing 43,560 square feet.

Acre, Gross. The entire acreage of a site is calculated to the centerline of adjacent streets.

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Developer. The legal or beneficial owner or owners of property to be developed or being developed, including the holder of an option or contract to purchase or other person(s) having enforceable proprietary interests in such property.

Development. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

Development Agreement. A contract between the City and a developer through which the developer receives vested rights to construct a project subject to specific requirements benefiting the community.

Development Code. A set of land use and development regulations, as contained in Title 17 of the Wildomar Municipal Code, as adopted by the City Council which prescribes standards and regulations for land use and development.

Development Review~~, Major~~. The process established to provide for Planning Commission review and approval (or denial) of projects.

Development Review, Minor. The process established to provide for administrative review and approval (or denial) of projects.

Development Rights. The legally established right to develop land by a party or property owner.

Development Standard. A site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an on-site open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, General Plan element, specific plan, or other City condition, law, policy, resolution or regulation.

Director. The Community Development Director of the City of Wildomar or their designee.

Disabled, or Individual with a Disability. An individual with a qualifying disability under federal and state fair housing laws. Generally, any person with any mental or physical impairment, disorder or condition, which substantially limits one or more major life activities, including physical, mental and social activities and working. "Disabled" or "individual with a disability" does not include impairments, disorders or conditions resulting from the current, illegal use of or addiction to a controlled substance, sexual behavior disorders, compulsive gambling, kleptomania, or pyromania.

Discretionary Decision. An action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

District. A zone or geographic area in the municipality within which certain zoning or development regulations apply.

Dog. An animal, domestic dog of the species canine of either sex, altered or unaltered, that has reached the age of four months.

Drainage. Surface water runoff; the removal of surface water or groundwater from land by drains, grading or other means, which include runoff controls to minimize erosion and sedimentation during and after construction or development.

Drainage Area. A geographical area, formed by topography, which collects and directs surface runoff from precipitation to natural or man-made channels.

Drive-through. Any portion of a building or development intended to allow service direct from

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more messages. An electronic message sign is different from an illuminated sign in that the illumination of the display creates the message, rather than illumination illuminating the message. An electronic message sign could be used as a message delivery method for a wall sign, a monument sign or other freestanding sign.

Elevation. A vertical distance above or below a fixed reference level; a dimensioned drawing of the front, rear or side of a building showing features such as windows, doors and relationship of grade to floor level.

Emergency Shelter. A temporary, short-term residence providing housing with minimal supportive services for families or individuals experiencing homelessness, where occupancy is limited to 180 days or less, as defined in California Health and Safety Code Section 50801. Medical assistance, counseling, and meals may be provided.

Emission. A discharge into the air or water.

Enclosed Locked Structure. A structure that: (1) does not allow for the visibility of the interior areas from the outside; (2) is secured with a lock; (3) is completely surrounded on all sides by a wall; and (4) is roofed. Enclosed locked structures may include greenhouses, provided that only the roof of the greenhouse is made of transparent glass.

Enclosure. A fence, pen or structure suitable to securely and humanely prevent the animal from escaping or the entry of unauthorized persons.

Encroachment. The placement or construction of a fence, building, structure, or other improvement or use on another's property or on a public right-of-way.

Equipment Enclosure. Any freestanding or mounted structure, shelter, cabinet, or vault used to house and protect the electronic and supporting equipment necessary for processing wireless communication signals. Supporting equipment includes, but is not limited to, air conditioners, emergency generators, and other back-up power suppliers.

Established Facility. An existing, legally permitted facility.

Estimated Applied Water Use. The average annual total amount of water estimated to be necessary to keep plants in a healthy state, calculated as provided in the Guidelines. It is based on the reference evapotranspiration rate, the size of the landscape area, plant water use factors, and the relative irrigation efficiency of the irrigation system. Also known as the "EAWU."

Evapotranspiration Adjustment Factor. The local reference for evapotranspiration using site-specific plant factors and irrigation efficiency factors that influence the amount of water that needs to be applied to the specific landscaped area. It is calculated by dividing. Also known as the "ET adjustment factor" or "ETAF."

Event. A gathering of more than 20 people for one to 12 hours where the purpose is for fundraising, profit or is political, public, social, or educational in nature. A gathering which consists of friends or family of an event center owner that is not for the purpose of fundraising, profit, or is political, public, or educational in nature and no donation or compensation of any kind is exchanged in relationship to the gathering, is not considered an event

Expansion. The creation or use of additional land or floor area for a specific use or activity.

Extension. An increase in the amount of time that a permit or approval may be valid.
(Ord. 247, 1/15/2025)

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§ 17.265.070. "F" Definitions.

Façade. The exterior walls of any building.

Fair Housing Laws. The Federal Fair Housing Act (42 U.S.C. Section 3601 et seq.), the California Community Care Facilities Act (California Health and Safety Code Section 1500 et seq.), the California Fair Housing and Employment Act (Government Code Section 12900 et seq.), and Civil Code Section 54, together with published judicial decisions interpreting those laws.

Family. One or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen and eating areas within the dwelling unit. Family does not include larger institutional group living situations, such as in a boarding house or hotel/motel/long-term stay.

Family Day Care Home. State-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family dwelling.

Small. The occupant of the residence provides care and supervision for up to eight or fewer children, when specific conditions are met in accordance with California Health and Safety Code Section 1597.44.

Large. The occupant of the residence provides care and supervision for between 9 and up to 14 children, when specific conditions are met in accordance with California Health and Safety Code Section 1597.465.

Farm Operations, Commercial. See Agricultural Operations, Commercial.

Farm Operations, Noncommercial. See Agricultural Operations, Noncommercial.

Farmers' Market. An outdoor market where farmers and other producers of agricultural and related foodstuffs and products (including, but not limited to, bread, cheese, and hand-made crafts such as seasonal goods, ornaments, hand-dipped or rolled candles, hand-made soap) may bring the products for sale to the public.

Fence. An exterior physical barrier erected to enclose, screen or separate areas.

Flag. The symbol, insignia or display of a governmental or nonprofit organization when not displayed in connection with a commercial promotion or used as an advertising mechanism.

Floor Area Ratio. The net floor area of all buildings on a parcel to the total adjusted lot square footage of that parcel. FAR calculations do not include floor areas for parking structures or outdoor open storage.

Floor Area, Gross. The sum of all areas of the floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two buildings but excluding any space where the floor-to-ceiling height is less than six feet.

Floor Area, Net. The total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading, and all floors below the first or ground floor, except when used or intended to be used for human habitation.

Food or Food Products. Any item described by California Health and Safety Code Section 113781.

Food Trailer. A legally attached trailer to a licensed, motorized vehicle, used in conjunction with the service of a commissary, or other permanent food facility upon which prepackaged or approved non-prepackaged food is sold, offered for sale or otherwise distributed as retail.

Food Truck. A licensed, motorized vehicle or mobile food unit licensed by the Department of

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Homeowners Association. An association of owners in a condominium, planned unit development or residential subdivision established to provide management of property in which they own an undivided, common interest.

Horse. Animal of the Equus genus, including mule, ass, donkey, and miniatures.

Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight.

Substance Abuse Treatment Clinic. A nonresidential facility that administers medication, or supervises the self-administration of medication, for substance abuse treatment.

Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes animal hospitals and veterinary clinics.

Hotel. A lodging facility offering transient accommodations to the public, typically on a less than monthly basis, and which may provide additional services, such as restaurants, meeting rooms and recreational facilities.

Household. See Single Housekeeping Unit

Hydrozone. A portion of the landscaped area having plants with similar water needs and typically irrigated by one valve/controller station. A hydrozone may be irrigated or non-irrigated. (Ord. 247, 1/15/2025)

§ 17.265.100. "I" Definitions.

Illegal On-Site Advertising Structure or Sign. Means any of the following:

1. An on-site advertising structure or sign erected without first complying with all applicable City ordinances and regulations in effect at the time of its construction, erection or use;

2. An on-site advertising structure or sign that was legally erected, but whose use has ceased, or the structure upon which the advertising display is placed has been abandoned by its owner, and not maintained or used to identify or advertise an ongoing business for a period of not less than 90 days;

3. An on-site advertising structure or sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance; the amortization period for the display provided by the ordinance rendering the display nonconforming has expired; and conformance has not been accomplished.

Illegal Outdoor Advertising Display. Means any of the following:

1. An outdoor advertising structure or outdoor advertising sign erected without first complying with all applicable City ordinances and regulations in effect at the time of its construction, erection or use;

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salvage of any used or secondhand materials, including, but not limited to, lumber, auto parts, household appliances, pipe, drums, machinery, or furniture.

Junior Accessory Dwelling Unit. A dwelling unit that is contained entirely within a single-family dwelling or attached garage and does not exceed five hundred square feet in size.
(Ord. 247, 1/15/2025)

§ 17.265.120. "K" Definitions.

Kennel. Any building, structure, enclosure, or premises whereupon, or within which, five or more dogs, four months of age or older, are kept or maintained.

Kitchen. Any room, all or part of which is designed and/or used for storage, refrigeration, cooking and the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.
(Ord. 247, 1/15/2025)

§ 17.265.130. "L" Definitions.

Land Use. A description of how land is occupied or utilized.

Land Use Permit. A permit issued by the City pursuant to the requirements of the Wildomar Municipal Code allowing a specific activity to be conducted on an individual property.

Landscape Architect. A licensed landscape architect in the State of California.

Landscape Construction Document Package. The construction plans and specification and other supporting documentation required to review and approve landscape construction projects subject to this chapter.

Landscape Plan. A plan on which shows proposed landscape species (such as number, spacing, size at time of planting, and planting details), proposals for protection of existing vegetation during and after construction, proposed treatment of hard and soft surfaces, proposed decorative features, grade changes, buffers and screening devices, and any other information that can reasonably be required in order that an informed decision can be made by the approval authority.

Landscape Rehabilitation. Any re-landscaping project that meets the applicability criteria of Section 17.165.030(A) of this chapter and where the modified landscape area is greater than 2,500 square feet or where the cumulative modified area is greater than 2,500 square feet if the modifications are planned to occur incrementally within one year.

Landscaped Area. All the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance and estimated applied water use calculations. The landscaped area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscape, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Legislative Act. The means by which the legislative arm of government renders decisions, such as minute actions, resolutions and ordinances.

Limited Access Area. A building, room or other area that is part of the premises where cannabis is grown, cultivated, stored, weighed, displayed, packaged, or sold to other cannabis businesses with limited access to only authorized personnel.

Live Entertainment. Entertainment provided by or one or more professionals and utilizing sound amplification equipment.

Living Area. The area that is considered habitable living space. Does not include the garage,

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nonpoisonous insects, ornamental or songbirds, fish, nonpoisonous snakes under six feet long, domesticated hedgehogs, or small animals kept in a cage such as hamsters, lizards, white mice, domestic rodents, or reptiles. Pets shall not include horses, pigs of any type, large or small livestock, or exotic animals.

Petting Zoo. A collection of farm animals, such as goats, ducks, and sheep, and sometimes docile wild animals such as turtles or deer, for children to feed and pet.

Physically Disabled. A person who has a permanent loss of, or loss of use of, a part of the body, or permanent impairment of a body function, resulting in actual disability and a diminished ability to compete in an open market.

Pig. All species and sizes of pigs and hogs, genus Sus.

Planning Department. See Community Development Department~~, Planning Director. See Community Development Director~~.

Plant Factor (or Plant Water Use Factor). A factor, when multiplied by reference evapotranspiration, estimates the amount of water needed by plants. (The plant factors cited in this chapter are derived from the Department of Water Resources 2000 publication "Water Use Classification of Landscape Species" also known as "WUCOLS.")

Plat. A map representing a tract of land showing the boundaries and location of individual properties and streets; a map of a subdivision or site plan.

Plaza. An open space which is improved and landscaped, usually surrounded by streets and/or buildings.

Plot. A single unit parcel of land; a parcel of land that can be identified and referenced to a recorded plat or map.

Porch. A roofed open area, which may be screened, usually attached to or part of and with direct access to or from a building.

Poultry. Winged and feathered animals including, but not limited to, chickens, hens, roosters, ducks, geese, and turkeys. Includes both crowing fowl and non-crowing fowl.

Premises. Any dwelling, parcel of land, structure, residence, building, pen, corral, enclosure, fenced yard, or dog run.

Prezoning. The process or action by which cities are able to designate that portion of an unincorporated area for future annexation, with specific zoning districts which will apply upon annexation of the property to the City.

Primary Building. See Building, Primary.

Primary Use. See Use, Primary.

Private Recreational Facilities. Facilities including, but not limited to, country clubs, tennis and swim clubs, golf courses, racquetball and handball facilities, and commercial uses which are commonly associated and directly related to these uses.

Processing. A method that changes a material's nature, chemical composition, or physical qualities.

Professional Office. The office of a member of a recognized profession maintained for the conduct of that profession.

Prohibited Use. See Use.

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markets, auctions, open air markets or other similar activities, but the term does not include a supermarket, department store or typical retail operations.
(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.265.210. "T" Definitions.

Target Population. Persons with lower incomes, as defined in Health and Safety Code Section 50675.14, who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (California Welfare and Institutions Code Sections 4500, et seq.) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Telecommunications Service Provider. The private sector entity that is responsible for providing wireless communication to the general public or the private sector entity that owns or operates a wireless communication facility.

Temporary Event. An individual event held either indoors or outdoors not to exceed six times per calendar year to which the public is invited with or without charge. Temporary events include, but are not limited to, the following: music festivals, stage and/or theatrical shows, sports events, fairs and/or carnivals, rodeos, automobile sales, off-road vehicle sales, animal sales, heavy equipment auctions and tent revival meetings. Temporary events are classified as follows:

1. "Major event" means a temporary event which 2,000 or more people are expected to attend.

2. "Minor event" means a temporary event which less than 2,000 are expected to attend.

Temporary Sign. A sign that is not intended to be permanent. Temporary signs shall not be constructed or erected upon a permanent foundation or attached to a sign structure having a permanent foundation. Temporary signs shall include noncommercial signs (including noncommercial signs during an election period), real estate signs, yard or garage sale signs or event signs. All other commercial signs, not constructed or erected upon a permanent foundation, are prohibited by this chapter. If the sign is constructed or erected on a permanent foundation, it is regulated by Chapter 17.180 (Signs).

Temporary Use. All uses of a short-term nature or fixed duration listed in this chapter, which last for a duration of two days or longer and do not require permanent construction and which are approved with a specific time limit. Temporary uses include, but are not limited to, the following: seasonal sales, such as Christmas tree or Halloween pumpkin lots, temporary parking lot dining for established restaurants, and other temporary activities that the Community Development~~Planning~~ Director determines are similar in nature and intensity to those identified in this section.

Temporary Use. Special events which, by their nature, are non-recurring and which continue for a limited period of time. Temporary uses may occur indoors or outdoors, on improved or unimproved property and should be consistent with the zone for that property and its uses.

Terrace. A level, landscaped and/or surfaced area, also referred to as a patio, directly adjacent to a primary building at or within three feet of finished grade and not covered by a permanent roof.

Time/Temperature Sign. An electronic or mechanical device that shows time and/or temperature but contains no business identification or advertising.

Total Units (or total dwelling units or total rental beds). Units added by a density bonus awarded

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(Ord. 247, 1/15/2025)

§ 17.265.230. "V" Definitions.

Variance. A grant of relief from the requirements of Title 17 which permits construction in a manner that would otherwise be prohibited by Title 17.

Vehicle Body Repair, Paint or Restoration. A commercial use often referred to as a body and fender shop through which damaged or wrecked vehicles are repaired or restored.

Vehicle Dismantling. See Vehicle Wrecking.

Vehicle Leasing and Rental. A business whose primary purpose is to provide vehicles to serve customer transportation needs. Such vehicles may include automobiles, trucks, bicycles, motorcycles, trailers and/or recreational vehicles.

Vehicle Repair, Major. A facility which provides heavy repair of vehicles and/or trucks including, but not limited to, body and fender repair, automotive painting, transmission and/ or engine rebuilding, or other repair services which include the removal of major automotive mechanical components of a vehicle.

Vehicle Repair, Minor. A facility which provides light repair of vehicles and/or light trucks, including, but not limited to, engine tune-up, oil change, brake repair and replacement, muffler replacement, and the sale and/or installation of tires, batteries, and accessories.

Vehicle Sales. A facility for the display and sale of new or used automobiles, light trucks, vans, trailers or recreation vehicles and including any vehicle preparation or repair work conducted as an accessory use in designated buildings.

Vehicle Storage Lot. A parcel or parcels of land utilized for long-term or short-term vehicle storage, including cars, motorcycles, trucks, light trucks and/or recreational vehicles.

Vehicle Wrecking. The dismantling and parting out of motor vehicles or trailers, or the storage and/or sale of dismantled or wrecked motor vehicles or their parts.

~~Vending Pod. A site containing one or more vending vehicles and associated amenities on private property.~~

Vending Vehicle. A motorized device or vehicle by which any person or property may be propelled or moved upon a highway or street, or which may be drawn or towed by a self-propelled, motorized vehicle, from which food or food products are sold, offered for sale, displayed, bartered, exchanged, or otherwise given. Vending vehicle shall not include a device moved exclusively by human power.

Very Low Vehicle Travel Area. An urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85% of either regional vehicle miles traveled per capita, or City vehicle miles traveled per capita. For purposes of this paragraph, "area" may include a travel analysis zone, hexagon, or grid. For the purposes of determining "regional vehicle miles traveled per capita" pursuant to this paragraph, a "region" is the entirety of incorporated and unincorporated areas governed by a multicounty or single-county metropolitan planning organization, or the entirety of the incorporated and unincorporated areas of an individual county that is not part of a metropolitan planning organization.

Veterinary Clinic. A place where animals are given medical care and where the boarding of animals is limited to short-term care incidental to the medical care.

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Video Display Sign. A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression or frames which give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs.
(Ord. 247, 1/15/2025)

§ 17.265.240. "W" Definitions.

Wall. The vertical exterior surface of a building; vertical interior surfaces that divide a building's space into rooms; fences made of block or stucco, or similar permanent material.

Warehouse. A building used primarily for the storage of goods and materials.

Water Feature. A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscaped area. Constructed wetlands used for on-site wastewater treatment, habitat protection, or storm water best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features.

Watercourse. A lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Wheel Stops. Permanent devices that block the front wheels of a vehicle in a parking stall.

Wireless Communication Facilities. Facilities that send and/or receive personal wireless communication signals, including, but not limited to, antennas, microwave dishes or horns, antenna structures, towers, equipment enclosures and the land upon which they are all situated. Wireless communication facilities are classified as follows:

1. "Concealed wireless communication facility" is a facility blended into the environment so as not to be seen at all or, if seen, not to be recognized as a wireless communication facility. A concealed wireless communication facility includes, but is not limited to, architecturally screened roof-mounted facilities, façade-mounted design feature facilities, clock tower facilities and entry statement signage facilities. The Community Development ~~Planning~~ Director shall make the final determination as to whether a facility under review constitutes a concealed wireless communication facility.

2. "Disguised wireless communication facility" is a facility designed and sited so as to be minimally visually intrusive. A disguised wireless communication facility includes, but is not limited to, disguised palm trees (monopalms), disguised pine trees (monopines), disguised ball field light poles, disguised flag poles, disguised water towers, disguised street lights, disguised electric utility poles, suspended wire antennas and painted poles located within a grove of live trees. The Community Development~~Planning~~ Director shall make the final determination as to whether a facility under review constitutes a disguised wireless communication facility.

3. "Co-located wireless communication facility" is a facility owned by one telecommunication service provider that is attached to an existing facility owned by a

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different telecommunication service provider. The Community Development~~Planning~~ Director shall make the final determination as to whether a facility under review constitutes a co-located wireless communication facility.

4. "Other wireless communication facility" is a facility that is not concealed, disguised or co-located.

(Ord. 247, 1/15/2025)

§ 17.265.250. "X" Definitions.

(Ord. 247, 1/15/2025)

§ 17.265.260. "Y" Definitions.

Yard. The open space between a lot line and the required building setback line. Yards shall be unobstructed from the ground to sky. See Figure 17.150.040-1 (Setback Designations).

Front. A yard extending across the full width of the lot between the side lot lines and between the front lot line and the front setback line. The front lot line shall be deemed to be the existing nearest right-of-way line of the abutting street, road or highway, unless a different right-of-way line for future use shall have been precisely fixed by law or ordinance, or by formal action of the City Council pursuant to law or ordinance, in which event the front lot line shall be deemed to be such different right-of-way line. In the event of multiple adjacent rights-of-way in residential zones, the front of the lot shall be that portion of the lot adjacent to the lowest classification of roadway as established in the General Plan Circulation Element. For all other land use districts, the front of a lot with multiple adjacent rights-of-way shall be that portion of the lot adjacent to the highest classification of roadway as established in the General Plan Circulation Element (unless otherwise established by the General Plan). In the event that more than one adjacent right-of-way are of the same classification, building orientation shall determine the front yard in all zones.

Rear. A yard extending across the full width of the lot between the side lot lines and measured between the rear lot line and the rear setback line. Where a rear yard abuts a street, it shall meet the front yard requirements of the district.

Side. That portion of a lot adjacent to a property line that is not a front or rear yard as defined herein.

Street Side. A side yard adjacent to a public right-of-way.

Youth Center. Any facility that is operated by a public agency or non-profit entity with the sole purpose of providing educational and/or recreational services to minors. Dance studios, gymnasiums, martial arts studios, or other similar uses that provide services to both adults and minors shall not be considered a youth center.

(Ord. 247, 1/15/2025)

§ 17.265.270. "Z" Definitions.

Zone. The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

Zone District. A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Zoning Map. The map or maps that are a part of a zoning ordinance that delineate the boundaries

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SUBJECT: Construction Contract Award - 20-Acre Park Property/Trail Phase 0-A, CIP 099-0

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Carlos Geronimo, Principal Engineer

ACTION:
1. Discuss and provide direction to City Staff regarding opening the 20-Acre Park property for public access to the park and trail and constructing a temporary parking area for public access.

2. Determine that the 20-Acre Park, Phase 0-A, Project (CIP 099-0) is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to Sections 15301 (Class 1), 15303 (Class 3), and 15304 (Class 4) of the CEQA Guidelines.

3. Authorize the City Manager to either:
   a. Option 1
      - Execute a construction contract with Act 1 Construction, Inc., in the amount of $322,764 for the 20-Acre Park, Phase 0-A, CIP 099-0 (Project) and waive any informality or irregularity in the bid; or
   b. Option 2
      - Execute a construction contract with Act 1 Construction, Inc., in the amount of $433,446 for the 20-Acre Park, Phase 0-A, CIP 099-0 (Project) including all additive items and waive any informality or irregularity in the bid.

4. Authorize the Public Works Director/City Engineer to approve change orders not to exceed 10% of the awarded construction contract amount (contingency).

5. Adopt a Resolution entitled:

RESOLUTION 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING PROJECT PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, AND AWARDING A CONSTRUCTION CONTRACT FOR THE 20-ACRE PARK AND TRAIL, PHASE 0-A, CIP 099-0 (“PROJECT”). AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH ACT 1 CONSTRUCTION, INC.

SUMMARY:
Discussion about public access to the 20-Acre Park Property/Trail and award of a construction contract for the 20-Acre Park, Phase 0-A, CIP 099-0

BACKGROUND:

The City's Planned Parks Network in the General Plan identifies a proposed 20-Acre Park (Park) located northeast of Palomar Street and southwest of Gierson Avenue. The planned Park includes various proposed amenities including a network of trails, picnic tables, exercise stations, interpretive panel, a community garden, bike racks, a butterfly/pollinator garden, information kiosks, drinking fountains, pet stations, a disk golf course, bird observation area, raptor perch, solar lighting, bench seating, lawn playfield, shade structures, bridge crossing, gates, restrooms, and natural drainage swales. Improvements associated with the Park include parking lots, utilities, stormwater improvements, and street improvements.

The total construction cost for the Park exceeds available funding. Staff is actively looking to complement existing local funds with grant funding which takes time and are not guaranteed. Since there is a need to meet contractual obligations from the Purchase and Sales Agreement (Agreement) from the original acquisition of the Park property, and to take advantage of the existing natural open space of the site, the City has pursued a phased approach for the improvements so that the site can be improved and utilized as funds become available. Below is a summary of the current park phasing.

- Phase 0
    - Phase 0-A - Installation of fencing, fence screening, and gates as required by the Agreement.
    - Phase 0-B - Installation of a parking lot on Palomar St. and a bridge from the parking lot to the Park property and trails, as required by the Agreement.
- Phase 1
    - Construction of an enhanced trail network within the Park property, and landscaping improvements.
- Phase 2
    - Ultimate build-out of the proposed park amenities.

The initial phase (Phase 0-A) of the Park includes the installation of security fencing, gates, tree removal, and the optional construction of a temporary parking area at the northern end of the site adjacent to Gierson Avenue. Phase 0-A will meet some of the City's contractual obligations under the Agreement and could optionally also make the site accessible to the public for enjoyment of the natural open space and trail system.

DISCUSSION:

Public Access for the 20-Acre Park Property and Trail

The 20-Acre Park Property is an existing vacant property with vegetation, irrigation, and an unimproved walking path/trail. Since the City acquired the property in 2023, the property has remained closed to the public. The City performs routine maintenance of the property to maintain the property in a safe condition. As part of the Purchase and Sale Agreement with the prior owner, the prior owner has permission to continue use of the existing trails and walking on the property, ahead of the opening of the park to the public.

Design and construction of the Park has taken longer than originally anticipated, and based on the latest construction cost estimates, adequate funds to proceed with the construction of Phase 1 of the Park have not been identified. However, the City has various contractual obligations under the Purchase and Sale Agreement that must be met by February and September 2027. Although there is no funding available for Phase 1 of the Park, the park has an existing unimproved walking path/trail that can be used for recreational purposes, so the

City may consider allowing public access to the Park Property/Trail so that the public can benefit from the existing open space area. Options for opening the Park Property/Trail for public access include:

1. Opening the existing pedestrian gate on the westerly end of Gierson Ave. to allow for pedestrian access into the property.
2. Constructing a temporary parking area on the Park property with access from the westerly end of Gierson Ave.
3. Constructing a parking lot on Palomar St. and a bridge across the Flood Control channel to connect the parking lot and the park property.
    - Note: Under the Agreement, the City is obligated to construct a new bridge from the Palomar St. parking lot parcel to the Park property by September 30, 2027. Work on this option is progressing but is not estimated to be complete until at least mid-2027.

Other options for public access that are not yet in progress or have not been fully evaluated include:

- Constructing the cul-de-sac extension of Gierson Ave. and permanent Gierson Ave. parking lot per the ultimate park plans.
- Providing pedestrian access to the Flood Control channel and the existing wooden bridge from S. Pasadena St.

It should be noted that if public access is allowed on the Park property, the property and existing trails would be opened in an "as-is" condition. The City will not be performing routine maintenance of the walking path/trail to preserve the natural condition, and the City would only continue with the on-going routine maintenance of the property which primarily includes weed abatement and as-needed tree trimming. Since the property will function as an open space area in its existing condition, members of the public who choose to enter into the property should not expect that the property and trail system are improved or maintained and they would be entering and using the property and trails at their own risk. Advisory signage regarding this can be placed at the property entrance locations to advise the public of this information.

Staff recommends that the City Council discuss Public Access to the Park Property and use of the trails and provide direction to staff regarding what public access option to proceed with, or to not proceed with public access at this time.

Construction Contract Award

As previously noted, the City has various obligations under the Purchase and Sale Agreement that must be met by February and September 2027. To meet the February 2027 deadlines, a bid package for the Project which included construction plans, technical specifications, and bid documents were prepared and advertised for construction bids following City Municipal Ordinances for Formal Bid process. The Project was advertised for bids on July 16, 2026. Bids were accepted until 3:00 pm on August 5, 2026. The City Clerk received three (3) timely bids, as summarized in Table 1 below. The bid package includes a Base Bid for items that the City must complete to meet contractual obligations under the Purchase and Sale Agreement, and also includes Additive Bid items for the installation of a temporary parking area on the park property west of Gierson Ave. This temporary parking area would be removed when the Park is developed and improved at a future time, but would provide temporary vehicular access to the Park Property from Gierson Ave for trail access.

Table 1 - Bid Summary for Project

CONTRACTOR	BASE BID AMOUNT	ADDITIVE BID AMOUNT	TOTAL BID AMOUNT
HL Hitchcock	$297,290.00	$130,000.50	$427,290.50
Act 1 Construction	$322,764.00	$110,682.00	$433,446.00
Leonida Builders, Inc.	$358,043.50	$199,684.00	$557,727.50

The combined "Base Bid + Additive Bid" was used as the basis of establishing the lowest responsive bidder. The Engineer's Estimate for "Schedule A + B" was $470,000. Staff has reviewed the bid packages submitted by the bidders, checking the bid packages for compliance with the contract documents and has determined that Act 1 Construction is the responsible bidder submitting the lowest responsive bid. Both the HL Hitchcock and the Leonida Builders, Inc., bids failed to acknowledge the addendums that were issued by the City. The bid documents indicated that "[b]ids shall include all addenda or clarifications issued during the bidding period acknowledged by the bidder's signature thereon" and that "[f]ailure to do so include or acknowledge an addendum or clarification will result in the Bid being rejected as not responsive." As a result of the failure to sign the acknowledgement of the City's addenda, HL Hitchcock and Leonida Builders have been deemed non-responsive. No other material irregularities were found in any of the bids received.

The Experience/Qualifications Statement that was submitted with the bid documents indicate that Act 1 Construction has engaged in contracting under the current name for thirty-five (35) years and has not failed to satisfactorily complete a contract. A list of three (3) completed projects were listed for reference, were performed for cities and ranged in value from $5.7 million to $12.9 million. The projects were completed for the Cities of Perris and Menifee. Act 1 Construction holds a valid and current Class A General Contractor's license in the State of California, with no enforcement actions listed. Act 1 Construction has a current and valid DIR registration with number 1000004899 and expires on 6/30/2027. Act 1 Construction's Bid Proposal is included as Attachment A.

The construction contract allows 60 working days to complete the required work. If approved, the Notice to Proceed (NTP) is planned to be issued to the contractor on or around August 31, 2026. Based on issuing a NTP on this date, the contract completion is projected to be October 30, 2026 (barring time extensions due to change orders or inclement weather). Based on the City Council's direction regarding public access to the Park property, staff recommends that the City Council authorize the City Manager to either:

1. Option 1
   Execute a construction contract with Act 1 Construction, Inc., in the amount of $322,764 for the 20-Acre Park, Phase 0-A, CIP 099-0 (Project) and waive any informality or irregularity in the bid; or
2. Option 2
   Execute a construction contract with Act 1 Construction, Inc., in the amount of $433,446 for the 20-Acre Park, Phase 0-A, CIP 099-0 (Project) including all additive items and waive any informality or irregularity in the bid.

A copy of the draft Contract is included as Attachment B. Staff will complete the contract based on the direction provided by City Council.

Staff also recommends the City Council authorize the Public Works Director/City Engineer to

approve change orders not to exceed 10% of the awarded construction contract amount (contingency).

ENVIRONMENTAL ANALYSIS:

MSHCP

Beginning July 1, 2008, the RCA started requiring that locally funded Capital Improvement Projects contribute applicable MSHCP fees within 90-days of construction contract award. Fees outside the public right of way are calculated on a cost per gross acre basis, while fees for typical right of way improvement projects are five percent of construction costs. The project is not exempt from MSHCP fees and therefore is required to pay fees as established by the Riverside Conservation Authority (RCA).

California Environmental Quality Act (CEQA)

CEQA Analysis was performed in accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a review of the potential environmental impacts was conducted by the Planning Department for the 20-Acre Park Project (CIP 099) – Phase 0-A. Based on this evaluation, staff has determined the project meets the requirements of the following Categorical Exemptions per Article 19 of the CEQA guidelines:

Section 15301 (Existing Facilities) Class 1 includes minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Section 15303 (New Construction or Conversion of Small Structures) Class 3 consists of construction and location of limited numbers of new, small facilities or structures.

Section 15304 (Minor Alterations to Land) Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

FISCAL IMPACT:

The City's current Capital Improvement Program (FY 2026/2027 CIP) and City budget were approved and adopted in June 2026. Included in the adopted FY 2026/2027 CIP was an overall construction budget for the Project of $1,200,000. This budget accounted for both Construction and Construction Admin/Inspection costs of Phase 0-A and Phase 0-B. The Contractor's bid with or without additive bid items is within the overall project budget.

Construction Funding

DIF Park Imp. (Fund 461)

Construction Administration/Inspection Funding

DIF Park Imp. (Fund 461)

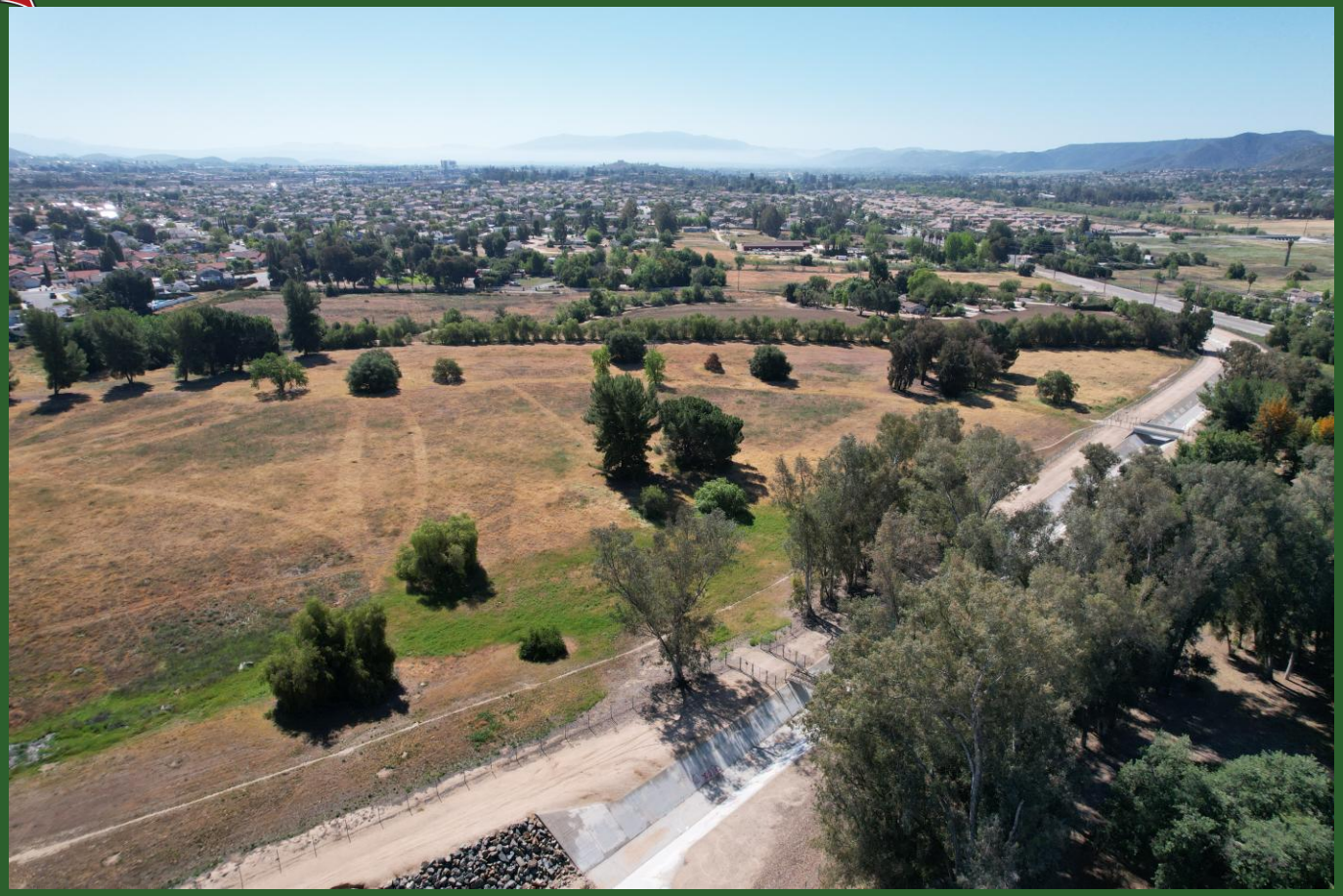
ATTACHMENTS:

Presentation
Resolution
A - Act 1 Construction - Bid Proposal
B - Public Works Contract (DRAFT)

C - 20-Acre Park Bid Documents Plans
D - 20-Acre Park Bid Documents Technical Specifications

CITY OF WILDOMAR

Award of Contract for Phase 0-A of the 20-Acre Park and Trail

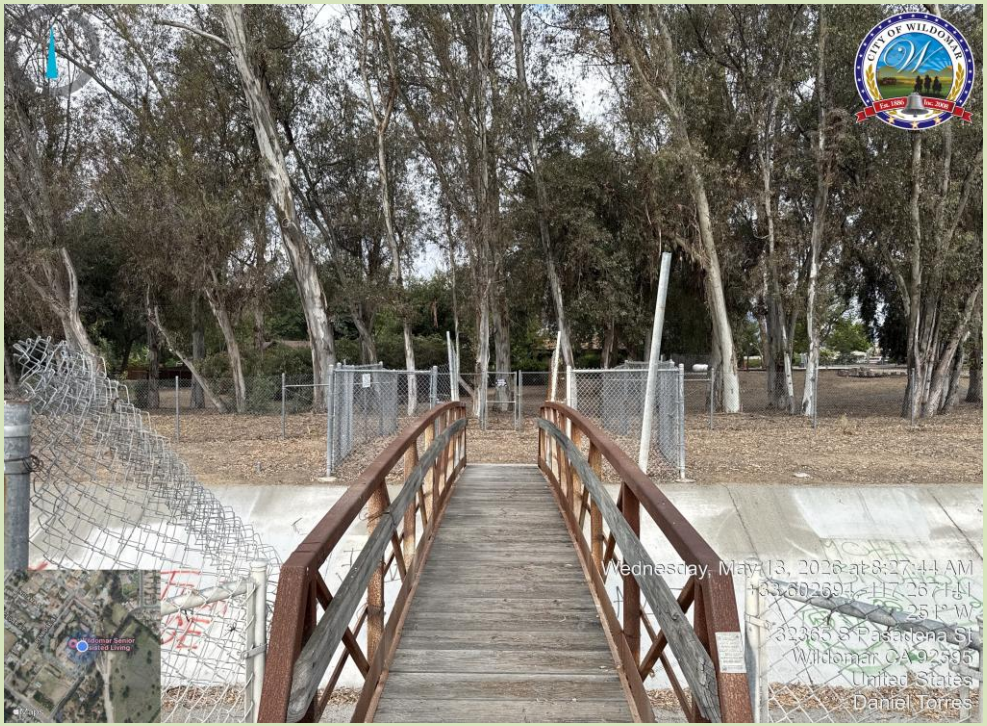


Public Works/Engineering Department • City Council Meeting • August 12, 2026

PHASE 0A

Fencing and Access

- Installation of screened fence at sliver property and new gates at existing pedestrian and vehicle bridges.
- Optional temporary gravel parking lot within the park property, southwest of Gierson Avenue..



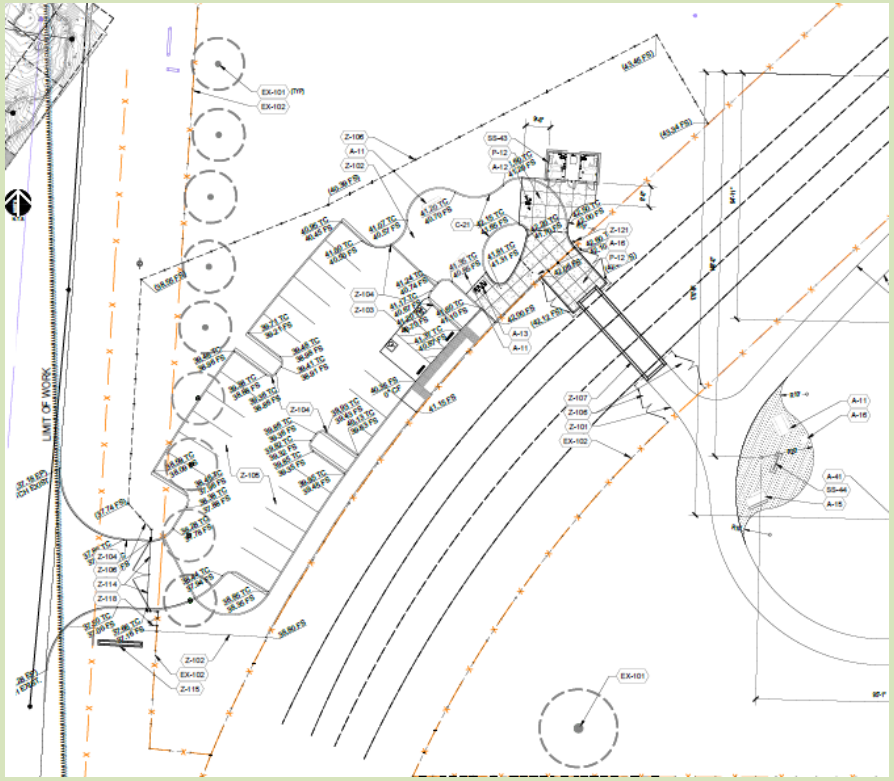
Target Completion: Winter 2026

Cost Estimate: $435,000

PHASE 0B

Bridge & Palomar Street Parking Lot

- New bridge
- Palomar Street parking lot improvements and Palomar St. access
- Clearing and grubbing, and minor grading.
- Recycled Waterline and Irrigation Meter.
- Irrigation repairs/upgrades.



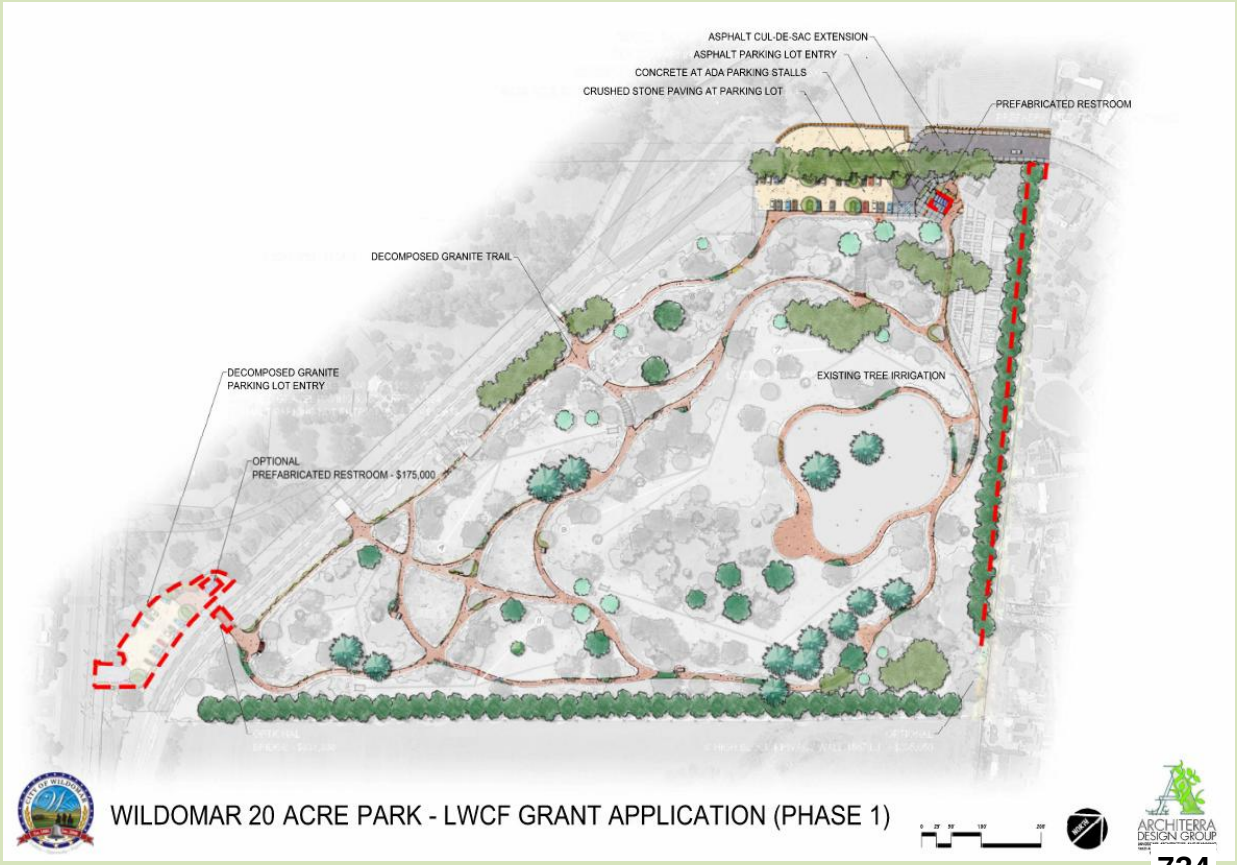
Target Completion: September 2027

Cost Estimate: $750,000

PHASE 1

Park Infrastructure & Trail

- Gierson Avenue extension and parking lot
- Public prefabricated restrooms
- Site improvements and utilities
- Trail network development
- Irrigation for landscape and existing trees.



Target Completion: TBD

Cost Estimate : $4,200,000

PHASE 2

Park Beautification & Buildout

- Landscape improvements
- Trail enhancements
- Final park beautification and amenities
- Long-term park buildout



Target Completion: TBD
Cost Estimate : $2,550,000

Public Access/Trail Use

1. Open Existing Pedestrian Gate on Gierson Ave. for Public Access/Trail Use

2. Construct a temporary parking area on the Park property with access from Gierson Ave.

3. Wait for the construction of the parking lot on Palomar St. and the construction of the new bridge.

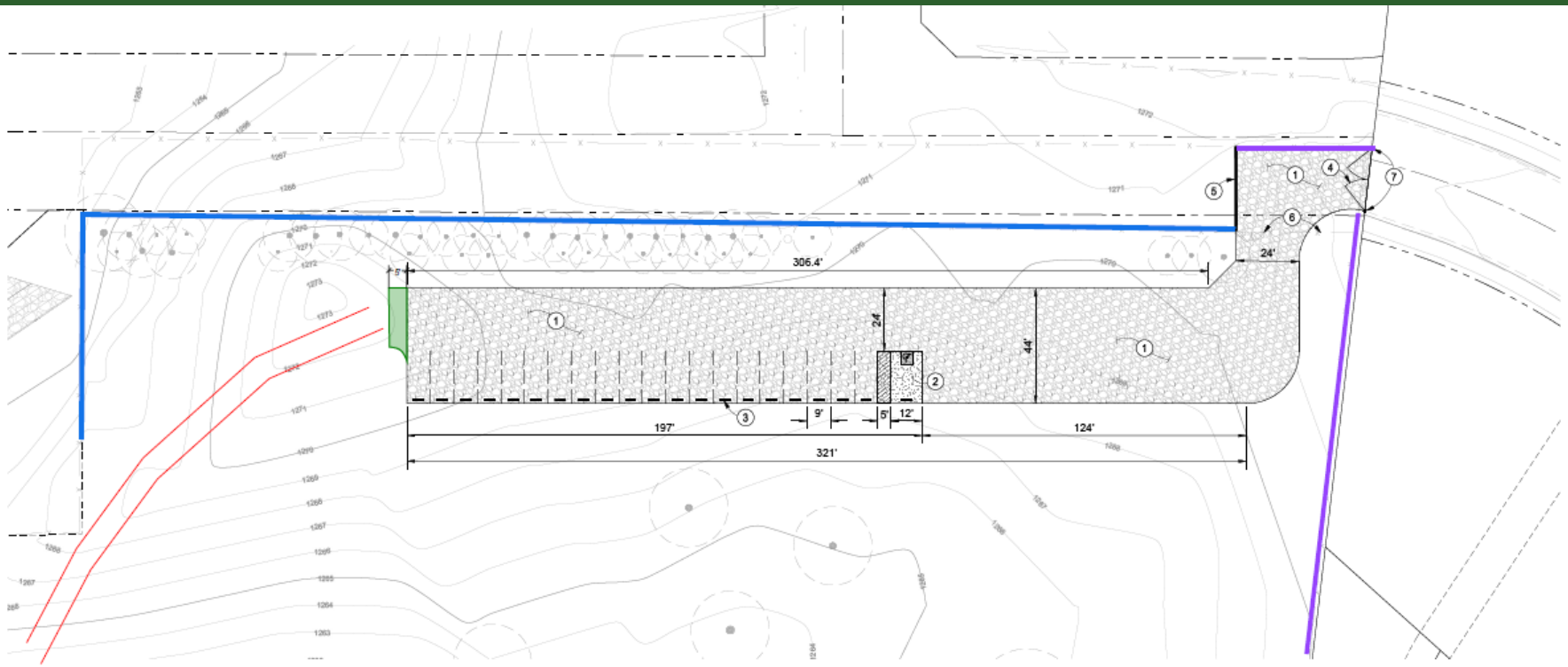
Existing Pedestrian Gate



Temporary Parking Area



Temporary Access

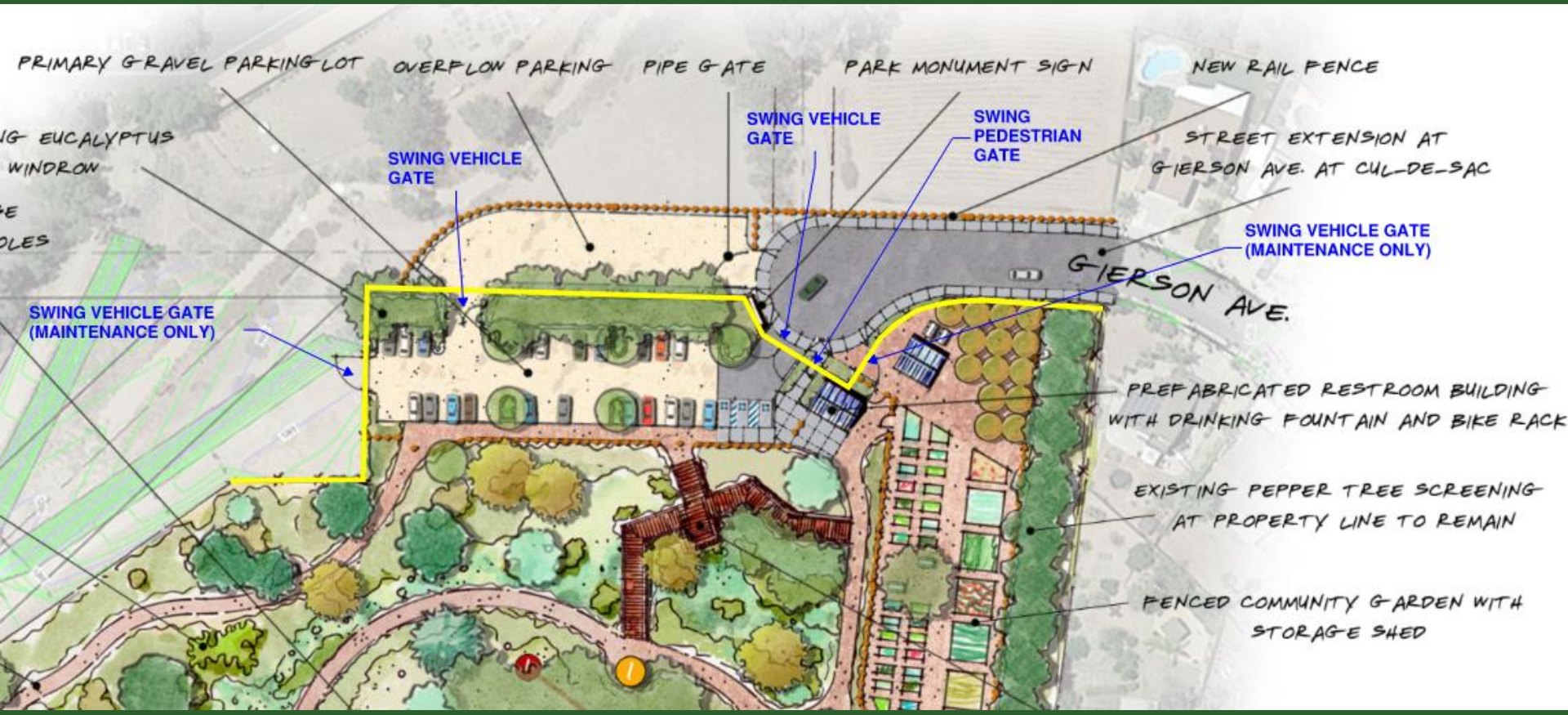


GRAVEL LOT

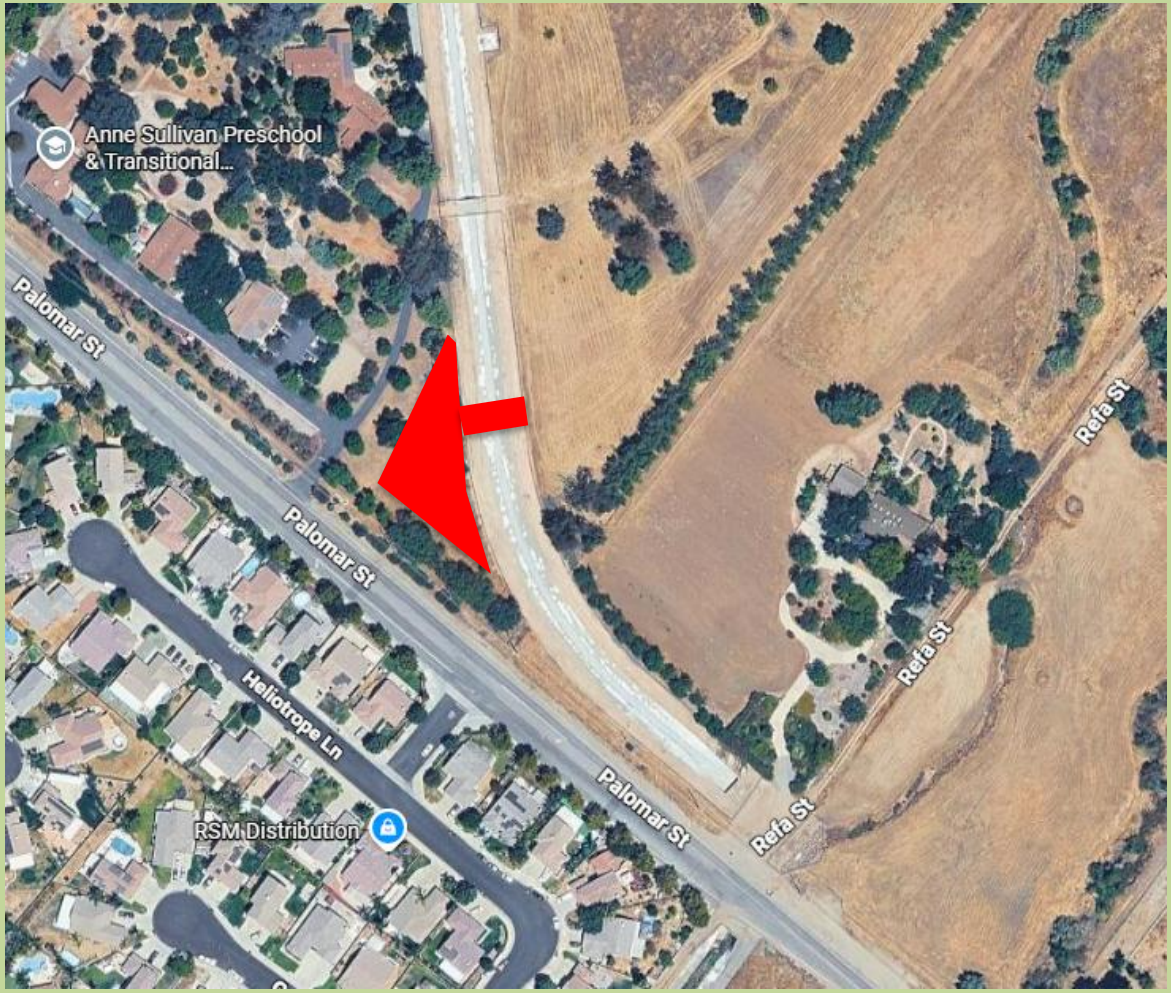
AC PAVEMENT

CONSTRUCTION NOTES:		QUANTITIES:
1	CONSTRUCT GRAVEL LOT WITH INFORMAL PARKING - NO STRIPES	16,650 SF
2	CONSTRUCT AC PAVEMENT	340 SF
3	CONSTRUCT WHEEL STOPS	21 EA
4	CONSTRUCT GATE	1 EA
5	INSTALL K-RAIL, OR APPROVED EQUAL (TO BE PROVIDED BY CITY)	32 LF
6	REMOVE PORTIONS OF CHAINLINK FENCE	45 LF
7	REMOVE EXISTING BARRICADE	1 EA

Build out Access



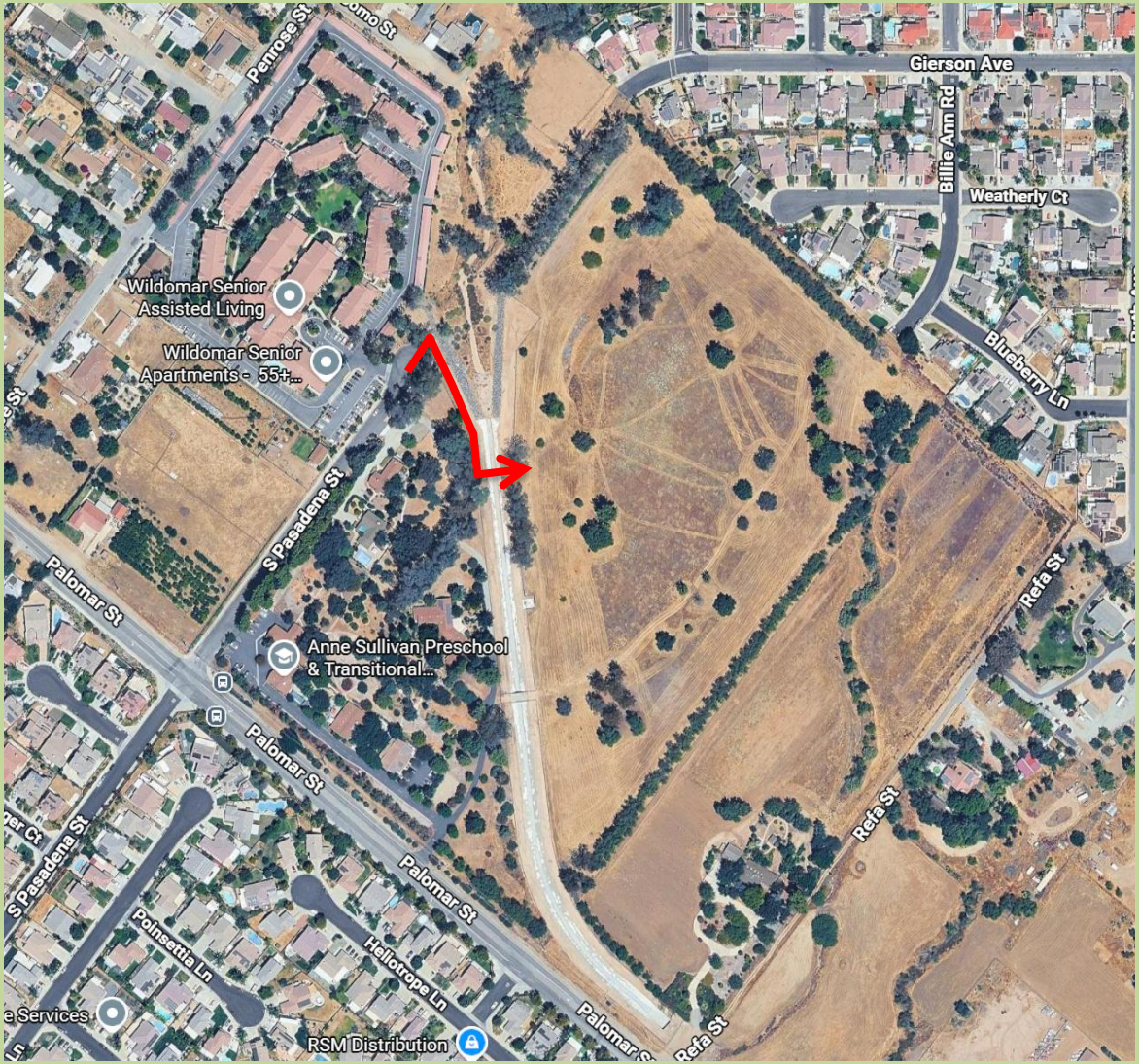
Palomar St. Parking Lot



Alternative Access Options



Alternative Access Options



Phase 0-A Contract Award

CONTRACTOR	BASE BID AMOUNT	ADDITIVE BID AMOUNT	TOTAL BID AMOUNT
HL Hitchcock	$297,290.00	$130,000.50	$427,290.50
Act 1 Construction	$322,764.00	$110,682.00	$433,446.00
Leonida Builders, Inc.	$358,043.50	$199,684.00	$557,727.50

Staff recommends that the City Council authorize the City Manager to either:

- Option 1: Execute a construction contract with Act 1 Construction, Inc., in the amount of $322,764; or
- Option 2: Execute a construction contract with Act 1 Construction, Inc., in the amount of $433,446 including all additive items.

Staff also recommends the City Council authorize the Public Works Director/City Engineer to approve change orders not to exceed 10% of the awarded construction contract amount (contingency).

Questions?

20-Acre Park Project • City of Wildomar

RESOLUTION NO. 2026 -____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING PROJECT PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, AND AWARDING A CONSTRUCTION CONTRACT FOR THE 20-ACRE PASSIVE PARK AND TRAIL, PHASE 0-A, CIP 099-0 ("PROJECT") AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH ACT 1 CONSTRUCTION, INC.

WHEREAS, On July 13, 2023 the City entered into a Professional Services Agreement with Architerra Design Group for the development of construction documents (plans, specifications, and cost estimates) of the 20-Acre Park Project (CIP 099) ("Overall Project"); and

WHEREAS, due to project costs to build the proposed improvements and contractual obligations related to the Purchase and Sales Agreement with CAFH, the City has decided to phase the Overall Project; and

WHEREAS, Plans, Specifications, and Contract Documents were prepared for the initial phase of the Overall Project (Phase 0-A, "Project") and accepted by the Public Works Director/City Engineer on July 15, 2026; and

WHEREAS, as part of the required public bidding procedures on July 16, 2026, the City advertised the Project to solicit bids for construction of the Project; and

WHEREAS, on August 5, 2026, the City received a total of three (3) bid proposals from contractors for the construction of the Project; and

WHEREAS, City staff has reviewed and evaluated the bid proposals submitted and recommends Act 1 Construction, Inc., as the lowest responsive and responsible bidder for the construction of the Project.

NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Wildomar City Council, in regular session assembled on August 12, 2026, that:

SECTION I. The City Council accepts and exercises its discretion to approve the Plans, Specifications, and Contract Documents for the Projects; and

SECTION II. The City Council delegates its discretionary authority to the City Manager, City Engineer, and the Public Works Director to approve future revisions to the Plans, Specifications, and Contract Documents for the Project; and

SECTION III. The City Council waives any irregularities in the bid proposal submitted by Act 1 Construction, Inc., for the Project and authorizes the City Manager to execute a Construction Contract with Act 1 Construction, Inc., for the construction of the Project; and

SECTION IV. The City Council finds that the Project is exempt under the California

Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to Sections 15301 (Class 1), 15303 (Class 3), and 15304 (Class 4) of the CEQA Guidelines, and authorizes the Community Development Director and/or the Public Works Director/City Engineer to file a Notice of Exemption with the County of Riverside County Clerk/Recorder and the California State Clearing House for the Project.

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

Section A.
Bidder's Checklist

All items on the Bidder's Checklist must be initialed and dated for the Proposal to be considered complete. The City of Wildomar reserves the right to award a Contract in a manner and on the basis which will best serve the City, taking into consideration the information in the statement of bidder's Experience/Qualifications and past work history with the City.

The bidders' attention is especially called to the following Bid Proposal Forms which must be executed in full as required.

PART I. Bid Schedule and Bid Form

Bid Schedule

The unit prices bid must be shown in the space provided. The total bid price must be shown in the space provided.

Initial: DT Date: Aug 4, 2026

Bid Form

To be filled in and signed by the bidder.

Initial: DT Date: Aug 4, 2026

PART II. Bond Accompanying Bid

This bond is to be executed by the bidder and the surety company unless bid is accompanied by cash. The amount of this bond shall be not less than ten percent (10%) of the total amount bid and may be shown in dollars or on a percentage basis.

Initial: DT Date: Aug 4, 2026

PART III. Non-Collusion Affidavit

A Non-Collusion Affidavit must be filled out, signed, and submitted with the bid proposal for the bid documents to be considered complete.

Initial: DT Date: Aug 4, 2026

PART IV. Experience/Qualifications

A statement of the Bidder's Experience/Qualifications must be filled out, signed, and submitted with the bid proposal for the bid documents to be considered complete.

Initial: DT Date: Aug 4, 2026

PART V. Designation of Subcontractors

A Designation of Subcontractors must be filled out and submitted with the bid proposal for the bid documents to be considered complete.

Initial: DT Date: Aug 4, 2026

PART VI. Insurance Requirements

Part III, Section 22 of the Agreement for Construction Services, for this project have been read and understood.

Initial: DT Date: Aug 4, 2026

PART VII. Project Inspection (NOT REQUIRED)

~~The bidder certifies that he attended the pre-bid meeting and job walk held by the City, toured the project site, and is familiar with the work involved.~~

~~Initial:_____ Date:_____~~

PART VIII. Bond Requirements

The bidder understands that a performance bond issued by an approved surety equaling one hundred percent (100.0%) of the Contract amount will be required. A payment bond equaling one hundred percent ~~(100.~~0%) of the Contract amount will also be required.

Initial: DT Date: Aug 4, 2026

PART IX. Completion

The City makes no guarantee as to the method of work chosen by the bidder. It is the bidder's responsibility to plan and schedule the work in order to complete the work in the time specified.

Initial: DT Date: Aug 4, 2026

PART X. Addenda

The bidder acknowledges that he must sign and attach any applicable addenda to the bid proposal.

Initial: DT Date: Aug 4, 2026

Section B.
Bid Proposal Form

Proposal To: The Honorable Mayor and City Council

City of Wildomar

Wildomar, California

The undersigned bidder hereby proposes to furnish and deliver all necessary labor, tools, material, tax, transportation, services, equipment and other means of construction to perform the work required for the completion of the project entitled **20 ACRE PARK PROJECT CIP 099 Phase 0A**, in accordance with the plans, specifications and other contract documents, together with all Addenda issued by the City of Wildomar prior to the opening of the bid proposals, if any, now on file at the office of the City Clerk located at 23873 Clinton Keith Road, Suite 201, Wildomar, California, 92595. The amount set forth on the Bid Schedule includes all labor, materials, transportation and services necessary to complete said work, including State of California and local sales or use taxes, license or permit fees, if any.

Said bidder declares that it has read the accompanying Invitation to Bid and Instructions to Bidders, has carefully examined the location(s) of the proposed work, and has examined all contract documents, drawings and addenda issued by the City, and that it will contract with the City to construct and complete the project in satisfactory condition, has completed the Bidder's checklist and all other bid documents set forth in Part II, Sections B through G.

If awarded the Contract, the bidder expressly agrees to begin work not later than fifteen (15) days after being notified in writing by the City Engineer to commence work on the project. The Bidder further agrees to complete all work required under the Contract within **Sixty (60) Working Days**, as that term is defined in Section 4 of the Agreement, upon the issuance of the Notice to Proceed, and to accept in full payment therefore the price indicated on the Bid Schedule.

The bidder acknowledges it understands that a waiting period from time of bid opening until award may be sixty (60) days during which time the bid may not be withdrawn. The bidder further acknowledges that it has adjusted the bid price to include all possible items which may influence the proposal during the waiting period. Requests for bid price change due to the delay shall not be agreed to by the City.

As provided in the Bidder's Checklist, enclosed is a ( ) cash deposit, ( ) cashier's check, (X) surety bid bond (check as appropriate) in an amount of not less than ten percent (10.0%) of the amount of the bid. If a bid bond was submitted, the name of the Surety is Atlantic Specialty Insurance Company in an amount not less than ten percent (10%) of the amount bid. If the enclosure is a check or bond, it is made payable to the City of Wildomar.

The undersigned bidder agrees that the enclosed cash deposit, cashier's check, or surety bond accompanying this proposal, shall be left on deposit with the fund out of which the expenses of preparation and printing of the plans and specifications, estimates of cost, and publication of notice are paid. The undersigned bidder further agrees that this amount is the measure of the liquidated damages which the City will sustain by the default of the undersigned through failure to execute and deliver the above agreement and bonds within ten (10) days of written notice of the award of the contract to the undersigned and that the money or surety bond so deposited shall be collectible and become the property of the City in case of such default.

As required by the Public Contract Code section 4104, the subcontractors listed on the Designation of Subcontractors form constitute each subcontractor and the address and location of place of business of the mill, shop or office of each subcontractor who will perform work or labor or render service to the undersigned bidder in or about the construction of the work hereinabove described in excess of one-half of one percent (0.5%) of the total bid or, in the case of bids or offers for the construction of streets or highways, including bridges in excess of one half of one percent (0.5%) of the Contractor's total bid or ten thousand dollars ($10,000.00), whichever is greater, and the portion of said work which will be done by each subcontractor, if the contract for the said work is awarded to the undersigned.

All bidders shall complete all of the following:

Contractor's Name (Printed):	Act 1 Construction, Inc.
Bidders Signature:	Don Trenholm
Bidder's Name (Printed):	Don Trenholm
Bidders Title:	President
Address:	444 Sixth St., Norco, CA 92860
Phone Number:	951-735-1184
Email Address:	bids@act1const.com
Date:	August 4, 2026
Contractor's License Number:	657517
Contractor's License Classification:	A, B, C8, C12, C29
Contractor's License Exp. Date:	April 30, 2028

(NOTE TO BIDDERS: No bid shall be valid unless signed by the person making the bid. If the party is an individual, the same shall be signed by the individual; if the party is a partnership, the name of the partnership shall be given and signed by one of the partners; if the same is a

corporation, the bid should be signed by the corporation by its properly authorized officer or officers.)

Bidders Name (Printed):	Don Trenholm
Bidders Title:	President
Date:	Aug 4, 2026

Executed in duplicate

Section D.
Bidder's Bond

We Act 1 Construction, Inc as Principal, and Atlantic Specialty Insurance Company as Surety are bound unto the City of Wildomar, hereafter referred to as "Oblige", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Oblige for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitting a bid to the Obligee, for 20-Acre Park Project CIP 099 - Phase 0A

(Copy here the exact description of work, including location, as it appears on the proposal)

for which bids are to be opened at Wildomar

(Insert place where bids will be opened)

on 8-5 2026

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in accordance with the bid, and files two bonds with the Oblige, one to guarantee faithful performance (if specified in the contract) of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event a suit is brought upon this bond by the Oblige and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: July 27th, 2026

Act 1 Construction, Inc

By _____
Principal

Business Address Act 1 Construction, Inc
444 6th St
Norco, CA 92860

Atlantic Specialty Insurance Company

*By _____
Surety Allison Ocampo, Attorney-In-Fact

Business Address Atlantic Specialty Insurance Company
605 Highway 169 North, Suite 800
Plymouth, MN 55441

CERTIFICATE OF ACKNOWLEDGMENT

City of Wildomar

County of _____ SS

On this _____ day of _____ in the year 2026 before me, a notary public in and for the county and state aforesaid, personally appeared _____
Attorney-in-Fact

known to me to be the person whose name is subscribed to the within instrument and known to me to be the Attorney-in-Fact of _____, and acknowledgment to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as Attorney-in-Fact.

(SEAL)

_____
Notary Public

***Note: The signature of the Surety must be done before a Notary Public and acknowledgements with appropriate seals attached hereto. Also, the Surety must be authorized and licensed by the California Insurance Commissioner as an "admitted surety insurer."**

See attached notary

STATE OF CALIFORNIA

DEPARTMENT OF INSURANCE Nº 08950

SAN FRANCISCO

Amended

Certificate of Authority

THIS IS TO CERTIFY *THAT, Pursuant to the Insurance Code of the State of California,*

Atlantic Specialty Insurance Company

of New York *, organized under the laws of* New York *, subject to its Articles of Incorporation or other fundamental organizational documents, is hereby authorized to transact within the State, subject to all provisions of this Certificate, the following classes of insurance:*

Fire, Marine, Surety, Disability, Plate Glass, Liability, Workers' Compensation, Common Carrier Liability, Boiler and Machinery, Burglary, Credit, Sprinkler, Team and Vehicle, Automobile, and Miscellaneous

as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE *is expressly conditioned upon the holder hereof now and hereafter being in full compliance with all, and not in violation of any, of the applicable laws and lawful requirements made under authority of the laws of the State of California as long as such laws or requirements are in effect and applicable, and as such laws and requirements now are, or may hereafter be changed or amended.*

IN WITNESS WHEREOF, *effective as of the* 16th *day of* September, 2011, *I have hereunto set my hand and caused my official seal to be affixed this* 16th *day of* September, 2011.

Dave Jones
Insurance Commissioner

By Valerie J. Sarfaty
for Nettie Hoge ~~XXXXXX~~
Chief Deputy

NOTICE:
Qualification with the Secretary of State must be accomplished as required by the California Corporations Code promptly after issuance of this Certificate of Authority. Failure to do so will be a violation of Insurance Code Section 701 and will be grounds for revoking this Certificate of Authority pursuant to the convenants made in the application therefor and the conditions contained herein.

FORM CR-3

OSP 00 39391

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Allison Ocampo, Michael R. Strahan**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2026.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2026, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 27th day of July, 2026.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2030

_____
Nicole L. Pelletier, Assistant Secretary

Please direct bond verifications to surety@intactinsurance.com

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 7/27/2026 before me, E.B. Strahan, Notary Public

personally appeared Allison Ocampo,
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 _____ (Seal)

E B STRAHAN
Notary Public - California
San Diego County
Commission # 2557108
My Comm. Expires Jun 25, 2030

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On August 04, 2026 before me, Cheri L. Bower, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Don Trenholm
Name(s) of Signer(s)

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.

CHERI L. BOWER
COMM. #2458069
Notary Public - California
Riverside County
My Comm. Expires Aug. 8, 2027

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Don Trenholm	Signer's Name: _____
☒ Corporate Officer — Title(s): President	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: Act 1 Construction, Inc	Signer Is Representing: _____

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Section E.
Non-Collusion Affidavit

STATE OF CALIFORNIA)
)

COUNTY OF RIVERSIDE)

I, the undersigned, an authorized representative of Act 1 Construction, Inc., being first duly sworn, deposes and says that the forgoing bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the Contract of anyone interested in the proposed Contract; that all statements contained in the bid are true; and further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Contractor's Name (Printed): Act 1 Construction, Inc.

Bidders Signature: Don Trenholm
(Same Signature as on Bid Proposal Form)

Bidder Name (Printed): Don Trenholm

Bidders Title: President

Date: August 4, 2026

Subscribed and sworn to before me

this ____ day of _____, 2026.

See attached Jurat

_____
Signature of Notary Public

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

Subscribed and sworn to (~~or affirmed~~) before me on this 04th day of August,

20 26 by Don Trenholm ----------,

proved to me on the basis of satisfactory evidence to be the person(~~s~~) who appeared before me.

CHERI L. BOWER
COMM. #2458069
Notary Public - California
Riverside County
My Comm. Expires Aug. 8, 2027

Signature ,Notary Public (Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

2015 Version www.NotaryClasses.com 800-873-9865

Section F.
Experience/Qualifications Statement

The bidder has been engaged in the contracting business, under the present business name for 35 years. Experience in work of a nature similar to that covered in the proposal extends over a period of 35 years.

The bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to him, except as follows:

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

Year	Type of Work	Contract Amount	Owner/Agency for Whom Work was Performed
2025	Copper Creek Park & ammenities	$5.7 mil	City of Perris Jessica Galloway 951-287-9906
2024	Fire Station #5 - New	$8.9 mil	City of Menifee Bryan Tuschhoff 949-300-3888
2026	Foss Field Park & ammenities	$12.9 mil	City of Perris Jessica Galloway 951-287-9906

The following is a list of plant and equipment owned by the bidder, which is definitely available for use on the proposed work as required.

Quantity	Name, Type and Capacity	Condition	Location
1	Skiploader	used	Norco
1	Reachlift	used	Norco
1	Water Truck	used	Norco

Contractor's Name (Printed): Act 1 Construction, Inc.

Bidders Signature: Don Trenholm

Bidders Name (Printed): Don Trenholm

(Same Signature as on Bid Proposal Form)

Bidders Title: President

Date: August 4, 2026

ADDENDUM No. 1

For

CIP 099 Phase 0A, 20-Acre Park Project

The following amendments and clarifications are made to the Bid Documents for the 20-Acre Park Project CIP 099 – Phase 0A.

Response to Proposers' Questions

Question 1 – What is the engineer's estimate for the project?

Response: *The Engineer's Estimate for the project is $470,000.*

Question 2 – Please confirm whether this project is subject to a PLA (Project Labor Agreement), a PSA (Project Stabilization Agreement), a CBA (Collective Bargaining Agreement), a CWA (Community Workforce Agreement), or any other union agreements of that nature?

Response: *The project is not subject to a PLA, a PSA, a CBA, a CWA, or any similar union agreement.*

Question 3 – Is this project subject to State Prevailing Wage Rates OR Federal Davis-Bacon Wage Rates (or both)?

Response: *This project is subject to California State prevailing wage requirements. Federal Davis-Bacon wage rates do not apply. Contractors shall comply with all applicable California Department of Industrial Relations (DIR) prevailing wage requirements as specified in the Contract Documents.*

Question 4 – Please confirm if a Mandatory Pre-Bid Meeting will be held? If so, what date, time, and location?

Response: *There is NO mandatory pre-bid meeting or job walk for this project. Bidders are encouraged to familiarize themselves with the project site and the Contract Documents prior to submitting a bid.*

Question 5 – Please confirm that all required permits, fees, and inspections will be available at no cost to the Contractor. If not, please provide an estimate or allowance item for those costs.

Response: *City encroachment permit fees will be waived, and construction inspections performed by the City are included in the City's project costs and are not*

the responsibility of the Contractor. The Contractor is responsible for obtaining all permits and licenses required for the Work and for paying all other applicable costs associated with licenses, fees, bonds, insurance, and related requirements.

Question 6 – What percentage of work is required for the prime contractor's self-performance?

Response: *The prime contractor shall perform at least fifty-one (51%) of the work, as determined by the percentage of the value of work, in accordance with the Contract Documents.*

Question 7 – What is the basis of award?

Response: *The basis of award is the combined total of Schedule A (Base Bid) and Schedule B (Additive Bid). The contract will be awarded to the lowest responsible bidder submitting the lowest responsive bid based on the total of both schedules, as specified in the Contract Documents.*

Question 8 – Is an original hard copy of the Bidder's Bond required to be submitted to the agency's office by/before the bid due date and time?

Response: *No. An original hard copy of the Bidder's Bond is not required to be submitted by the bid due date and time. Bids shall be submitted electronically via PlanetBids by the bid due date and time. A hard copy of the entire bid package, including all original notarized documents (such as the Bidder's Bond), must be received by the City within 48 hours after the bid submittal deadline.*

Approved By: Ninette Eva Digitally signed by Ninette Eva DN: C=US, E=neva@cityofwildomar.org, CN=Ninette Eva Date: 2026.07.21 12:44:52-07'00' DATE 07/21/26

Ninette Eva, Associate Engineer

Acknowledged By: _____ DATE: 8-4-26

Bidder's Signature

ADDENDUM NO. 1 MUST BE SIGNED AND RETURNED WITH PROPOSAL

ADDENDUM No. 2

For

CIP 099 Phase 0A, 20-Acre Park Project

The following amendments and clarifications are made to the Bid Documents for the 20-Acre Park Project CIP 099 – Phase 0A.

Response to Proposers' Questions

Question 1 – What is the engineers estimate?

Response: See Addendum 1 response to question #1

Question 2 – Is there any prequalification?

Response: There is no Pre-qualification required for this project

Question 3 – Please confirm if pollution coverage is required. The premium for this coverage is an increase roughly $10k to $15k to the Contractor per the engineer estimate.

Response: Pollution Coverage is not required for this project

Question 4 – What license is required? is C-13 good to bid?

Response: Due to the type of work items, only Class A contractors are required to Bid as prime. Class 13 contractors can be sub-contractors.

Approved By: _____ DATE 7/29/2026

Carlos Geronimo, Principal Engineer

Acknowledged By: _____ DATE: 8-4-26

Bidder's Signature

ADDENDUM NO. 2 MUST BE SIGNED AND RETURNED WITH PROPOSAL

Section C.
Bid Schedule

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the City Engineer. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified.

Schedule A - Base Bid 20 ACRE PARK PROJECT CIP 099 PHASE 0A					
Item No.	**Description**	**Units**	**Estimated Quantity**	**Unit Price**	**Total Price**
1	Mobilization, Demobilization, Trailer, Water Fees, Porta Potty and Service, Hand Wash Station and Service, Bonds, Insurance and Miscellaneous	LS	1	$ 72,500.00	$ 72,500.00
2	Demolition–Removal of trees, chain link fences, footing, clear and grub plant material	LS	1	$130,824.00	$130,824.00
3	6' Chain Link Fence w/ Screening Material	LF	440	$51.00	$ 22,440.00
4	Install 6' Chain Link Fence	LF	2,600	$ 34.00	$ 88,400.00
5	Install 15' Chain Link Fence Gate	EA	2	$ 2,000.00	$ 4,000.00
6	Install 28' Chain Link Fence Gate	EA	1	$ 3,600.00	$ 3,600.00
7	Install 3' Chain Link Fence Gate	EA	1	$ 1,000.00	$ 1,000.00
				Total In Figures:	$322,764.00

TOTAL SCHEDULE A BASE BID PRICE IN WORDS:

Three hundred twenty-two thousand seven hundred sixty-four dollars 00/100

Additive Schedule B – TEMPORARY PARKING LOT 20 ACRE PARK PROJECT CIP 099 – PHASE 0A					
Item No.	**Description**	**Units**	**Estimated Quantity**	**Unit Price**	**Total Price**
1	Demolition – Chain link fence, post, and footing removal. Clear and grub plant material.	LS	1	$11,650.00	$11,650.00
2	Install K-Rail, or approved equal	LF	32	$ 200.00	$ 6,400.00
3	Install 26' Chain Link Fence Gate	EA	1	$3,600.00	$3,600.00
4	Construct AC Pavement	SF	340	$ 25.00	$8,500.00
5	Compaction of Native Material	CY	860	$ 15.00	$12,900.00
6	Install 12" of compacted aggregate over 18" of compacted (95%) native material	SF	15,483	$ 4.00	$61,932.00
7	Install Wheel Stops	EA	21	$200.00	$4,200.00
8	Install ADA Striping	EA	1	$1,500.00	$1,500.00
				Total In Figures:	$110,682.00

TOTAL SCHEDULE A and ADDITIVE SCHEDULE B BID PRICE IN WORDS:

Four hundred thirty-three thousand four hundred forty-six dollars 00/100 –

TOTAL SCHEDULE A and ADDITIVE SCHEDULE B BID PRICE IN NUMBERS:

$433,446.00

NOTE: The award of contract will be made to the lowest responsible bidder submitting the lowest responsive bid. The lowest responsive bid shall be determined by the addition of the **TOTAL BASE BID PRICE for SCHEDULE A and TOTAL ADDITIVE BID PRICE for SCHEDULE B, as calculated from unit prices.**

Contractor's Name (Printed): Act 1 Construction, Inc.

Bidders Signature: Dan Trenbath

(Same Signature as on Proposal)

Section G.
Designation of Subcontractors

In compliance with the provisions of Section 4100-4114 of the Public Contracts Code of the State of California, and any amendments thereof, each bidder shall set forth below the name and location of the mill, shop, or office of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work or improvement to be performed under these specifications in excess of one half of one percent (0.5%) of the prime Contractor's total bid or, in the case of bids or offers for the construction of streets or highways including bridges in excess of one half of one percent (0.5%) of the Contractor's total bid of ten thousand dollars ($10,000.00), whichever is greater. The prime Contractor shall list the portion of the work which will be done by such subcontractor.

If the Contractor fails to specify a subcontractor for any portion of the work to be performed under the Contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the work as to which no subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the awarding authority setting forth the facts constituting the emergency or necessity.

SUBCONTRACTOR				PORTION OF WORK	% OF TOTAL BID AMOUNT	PORTION OF TOTAL BID AMOUNT ($)
Name	Valley Cities Coatings	CSLB #	515325	Fencing & Gates	29%	$123,040.00
Location	Norco, CA 92860	DIR #	1000001817			
Name	V+E INC.	CSLB #	654506	Arborist	2%	$10,600.00
Location	Orange, CA 92857	DIR #	1000001936			
Name		CSLB #				
Location		DIR #				
Name		CSLB #				
Location		DIR #				

Contractor's Name (Printed): Act 1 Construction, Inc.

Bidders Signature: Don Trenholm

Bidders Name (Printed): Don Trenholm

(Same Signature as on Bid Proposal Form)

Bidders Title: President

Date: August 4, 2026

PUBLIC WORKS CONTRACT

This contract ("**Contract**") is effective as of _____, and is between the CITY OF WILDOMAR, a California municipal corporation ("**Owner**"), and Act 1 Construction, Inc., a California Corporation ("**Contractor**"), collectively referred to as the "**Parties**" and individually a "**Party**."

Recitals. This Contract is entered into with respect to the following facts:

Owner received Contractor's Proposal for the Work involved **20-Acre Park Project (CIP 099) Phase 0-A** Project ("**Project**"), which is more fully described in the Contract Documents.

Contractor represents and warrants that it is fully qualified to perform all of the Work required to complete the Project.

Contractor agrees to perform all such Work in the time and manner set forth in the Contract Documents.

The City Council has awarded the Contract to Contractor.

Contract Documents. This Contract consists of the following documents ("**Contract Documents**"), all of which are made a part of this Contract:

Contractor's Proposal (for reference purposes only)

Notice to Proceed

This Contract

Verification of California Contractor's License

Contractor's Certificate Regarding Workers' Compensation

Security for payment (labor and materials)

Security for performance

Certificate(s) of Insurance

Bid Documents (including attached plans and drawings)

Other documents (list here)

Exhibit A – Compensation

Exhibit B – Insurance

The Work.

The Work ("**Work**") to be performed by the Contractor is described in the Contract Documents.

In completing the Work, Contractor must employ, at a minimum, the applicable generally accepted professional standards of its industry in existence at the time of performance as utilized by persons engaging in similar Work.

Except as specifically provided in the Contract Documents, Contractor must furnish, at its sole expense, all of the labor, materials, tools, equipment, services and transportation necessary to perform all of the Work, including any incidental Work that is not expressly shown or described in the Contract Document but is required for the successful completion of the Work.

Contractor must perform all of the Work in strict accordance with the Contract Documents.

Time to Perform the Work.

Commencement Date will be on the date established in the Notice to Proceed. Owner reserves the right to modify or alter the Commencement Date of the Work.

Final Completion Date: Within 60 working days of date of Notice to Proceed.

Time is of the essence with respect to Contractor's Work. Contractor agrees to diligently pursue performance of the Work within the time specified by the Contract Documents.

Contractor will be excused from any delay in performance or failure to perform due to causes beyond the control of Contractor and not reasonably anticipated by the parties. Such causes include, but are not limited to, acts of God, acts of terrorism, acts of federal, state or local governments, acts of Owner, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather.

If Contractor is delayed by any cause beyond Contractor's control, Owner may, but is not required to, grant a time extension for the completion of the Work. If delay occurs, Contractor must notify Owner in writing within 48 hours of the cause and identify the extent of the delay, how such delay interferes with Contractor's performance of the Work, and the impact of the delay on the Project's schedule's critical path through the submission of a "**Time Impact Evaluation**" (**TIE**).

TIE Format and Contents. Each TIE must include a written narrative and a schedule diagram depicting how the delay or other impact affects other schedule activities. The schedule diagram must show how Contractor proposes to incorporate and mitigate the delay or other impact in the schedule and how it impacts the current schedule update critical path or otherwise. Contractor is also responsible for establishing time extensions

based on the TIE's impact on the critical path. The diagram must be tied to the main sequence of scheduled activities to enable Owner to evaluate the impact of the delay, including any impacted Work activities, to the scheduled critical path.

Contractor is responsible for all costs associated with preparing TIE's, and the process of incorporating TIE's into the current schedule update.

Liquidated Damage Amounts.

As liquidated damages for delay Contractor must pay Owner one thousand dollars ($1,000.00) for each calendar day that expires after the time specified for Contractor to achieve Final Completion of the entire Work, until achieved.

Scope of Liquidated Damages.

Contractor and Owner agree that because of the nature of the Project, it would be impractical or extremely difficult to fix the amount of such actual damages incurred by Owner because of a delay in completion of all or any part of the Work. Contractor and Owner agree that specified measures of liquidated damages will be presumed to be the amount of such damages actually sustained by Owner, and that because of the nature of the Project, it would be impracticable or extremely difficult to fix the actual damages.

Liquidated damages for delay will cover administrative, overhead, interest on bonds, and general loss of public use damages suffered by Owner as a result of delay. Liquidated damages will not cover the cost of completion of the Work, damages resulting from Defective Work, lost revenues or costs of substitute facilities, or damages suffered by others who then seek to recover their damages from Owner (for example, delay claims of other contractors, subcontractors, tenants, or other third-parties), and defense costs thereof. Owner may deduct from any money due or to become due to Contractor subsequent to time for completion of entire Work and extensions of time allowed pursuant to this Contract, a sum representing then-accrued liquidated damages.

Compensation and Payment.

Subject to any limitations provided in the Contract Documents, Owner agrees to pay Contractor, as full consideration for the faithful performance and successful completion of all Work under the Contract Documents, including all labor, materials, equipment furnished in connection therewith, the compensation set forth in Exhibit A ("**Compensation**"), which is made a part of this Contract.

Contractor must furnish to Owner a Pay Estimate for the Work performed in accordance with the Contract Documents. Contractor may not submit a Pay Estimate more often than once every 30 days.

Owner will review each Pay Estimate and determine whether the Work performed is in accordance with the Contract Documents. Owner may require Contractor to provide a release of all undisputed Contract amounts contained in the Pay Estimate.

If Owner disputes any item on a Pay Estimate, Owner will give Contractor notice stating the reasons for the dispute. The Parties will meet and confer in good faith to attempt to resolve the dispute.

Except as to any charges for the Work performed that Owner disputes and excluding the Owner's standard five-percent (5%) retention on all approved progress payments, Owner will cause Contractor to be paid within 30 days of the date of the Pay Estimate or the date that Contractor furnishes Owner with a release of all undisputed Contract amounts, whichever occurs later. If the Project is paid for in whole or in part with federal funds, progress payments made to Contractor will not be subject to the five-percent retention noted above.

In the event there is any claim specifically excluded by Contractor from the operation of any release, Owner may retain an amount not to exceed the amount of the excluded claim.

Labor Code and Prevailing Wage Requirements.

Contractor agrees to comply with the requirements of California Labor Code sections 1810 through 1815. Eight hours of labor constitutes a legal day's Work per Labor Code section 1810. Contractor will forfeit the statutory penalty to Owner for each Worker employed in the execution of this Contract by Contractor or any subcontractor for each calendar day during which such Worker is required or permitted to Work more than eight hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of Labor Code sections 1810 through 1815.

Copies of the determination of the Director of the Department of Industrial Relations of the prevailing rate of per diem wages for each craft, classification or type of Worker needed to execute this Contract are available for download from the State website: http://www.dir.ca.gov/OPRL/dprewagedetermination.htm.

Contractor must post at the Work site, or if there is no regular Work site then at its principal office, for the duration of the Contract, a copy of the determination by the Director of the Department of Industrial Relations of the specified prevailing rate of per diem wages. (Labor Code § 1773.2.) When applicable, copies of the prevailing rate of per diem wages will be on file at Owner's main office and available to Contractor and any other interested party upon request.

Contractor, and any subcontractor engaged by Contractor, must pay not less than the specified prevailing rate of per diem wages to all Workers employed in the execution of the contract. (Labor Code § 1774.) Contractor is responsible for compliance with Labor Code section 1776 relative to the retention and inspection of payroll records.

Contractor must comply with all provisions of Labor Code section 1775. Under Section 1775, Contractor will forfeit the statutory penalty to Owner for each Worker employed in the execution of the Contract by Contractor or any subcontractor for each calendar day, or portion thereof, in which the Worker is paid less than the prevailing rates. Contractor may also be liable to pay the difference between the prevailing wage rates and the amount

paid to each Worker for each calendar day, or portion thereof, for which each Worker was paid less than the prevailing wage rate.

Nothing in this Contract prevents Contractor or any subcontractor from employing properly registered apprentices in the execution of the Contract. Contractor is responsible for compliance with Labor Code section 1777.5 for all apprenticeable occupations. This statute requires that contractors and subcontractors must submit contract award information to the applicable joint apprenticeship committee, must employ apprentices in apprenticeable occupations in a ratio of not less than one hour of apprentice's Work for every five hours of labor performed by a journeyman (unless an exception is granted under § 1777.5), must contribute to the fund or funds in each craft or trade or a like amount to the California Apprenticeship Council, and that contractors and subcontractors must not discriminate among otherwise qualified employees as apprentices solely on the ground of sex, race, religion, creed, national origin, ancestry or color. Only apprentices defined in Labor Code section 3077, who are in training under apprenticeship standards and who have written apprentice contracts, may be employed on public Works in apprenticeable occupations.

Contractor has reviewed and agrees to comply with any applicable provisions for any public Work subject to Department of Industrial Relations (DIR) Monitoring and Enforcement of prevailing wages, including the registration requirements of Labor Code Section 1771.1(a). Owner hereby notifies Contractor that Contractor is responsible for submitting certified payroll records directly to the State Compliance Monitoring Unit (CMU). For further information concerning compliance monitoring please visit the website location at: http://www.dir.ca.gov/dlse/cmu/cmu.html.

Contractor must comply with Labor Code section 1771.1(a), which provides that Contractor may award any contracts and subcontracts for Work that qualifies as a "public Work" only to subcontractors which are at that time registered and qualified to perform public Work pursuant to Labor Code Section 1725.5. Contractor must obtain proof of such registration from all such subcontractors. Where the prime contract is less than $15,000 for maintenance Work or less than $25,000 for construction, alternation, demolition or repair Work, such registration is not required.

In addition to submitting the certified payrolls and related documentation to the City, the contractor and all subcontractors are required to submit certified payroll and related documents electronically to the California Department of Industrial Relations (DIR). Failure to submit payrolls to the DIR when mandated by the Project parameters will also result in the withholding of progress, retention and final payment. Certified payroll information for this project must be submitted electronically through LCPtracker. No hard copy payrolls will be accepted.

No contractor or subcontractor may be listed on a bid proposal for a public Works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

Non-Discrimination. Contractor, its officers, agents, employees, and subcontractors may not discriminate in the employment of persons to perform the Work in violation of any federal or state law prohibiting discrimination in employment, including based on the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, of any person, except as provided under California Government Code section 12940. Contractor is responsible for compliance with this section, and must include these non-discrimination provisions in all subcontracts for performance of the Work.

General Legal Compliance.

In performing the Work, Contractor must comply with all applicable federal, state, and local statutes, laws, regulations, and ordinances including, but not limited to, OSHA requirements.

Contractor must, at Contractor's sole expense, obtain all necessary permits and licenses required for the Work, and give all necessary notices and pay all fees and taxes required by law.

> Contractor must maintain a valid California Contractor's License throughout the term of this Contract.

Clayton and Cartwright Act Assignments. In entering into this Contract or a contract with a subcontractor to supply goods, services, or materials pursuant to this Contract for the Project, Contractor and any subcontractor will be deemed to have offered and agreed to assign to Owner all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2, commencing with Section 16700 of Part 2 of Division 7 of the California Business and Professions Code), arising from purchases of goods, services, or materials for the Project. This assignment will be deemed made and will become effective at the time Owner tenders final payment to Contractor, without further acknowledgement by the Parties.

Independent Contractor. Contractor is and will at all times remain as to Owner a wholly independent contractor. Neither Owner nor any of its officers, employees, or agents will have control over the conduct of Contractor or any of Contractor's officers, employees, agents or subcontractors, except as expressly set forth in the Contract Documents. Contractor may not at any time or in any manner represent that it or any of its officers, employees, agents, or subcontractors are in any manner officers, employees, agents or subcontractors of Owner.

Indemnification.

Contractor agrees to the fullest extent permitted by law (including, without limitation, California Civil Code section 2782) to (1) immediately defend, (2) indemnify, and (3) hold harmless Owner and its officers, directors, employees, agents, contractors, consultants, and other parties Working on Owner's behalf (collectively, "**Owner indemnified parties**") from and against, any and all claims and liabilities, regardless of the nature or type, that directly or indirectly arise out of, pertain to, or relate to performance of the Work under this Contract by Contractor, or its officers, employees, agents, or subcontractors committed in performing any Work under this Contract or the failure to comply with any of the obligations of this Contract, resulting from any cause

whatsoever except for the sole negligence, active negligence, of willful misconduct of Owner (collectively, "**Claims**"). The Claims subject to Contractor's duties to defend and indemnify include, without limitation, all claims, actions, causes of action, proceedings, suits, losses, damages, penalties, fines, judgments, liens, levies, and associated investigation and administrative expenses. Such Claims also include defense costs, including reasonable attorneys' fees and disbursements, expert fees, court costs, and costs of alternative dispute resolution.

Contractor's duty to defend is a separate and distinct obligation from Contractor's duty to indemnify. Contractor is obligated to defend Owner in all legal, equitable, administrative, or special proceedings, with counsel approved by Owner, immediately upon tender to Contractor of the Claim in any form or at any stage of an action or proceeding, whether or not liability is established. An allegation or determination that persons other than Contractor are responsible for the Claim does not relieve Contractor from its separate and distinct obligation to defend under this section. The obligation to defend extends through final judgment, including exhaustion of any appeals. The defense obligation includes an obligation to provide independent defense counsel if Contractor asserts that liability is caused in whole or in part by the negligence or willful misconduct of any Owner indemnified party. If it is finally adjudicated that liability was caused by the sole negligence, active negligence, or willful misconduct of any Owner indemnified party, then Contractor may submit a claim to Owner for reimbursement of reasonable attorneys' fees and defense costs in proportion to the established comparative liability of the Owner indemnified party.

Contractor agrees that its defense and indemnification obligation under this section, includes the reasonable costs of attorneys' fees incurred by the Owner's legal counsel to monitor and consult with Contractor regarding the defense of any Claims, including providing direction with regard to strategy, preparation of pleadings, settlement discussions, and attendance at court hearings, mediations, or other litigation related appearances. Owner will use its best efforts to avoid duplicative attorney Work or appearances in order to keep defense costs to a reasonable minimum.

Contractor agrees that settlement of any Claim will require the consent of Owner. Owner agrees that its consent will not be unreasonably withheld provided that Contractor is financially able (based on demonstrated assets) to fulfill its obligation to indemnify Owner for the costs of any such settlement as required under this Contract.

Contractor's obligation to indemnify Owner applies unless it is finally adjudicated that the liability was caused by the sole, negligence, active negligence, or willful misconduct of a Owner indemnified party. If a Claim is finally adjudicated and a determination made that liability was caused by the sole negligence, active negligence, or willful misconduct of an Owner indemnified party, then Contractor's indemnification obligation will be reduced in proportion to the established comparative liability.

For the purposes of this section, "Owner" includes the City of Wildomar's officers, officials, board members, employees and agents.

The provisions of this section will survive the expiration or earlier termination of this Contract.

Insurance. Contractor agrees to have and maintain in full force and effect during the term of this Contract the insurance coverages listed in Exhibit B ("**Insurance**"), which is made a part of this Contract.

Notice.

All written notices required or permitted to be given under this Contract will be deemed made when received by the other Party at its respective address as follows:

To Owner: City of Wildomar
23873 Clinton Keith Road, Suite 210
Wildomar, CA 92595
Attention: Ninette Eva
Phone: (951) 677-7751 ext. 8211
Fax: (951) 698-1463
Email: neva@cityofwildomar.org

To Contractor: **Act 1 Construction, inc.**
444 Sixth Street
Norco, CA 92860
Don Trenholm, President
951-735-1184
bids@act1const.com

Notice will be deemed effective on the date personally delivered or transmitted by facsimile, or such other electronic means as may be agreed to by the parties. If the notice is mailed, notice will be deemed given three days after deposit of the same in the custody of the United States Postal Service, postage prepaid, for first class delivery, or upon delivery if using a major courier service with tracking capabilities.

Any Party may change its notice information by giving notice to the other Party in compliance with this section, before the change in notice information becomes effective.

Owner Rights of Termination and to Complete the Work.

Termination for Cause (Default). The occurrence of any of the following is a default by Contractor under this Contract:

Contractor refuses or fails to prosecute the Work or any part thereof with such diligence as will ensure its completion within the time specified or any permitted extension.

Contractor fails to complete the Work on time.

Contractor is adjudged bankrupt, or makes a general assignment for the benefit of creditors, or a receiver is appointed on account of Contractor's insolvency.

Contractor fails to supply enough properly skilled Workers or proper materials to complete the Work in the time specified.

Contractor fails to make prompt payment to any subcontractor or for material or labor.

Contractor breaches or fails to perform any obligation or duty under the Contract and such breach or failure remains uncorrected following Owner's notice to Contractor of the breach.

Upon the occurrence of a default by Contractor, Owner will serve a written notice of default on Contractor specifying the nature of the default and the steps needed to correct the default. Unless Contractor cures the default within 10 days after the service of such notice of default, or makes satisfactory arrangements acceptable to Owner for the correction or elimination of such default, as determined by Owner, Owner may thereafter terminate this Contract by serving written notice termination on Contractor. In such case, Contractor will not be entitled to receive any further payment, except for Work actually completed prior to such termination in accordance with the provisions of the Contract Documents.

In event of any such termination, Owner will also immediately serve written notice of the termination upon Contractor's surety. The surety will have the right to take over and perform pursuant to this Contract; provided, however, that if the surety does not give Owner written notice of its intention to take over and perform this Contract within five days after service of the notice of termination or does not commence performance within 10 days from the date of such notice, Owner may take over the Work and prosecute the same to completion by separate contract or by any other method Owner may deem advisable, at the sole cost and expense of Contractor. Contractor and the surety will be liable to Owner for any and all excess costs or other damages incurred by Owner in completing the Work.

If Owner takes over the Work as provided in this Section, Owner may, without liability for so doing, take possession of, and utilize in completing the Work, such materials, appliances, plant, and other property belonging to Contractor as may be on the site of the Work and necessary for the completion of the Work.

If Owner takes over the Work, Owner may also take possession of outstanding materials on order for the completion of the project, upon payment to the vendor. All excess costs incurred by Owner in obtaining such materials, will be the responsibility of the Contractor.

Termination for Convenience. Owner may terminate performance of the Work under the Contract in accordance with this clause in whole, or from time to time in part, if Owner determines that termination is in Owner's best interest. Termination will be effected by Owner delivering to Contractor notice of termination specifying the extent to which performance of the Work under the Contract is terminated, and the effective date of the termination.

Contractor must comply with Owner's direction regarding the effective date of the termination, the extent of the termination, and must stop Work on the date and to the extent specified.

Contractor will be entitled to a total payment on account of the Contract Work so terminated, measured by (i.) the actual cost to Contractor for Work actually performed, up to the date of the

termination, with profit and overhead limited to twelve percent (12%) of actual cost of Work performed, and (ii.) offset by payments made and other Contract credits. In connection with any such calculation; provided, however, Owner retains all rights and remedies under the Contract including, without limitation, claims, indemnities, setoffs/offsets, or back charges.

Under no circumstances may Contractor recover legal costs of any nature, nor may Contractor recover costs incurred after the date of the termination.

Project Documents. All product/material data sheets, shop drawings, submittals, submittal logs, samples, invoices, purchase orders, operation and maintenance manuals and instructions, RFIs, RFI logs, maps, models, notes, photographs, reports, studies and other documents (collectively, "**Project Documents**") prepared, developed or discovered by Contractor in the course of performing any of the Work under this Contract will become the sole property of Owner. Upon the expiration or termination of this Contract, Contractor must turn over all original Project Documents to Owner in its possession, but may retain copies of any of the Project Documents it may desire.

Change Orders and Claims

The Public Contract Code including, without limitation, Section 7105(d)(2), and Government Code section 930.2 and following, apply to all procedures for changes, time extensions, change orders (time or compensation) and claims.

Any change, waiver, or omission to implement the contract change order and claim procedures will have no legal effect unless expressly permitted in a fully executed change order approved by Contractor and Owner.

Resolution of Construction Claims (PCC § 20104 and following)

Public Contract Code section 20104 and following, specifies required provisions on resolving contract claims less than $375,000, which are set forth below, and constitute a part of this Contract.

For the purposes of this section, "claim" means a separate demand by Contractor of $375,000 or less for (1) a time extension, (2) payment or money or damages arising from Work done by or on behalf of Contractor arising under the Contract Documents and payment of which is not otherwise expressly provided for or the Contractor is not otherwise entitled to, or (3) an amount the payment of which is disputed by Owner. In order to qualify as a claim, the written demand must state that it is a claim submitted under Section 17 of the Contract and be submitted in compliance with all requirements of this Section. Separate Contractor claims that together total more than $375,000 do not qualify as a "separate demand of $375,000 or less," as referenced above, and are not subject to this Section.

A voucher, invoice, payment application, or other routine or authorized form of request for payment is not a claim for purposes of this section. If such request is disputed as to liability or amount, then the disputed portion of the submission may be converted to a claim under this

section by submitting a separate claim in compliance with Contract Documents claim submission requirements.

This section does not apply to tort claims, and nothing in this section is intended nor may it be construed to change the time periods for filing tort claims or actions specified by Chapter 1 and Chapter 2 of Part 3 of Division 3.6 of Title 1 of the Government Code.

Claims Procedure under Public Contract Code § 20104 and following:

The claim must be in writing, submitted in compliance with all requirements of the Contract including, without limitation, the time prescribed by and including the documents necessary to substantiate the claim. Claims must be filed on or before the day of final payment. Nothing in this section is intended to extend the time limit or supersede notice requirements for the filing of claims under the Contract.

For claims of fifty thousand dollars ($50,000) or less, Owner will respond in writing within 45 days of receipt of the claim, or Owner may request in writing within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to any defenses or claims Owner may have against Contractor. If additional information is thereafter required, it must be requested and provided in accordance with this section upon mutual agreement of Owner and Contractor. Owner's written response to the claim, as further documented, must be submitted to Contractor within 15 days after receipt of further documentation or within a period of time no greater than taken by Contractor in producing the additional information, whichever is greater.

For claims over Fifty Thousand Dollars ($50,000) and less than or equal to $375,000: Owner will respond in writing within 60 days of receipt of the claim, or Owner may request in writing within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to any defenses or claims Owner may have against Contractor. If additional information is thereafter required, it must be requested and provided in accordance with this section, upon mutual agreement of Owner and Contractor; Owner's written response to the claim, as further documented, must be submitted to Contractor within 30 days after receipt of further documentation or within a period of time no greater than taken by Contractor in producing the additional information, whichever is greater.

Meet and Confer: If Contractor disputes Owner's written response, or Owner fails to respond within the time prescribed above, Contractor must notify Owner, in writing, either within 15 days of receipt of Owner's response or within 15 days of Owner's failure to timely respond, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon demand Owner will schedule a meet and confer conference within 30 days for settlement of the dispute. Following the meet and confer conference, if the claim or any portion remains in dispute, Contractor may file a claim as provided in Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed will be tolled from the time Contractor submits its written claim as set forth in this section, until the time that claim is denied as a result of the meet and confer process, including any period of time utilized by the meet and confer process.

Claims Process under Public Contract Code § 9204:

Upon receipt of a claim pursuant to this section, Owner must conduct a reasonable review of the and, within a period not to exceed 45 days, must provide the Contractor a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, Owner and Contractor may, by mutual agreement, extend the time period provided in this subsection.

The Contractor must furnish reasonable documentation to support the claim.

If Owner needs approval from its governing body to provide the Contractor a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, Owner will have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the Contractor a written statement identifying the disputed portion and the undisputed portion.

Any payment due on an undisputed portion of the claim will be processed and made within 60 days after Owner issues its written statement. If Owner fails to issue a written statement, subsection 17.6.3 above will apply.

If the Contractor disputes Owner's written response, or if Owner fails to respond to a claim issued pursuant to this section within the time prescribed, the Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, Owner will schedule a meet and confer conference within 30 days for settlement of the dispute.

Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, Owner must provide the Contractor a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim will be processed and made within 60 days after Owner issues its written statement. Any disputed portion of the claim, as identified by the Contractor in writing, will be submitted to nonbinding mediation, with Owner and the Contractor sharing the associated costs equally. Owner and Contractor must mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party will select a mediator and those mediators will select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party will bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute will be subject to applicable procedures outside this section.

For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized must conform to the timeframes in this section.

This section does not preclude a public entity from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

Failure by Owner to respond to a claim from contractor within the time periods described in this section or to otherwise meet the time requirements of this section will result in the claim being deemed rejected in its entirety. A claim that is denied by reason of Owner's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, will not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the Contractor.

Amounts not paid in a timely manner as required by this section will bear interest at seven percent per annum.

If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against Owner because privity of contract does not exist, the contractor may present to Owner a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on its own behalf or on behalf of a lower tier subcontractor, that the Contractor present a claim for Work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to Owner must furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the Contractor must notify the subcontractor in writing as to whether the Contractor presented the claim to Owner and, if the Contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

General Provisions.

Authority to Execute. Each Party represents and warrants that all necessary action has been taken by such Party to authorize the undersigned to execute this Contract and to bind it to the performance of its obligations.

Assignment. Contractor may not assign this Contract without the prior written consent of Owner, which consent may be withheld in Owner’s sole discretion since the experience and qualifications of Contractor were material considerations for this Contract.

Third Party Beneficiaries. Contractor’s subcontractor must agree to be bound to the terms of the Contract Documents to the extent of their scope of Work, including but not limited to, terms regarding indemnity and dispute resolution, and must agree that Owner is deemed an express third party beneficiary of their subcontracts. Nothing in this Contract, however, shall operate to confer such or similar rights or benefits on persons or entities not party to this Contract.

Binding Effect. This Contract is binding upon the heirs, executors, administrators, successors and permitted assigns of the Parties.

Integrated Contract. This Contract, including the Contract Documents, is the entire, complete, final and exclusive expression of the Parties with respect to the Work to be performed under this

Contract and supersedes all other agreements or understandings, whether oral or written, between Contractor and Owner prior to the execution of this Contract.

Modification of Contract. No amendment to or modification of this Contract will be valid unless made in writing and approved by Contractor and by the Board of Directors of Owner or Owner Manager, as applicable. The Parties agree that this requirement for written modifications cannot be waived and that any attempted waiver will be void.

Audit/Inspection Of Records. Contractor shall maintain all documents and records prepared by or furnished to Contractor during the course of performing the Work for at least three (3) years following completion of the Work. Such records include, but are not limited to, correspondence, internal memoranda, calculations, books and accounts, accounting records and job cost reports/data documenting all labor, materials, equipment and Work furnished under this Contract, and invoices, payrolls, records and all other data related to matters covered by this Contract. Contractor shall permit Owner to audit, examine and make copies, excerpts and transcripts from any such records, and Contractor shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any matter whatsoever for three (3) years after Owner makes the final or last payment or within three (3) years after any pending issues and disputes between Owner and Contractor regarding this Contract Agreement are resolved, whichever is later.

Counterparts, Electronic Signatures. This Contract may be executed in several counterparts, each of which will be deemed an original, and all of which, when taken together, constitute one and the same instrument. This Contract and any amendments will be considered executed when the signature of a party is delivered by electronic transmission. Such electronic signature will have the same effect as an original signature.

Waiver. Waiver by any Party of any term, condition, or covenant of this Contract will not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Contract will not constitute a waiver of any other provision, or a waiver of any subsequent breach or violation of any provision of this Contract. Acceptance by Owner of any Work performed by Contractor will not constitute a waiver of any of the provisions of this Contract.

Interpretation. This Contract will be interpreted, construed and governed according to the laws of the State of California. Each party has had the opportunity to review this Contract with legal counsel. The Contract will be construed simply, as a whole, and in accordance with its fair meaning. It will not be interpreted strictly for or against either party.

Severability. If any term, condition or covenant of this Contract is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Contract will not be affected and the Contract will be read and construed without the invalid, void or unenforceable provision.

Governing Law and Venue. This Contract shall be deemed to have been executed in the City where the Project is located. Enforcement of this Agreement shall be governed by the laws of the State where the Project is located, excluding its conflict of laws rules. In the event of litigation between the parties, venue in state trial courts will be in the County of Riverside.

The Parties have caused this Contract to be executed by their undersigned authorized agents as follows:

OWNER: CITY OF WILDOMAR

_____
Chris Mann, City Manager

ATTEST:

_____
Janet Morales Garcia, City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex, City Attorney

CONTRACTOR: Act 1 Construction, Inc.
(If not an individual, two signatures are required)

_____
Name and Title

_____
Name and Title

EXHIBIT A

COMPENSATION

The total compensation under this Contract may not exceed:

The sum of _____.

EXHIBIT B

INSURANCE

1. **General Requirements**. Contractor must procure and maintain in full force and effect during the term of this Contract the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

Type of Insurance	Limits (combined single)
Commercial General Liability	$2,000,000
Business Automobile Liability	$1,000,000
Workers' Compensation	Statutory Requirements
Pollution Liability Insurance	As stated below

2. **Commercial General Liability Insurance.** This policy must meet or exceed the requirements of Insurance Services Office (ISO) CGL Form No. CG 00 01. The amount of insurance set forth above will be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage**.** The insurance must be on an "occurrence" not a "claims-made" basis. Defense costs must be paid in addition to limits. There must be no cross-liability exclusion for claims or suits by one insured against another. Limits may be no less than $2,000,000 per occurrence for all covered losses, and no less than $4,000,000 general aggregate.

Liability policies must be endorsed to name **Owner, its officials, employees and agents** as "**additional insureds**" under the insurance coverage.

Additional Insured

The Entity, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by or on behalf of the Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Insurance

For any claims related to this project, the Contractor's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the Entity, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Entity, its

officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

Coverage must be applicable to Owner for injury to employees of Contractor, subcontractors, agents or others performing any part of the Work required under this Contract. Each policy must be endorsed to provide a separate limit applicable to this Project.

The Commercial General Liability policy must not contain any endorsements limiting coverage beyond the basic policy coverage for any of the following:

1. Explosion, collapse or underground hazard (XCU);

2. Products and completed operation;

3. Public liability;

3. Pollution liability; or

4. Contractual liability.

3. **Business Auto Coverage.** This policy must be on ISO Business Auto Coverage Form CA 00 01 including symbol 1 (Any Auto) and Endorsement CA 0025, or equivalent forms approved in writing by Owner. Limits must not be less than $1,000,000 per accident, combined single limit, or if Contractor neither leases nor owns vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Contractor or Contractor's employees will use personal autos in any way on this Project, Contractor must provide evidence of personal auto liability coverage for each such person.

4. **Workers Compensation.** Contractor must have a State of California approved policy form providing the statutory benefits required by law with employer's liability limits of no less than $1,000,000 per accident for all covered losses, or Contractor must provide evidence of an approved self-insurance program.

5. **Pollution Liability Insurance**. Pollution/Environmental Impairment Liability Insurance must be written on a Contractor's Pollution Liability form or other form acceptable to Agency providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit must be no less than $5,000,000 per claim and in the aggregate. All activities contemplated in this Contract must be specifically scheduled on the policy as "covered operations." The policy must provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

6. **Other Insurance; Revisions to Insurance.** Contractor may be required to obtain such other insurance coverage as may be required by applicable law or by Owner. Owner reserves the right at any time during the term of the Contract to change the amounts and types of insurance required by giving Contractor 60 days advance written notice of such change. If such change results in substantial additional cost to Contractor, Owner and Contractor may renegotiate Contractor's compensation.

7. **Acceptable Insurers.** All required insurance policies must be issued by an insurance company currently authorized by the California Insurance Commissioner to transact the business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the Owner's Risk Manager or General Counsel.

8. **Excess or Umbrella Liability Insurance (Over Primary).** If an excess or umbrella liability policy is used to meet limit requirements, the insurance must provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an excess or umbrella liability policy must include a "drop-down provision" providing primary coverage above a maximum $25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage must be provided on a "pay-on-behalf" basis, with defense costs payable in addition to policy limits. There may be no cross-liability exclusion precluding coverage for claims or suits by one insured against another. Coverage must be applicable to Owner for injury to employees of Contractor, its subcontractors or others performing Work to satisfy Contractor's obligations under this Contract. The scope of coverage provided is subject to approval of Owner following receipt of proof of insurance as required herein. Limits are subject to review, but in no event may be less than $4,000,000 per occurrence and aggregate.

9. **Certificates of Insurance and Endorsements**. Prior to commencing any Work under this Contract, Contractor must file with the Owner Certificates of Insurance and Endorsements evidencing the existence of all insurance required by this Contract, along with such other evidence of insurance or copies of policies as may reasonably be required by Owner. Such Certificates of Insurance and Endorsements must be in a form approved by Owner's legal counsel. Contractor must maintain current certificates and endorsements on file with Owner during the term of this Contract reflecting the existence of all required insurance. Each of the certificates must expressly provide that no material change in the policy, or termination thereof, will be effective except upon 30 days' prior written notice to Owner.

10. **Failure to Maintain Required Insurance**. If Contractor, for any reason, fails to have in place at all times during the term of this Contract all of the required insurance coverage, Owner may obtain such coverage at Contractor's expense and deduct the cost from the sums due Contractor.

11. **Effect of Coverage**. The existence of the required insurance coverage under this Contract will not be deemed to satisfy or limit Contractor's indemnity obligations under this Contract.

12. **Higher Limits of Insurance**. If the contractor maintains broader coverage and/or higher limits than the minimums shown above for all policies, the Entity requires and shall be entitled to the broader coverage and/or higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Entity.

13. **Waiver of Subrogation.** Contractor hereby agrees to waive rights of subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the Entity has received a waiver of subrogation endorsement from the insurer. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the Entity for all work performed by the Contractor, its employees, agents and subcontractors.

VERIFICATION OF CALIFORNIA

CONTRACTOR'S LICENSE

I certify, under penalty of perjury, that I have a valid California Contractor's license issued pursuant to Business and Professions Code section 7000 and following, and was so licensed at the time that the bid was awarded:

California Contractor's License:

_____

License Number Class Expiration Date

_____

CONTRACTOR (PRINT OR TYPE)

_____ _____

Date Signature

(Public Contract Code § 6100)

CERTIFICATE REGARDING

WORKERS' COMPENSATION

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work of this contract.

_____
Name (print or type)

_____ _____
Date Signature

PERFORMANCE BOND

On _____, the City of Wildomar, a California municipal corporation ("**OWNER**"), awarded a contract ("**Contract**") to _____ ("**CONTRACTOR**" or "**PRINCIPAL**"), for the Work ("**Work**") identified as _____

The Contract and related documents ("**Contract Documents**") are incorporated and made a part of this performance bond.

Under the Contract, CONTRACTOR is required to furnish this bond providing for the faithful performance of the Work

NOW, THEREFORE, we, CONTRACTOR, as PRINCIPAL, and _____, a corporation organized and existing under the laws of the State of _____ and duly authorized to transact business under the laws of the State of California, as SURETY, are held and firmly bound unto OWNER, in the sum of _____dollars ($_____), lawful money of the United States of America, this sum being not less than one hundred percent (100%) of the estimated amount payable by OWNER under the terms of the Contract , PRINCIPAL and SURETY, bind ourselves and our heirs, executors, administrators, successors and assigns, jointly and severally, by this instrument.

BOND CONDITIONS

1. PRINCIPAL will perform the Work the identified in the Contract. OWNER has estimated the required amount of the bond as shown above.

2. PRINCIPAL's performance of the Work will be done in accordance with the Contract Documents. Should PRINCIPAL fail to satisfactorily complete all required Work within the time allowed, OWNER may, at its sole discretion, either (1) cause all required Work to be done and the parties executing this bond will be firmly bound for the payment of all necessary costs for the performance of this Work or (2) make demand upon the SURETY to complete the required Work in which event the SURETY will commence completion of the Work within 30 days of the OWNER'S demand unless otherwise agreed in a writing signed by the parties.

3. PRINCIPAL will guarantee the Work against any defective Work, labor or materials for a period of one year following the completion and acceptance of the Work by OWNER.

4. This bond is conditioned upon and guarantees due compliance with all applicable law.

5. SURETY agrees that no changes, extensions of time, alteration or modification of the Contract or of the obligations to be performed thereunder will in any way affect its obligation on this bond, and waives notice of any such change, extension of time, alteration or modification of

the Contract or of the obligations to be performed. Furthermore, SURETY expressly waives the provisions of California Civil Code sections 2845 and 2849.

6. This bond consists of this instrument, the Contract and Contract Documents referenced above, and the following two attached exhibits, all of which are incorporated herein by reference:

A. A certified copy of the appointment, power of attorney, bylaws or other instrument entitling or authorizing the persons executing this bond to do so; and

B. A certificate issued by the county clerk for the county in which SURETY's representative is located conforming with California Code of Civil Procedure § 995.640 and stating that SURETY's certificate of authority has not been surrendered, revoked, cancelled, annulled, or suspended, or in the event that it has, that renewed authority has been granted.

7. In case suit is brought upon this bond, the court will award and SURETY must pay, in addition to the face amount of this bond, all costs and reasonable attorney's fees incurred by OWNER in successfully enforcing any obligation under this bond.

IN WITNESS THEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

PRINCIPAL

By _____

Title _____

Address _____

_____

_____
Telephone Number

_____
Signature

SURETY

By _____

Title _____

Address _____

_____

_____
Telephone Number

_____
Signature

*** ALL SIGNATURES ON THIS PERFORMANCE BOND MUST BE NOTARIZED USING APPROPRIATE 8½" x 11" NOTARY ACKNOWLEDGEMENT FORM.**

**** Appropriate modifications will be made to this form if the bond is being furnished for the performance of an act not provided for by agreement.**

***** Corporations must affix corporate seal.**

PAYMENT BOND

On _____, the City of Wildomar, a California municipal corporation ("**OWNER**"), awarded a contract ("**Contract**") to _____ ("**CONTRACTOR**" or "**PRINCIPAL**"), for the Work ("**Work**") identified as _____

PRINCIPAL is required to furnish a bond under the Contract to secure the payment of claims of laborers, mechanics, material persons, and other persons as provided by law.

PRINCIPAL and _____ _____, a corporation incorporated under the laws of the State of _____ and licensed by the State of California to execute bonds and undertakings as sole surety ("**SURETY**"), are held and firmly bound unto OWNER in the sum of _____ _____ dollars ($_____), lawful money of the United States, which may be increased or decreased by a rider hereto executed in the same manner as this bond, for the payment of which sum PRINCIPAL and SURETY bind themselves, their successors, and assigns, jointly and severally, by this instrument.

BOND CONDITIONS

1. PRINCIPAL will construct the Work identified in the Contract. Such performance will be in accordance with the Contract Documents identified in the Contract, which are hereby incorporated and made a part of this bond. OWNER has estimated the required amount of the bond as shown above.

2. If PRINCIPAL, its heirs, executors, administrators, successors, assigns or subcontractors fail to pay any of the persons named in California Civil Code section 3181, or any amounts due under the California Unemployment Insurance Code with respect to Work or labor performed under the Contract, or any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Contractor and its subcontractors under Unemployment Insurance Code section 13020, with respect to Work or labor performed under the Contract, SURETY will pay for the same in an amount not exceeding the penal sum specified in this bond.

3. This bond inures to the benefit of any of the persons named in Civil Code section 3181 so as to give a right of action to such persons or their assigns in any suit brought upon this bond. In case suit is successfully brought upon this bond, SURETY further agrees to pay all reasonable attorneys' fees and costs in an amount fixed by the court.

4. This bond is conditioned upon and guarantees due compliance with all applicable law.

5. SURETY agrees that no changes, extensions of time, alteration or modification of the Contract or of the obligations to be performed thereunder will in any way affect its obligation on this bond, and waives notice of any such change, extension of time, alteration or modification of

the Contract or of the obligations to be performed. Furthermore, SURETY expressly waives the provisions of California Civil Code sections 2845 and 2849.

6. This bond consists of this instrument, the Contract and Contract Documents referenced above, and the following two attached exhibits, all of which are incorporated herein by reference:

A. A certified copy of the appointment, power of attorney, bylaws or other instrument entitling or authorizing the persons executing this bond to do so; and

B. A certificate issued by the county clerk for the county in which SURETY's representative is located conforming with California Code of Civil Procedure § 995.640 and stating that SURETY's certificate of authority has not been surrendered, revoked, cancelled, annulled, or suspended, or in the event that it has, that renewed authority has been granted.

IN WITNESS THEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

PRINCIPAL

By _____

Title _____

Address _____

_____

_____
Telephone Number

_____
Signature

SURETY

By _____

Title _____

Address _____

_____

_____
Telephone Number

_____
Signature

*** ALL SIGNATURES ON THIS PAYMENT BOND MUST BE NOTARIZED USING APPROPRIATE 8½" x 11" NOTARY ACKNOWLEDGEMENT FORM.**

**** Appropriate modifications will be made to this form if the bond is being furnished for the performance of an act not provided for by agreement.**

***** Corporations must affix corporate seal.**

BID DOCUMENTS FOR

20 ACRE PARK PROJECT
CIP 099 - Phase 0A

City of Wildomar
Department of Public Works
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595
(951) 677-7751

Electronic Bids Due: 3:00 PM on Wednesday, August 5, 2026, via PlanetBids

Questions and inquires may be submitted in writing via PlanetBids until 3:00 pm on Tuesday, July 28, 2026

All responses will be made available to all bidders

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PART I – BIDDING REQUIREMENTS

Section A.
Invitation to Bid

NOTICE IS HEREBY GIVEN that electronic bids will be received via the City of Wildomar's PlanetBids bidding portal until **3:00 pm** local time on **Wednesday, August 5, 2026**, for furnishing all labor, material, tax, transportation, equipment, and services necessary for the:

20 ACRE PARK PROJECT
CIP 099 – Phase 0A

- **Description of Work**

The proposed work shall be performed in accordance with the plans, specifications and other contract documents and shall consist of the following:

20-Acre Park Project CIP 099 - Phase 0A:

Construction of the 20-Acre Park Project CIP 099 - Phase 0A including but not limited to the removal of existing trees, vegetation, fencing, gates, landscaping, irrigation, and installation of new fencing with screening material, gates; and all items not mentioned but indicated in the Plans, Specifications, and the Technical Specifications within the Contract Documents.

- **Obtaining Contract Documents**

In conformance with State of California Assembly Bill 2036, complete bid sets will be available electronically, at no cost, at: https://vendors.planetbids.com/portal/66534/bo/bo-search.

- **Submission of Proposals**

All proposals must be submitted electronically via the City of Wildomar's PlanetBids bidding portal not later than the time prescribed. The bidder is wholly responsible to see that the bid is submitted at the time and place designated for the opening of bids. Any bid may be withdrawn prior to the scheduled time for opening bids.

Bids must be submitted electronically via the City of Wildomar's PlanetBids bidding portal at: https://vendors.planetbids.com/portal/66534/bo/bo-search no later than 3 p.m., on Wednesday, August 5, 2026.

Each bid must conform and be responsive to this notice and shall be made on the official proposal forms furnished with the contract documents.

A hard copy of the entire bid package, including all original notarized documents, must be received within 48 hours of the submittal deadline to be considered responsive to this NIB. If using Federal Express or other such service for bid submittal, the contents of the submittal must be noted on the outside of that envelope as stated above. Bids shall be written clearly and legibly in ink in conformance with the Instruction to Bidders. All bids shall be submitted to the

City's front desk in a sealed envelope plainly marked on the outside with **"SEALED BID FOR 20-ACRE PARK PROJECT CIP 099 – PHASE 0A DO NOT OPEN WITH REGULAR MAIL." Mail bids to 23873 Clinton Keith Road, Ste 110 Wildomar, CA 92595**

Attention: City Clerk

Each bid must be accompanied by a certified cashier's check payable to the City of Wildomar or a satisfactory bid bond executed by the bidder and an acceptable surety in an amount equal to ten percent (10%) of the total aggregate bid amount. Prior to the installation of the pre-fabricated bridge, the successful bidder will be required to furnish and pay for performance and payment bonds acceptable to the City.

Attention is directed to the provisions of Business and Professions Code section 7028.15, which makes it a misdemeanor for any person without a valid contractor's license (with specific exceptions) to submit a bid to act as a Contractor to a public agency.

Questions and inquires may be submitted via PlanetBids https://vendors.planetbids.com/portal/66534/bo/bo-search until **3:00 pm on Tuesday, July 28, 2026**. All responses and/or Addenda will be made available to all bidders in the PlanetBids portal.

- **Proposal Guarantee**

Each bid must be sealed and accompanied by cash, a cashier's check, or bid bond, executed on the prescribed form, in an amount not less than ten (10) percent of the total bid price payable to the City of Wildomar.

The cash, cashier's check, or bid bond shall be given as a guarantee that the successful bidder will enter into a written contract within ten (10) days after being requested to do so and will be considered as the stipulated amount of liquidated damages in the event the bidder is unable to or refuses to execute a contract for the work. Upon an award to the successful bidder, the security of unsuccessful bidders shall be returned in a reasonable period of time.

Bidders are hereby notified that in accordance with the provisions of Public Contracts Code section 22300, securities may be substituted for any monies, which the City may withhold pursuant to the terms of this Contract to ensure performance.

If the bidder elects to provide a bid bond, the bond shall be furnished by a company that is authorized and licensed by the Insurance Commissioner as an "admitted surety insurer."

- **Construction License**

The successful bidder must possess a current Class "A" Contractor's License issued by the State of California.

- **Award**

The award shall be made to the lowest responsible bidder submitting the lowest responsive bid. The award of Contract will be made by the City Council. The Contractor shall execute the Contract within ten (10) days after he has received the Contract from the City.

The City reserves the right to waive any irregularity in the proposals. No bid may be withdrawn for a period of sixty (60) days after the opening of bids.

- **Rejection of Bids**

The City reserves the right to reject any and all bids. Any bid not conforming to the intent and purpose of the Contract documents may be rejected. The City reserves the right to make all awards in the best interest of the City.

- **Disqualification of Bidder**

If there is a reason to believe that collusion exists among any bidders, none of the bids of the participants in such collusion will be considered and the City may likewise elect to reject all bids received.

- **Relief of Bidder**

Attention is directed to the provisions of Public Contracts Code section 5101 and following, concerning relief of bidders and in particular to the requirements therein that if the bidder claims a mistake was made in his bid, the bidder shall give the City written notice, within five (5) calendar days after the opening of bids of the alleged mistake, specifying in the notice, in detail, how the mistake occurred.

- **Prevailing Wages**

Bidders are hereby notified that the California Department of Industrial Relations has determined the general prevailing rate of per diem wages and the rates for overtime and holiday work in the locality in which the work is to be performed for each craft, classification, or type of worker needed to execute the contract which will be awarded to the successful bidder. Copies of the prevailing wage rates are on file with and available upon request from the City Engineer. The requirement to pay these wage rates and rates not so specified is further detailed in Section 31 of the Agreement for Construction Services (Agreement). It shall be mandatory for the Contractor and any subcontractor under him to pay not less than the specified rates to laborers and workmen employed by them in the execution of the Contract.

- **Bonds**

The successful bidder will be required to furnish, prior to the performance of any work hereunder, a payment bond in an amount equal to one hundred percent (100.0%) of the Contract price, and a faithful performance bond in an amount equal to one hundred percent (100.0%) of the Contract price. The bonds must be approved by the City. Each bond must be furnished by a company, acceptable to the City, that is authorized and licensed by the Insurance Commissioner as an “admitted surety insurer” and which maintains at least one office in California for conducting

business. Prior to such approval, the Surety shall provide the City with at least one of the following: (1) a print-out of information from the web-site of the Department of Insurance confirming the Surety is an admitted surety insurer and attaching it to the bond; or (2) a certificate from the Riverside County Clerk that the certificate of authority of the Surety has not been surrendered, revoked, cancelled, annulled or suspended and confirming that the Surety is an admitted surety and attaching the certificate to the bond. (See Cal. Code Civ. Proc. Code § 995.311).

Date: Jul 15, 2026

By: _____

Jason Farag
Director of Public Works/City Engineer

Section B.
Instruction to Bidders

- **Introduction**

Each bid shall be in accordance with the Contract Documents. The Invitation to Bid will specify the method to obtain the Contract Documents and Plans.

- **Local Conditions**

(a) The quantities of work or material stated in the unit price items of the Bidding Schedule are given only as a basis for the comparison of Bids, and the City does not represent or warrant that the actual amount of work or material will correspond therewith but reserves the right to increase or decrease the quantity of any unit price item of the work as may be deemed necessary or expedient by the City Engineer or designated representative.

The Bidder shall examine carefully the site of the work contemplated and the Contract Documents. The submission of a proposal shall be conclusive evidence that the Bidder has investigated and is satisfied as to the conditions to be encountered, as to the character, quality and quantities of work to be performed and the materials to be furnished, and as to the requirements of the Contract Documents.

Where the City Engineer has made investigations of surface and subsurface conditions in areas where work is to be performed under the Agreement, or in other areas, some of which may constitute possible local material sources, such investigations were made only for the purpose of study and design. Where such investigations have been made, bidders or Contractor may, upon written request, inspect the records of the City Engineer as to such investigations subject to and upon the conditions hereinafter set forth. Such inspection of records may be made at the office of the City Engineer.

The records of such investigations are not a part of the Agreement and are made available for inspection solely for the convenience of the bidder or Contractor. It is expressly understood and agreed by bidder or Contractor that neither the City nor the City Engineer assumes any responsibility whatsoever with respect to the sufficiency or accuracy of the investigations thus made, the records thereof, or of the interpretation set forth therein or made by the City Engineer in its use thereof and there is no representation, warranty or guarantee, either express or implied, that the conditions indicated by such investigations or records thereof are correct or representative of those existing throughout such areas or any part thereof, or that unanticipated developments may not occur or that materials other than, or in proportions different from, those indicated may not be encountered.

When a log of test borings showing a record of the data obtained by the City Engineer's investigation of the subsurface conditions is included with the drawings, it is expressly understood and agreed by bidder that the log of test borings does not constitute a part of the Agreement, represents only the opinion of the City Engineer as to the character of the materials encountered in the test borings, is included with the plans only for the convenience of bidders and its use is subject to all of the conditions and limitations set forth in this Section. Water levels that may be shown on a log of test borings are valid only for the stated date of observation. The water level may change from season to season and from year to year.

The availability or use of information described in this Section or the Technical Specifications is not to be construed in any way as a waiver of the provisions of this Section and a bidder or Contractor is cautioned to make such an investigation and examination as it deems necessary to satisfy itself as to conditions to be encountered in the performance of the work and, with respect to possible local material sources, the quality and quantity of material available from such property and the type and extent of processing that may be required in order to produce material conforming to the requirements of the Specifications.

No information derived from such inspection of records of investigations or compilations thereof made by the City Engineer or its assistants will in any way relieve the bidder or Contractor from any risk or from properly fulfilling the terms of the Agreement.

Information derived from inspection of topographic maps, or from Plans showing location of utilities and structures will not in any way relieve the Contractor from any risk, or from properly examining the site and making such additional investigations as it may elect, or from properly fulfilling all the terms of the Agreement.

Each bidder shall inform itself of, and the bidder awarded an Agreement, shall comply with, Federal, State and Local laws, relative to the execution of the work. This requirement includes, but is not limited to, applicable laws and regulations concerning employment of labor, protection of public and employee safety and health, environmental protection, the protection of natural resources, fire protection, burning and non burning requirements, permits, fees, and similar subjects.

- **Form of Bid and Signature**

Bids shall be submitted using the forms attached hereto and shall be enclosed in a sealed envelope and marked and addressed as hereinafter directed. The Bidder shall state in figures the unit prices or the specific sums as the case may be, for which it proposes to supply the labor, materials, supplies or machinery, and perform the work required by the Specifications. If the Bid is made by an individual, it shall be signed by the individual and the individual's full name and address shall be given; if it is made by a partnership, it shall be signed with the co partnership name by a member of the partnership, who shall also sign the member's own name, and the name and address of each member of such partnership shall be given; and, if it is made by a corporation, the name of the corporation shall be given and it shall be signed by its duly authorized officer or officers attested by the corporate seal, the name and titles of all officers of the corporation shall be given, and the address of the corporation and the state in which incorporated shall be stated.

Bids will be considered only from persons licensed as required under applicable provisions of the Contractors License Law (California Business and Professions Code section 7000, et seq.) and regulations adopted pursuant thereto; and each bidder shall insert his type of contractor's license, license number, and other requested information in the place provided in the bid. No oral, telephonic or electronic Bid or modification of a Bid will be considered.

- **Submission of Bids**

Bids must be submitted electronically via the City of Wildomar's PlanetBids bidding portal at: https://vendors.planetbids.com/portal/66534/bo/bo-search no later than 3 p.m., on Wednesday, August 5, 2026.

(a) All Bids must be submitted electronically via the City of Wildomar's PlanetBids bidding portal not later than the time prescribed. Bids must be made on the prescribed Bid forms. A complete Bid requires submission of fully completed contract documents. Each Bid must be submitted in a sealed envelope addressed to the City Clerk and designated as a Bid bearing the name of the bidder and name of the project. The bidder is wholly responsible to see that its Bid is submitted at the time and place named for the opening of bids.

A hard copy of the entire bid package, including all original notarized documents, must be received within 48 hours of the submittal deadline to be considered responsive to this NIB. If using Federal Express or other such service for bid submittal, the contents of the submittal must be noted on the outside of that envelope as stated above. Bids shall be written clearly and legibly in ink in conformance with the Instruction to Bidders. All bids shall be submitted to the City's front desk in a sealed envelope plainly marked on the outside with **"SEALED BID FOR 20-ACRE PARK PROJECT CIP 099 – PHASE 0A DO NOT OPEN WITH REGULAR MAIL." Mail bids to 23873 Clinton Keith Road, Ste 110 Wildomar, CA 92595**

Attention: City Clerk

Each bid must be accompanied by a certified cashier's check payable to the City of Wildomar or a satisfactory bid bond executed by the bidder and an acceptable surety in an amount equal to ten percent (10%) of the total aggregate bid amount. Prior to the installation of the pre-fabricated bridge, the successful bidder will be required to furnish and pay for performance and payment bonds acceptable to the City.

It shall be the responsibility of the prospective bidders to download the bid documents for review and bid preparation, as well as obtain any addendums and responses to pre-bid requests for clarification that have been provided by the City. Bidders shall also check the website for addendums posted no later than 72 hours before the bid opening. Bids shall include all addenda or clarifications issued during the bidding period acknowledged by the bidder's signature thereon. Failure to do so include or acknowledge an addendum or clarification will result in the Bid being rejected as not responsive.

Bids shall be opened at the time and place as specified in the Invitation to Bid, unless changed by addendum.

- **Preparation of Bid**

Blank spaces in the Bid shall be properly completed. The phraseology of the Bid must not be changed and no additions shall be made to the items mentioned therein. Unauthorized conditions, limitations or provisions attached to a Bid will render it unresponsive and will cause its rejection. If erasures, interlineations or other changes appear on the form, each erasure, interlineation or change must be initialed by the person signing the Bid. Alternative bids will not be considered unless specifically provided for in the Bidding Schedule. No Bid received after the time fixed, or received at any place other than the place stated in the Invitation to Bid will be considered. Where bonds are required, the bidder shall name in its Bid the surety or sureties who have agreed to furnish said bonds.

There will be no public Bid Opening Bids. The apparent low Bid amount and Bidder will be made available at the City of Wildomar's PlanetBids bidding portal at:

https://vendors.planetbids.com/portal/66534/bo/bo-search

- **Bid Security**

(a) All Bids shall be accompanied by a Bid Security. Such Bid Security shall include cash, cashier's check made payable to the City of Wildomar or a Bid Bond executed by an admitted surety insurer. The Bid Security must be enclosed in the same envelope with the Bid. The amount of the Bid Security shall be not less than ten percent (10%) of the total amount of the Bid.

The Attorney-in-Fact (resident agent) who executes the Bid Bond on behalf of the surety company must attach a copy of his Power of Attorney as evidence of his authority. A notary shall acknowledge the power as of the date of execution of the surety bond which it covers.

Bid Bonds must be provided on the Bid Bond form set forth in Part II, Section D, Bidders Bond. The Bid Bond must be furnished by a company, acceptable to the City, that is authorized and licensed by the Insurance Commissioner as an "admitted surety insurer" and that maintains at least one office in California for conducting business.

- **List of Subcontractors**

(a) Each bidder shall set forth in his Bid on the form provided the following information in accordance with the provisions of Public Contract Code sections 4100-4113:

(1) The name and the location of the place of business of each Subcontractor who will perform work or labor or render service to the prime Contractor in or about the construction of the work or improvement, or a Subcontractor licensed by the State of California who, under subcontract to the prime Contractor, specifically fabricates and installs a portion of the work or improvement according to the Contract Documents, in any amount in excess of one half of one percent (0.5%) of the prime Contractor's total Bid, or, in the case of bids or offers for the construction of streets or highways, including bridges, in excess of one-half of one percent (0.5%) of the Contractor's total bid or ten thousand dollars ($10,000), whichever is greater.

The portion of the work which will be done by each such Subcontractor, only one Subcontractor shall be listed for each such portion of the work as defined in the Bid.

The bidder is considered the prime contractor and shall perform at least fifty one percent (51.0%) of the work, as determined by a percentage of the value of the work.

(b) If the bidder fails to specify a Subcontractor for any portion of the work to be performed under the Contract pursuant to Section B-8(a) above, the bidder agrees to perform that portion of the work itself.

- **Interpretation of Contract Documents**

Any explanation desired by the bidders regarding the meaning or interpretation of any of the Contract Documents must be requested in writing, with sufficient allowance of time for receipt of reply before the time set for opening of Bids. Any such explanations or interpretations will be made in the form of addenda to the documents and will be furnished to all bidders who shall

submit all addenda with their Bids. Neither the City Engineer nor any representative of the City is authorized to give oral explanations or interpretations of Contract Documents, and a submission of a Bid constitutes agreement by the bidder that it has placed no reliance on any such oral explanation or interpretation. However, the City Engineer may, upon inquiry by bidder, orally direct the bidder's attention to specific provisions of the Contract Documents which cover the subject of the inquiry.

- **Modification of Bids**

A bidder may modify its Bid by written communication provided such communication is received by the City prior to the closing time for receipt of Bids. The written communication should not reveal the Bid price but should state the addition or subtraction or other modification so that the final prices or terms will not be known by the City until the sealed bid is opened.

- **Withdrawals of Bids**

Bids may be withdrawn without prejudice by written, telegraphic or electronic request received from bidder prior to the time for opening of Bids, and Bids so withdrawn will be returned to bidders unopened when reached in the process of opening Bids. No bid may be withdrawn after the hour affixed for opening Bids without rendering the accompanying Bid Security subject to retention as liquidated damages in like manner as in the case of failure to execute the Agreement after award, as in the Contract Documents herein provided. Negligence on the part of the bidder preparing his bid shall not constitute a right to withdraw the Bid subsequent to the opening of Bids. The bonds must be approved by the City. Prior to such approval, the Surety shall provide the documentation required by California Code of Civil Procedure section 995.660.

- **Discrepancies**

In the case of discrepancy between unit prices and totals, unit prices will prevail. In case of discrepancy between words and figures, words will prevail.

- **Servicing and Maintenance**

Each bidder must, if requested, furnish evidence that there is an efficient service organization which regularly carries a stock of repair parts for the proposed equipment to be furnished and installed in the work and that the organization is conveniently located for prompt service.

- **Disqualification of Bidders**

(a) More than one Bid from an individual, firm, partnership or corporation under the same or different names will not be considered. Reasonable grounds for believing that any individual, firm, partnership or corporation is interested in more than one Bid for the work contemplated may cause the rejection of all Bids in which the individual, firm, partnership or corporation is interested. If there is reason for believing that collusion exists among the bidders, any or all Bids may be rejected. Bids in which the price is obviously unbalanced may be rejected.

All bidders are put on notice that any collusive agreement fixing the prices to be bid so as to control or affect the awarding of this Contract is in violation of the competitive bidding

requirements of the Public Contract Code and may render void any Contract let under such circumstances.

- **Award of Contract (Agreement)**

The City reserves the right to accept or reject any and all Bids for a period of sixty (60) days after the date of opening, and to waive any informality or irregularity in any Bid. No Bid can be withdrawn during that period.

The City reserves the right to reject any or all Bids, including, without limitation, the right to reject any non conforming, non responsive, unbalanced, or conditional bids.

Before a Bid is considered for award, the City may, in addition to the Experience Qualifications form set forth in Part II, Section F, below, require a bidder to submit a statement of facts and detail as to his business, technical organization and financial resources and equipment available and to be used in performing the work. Additionally, the City may require evidence that the bidder has performed other work of comparable magnitude and type. The City expressly reserves the right to reject any Bid if it determines that the business and technical organization, equipment, financial and other resources or other experience of the bidder (including the bidder's Subcontractors) is not sufficiently qualified for the work bid upon and, therefore, justifies such rejection.

The award of the Contract, if it is awarded, will be to the responsible bidder submitting the lowest responsive bid.

The issuance by the City of a notice to the successful bidder of the award of the Contract ("Notice of Award") shall be deemed the Award of Contract.

- **Contract Bonds**

(a) The successful bidder shall furnish both a Performance Bond and a Payment Bond in the amounts specified in the forms attached hereto.

These Bonds shall be furnished in the forms enclosed following the Contract and shall be satisfactory to the City and shall be obtained from a responsible corporate surety (or sureties) acceptable to the City, which is licensed by the State of California to act as surety upon bonds and undertakings and which maintains in this State at least one office for the conduct of its business. The surety (or sureties) shall furnish reports as to its financial condition from time to time as requested by the City. The premiums for said Bonds shall be paid by the successful bidder.

These Bonds shall be furnished by companies who are authorized and licensed by the Insurance Commissioner as an "admitted surety insurer." The surety shall provide the City with the documentation required by Section 995.660 of the California Code of Civil Procedure.

If any surety becomes unacceptable to the City or fails to furnish reports as to its financial condition as requested by the City, the Contractor shall promptly furnish such additional security as may be required from time to time to protect the interests of the City and of persons supplying labor or materials in the prosecution of the work contemplated by this Contract.

In the event of any conflict between the terms of the Contract and the terms of the Bonds, the terms of the Contract shall control and the Bonds shall be deemed to be amended thereby. Without limiting the foregoing, the City shall be entitled to exercise all rights granted to it by the Contract in the event of default, without control thereof by the surety, provided that the City gives the surety notice of such default at the time or before the exercise of any such right by the City, and, regardless of the terms of said Bonds, the exercise of any such right by the City shall in no manner affect the liability of the surety under said Bonds.

- **Substitution of Securities for Monies Withheld**

Bidders are hereby notified that in accordance with the provisions of Public Contract Code section 22300, securities may be substituted for any monies which the City may withhold pursuant to the terms of the Contract to insure performance.

- **Execution of Contract**

The successful bidder will be notified in writing by the City of the award of the Contract within sixty (60) days after opening of Bids. Accompanying the City's Notice of Award will be the Contract, in triplicate, which the successful bidder will be required to execute and return, together with the Performance and Payment Bonds, and the required certificates and policies of insurance together with the required endorsements thereto (or equivalent) for the Contractor and the workers' compensation certificate (see "Insurance" Section and Exhibit "B" of the Sample Contract Agreement found in Part III of these Bid Documents), to the City within ten (10) days following receipt of such Notice of Award. Failure to do so shall be just cause for annulment of the award and for forfeiture of the Bid Bond which shall be retained as liquidated damages, and it is agreed that the bond sum is a fair estimate of the amount of damages that the City will sustain by reason of such failure. The City will promptly determine whether such Contract, Bonds and insurance are as required by the Contract Documents, and upon such determination will forward a fully executed copy of the Contract. Signature by both parties constitutes execution of the Contract. In the event of failure of the lowest responsible bidder to sign and return the Contract with acceptable Bonds and insurance as prescribed herein, the City may award the Contract to the next lowest responsible bidder, and, in the event that bidder fails to sign and return the Contract with acceptable Bonds and insurance, the City may award the Contract to the then next lowest responsible bidder, etc. The successful bidder shall also submit within ten (10) working days of the Notice of Award all material specifications and other project submittals to the City. A Notice to Proceed with the work shall be issued after approval of all submittals.

- **Return of Bid Securities**

All Bid Securities will be held until the Contract has been finally executed, after which all Bid Securities, other than any Securities which have been forfeited, will be returned to the respective bidders.

- **Power of Attorney**

The Attorney-in-Fact (resident agent) who executes the Performance Bond and Payment Bond on behalf of the surety company must attach a copy of his Power of Attorney as evidence of his authority. A notary shall acknowledge the power as of the date of the execution of the surety bond which it covers.

- **Time of Completion**

The time of completion of the work to be performed hereunder is the essence of this Contract. Delays and extensions of time may be allowed in accordance with the provisions of the Agreement for Construction Services. The time allowed for the completion of the work is **Sixty (60) Working Days**.

- **Licensing Requirements for Contractors**

All bidders, including general contractors and specialty contractors, shall hold such licenses as may be required by the laws of the State of California for the performance of the work specified in the Contract Documents.

- **Prevailing Wages**

Copies of the prevailing rate of per diem wages shall be on file at the office of the City Clerk, 23873 Clinton Keith Road, Suite 201, Wildomar, California, 92595, as well as the local office of the State Department of Industrial Relations and will be made available to any interested party on request. Copies of the prevailing rate of per diem wages shall also be on file at each job site.

- **Preconstruction Conference**

A preconstruction conference will be convened after the Contractor has delivered the necessary bonds, insurance certificates and signed agreement in proper form as required in the invitation to bid, bid proposal and general conditions of these specifications. Prior to any work, the Contractor shall provide the City Engineer with a list of key personnel assigned to the project and the telephone numbers where they may be reached at any time. The list shall be made available in sufficient copies and presented at the preconstruction conference.

Part II – Bidding Documents

Section A.
Bidder's Checklist

All items on the Bidder's Checklist must be initialed and dated for the Proposal to be considered complete. The City of Wildomar reserves the right to award a Contract in a manner and on the basis which will best serve the City, taking into consideration the information in the statement of bidder's Experience/Qualifications and past work history with the City.

The bidders' attention is especially called to the following Bid Proposal Forms which must be executed in full as required.

PART I. Bid Schedule and Bid Form

Bid Schedule

The unit prices bid must be shown in the space provided. The total bid price must be shown in the space provided.

Initial:_____ Date:_____

Bid Form

To be filled in and signed by the bidder.

Initial:_____ Date:_____

PART II. Bond Accompanying Bid

This bond is to be executed by the bidder and the surety company unless bid is accompanied by cash. The amount of this bond shall be not less than ten percent (10%) of the total amount bid and may be shown in dollars or on a percentage basis.

Initial:_____ Date:_____

PART III. Non-Collusion Affidavit

A Non-Collusion Affidavit must be filled out, signed, and submitted with the bid proposal for the bid documents to be considered complete.

Initial:_____ Date:_____

PART IV. Experience/Qualifications

A statement of the Bidder's Experience/Qualifications must be filled out, signed, and submitted with the bid proposal for the bid documents to be considered complete.

Initial:_____ Date:_____

PART V. Designation of Subcontractors

A Designation of Subcontractors must be filled out and submitted with the bid proposal for the bid documents to be considered complete.

Initial:_____ Date:_____

PART VI. **Insurance Requirements**

Part III, Section 22 of the Agreement for Construction Services, for this project have been read and understood.

Initial:_____ Date:_____

PART VII. **Project Inspection (NOT REQUIRED)**

~~The bidder certifies that he attended the pre-bid meeting and job walk held by the City, toured the project site, and is familiar with the work involved.~~

~~Initial:_____ Date:_____~~

PART VIII. **Bond Requirements**

The bidder understands that a performance bond issued by an approved surety equaling one hundred percent (100.0%) of the Contract amount will be required. A payment bond equaling one hundred percent (100.0%) of the Contract amount will also be required.

Initial:_____ Date:_____

PART IX. **Completion**

The City makes no guarantee as to the method of work chosen by the bidder. It is the bidder's responsibility to plan and schedule the work in order to complete the work in the time specified.

Initial:_____ Date:_____

PART X. **Addenda**

The bidder acknowledges that he must sign and attach any applicable addenda to the bid proposal.

Initial:_____ Date:_____

Section B.
Bid Proposal Form

Proposal To: The Honorable Mayor and City Council

City of Wildomar

Wildomar, California

The undersigned bidder hereby proposes to furnish and deliver all necessary labor, tools, material, tax, transportation, services, equipment and other means of construction to perform the work required for the completion of the project entitled **20 ACRE PARK PROJECT CIP 099 Phase 0A**, in accordance with the plans, specifications and other contract documents, together with all Addenda issued by the City of Wildomar prior to the opening of the bid proposals, if any, now on file at the office of the City Clerk located at 23873 Clinton Keith Road, Suite 201, Wildomar, California, 92595. The amount set forth on the Bid Schedule includes all labor, materials, transportation and services necessary to complete said work, including State of California and local sales or use taxes, license or permit fees, if any.

Said bidder declares that it has read the accompanying Invitation to Bid and Instructions to Bidders, has carefully examined the location(s) of the proposed work, and has examined all contract documents, drawings and addenda issued by the City, and that it will contract with the City to construct and complete the project in satisfactory condition, has completed the Bidder's checklist and all other bid documents set forth in Part II, Sections B through G.

If awarded the Contract, the bidder expressly agrees to begin work not later than fifteen (15) days after being notified in writing by the City Engineer to commence work on the project. The Bidder further agrees to complete all work required under the Contract within **Sixty (60) Working Days**, as that term is defined in Section 4 of the Agreement, upon the issuance of the Notice to Proceed, and to accept in full payment therefore the price indicated on the Bid Schedule.

The bidder acknowledges it understands that a waiting period from time of bid opening until award may be sixty (60) days during which time the bid may not be withdrawn. The bidder further acknowledges that it has adjusted the bid price to include all possible items which may influence the proposal during the waiting period. Requests for bid price change due to the delay shall not be agreed to by the City.

As provided in the Bidder's Checklist, enclosed is a ( ) cash deposit, ( ) cashier's check, ( ) surety bid bond (check as appropriate) in an amount of not less than ten percent (10.0%) of the amount of the bid. If a bid bond was submitted, the name of the Surety is _____ in an amount not less than ten percent (10%) of the amount bid. If the enclosure is a check or bond, it is made payable to the City of Wildomar.

The undersigned bidder agrees that the enclosed cash deposit, cashier's check, or surety bond accompanying this proposal, shall be left on deposit with the fund out of which the expenses of preparation and printing of the plans and specifications, estimates of cost, and publication of notice are paid. The undersigned bidder further agrees that this amount is the measure of the liquidated damages which the City will sustain by the default of the undersigned through failure to execute and deliver the above agreement and bonds within ten (10) days of written notice of the award of the contract to the undersigned and that the money or surety bond so deposited shall be collectible and become the property of the City in case of such default.

As required by the Public Contract Code section 4104, the subcontractors listed on the Designation of Subcontractors form constitute each subcontractor and the address and location of place of business of the mill, shop or office of each subcontractor who will perform work or labor or render service to the undersigned bidder in or about the construction of the work hereinabove described in excess of one-half of one percent (0.5%) of the total bid or, in the case of bids or offers for the construction of streets or highways, including bridges in excess of one half of one percent (0.5%) of the Contractor's total bid or ten thousand dollars ($10,000.00), whichever is greater, and the portion of said work which will be done by each subcontractor, if the contract for the said work is awarded to the undersigned.

All bidders shall complete all of the following:

Contractor's Name (Printed): _____

Bidders Signature: _____

Bidder's Name (Printed): _____

Bidders Title: _____

Address: _____

Phone Number: _____

Email Address: _____

Date: _____

Contractor's License Number: _____

Contractor's License Classification: _____

Contractor's License Exp. Date: _____

(NOTE TO BIDDERS: No bid shall be valid unless signed by the person making the bid. If the party is an individual, the same shall be signed by the individual; if the party is a partnership, the name of the partnership shall be given and signed by one of the partners; if the same is a

corporation, the bid should be signed by the corporation by its properly authorized officer or officers.)

Section C.
Bid Schedule

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the City Engineer. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified.

Schedule A - Base Bid 20 ACRE PARK PROJECT CIP 099 PHASE 0A					
Item No.	**Description**	**Units**	**Estimated Quantity**	**Unit Price**	**Total Price**
1	Mobilization, Demobilization, Trailer, Water Fees, Porta Potty and Service, Hand Wash Station and Service, Bonds, Insurance and Miscellaneous	LS	1		
2	Demolition–Removal of trees, chain link fences, footing, clear and grub plant material	LS	1		
3	6’ Chain Link Fence w/ Screening Material	LF	440		
4	Install 6’ Chain Link Fence	LF	2,600		
5	Install 15’ Chain Link Fence Gate	EA	2		
6	Install 28’ Chain Link Fence Gate	EA	1		
7	Install 3’ Chain Link Fence Gate	EA	1		
				Total In Figures:	

TOTAL SCHEDULE A BASE BID PRICE IN WORDS:

_____

_____

Additive Schedule B – TEMPORARY PARKING LOT 20 ACRE PARK PROJECT CIP 099 – PHASE 0A					
Item No.	**Description**	**Units**	**Estimated Quantity**	**Unit Price**	**Total Price**
1	Demolition – Chain link fence, post, and footing removal. Clear and grub plant material.	LS	1		
2	Install K-Rail, or approved equal	LF	32		
3	Install 26' Chain Link Fence Gate	EA	1		
4	Construct AC Pavement	SF	340		
5	Compaction of Native Material	CY	860		
6	Install 12" of compacted aggregate over 18" of compacted (95%) native material	SF	15,483		
7	Install Wheel Stops	EA	21		
8	Install ADA Striping	EA	1		
				Total In Figures:	

TOTAL SCHEDULE A and ADDITIVE SCHEDULE B BID PRICE IN WORDS:

_____

TOTAL SCHEDULE A and ADDITIVE SCHEDULE B BID PRICE IN NUMBERS:

_____

_____

NOTE: The award of contract will be made to the lowest responsible bidder submitting the lowest responsive bid. The lowest responsive bid shall be determined by the addition of the **TOTAL BASE BID PRICE for SCHEDULE A and TOTAL ADDITIVE BID PRICE for SCHEDULE B, as calculated from unit prices.**

Contractor's Name (Printed): _____

Bidders Signature: _____
(Same Signature as on Proposal)

Bidders Name (Printed): _____

Bidders Title: _____

Date: _____

Section D.
Bidder's Bond

We _____ as Principal, and _____ as Surety are bound unto the City of Wildomar, hereafter referred to as "Oblige", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Oblige for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitting a bid to the Obligee, for _____

_____

(Copy here the exact description of work, including location, as it appears on the proposal)

for which bids are to be opened at _____

(Insert place where bids will be opened)

_____on_____

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in accordance with the bid, and files two bonds with the Oblige, one to guarantee faithful performance (if specified in the contract) of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event a suit is brought upon this bond by the Oblige and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: _____, 2026

By_____ *By_____
Principal Surety

Business Address _____ Business Address _____

_____ _____

_____ _____

CERTIFICATE OF ACKNOWLEDGMENT

City of Wildomar

County of _____SS

On this _____ day of _____ in the year 2026 before me, a notary public in and for the county and state aforesaid, personally appeared _____
Attorney-in-Fact
known to me to be the person whose name is subscribed to the within instrument and known to me to be the Attorney-in-Fact of _____, and acknowledgment to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as Attorney-in-Fact.

(SEAL) _____
Notary Public

***Note: The signature of the Surety must be done before a Notary Public and acknowledgements with appropriate seals attached hereto. Also, the Surety must be authorized and licensed by the California Insurance Commissioner as an "admitted surety insurer."**

Section E.
Non-Collusion Affidavit

STATE OF CALIFORNIA)
)

COUNTY OF RIVERSIDE)

I, the undersigned, an authorized representative of _____, being first duly sworn, deposes and says that the forgoing bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the Contract of anyone interested in the proposed Contract; that all statements contained in the bid are true; and further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Contractor's Name (Printed): _____

Bidders Signature: _____
(Same Signature as on Bid Proposal Form)

Bidder Name (Printed): _____

Bidders Title: _____

Date: _____

Subscribed and sworn to before me

this ____ day of _____, 2026.

_____
Signature of Notary Public

Section F.
Experience/Qualifications Statement

The bidder has been engaged in the contracting business, under the present business name for _____ years. Experience in work of a nature similar to that covered in the proposal extends over a period of _____ years.

The bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to him, except as follows:

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

Year	Type of Work	Contract Amount	Owner/Agency for Whom Work was Performed

The following is a list of plant and equipment owned by the bidder, which is definitely available for use on the proposed work as required.

Quantity	Name, Type and Capacity	Condition	Location

Contractor's Name (Printed): _____

Bidders Signature: _____

Bidders Name (Printed): _____
(Same Signature as on Bid Proposal Form)

Bidders Title: _____

Date: _____

Section G.
Designation of Subcontractors

In compliance with the provisions of Section 4100-4114 of the Public Contracts Code of the State of California, and any amendments thereof, each bidder shall set forth below the name and location of the mill, shop, or office of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work or improvement to be performed under these specifications in excess of one half of one percent (0.5%) of the prime Contractor's total bid or, in the case of bids or offers for the construction of streets or highways including bridges in excess of one half of one percent (0.5%) of the Contractor's total bid of ten thousand dollars ($10,000.00), whichever is greater. The prime Contractor shall list the portion of the work which will be done by such subcontractor.

If the Contractor fails to specify a subcontractor for any portion of the work to be performed under the Contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the work as to which no subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the awarding authority setting forth the facts constituting the emergency or necessity.

SUBCONTRACTOR				PORTION OF WORK	% OF TOTAL BID AMOUNT	PORTION OF TOTAL BID AMOUNT ($)
Name		**CSLB #**				
Location		**DIR #**				
Name		**CSLB #**				
Location		**DIR #**				
Name		**CSLB #**				
Location		**DIR #**				
Name		**CSLB #**				
Location		**DIR #**				

Contractor's Name (Printed): _____

Bidders Signature: _____

Bidders Name (Printed): _____

(Same Signature as on Bid Proposal Form)

Bidders Title: _____

Date: _____

Part III – Public Works Contract

PUBLIC WORKS CONTRACT

This contract ("**Contract**") is effective as of _____, and is between the CITY OF WILDOMAR, a California municipal corporation ("**Owner**"), and _____, a [State] [corporation/limited liability company/partnership, etc.] ("**Contractor**"), collectively referred to as the "**Parties**" and individually a "**Party**."

Recitals. This Contract is entered into with respect to the following facts:

Owner received Contractor's Proposal for the Work involved **[ENTER NAME OF PROJECT]** Project ("**Project**"), which is more fully described in the Contract Documents.

Contractor represents and warrants that it is fully qualified to perform all of the Work required to complete the Project.

Contractor agrees to perform all such Work in the time and manner set forth in the Contract Documents.

The City Council has awarded the Contract to Contractor.

Contract Documents. This Contract consists of the following documents ("**Contract Documents**"), all of which are made a part of this Contract:

Contractor's Proposal (for reference purposes only)

Notice to Proceed

This Contract

Verification of California Contractor's License

Contractor's Certificate Regarding Workers' Compensation

Security for payment (labor and materials)

Security for performance

Certificate(s) of Insurance

Bid Documents (including attached plans and drawings)

Other documents (list here)

Exhibit A – Compensation

Exhibit B – Insurance

The Work.

The Work ("**Work**") to be performed by the Contractor is described in the Contract Documents.

In completing the Work, Contractor must employ, at a minimum, the applicable generally accepted professional standards of its industry in existence at the time of performance as utilized by persons engaging in similar Work.

Except as specifically provided in the Contract Documents, Contractor must furnish, at its sole expense, all of the labor, materials, tools, equipment, services and transportation necessary to perform all of the Work, including any incidental Work that is not expressly shown or described in the Contract Document but is required for the successful completion of the Work.

Contractor must perform all of the Work in strict accordance with the Contract Documents.

Time to Perform the Work.

Commencement Date will be on the date established in the Notice to Proceed. Owner reserves the right to modify or alter the Commencement Date of the Work.

Final Completion Date: Within 60 working days of date of Notice to Proceed.

Time is of the essence with respect to Contractor's Work. Contractor agrees to diligently pursue performance of the Work within the time specified by the Contract Documents.

Contractor will be excused from any delay in performance or failure to perform due to causes beyond the control of Contractor and not reasonably anticipated by the parties. Such causes include, but are not limited to, acts of God, acts of terrorism, acts of federal, state or local governments, acts of Owner, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather.

If Contractor is delayed by any cause beyond Contractor's control, Owner may, but is not required to, grant a time extension for the completion of the Work. If delay occurs, Contractor must notify Owner in writing within 48 hours of the cause and identify the extent of the delay, how such delay interferes with Contractor's performance of the Work, and the impact of the delay on the Project's schedule's critical path through the submission of a "**Time Impact Evaluation**" (**TIE**).

TIE Format and Contents. Each TIE must include a written narrative and a schedule diagram depicting how the delay or other impact affects other schedule activities. The schedule diagram must show how Contractor proposes to incorporate and mitigate the delay or other impact in the schedule and how it impacts the current schedule update critical path or otherwise. Contractor is also responsible for establishing time extensions

based on the TIE's impact on the critical path. The diagram must be tied to the main sequence of scheduled activities to enable Owner to evaluate the impact of the delay, including any impacted Work activities, to the scheduled critical path.

Contractor is responsible for all costs associated with preparing TIE's, and the process of incorporating TIE's into the current schedule update.

Liquidated Damage Amounts.

As liquidated damages for delay Contractor must pay Owner one thousand dollars ($1,000.00) for each calendar day that expires after the time specified for Contractor to achieve Final Completion of the entire Work, until achieved.

Scope of Liquidated Damages.

Contractor and Owner agree that because of the nature of the Project, it would be impractical or extremely difficult to fix the amount of such actual damages incurred by Owner because of a delay in completion of all or any part of the Work. Contractor and Owner agree that specified measures of liquidated damages will be presumed to be the amount of such damages actually sustained by Owner, and that because of the nature of the Project, it would be impracticable or extremely difficult to fix the actual damages.

Liquidated damages for delay will cover administrative, overhead, interest on bonds, and general loss of public use damages suffered by Owner as a result of delay. Liquidated damages will not cover the cost of completion of the Work, damages resulting from Defective Work, lost revenues or costs of substitute facilities, or damages suffered by others who then seek to recover their damages from Owner (for example, delay claims of other contractors, subcontractors, tenants, or other third-parties), and defense costs thereof. Owner may deduct from any money due or to become due to Contractor subsequent to time for completion of entire Work and extensions of time allowed pursuant to this Contract, a sum representing then-accrued liquidated damages.

Compensation and Payment.

Subject to any limitations provided in the Contract Documents, Owner agrees to pay Contractor, as full consideration for the faithful performance and successful completion of all Work under the Contract Documents, including all labor, materials, equipment furnished in connection therewith, the compensation set forth in Exhibit A ("**Compensation**"), which is made a part of this Contract.

Contractor must furnish to Owner a Pay Estimate for the Work performed in accordance with the Contract Documents. Contractor may not submit a Pay Estimate more often than once every 30 days.

Owner will review each Pay Estimate and determine whether the Work performed is in accordance with the Contract Documents. Owner may require Contractor to provide a release of all undisputed Contract amounts contained in the Pay Estimate.

If Owner disputes any item on a Pay Estimate, Owner will give Contractor notice stating the reasons for the dispute. The Parties will meet and confer in good faith to attempt to resolve the dispute.

Except as to any charges for the Work performed that Owner disputes and excluding the Owner's standard five-percent (5%) retention on all approved progress payments, Owner will cause Contractor to be paid within 30 days of the date of the Pay Estimate or the date that Contractor furnishes Owner with a release of all undisputed Contract amounts, whichever occurs later. If the Project is paid for in whole or in part with federal funds, progress payments made to Contractor will not be subject to the five-percent retention noted above.

In the event there is any claim specifically excluded by Contractor from the operation of any release, Owner may retain an amount not to exceed the amount of the excluded claim.

Labor Code and Prevailing Wage Requirements.

Contractor agrees to comply with the requirements of California Labor Code sections 1810 through 1815. Eight hours of labor constitutes a legal day's Work per Labor Code section 1810. Contractor will forfeit the statutory penalty to Owner for each Worker employed in the execution of this Contract by Contractor or any subcontractor for each calendar day during which such Worker is required or permitted to Work more than eight hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of Labor Code sections 1810 through 1815.

Copies of the determination of the Director of the Department of Industrial Relations of the prevailing rate of per diem wages for each craft, classification or type of Worker needed to execute this Contract are available for download from the State website: http://www.dir.ca.gov/OPRL/dprewagedetermination.htm.

Contractor must post at the Work site, or if there is no regular Work site then at its principal office, for the duration of the Contract, a copy of the determination by the Director of the Department of Industrial Relations of the specified prevailing rate of per diem wages. (Labor Code § 1773.2.) When applicable, copies of the prevailing rate of per diem wages will be on file at Owner's main office and available to Contractor and any other interested party upon request.

Contractor, and any subcontractor engaged by Contractor, must pay not less than the specified prevailing rate of per diem wages to all Workers employed in the execution of the contract. (Labor Code § 1774.) Contractor is responsible for compliance with Labor Code section 1776 relative to the retention and inspection of payroll records.

Contractor must comply with all provisions of Labor Code section 1775. Under Section 1775, Contractor will forfeit the statutory penalty to Owner for each Worker employed in the execution of the Contract by Contractor or any subcontractor for each calendar day, or portion thereof, in which the Worker is paid less than the prevailing rates. Contractor may also be liable to pay the difference between the prevailing wage rates and the amount

paid to each Worker for each calendar day, or portion thereof, for which each Worker was paid less than the prevailing wage rate.

Nothing in this Contract prevents Contractor or any subcontractor from employing properly registered apprentices in the execution of the Contract. Contractor is responsible for compliance with Labor Code section 1777.5 for all apprenticeable occupations. This statute requires that contractors and subcontractors must submit contract award information to the applicable joint apprenticeship committee, must employ apprentices in apprenticeable occupations in a ratio of not less than one hour of apprentice's Work for every five hours of labor performed by a journeyman (unless an exception is granted under § 1777.5), must contribute to the fund or funds in each craft or trade or a like amount to the California Apprenticeship Council, and that contractors and subcontractors must not discriminate among otherwise qualified employees as apprentices solely on the ground of sex, race, religion, creed, national origin, ancestry or color. Only apprentices defined in Labor Code section 3077, who are in training under apprenticeship standards and who have written apprentice contracts, may be employed on public Works in apprenticeable occupations.

Contractor has reviewed and agrees to comply with any applicable provisions for any public Work subject to Department of Industrial Relations (DIR) Monitoring and Enforcement of prevailing wages, including the registration requirements of Labor Code Section 1771.1(a). Owner hereby notifies Contractor that Contractor is responsible for submitting certified payroll records directly to the State Compliance Monitoring Unit (CMU). For further information concerning compliance monitoring please visit the website location at: http://www.dir.ca.gov/dlse/cmu/cmu.html.

Contractor must comply with Labor Code section 1771.1(a), which provides that Contractor may award any contracts and subcontracts for Work that qualifies as a "public Work" only to subcontractors which are at that time registered and qualified to perform public Work pursuant to Labor Code Section 1725.5. Contractor must obtain proof of such registration from all such subcontractors. Where the prime contract is less than $15,000 for maintenance Work or less than $25,000 for construction, alternation, demolition or repair Work, such registration is not required.

In addition to submitting the certified payrolls and related documentation to the City, the contractor and all subcontractors are required to submit certified payroll and related documents electronically to the California Department of Industrial Relations (DIR). Failure to submit payrolls to the DIR when mandated by the Project parameters will also result in the withholding of progress, retention and final payment. Certified payroll information for this project must be submitted electronically through LCPtracker. No hard copy payrolls will be accepted.

No contractor or subcontractor may be listed on a bid proposal for a public Works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

Non-Discrimination. Contractor, its officers, agents, employees, and subcontractors may not discriminate in the employment of persons to perform the Work in violation of any federal or state law prohibiting discrimination in employment, including based on the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, of any person, except as provided under California Government Code section 12940. Contractor is responsible for compliance with this section, and must include these non-discrimination provisions in all subcontracts for performance of the Work.

General Legal Compliance.

In performing the Work, Contractor must comply with all applicable federal, state, and local statutes, laws, regulations, and ordinances including, but not limited to, OSHA requirements.

Contractor must, at Contractor's sole expense, obtain all necessary permits and licenses required for the Work, and give all necessary notices and pay all fees and taxes required by law.

> Contractor must maintain a valid California Contractor's License throughout the term of this Contract.

Clayton and Cartwright Act Assignments. In entering into this Contract or a contract with a subcontractor to supply goods, services, or materials pursuant to this Contract for the Project, Contractor and any subcontractor will be deemed to have offered and agreed to assign to Owner all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2, commencing with Section 16700 of Part 2 of Division 7 of the California Business and Professions Code), arising from purchases of goods, services, or materials for the Project. This assignment will be deemed made and will become effective at the time Owner tenders final payment to Contractor, without further acknowledgement by the Parties.

Independent Contractor. Contractor is and will at all times remain as to Owner a wholly independent contractor. Neither Owner nor any of its officers, employees, or agents will have control over the conduct of Contractor or any of Contractor's officers, employees, agents or subcontractors, except as expressly set forth in the Contract Documents. Contractor may not at any time or in any manner represent that it or any of its officers, employees, agents, or subcontractors are in any manner officers, employees, agents or subcontractors of Owner.

Indemnification.

Contractor agrees to the fullest extent permitted by law (including, without limitation, California Civil Code section 2782) to (1) immediately defend, (2) indemnify, and (3) hold harmless Owner and its officers, directors, employees, agents, contractors, consultants, and other parties Working on Owner's behalf (collectively, "**Owner indemnified parties**") from and against, any and all claims and liabilities, regardless of the nature or type, that directly or indirectly arise out of, pertain to, or relate to performance of the Work under this Contract by Contractor, or its officers, employees, agents, or subcontractors committed in performing any Work under this Contract or the failure to comply with any of the obligations of this Contract, resulting from any cause

whatsoever except for the sole negligence, active negligence, of willful misconduct of Owner (collectively, "**Claims**"). The Claims subject to Contractor's duties to defend and indemnify include, without limitation, all claims, actions, causes of action, proceedings, suits, losses, damages, penalties, fines, judgments, liens, levies, and associated investigation and administrative expenses. Such Claims also include defense costs, including reasonable attorneys' fees and disbursements, expert fees, court costs, and costs of alternative dispute resolution.

Contractor's duty to defend is a separate and distinct obligation from Contractor's duty to indemnify. Contractor is obligated to defend Owner in all legal, equitable, administrative, or special proceedings, with counsel approved by Owner, immediately upon tender to Contractor of the Claim in any form or at any stage of an action or proceeding, whether or not liability is established. An allegation or determination that persons other than Contractor are responsible for the Claim does not relieve Contractor from its separate and distinct obligation to defend under this section. The obligation to defend extends through final judgment, including exhaustion of any appeals. The defense obligation includes an obligation to provide independent defense counsel if Contractor asserts that liability is caused in whole or in part by the negligence or willful misconduct of any Owner indemnified party. If it is finally adjudicated that liability was caused by the sole negligence, active negligence, or willful misconduct of any Owner indemnified party, then Contractor may submit a claim to Owner for reimbursement of reasonable attorneys' fees and defense costs in proportion to the established comparative liability of the Owner indemnified party.

Contractor agrees that its defense and indemnification obligation under this section, includes the reasonable costs of attorneys' fees incurred by the Owner's legal counsel to monitor and consult with Contractor regarding the defense of any Claims, including providing direction with regard to strategy, preparation of pleadings, settlement discussions, and attendance at court hearings, mediations, or other litigation related appearances. Owner will use its best efforts to avoid duplicative attorney Work or appearances in order to keep defense costs to a reasonable minimum.

Contractor agrees that settlement of any Claim will require the consent of Owner. Owner agrees that its consent will not be unreasonably withheld provided that Contractor is financially able (based on demonstrated assets) to fulfill its obligation to indemnify Owner for the costs of any such settlement as required under this Contract.

Contractor's obligation to indemnify Owner applies unless it is finally adjudicated that the liability was caused by the sole, negligence, active negligence, or willful misconduct of a Owner indemnified party. If a Claim is finally adjudicated and a determination made that liability was caused by the sole negligence, active negligence, or willful misconduct of an Owner indemnified party, then Contractor's indemnification obligation will be reduced in proportion to the established comparative liability.

For the purposes of this section, "Owner" includes the City of Wildomar's officers, officials, board members, employees and agents.

The provisions of this section will survive the expiration or earlier termination of this Contract.

Insurance. Contractor agrees to have and maintain in full force and effect during the term of this Contract the insurance coverages listed in Exhibit B ("**Insurance**"), which is made a part of this Contract.

Notice.

All written notices required or permitted to be given under this Contract will be deemed made when received by the other Party at its respective address as follows:

To Owner: City of Wildomar
23873 Clinton Keith Road, Suite 210
Wildomar, CA 92595
Attention: Ninette Eva
Phone: (951) 677-7751 ext. 8211
Fax: (951) 698-1463
Email: neva@cityofwildomar.org

To Contractor: **[NAME]**
[ADDRESS]
[CONTRACTOR REPRESENTATIVE]
[PHONE / FAX NUMBERS]
[EMAIL]

Notice will be deemed effective on the date personally delivered or transmitted by facsimile, or such other electronic means as may be agreed to by the parties. If the notice is mailed, notice will be deemed given three days after deposit of the same in the custody of the United States Postal Service, postage prepaid, for first class delivery, or upon delivery if using a major courier service with tracking capabilities.

Any Party may change its notice information by giving notice to the other Party in compliance with this section, before the change in notice information becomes effective.

Owner Rights of Termination and to Complete the Work.

Termination for Cause (Default). The occurrence of any of the following is a default by Contractor under this Contract:

Contractor refuses or fails to prosecute the Work or any part thereof with such diligence as will ensure its completion within the time specified or any permitted extension.

Contractor fails to complete the Work on time.

Contractor is adjudged bankrupt, or makes a general assignment for the benefit of creditors, or a receiver is appointed on account of Contractor's insolvency.

Contractor fails to supply enough properly skilled Workers or proper materials to complete the Work in the time specified.

Contractor fails to make prompt payment to any subcontractor or for material or labor.

Contractor breaches or fails to perform any obligation or duty under the Contract and such breach or failure remains uncorrected following Owner's notice to Contractor of the breach.

Upon the occurrence of a default by Contractor, Owner will serve a written notice of default on Contractor specifying the nature of the default and the steps needed to correct the default. Unless Contractor cures the default within 10 days after the service of such notice of default, or makes satisfactory arrangements acceptable to Owner for the correction or elimination of such default, as determined by Owner, Owner may thereafter terminate this Contract by serving written notice termination on Contractor. In such case, Contractor will not be entitled to receive any further payment, except for Work actually completed prior to such termination in accordance with the provisions of the Contract Documents.

In event of any such termination, Owner will also immediately serve written notice of the termination upon Contractor's surety. The surety will have the right to take over and perform pursuant to this Contract; provided, however, that if the surety does not give Owner written notice of its intention to take over and perform this Contract within five days after service of the notice of termination or does not commence performance within 10 days from the date of such notice, Owner may take over the Work and prosecute the same to completion by separate contract or by any other method Owner may deem advisable, at the sole cost and expense of Contractor. Contractor and the surety will be liable to Owner for any and all excess costs or other damages incurred by Owner in completing the Work.

If Owner takes over the Work as provided in this Section, Owner may, without liability for so doing, take possession of, and utilize in completing the Work, such materials, appliances, plant, and other property belonging to Contractor as may be on the site of the Work and necessary for the completion of the Work.

If Owner takes over the Work, Owner may also take possession of outstanding materials on order for the completion of the project, upon payment to the vendor. All excess costs incurred by Owner in obtaining such materials, will be the responsibility of the Contractor.

Termination for Convenience. Owner may terminate performance of the Work under the Contract in accordance with this clause in whole, or from time to time in part, if Owner determines that termination is in Owner's best interest. Termination will be effected by Owner delivering to Contractor notice of termination specifying the extent to which performance of the Work under the Contract is terminated, and the effective date of the termination.

Contractor must comply with Owner's direction regarding the effective date of the termination, the extent of the termination, and must stop Work on the date and to the extent specified.

Contractor will be entitled to a total payment on account of the Contract Work so terminated, measured by (i.) the actual cost to Contractor for Work actually performed, up to the date of the termination, with profit and overhead limited to twelve percent (12%) of actual cost of Work performed, and (ii.) offset by payments made and other Contract credits. In connection with any

such calculation; provided, however, Owner retains all rights and remedies under the Contract including, without limitation, claims, indemnities, setoffs/offsets, or back charges.

Under no circumstances may Contractor recover legal costs of any nature, nor may Contractor recover costs incurred after the date of the termination.

Project Documents. All product/material data sheets, shop drawings, submittals, submittal logs, samples, invoices, purchase orders, operation and maintenance manuals and instructions, RFIs, RFI logs, maps, models, notes, photographs, reports, studies and other documents (collectively, "**Project Documents**") prepared, developed or discovered by Contractor in the course of performing any of the Work under this Contract will become the sole property of Owner. Upon the expiration or termination of this Contract, Contractor must turn over all original Project Documents to Owner in its possession, but may retain copies of any of the Project Documents it may desire.

Change Orders and Claims

The Public Contract Code including, without limitation, Section 7105(d)(2), and Government Code section 930.2 and following, apply to all procedures for changes, time extensions, change orders (time or compensation) and claims.

Any change, waiver, or omission to implement the contract change order and claim procedures will have no legal effect unless expressly permitted in a fully executed change order approved by Contractor and Owner.

Resolution of Construction Claims (PCC § 20104 and following)

Public Contract Code section 20104 and following, specifies required provisions on resolving contract claims less than $375,000, which are set forth below, and constitute a part of this Contract.

For the purposes of this section, "claim" means a separate demand by Contractor of $375,000 or less for (1) a time extension, (2) payment or money or damages arising from Work done by or on behalf of Contractor arising under the Contract Documents and payment of which is not otherwise expressly provided for or the Contractor is not otherwise entitled to, or (3) an amount the payment of which is disputed by Owner. In order to qualify as a claim, the written demand must state that it is a claim submitted under Section 17 of the Contract and be submitted in compliance with all requirements of this Section. Separate Contractor claims that together total more than $375,000 do not qualify as a "separate demand of $375,000 or less," as referenced above, and are not subject to this Section.

A voucher, invoice, payment application, or other routine or authorized form of request for payment is not a claim for purposes of this section. If such request is disputed as to liability or amount, then the disputed portion of the submission may be converted to a claim under this section by submitting a separate claim in compliance with Contract Documents claim submission requirements.

This section does not apply to tort claims, and nothing in this section is intended nor may it be construed to change the time periods for filing tort claims or actions specified by Chapter 1 and Chapter 2 of Part 3 of Division 3.6 of Title 1 of the Government Code.

Claims Procedure under Public Contract Code § 20104 and following:

The claim must be in writing, submitted in compliance with all requirements of the Contract including, without limitation, the time prescribed by and including the documents necessary to substantiate the claim. Claims must be filed on or before the day of final payment. Nothing in this section is intended to extend the time limit or supersede notice requirements for the filing of claims under the Contract.

For claims of fifty thousand dollars ($50,000) or less, Owner will respond in writing within 45 days of receipt of the claim, or Owner may request in writing within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to any defenses or claims Owner may have against Contractor. If additional information is thereafter required, it must be requested and provided in accordance with this section upon mutual agreement of Owner and Contractor. Owner's written response to the claim, as further documented, must be submitted to Contractor within 15 days after receipt of further documentation or within a period of time no greater than taken by Contractor in producing the additional information, whichever is greater.

For claims over Fifty Thousand Dollars ($50,000) and less than or equal to $375,000: Owner will respond in writing within 60 days of receipt of the claim, or Owner may request in writing within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to any defenses or claims Owner may have against Contractor. If additional information is thereafter required, it must be requested and provided in accordance with this section, upon mutual agreement of Owner and Contractor; Owner's written response to the claim, as further documented, must be submitted to Contractor within 30 days after receipt of further documentation or within a period of time no greater than taken by Contractor in producing the additional information, whichever is greater.

Meet and Confer: If Contractor disputes Owner's written response, or Owner fails to respond within the time prescribed above, Contractor must notify Owner, in writing, either within 15 days of receipt of Owner's response or within 15 days of Owner's failure to timely respond, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon demand Owner will schedule a meet and confer conference within 30 days for settlement of the dispute. Following the meet and confer conference, if the claim or any portion remains in dispute, Contractor may file a claim as provided in Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed will be tolled from the time Contractor submits its written claim as set forth in this section, until the time that claim is denied as a result of the meet and confer process, including any period of time utilized by the meet and confer process.

Claims Process under Public Contract Code § 9204:

Upon receipt of a claim pursuant to this section, Owner must conduct a reasonable review of the and, within a period not to exceed 45 days, must provide the Contractor a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, Owner and Contractor may, by mutual agreement, extend the time period provided in this subsection.

The Contractor must furnish reasonable documentation to support the claim.

If Owner needs approval from its governing body to provide the Contractor a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, Owner will have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the Contractor a written statement identifying the disputed portion and the undisputed portion.

Any payment due on an undisputed portion of the claim will be processed and made within 60 days after Owner issues its written statement. If Owner fails to issue a written statement, subsection 17.6.3 above will apply.

If the Contractor disputes Owner's written response, or if Owner fails to respond to a claim issued pursuant to this section within the time prescribed, the Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, Owner will schedule a meet and confer conference within 30 days for settlement of the dispute.

Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, Owner must provide the Contractor a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim will be processed and made within 60 days after Owner issues its written statement. Any disputed portion of the claim, as identified by the Contractor in writing, will be submitted to nonbinding mediation, with Owner and the Contractor sharing the associated costs equally. Owner and Contractor must mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party will select a mediator and those mediators will select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party will bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute will be subject to applicable procedures outside this section.

For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized must conform to the timeframes in this section.

This section does not preclude a public entity from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

Failure by Owner to respond to a claim from contractor within the time periods described in this section or to otherwise meet the time requirements of this section will result in the claim being deemed rejected in its entirety. A claim that is denied by reason of Owner's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, will not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the Contractor.

Amounts not paid in a timely manner as required by this section will bear interest at seven percent per annum.

If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against Owner because privity of contract does not exist, the contractor may present to Owner a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on its own behalf or on behalf of a lower tier subcontractor, that the Contractor present a claim for Work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to Owner must furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the Contractor must notify the subcontractor in writing as to whether the Contractor presented the claim to Owner and, if the Contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

General Provisions.

Authority to Execute. Each Party represents and warrants that all necessary action has been taken by such Party to authorize the undersigned to execute this Contract and to bind it to the performance of its obligations.

Assignment. Contractor may not assign this Contract without the prior written consent of Owner, which consent may be withheld in Owner’s sole discretion since the experience and qualifications of Contractor were material considerations for this Contract.

Third Party Beneficiaries. Contractor’s subcontractor must agree to be bound to the terms of the Contract Documents to the extent of their scope of Work, including but not limited to, terms regarding indemnity and dispute resolution, and must agree that Owner is deemed an express third party beneficiary of their subcontracts. Nothing in this Contract, however, shall operate to confer such or similar rights or benefits on persons or entities not party to this Contract.

Binding Effect. This Contract is binding upon the heirs, executors, administrators, successors and permitted assigns of the Parties.

Integrated Contract. This Contract, including the Contract Documents, is the entire, complete, final and exclusive expression of the Parties with respect to the Work to be performed under this

Contract and supersedes all other agreements or understandings, whether oral or written, between Contractor and Owner prior to the execution of this Contract.

Modification of Contract. No amendment to or modification of this Contract will be valid unless made in writing and approved by Contractor and by the Board of Directors of Owner or Owner Manager, as applicable. The Parties agree that this requirement for written modifications cannot be waived and that any attempted waiver will be void.

Audit/Inspection Of Records. Contractor shall maintain all documents and records prepared by or furnished to Contractor during the course of performing the Work for at least three (3) years following completion of the Work. Such records include, but are not limited to, correspondence, internal memoranda, calculations, books and accounts, accounting records and job cost reports/data documenting all labor, materials, equipment and Work furnished under this Contract, and invoices, payrolls, records and all other data related to matters covered by this Contract. Contractor shall permit Owner to audit, examine and make copies, excerpts and transcripts from any such records, and Contractor shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any matter whatsoever for three (3) years after Owner makes the final or last payment or within three (3) years after any pending issues and disputes between Owner and Contractor regarding this Contract Agreement are resolved, whichever is later.

Counterparts, Electronic Signatures. This Contract may be executed in several counterparts, each of which will be deemed an original, and all of which, when taken together, constitute one and the same instrument. This Contract and any amendments will be considered executed when the signature of a party is delivered by electronic transmission. Such electronic signature will have the same effect as an original signature.

Waiver. Waiver by any Party of any term, condition, or covenant of this Contract will not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Contract will not constitute a waiver of any other provision, or a waiver of any subsequent breach or violation of any provision of this Contract. Acceptance by Owner of any Work performed by Contractor will not constitute a waiver of any of the provisions of this Contract.

Interpretation. This Contract will be interpreted, construed and governed according to the laws of the State of California. Each party has had the opportunity to review this Contract with legal counsel. The Contract will be construed simply, as a whole, and in accordance with its fair meaning. It will not be interpreted strictly for or against either party.

Severability. If any term, condition or covenant of this Contract is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Contract will not be affected and the Contract will be read and construed without the invalid, void or unenforceable provision.

Governing Law and Venue. This Contract shall be deemed to have been executed in the City where the Project is located. Enforcement of this Agreement shall be governed by the laws of the State where the Project is located, excluding its conflict of laws rules. In the event of litigation between the parties, venue in state trial courts will be in the County of Riverside.

The Parties have caused this Contract to be executed by their undersigned authorized agents as follows:

OWNER: CITY OF WILDOMAR

_____
Chris Mann, City Manager

ATTEST:

_____
Janet Morales Garcia, City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex, City Attorney

CONTRACTOR: [NAME]
(If not an individual, two signatures are required)

_____
Name and Title

_____
Name and Title

EXHIBIT A

COMPENSATION

The total compensation under this Contract may not exceed:

The sum of _____.

EXHIBIT B

INSURANCE

1. **General Requirements**. Contractor must procure and maintain in full force and effect during the term of this Contract the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

Type of Insurance	Limits (combined single)
Commercial General Liability	$2,000,000
Business Automobile Liability	$1,000,000
Workers' Compensation	Statutory Requirements
Pollution Liability Insurance	As stated below

2. **Commercial General Liability Insurance.** This policy must meet or exceed the requirements of Insurance Services Office (ISO) CGL Form No. CG 00 01. The amount of insurance set forth above will be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage**.** The insurance must be on an "occurrence" not a "claims-made" basis. Defense costs must be paid in addition to limits. There must be no cross-liability exclusion for claims or suits by one insured against another. Limits may be no less than $2,000,000 per occurrence for all covered losses, and no less than $4,000,000 general aggregate.

Liability policies must be endorsed to name **Owner, its officials, employees and agents** as "**additional insureds**" under the insurance coverage.

Additional Insured

The Entity, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by or on behalf of the Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Insurance

For any claims related to this project, the Contractor's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the Entity, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Entity, its

officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

Coverage must be applicable to Owner for injury to employees of Contractor, subcontractors, agents or others performing any part of the Work required under this Contract. Each policy must be endorsed to provide a separate limit applicable to this Project.

The Commercial General Liability policy must not contain any endorsements limiting coverage beyond the basic policy coverage for any of the following:

1. Explosion, collapse or underground hazard (XCU);

2. Products and completed operation;

3. Public liability;

3. Pollution liability; or

4. Contractual liability.

3. **Business Auto Coverage.** This policy must be on ISO Business Auto Coverage Form CA 00 01 including symbol 1 (Any Auto) and Endorsement CA 0025, or equivalent forms approved in writing by Owner. Limits must not be less than $1,000,000 per accident, combined single limit, or if Contractor neither leases nor owns vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Contractor or Contractor's employees will use personal autos in any way on this Project, Contractor must provide evidence of personal auto liability coverage for each such person.

4. **Workers Compensation.** Contractor must have a State of California approved policy form providing the statutory benefits required by law with employer's liability limits of no less than $1,000,000 per accident for all covered losses, or Contractor must provide evidence of an approved self-insurance program.

5. **Pollution Liability Insurance**. Pollution/Environmental Impairment Liability Insurance must be written on a Contractor's Pollution Liability form or other form acceptable to Agency providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit must be no less than $5,000,000 per claim and in the aggregate. All activities contemplated in this Contract must be specifically scheduled on the policy as "covered operations." The policy must provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

6. **Other Insurance; Revisions to Insurance.** Contractor may be required to obtain such other insurance coverage as may be required by applicable law or by Owner. Owner reserves the right at any time during the term of the Contract to change the amounts and types of insurance required by giving Contractor 60 days advance written notice of such change. If such change results in substantial additional cost to Contractor, Owner and Contractor may renegotiate Contractor's compensation.

7. **Acceptable Insurers.** All required insurance policies must be issued by an insurance company currently authorized by the California Insurance Commissioner to transact the business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the Owner's Risk Manager or General Counsel.

8. **Excess or Umbrella Liability Insurance (Over Primary).** If an excess or umbrella liability policy is used to meet limit requirements, the insurance must provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an excess or umbrella liability policy must include a "drop-down provision" providing primary coverage above a maximum $25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage must be provided on a "pay-on-behalf" basis, with defense costs payable in addition to policy limits. There may be no cross-liability exclusion precluding coverage for claims or suits by one insured against another. Coverage must be applicable to Owner for injury to employees of Contractor, its subcontractors or others performing Work to satisfy Contractor's obligations under this Contract. The scope of coverage provided is subject to approval of Owner following receipt of proof of insurance as required herein. Limits are subject to review, but in no event may be less than $4,000,000 per occurrence and aggregate.

9. **Certificates of Insurance and Endorsements**. Prior to commencing any Work under this Contract, Contractor must file with the Owner Certificates of Insurance and Endorsements evidencing the existence of all insurance required by this Contract, along with such other evidence of insurance or copies of policies as may reasonably be required by Owner. Such Certificates of Insurance and Endorsements must be in a form approved by Owner's legal counsel. Contractor must maintain current certificates and endorsements on file with Owner during the term of this Contract reflecting the existence of all required insurance. Each of the certificates must expressly provide that no material change in the policy, or termination thereof, will be effective except upon 30 days' prior written notice to Owner.

10. **Failure to Maintain Required Insurance**. If Contractor, for any reason, fails to have in place at all times during the term of this Contract all of the required insurance coverage, Owner may obtain such coverage at Contractor's expense and deduct the cost from the sums due Contractor.

11. **Effect of Coverage**. The existence of the required insurance coverage under this Contract will not be deemed to satisfy or limit Contractor's indemnity obligations under this Contract.

12. **Higher Limits of Insurance**. If the contractor maintains broader coverage and/or higher limits than the minimums shown above for all policies, the Entity requires and shall be entitled to the broader coverage and/or higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Entity.

13. **Waiver of Subrogation.** Contractor hereby agrees to waive rights of subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the Entity has received a waiver of subrogation endorsement from the insurer. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the Entity for all work performed by the Contractor, its employees, agents and subcontractors.

VERIFICATION OF CALIFORNIA

CONTRACTOR'S LICENSE

I certify, under penalty of perjury, that I have a valid California Contractor's license issued pursuant to Business and Professions Code section 7000 and following, and was so licensed at the time that the bid was awarded:

California Contractor's License:

_____

License Number Class Expiration Date

_____

CONTRACTOR (PRINT OR TYPE)

_____ _____

Date Signature

(Public Contract Code § 6100)

CERTIFICATE REGARDING

WORKERS' COMPENSATION

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work of this contract.

_____
Name (print or type)

_____ _____
Date Signature

PERFORMANCE BOND

On _____, the City of Wildomar, a California municipal corporation ("**OWNER**"), awarded a contract ("**Contract**") to _____ ("**CONTRACTOR**" or "**PRINCIPAL**"), for the Work ("**Work**") identified as _____

The Contract and related documents ("**Contract Documents**") are incorporated and made a part of this performance bond.

Under the Contract, CONTRACTOR is required to furnish this bond providing for the faithful performance of the Work

NOW, THEREFORE, we, CONTRACTOR, as PRINCIPAL, and _____, a corporation organized and existing under the laws of the State of _____ and duly authorized to transact business under the laws of the State of California, as SURETY, are held and firmly bound unto OWNER, in the sum of _____dollars ($_____), lawful money of the United States of America, this sum being not less than one hundred percent (100%) of the estimated amount payable by OWNER under the terms of the Contract , PRINCIPAL and SURETY, bind ourselves and our heirs, executors, administrators, successors and assigns, jointly and severally, by this instrument.

BOND CONDITIONS

1. PRINCIPAL will perform the Work the identified in the Contract. OWNER has estimated the required amount of the bond as shown above.

2. PRINCIPAL's performance of the Work will be done in accordance with the Contract Documents. Should PRINCIPAL fail to satisfactorily complete all required Work within the time allowed, OWNER may, at its sole discretion, either (1) cause all required Work to be done and the parties executing this bond will be firmly bound for the payment of all necessary costs for the performance of this Work or (2) make demand upon the SURETY to complete the required Work in which event the SURETY will commence completion of the Work within 30 days of the OWNER'S demand unless otherwise agreed in a writing signed by the parties.

3. PRINCIPAL will guarantee the Work against any defective Work, labor or materials for a period of one year following the completion and acceptance of the Work by OWNER.

4. This bond is conditioned upon and guarantees due compliance with all applicable law.

5. SURETY agrees that no changes, extensions of time, alteration or modification of the Contract or of the obligations to be performed thereunder will in any way affect its obligation on this bond, and waives notice of any such change, extension of time, alteration or modification of

the Contract or of the obligations to be performed. Furthermore, SURETY expressly waives the provisions of California Civil Code sections 2845 and 2849.

6. This bond consists of this instrument, the Contract and Contract Documents referenced above, and the following two attached exhibits, all of which are incorporated herein by reference:

A. A certified copy of the appointment, power of attorney, bylaws or other instrument entitling or authorizing the persons executing this bond to do so; and

B. A certificate issued by the county clerk for the county in which SURETY's representative is located conforming with California Code of Civil Procedure § 995.640 and stating that SURETY's certificate of authority has not been surrendered, revoked, cancelled, annulled, or suspended, or in the event that it has, that renewed authority has been granted.

7. In case suit is brought upon this bond, the court will award and SURETY must pay, in addition to the face amount of this bond, all costs and reasonable attorney's fees incurred by OWNER in successfully enforcing any obligation under this bond.

IN WITNESS THEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

PRINCIPAL

By _____

Title _____

Address _____

_____

_____
Telephone Number

_____
Signature

SURETY

By _____

Title _____

Address _____

_____

_____
Telephone Number

_____
Signature

* **ALL SIGNATURES ON THIS PERFORMANCE BOND MUST BE NOTARIZED USING APPROPRIATE 8½" x 11" NOTARY ACKNOWLEDGEMENT FORM.**

** **Appropriate modifications will be made to this form if the bond is being furnished for the performance of an act not provided for by agreement.**

*** **Corporations must affix corporate seal.**

PAYMENT BOND

On _____, the City of Wildomar, a California municipal corporation ("**OWNER**"), awarded a contract ("**Contract**") to _____ ("**CONTRACTOR**" or "**PRINCIPAL**"), for the Work ("**Work**") identified as _____

PRINCIPAL is required to furnish a bond under the Contract to secure the payment of claims of laborers, mechanics, material persons, and other persons as provided by law.

PRINCIPAL and _____ _____, a corporation incorporated under the laws of the State of _____ and licensed by the State of California to execute bonds and undertakings as sole surety ("**SURETY**"), are held and firmly bound unto OWNER in the sum of _____ _____ dollars ($_____), lawful money of the United States, which may be increased or decreased by a rider hereto executed in the same manner as this bond, for the payment of which sum PRINCIPAL and SURETY bind themselves, their successors, and assigns, jointly and severally, by this instrument.

BOND CONDITIONS

1. PRINCIPAL will construct the Work identified in the Contract. Such performance will be in accordance with the Contract Documents identified in the Contract, which are hereby incorporated and made a part of this bond. OWNER has estimated the required amount of the bond as shown above.

2. If PRINCIPAL, its heirs, executors, administrators, successors, assigns or subcontractors fail to pay any of the persons named in California Civil Code section 3181, or any amounts due under the California Unemployment Insurance Code with respect to Work or labor performed under the Contract, or any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Contractor and its subcontractors under Unemployment Insurance Code section 13020, with respect to Work or labor performed under the Contract, SURETY will pay for the same in an amount not exceeding the penal sum specified in this bond.

3. This bond inures to the benefit of any of the persons named in Civil Code section 3181 so as to give a right of action to such persons or their assigns in any suit brought upon this bond. In case suit is successfully brought upon this bond, SURETY further agrees to pay all reasonable attorneys' fees and costs in an amount fixed by the court.

4. This bond is conditioned upon and guarantees due compliance with all applicable law.

5. SURETY agrees that no changes, extensions of time, alteration or modification of the Contract or of the obligations to be performed thereunder will in any way affect its obligation on this bond, and waives notice of any such change, extension of time, alteration or modification of

the Contract or of the obligations to be performed. Furthermore, SURETY expressly waives the provisions of California Civil Code sections 2845 and 2849.

6. This bond consists of this instrument, the Contract and Contract Documents referenced above, and the following two attached exhibits, all of which are incorporated herein by reference:

A. A certified copy of the appointment, power of attorney, bylaws or other instrument entitling or authorizing the persons executing this bond to do so; and

B. A certificate issued by the county clerk for the county in which SURETY's representative is located conforming with California Code of Civil Procedure § 995.640 and stating that SURETY's certificate of authority has not been surrendered, revoked, cancelled, annulled, or suspended, or in the event that it has, that renewed authority has been granted.

IN WITNESS THEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

PRINCIPAL

By _____

Title _____

Address _____

_____

_____
Telephone Number

_____
Signature

SURETY

By _____

Title _____

Address _____

_____

_____
Telephone Number

_____
Signature

* **ALL SIGNATURES ON THIS PAYMENT BOND MUST BE NOTARIZED USING APPROPRIATE 8½" x 11" NOTARY ACKNOWLEDGEMENT FORM.**

** **Appropriate modifications will be made to this form if the bond is being furnished for the performance of an act not provided for by agreement.**

*** **Corporations must affix corporate seal.**

Part IV – Technical Specifications

CITY OF WILDOMAR
STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS

20 ACRE PARK PROJECT
CIP 099 PHASE 0A

All work shall be performed in accordance with these Standard Specifications and Special Provisions which consist of the following:

- **A. 2021 Edition of the Standard Specification for Public Works Construction, Parts 1 - 8 (Greenbook) and its supplements.**
- **B. Greenbook additions and modifications as indicated below**
- **C. Bid Item Special Provisions**

The following are additions or revisions to the Greenbook Sections. If there are no additions or revisions noted for a specific Section, the Greenbook as written shall apply.

PART 1
GENERAL PROVISIONS

SECTION 1 – GENERAL

Section 1-1 General

Section 1-2 Terms and Definitions

Add: Caltrans Standard Specifications – The 2018 State of California, California State Transportation Agency, Department of Transportation "Standard Specifications", inclusive of all current revisions, amendments, and standard special provisions, unless otherwise stated.

Section 1-3 Abbreviations

Section 1-4 Units of Measure

Section 1-5 Symbols

Section 1-6 Bidding and Submission of the Bid

Section 1-7 Award and Execution of the Contract

SECTION 2 – SCOPE OF THE WORK

Section 2-1 Work to Be Done

Section 2-2 Permits

Section 2-3 Right of Way

Section 2-4 Cooperation and Collateral Work

Section 2-5 The Contractor's Equipment and Facilities

2-5.1 General – Toilets to be provided shall have secondary containment in conformance with NPDES requirements.

2-5.4 Haul Routes – A Haul Route Permit from the City will be required unless waived by the Engineer. To protect City streets from deterioration due to hauling of materials the Contractor shall submit for approval a proposed haul route for materials and equipment to each job site five (5) working days prior to starting work. The Contractor shall adhere to the approved route only unless written permission is obtained from the Engineer. The travel route plans, which meet the City's requirements, will be approved and returned to the Contractor. Otherwise, further revisions are required until they are acceptable to the City. The Contractor shall submit one travel plan for each phase to the Engineer for

approval, and the approved travel plans shall be strictly adhered to by the Contractor during all phases of the construction.

Section 2-6 Changes Requested by the Contractor
Section 2-7 Changes Initiated by the Agency
Section 2-8 Extra Work
Section 2-9 Changed Conditions
Section 2-10 Disputed Work

SECTION 3 – CONTROL OF THE WORK

Section 3-1 Assignment
Section 3-2 Self-Performance
Section 3-3 Subcontractors
Section 3-4 Authority of the Board and the Engineer
Section 3-5 Inspection
Section 3-6 The Contractor's Representative
Section 3-7 Contract Documents

3-7.2 Item (f). The Special Provisions shall consist of the project Technical Specifications, including the General and Special Provisions

Section 3-8 Submittals

3-8.1 General – Submittals shall be made within 10 working days of the Notice of Award. The contractor shall allow 10 working days for initial review.

3-8.2 Working Drawings – Submittals shall be made by e-mail. If requested three hard copies shall be provided plus a reproduceable. One copy will be returned with comments or acceptance.

3-8.4 – Supporting Information – Submit by e-mail. If requested three hard copies shall be submitted.

Section 3-9 Subsurface Data
Section 3-10 Surveying

3-10.1 General – Unless otherwise stipulated in the Bid Items Special Provisions the contractor will perform and be responsible for any surveying required to perform the required work. The Contractor shall be responsible for establishing all lines, grades and layout for all construction. Payment for construction staking and surveys shall be as specified in the Bid Items Special Provisions and no additional payment will be made therefore.

Section 3-11 Contract Information Signs
Section 3-12 Work Site Maintenance

3-12.3 Noise Control – Noise shall conform to the City of Wildomar noise ordinance.

3-12.6 Water Pollution Control

Section 3-13 Completion, Acceptance, and Warranty

SECTION 4 – CONTROL OF MATERIALS

Section 4-1 General
Section 4-2 Protection
Section 4-3 Inspection

4-3.1 General – Source inspection is not required for asphalt concrete pavement mixtures or structural concrete unless required by these the Special Provisions. A Certificate of Compliance will be required.

Section 4-4 Testing
Section 4-5 Certificate of Compliance
Section 4-6 Trade Names
Section 4-7 Weighing Equipment

Section 4-8 Calibration of Testing Equipment

SECTION 5 – LEGAL RELATIONS AND RESPONSIBILITIES

Section 5-1 Laws and Regulations

Section 5-2 Special Notices

Add the following to this Section:

Unless waiver by the Engineer, the Contractor shall be required to notify and cooperate with the public, transit companies, local law enforcement agencies, local fire districts, local utilities companies, refuse collectors, schools, medical facilities and any other persons or agencies who may be affected by the project. Notifications shall be in writing and delivered at least two (2) weeks prior to construction.

Notifications shall include, but not be limited to, the following items:

B. General information
C. Construction Schedule
D. Contact Person and Phone Number
E. Traffic delays and alternate routes
F. Tree removals and/or trimming
G. Driveway closures (if multiple closures are required at separate dates, multiple notices will be required)
H. Water service interruptions
I. Temporary relocation of bus stops
J. Adjustment of utilities
K. Waste pick-up

Specific notification requirements to adjacent properties and businesses will be addressed in the Special Provisions.

If construction operations have been postponed or cancelled with no work in the proposed area for more than seven (7) calendar days, or multiple notices are required the Contractor shall re-notify the affected residents and businesses a minimum of two (2) working days prior to the start of the work.

Failure to comply with the notification requirement will result in a stop work order. The Contractor shall maintain an updated and chronological record at the job site of all written notifications along with a list of recipients. Such records shall be made available upon request by the City Engineer.

Full compensation for Public Notification, as specified herein, shall be considered as included in the prices paid for the various items of work involved and no additional compensation will be made therefore.

Section 5-3 Labor

Section 5-4 Insurance

Insurance requirements in this Section shall be replaced with the insurance requirements contained in the Contract Agreement for the project.

Section 5-5 Antitrust Claims

Section 5-6 Patent Fees or Royalties

Section 5-7 Safety

In addition to compliance with this Section the Contractor shall:

1. Replace and/or repair the damaged pavement outside the construction limits damaged by their operations to the satisfaction of the Engineer at no cost to the City.

2. Keep the areas adjacent to the construction site clear of any objects that may be hazardous to pedestrians and motorists. The Contractor shall be responsible for the project safety on a 24-hour basis each calendar day for the entire duration of the project.
3. The contractor shall furnish, install and maintain all necessary signage for pedestrians and motorists in conformance with the California Manual of Uniform Traffic Control Devices.
4. The City will only provide inspection during the designated construction hours Monday through Friday. Any work done without inspection is at the Contractor's risk and subject to rejection. The replacement costs for rejected work will be borne by the Contractor.
5. Use illuminated or reflective warning/construction signs at both ends of the construction area while hauling materials in and out of the site, and at appropriate locations or as directed by the Engineer for the entire project. Solar powered flashing arrow boards will be required for all lane closures and may be required for other traffic control. The Contractor shall provide larger flexible roll-up traffic control signs at no additional cost, if required by the Engineer. In addition to providing and maintaining delineation, the Contractor shall be responsible for the project safety on a 24-hour basis.

   NOTE: Contractor to be aware of the following restrictions to all work being performed within the City of Wildomar;

   - Any work located within a two (2) block radius of any school will be performed during a school break or on weekends. Contractor shall coordinate work schedule with Engineer, prior to commencing of proposed improvements.
   - The Contractor shall not be allowed to perform any work on any holiday. During this period, all work shall be completed, all travel and/or traffic lanes shall be restored to a safe condition, be fully operational, and shall be opened to vehicular traffic.
   - During elections, no work will be allowed within six hundred feet (600') from a polling place including no parking of construction equipment or employee vehicles within said distance of 600 feet.
   - Prior to commencement of any work within City limits, the contractor shall coordinate with the Engineer so that the work performed will not interfere with any special events occurring in the City throughout the year.
   - Construction hours shall be further limited to the times specified in Section 15.04.010 and Section 9.48.0608 of the City Municipal Code.

SECTION 6 – PROSECUTION AND PROGRESS OF THE WORK

Section 6-1 – Construction Schedule and Commencement of the work

Section 6-2 – Prosecution of the Work

Add 6-2.1 Record Documents – The Contractor shall record, on a set of Contract Documents maintained at the job site, deviations that have been made from the Contract Documents or approved shop drawings. This shall include locations of buried conduits and utility features which are revealed during construction. Requests for partial payments shall not be approved until the record documents are up to date and delivered to the City, after approval of the Engineer.

Section 6-3 – Time of Completion

Section 6-4 – Delays and Extensions of Time

Section 6-5 – Use of Improvement During Construction

Section 6-6 – Suspension of the Work

Section 6-7 – Termination of the Contract for Default

Section 6-8 – Termination of the Contract for Convenience

Section 6-9 – Liquidated Damages

Liquidated Damages shall be **$500.00 per Calendar Day** unless otherwise provided in the Contract Documents.

SECTION 7 – MEASUREMENT AND PAYMENT

Section 7-1 – Measurement of Quantities for Unit Price Work

Section 7-2 – Lump Sum Work

Section 7-3 – Payment

7-3.3 – Delivered Materials

The cost of materials and equipment delivered, but not incorporated into the Work will not be included in the progress payment estimate unless otherwise provided in these Special Provisions.

Section 7-4 – Payment for Extra Work

7-4.3.1 – Work by Contractor

The allowance for overhead and profit to be added to the Contractors costs shall be as follows:

Equipment and material = 10%
Labor = 15%

7-4.3.2 – Work by Subcontractor

The allowance for overhead and profit to be added to the Subcontractors costs shall be the same as allowed in Section 7-4.3.1. The Contractors costs and markup shall be 5%.

Section 7-5 – Payment for Changes Requested by the Contractor

BID ITEM SPECIAL PROVISIONS

BID SCHEDULE

All work shall be performed in accordance with these Technical Specifications. Components of the work not addressed by these Technical Specifications shall be performed in accordance with the Standard Specifications for Public Works Construction (Greenbook 2021), or with the State Standard Specifications for components of work not addressed in the City of Wildomar Standard Construction Specifications.

Unit Price Contract **-** The provisions of Section 9-1.06, "Changed Quantity Payment Adjustments," of the State Specifications shall not apply to any bid item.

Payment for all work bid at a price per unit of measurement will be based upon the actual quantities of work as measured upon completion. The Estimated Quantities provided in the Bid Documents are for comparative bidding only. The City does not express or imply that the actual amount of work or materials will correspond to the Estimated Quantities. The City reserves the right to increase or decrease the amount of any class or portion of the Work, or to omit portions of the Work, as may be deemed necessary or advisable in the sole discretion of the City. The Contractor shall make no claim nor receive any compensation for anticipated profits, loss of profit, damages, or any extra payment due to any difference between the amount of work actually completed, or materials or equipment furnished, and the Estimated Quantities.

MOBILIZATION, DEMOBILIZATION, BONDS, INSURANCE, AND MISCELLANEOUS

Mobilization shall consist of preparatory work and operations for the street rehabilitation improvements, including, but not limited to, those necessary for the movement of personnel, equipment, materials, and incidentals to the project site necessary for work on the project, coordination with utility companies, and for all other work and operations which must be performed or costs incurred including bonds, insurance and financing prior to beginning work on the various contract items, and for obtaining all business licenses and permits, including permit fees, as required for entire project, from all related agencies including, but not limited to, the City of Wildomar. Permits shall include the Contractor providing permit application and obtaining a permit (including paying permit fees with the City of Murrieta). Mobilization shall also include the time, materials, and labor to move the necessary construction equipment to and from the job site, supervisory time on the job by the Contractor's personnel to keep the construction site in a safe condition, and all other related work as required at all times and for all non-working days during construction period. The Contractor is responsible for securing an adequate storage site for equipment and materials.

At the request of the City, the Contractor shall provide at its own expense a mobile cellular telephone for use by City representatives. Usage of the phone shall be limited to local calls and radio calls among representatives of the City, Contractor, and Sub-contractor(s).

The Contractor shall have on the work site at all times, as his agent, an English-speaking superintendent or foreman capable of reading and thoroughly understanding the plans, specifications, and other related documents

Mobilization shall include project overhead costs, including costs and fees for obtaining construction permits, including the City of Menifee, and/or permit riders as may be required by the City of Wildomar, or as may be required by law, and for obtaining bonds, insurance and financing for the entire project prior to beginning work.

The Contractor shall provide personnel to keep the construction site in a safe condition at all times, including non-working hours.

A Construction Schedule shall be submitted at least five (5) working days prior to commencing work. All revisions shall be completed within three days after review by the Engineer. Requests for changes in the schedule shall be submitted by the Contractor to the City for approval at least three (3) working days prior to performing any work.

Utility Coordination – Contractor is advised that the Project adjustments to utility facilities including but not limited to, water and gas valves, pull boxes, manholes, clean outs, etc. Contractor to coordinate adjustments to utility facilities prior to prior to beginning work.

Progress Schedule - Progress schedules shall conform to Section 8 Prosecution and Progress of the State Standard Construction Specifications.

During the duration of the contract, on or before the first calendar day of each month, the Contractor shall submit a complete, updated progress schedule to the Engineer. Updated progress schedules shall incorporate all current schedule information, actual progress, approved adjustments of time, and proposed changes in sequence and logic.

The Contractor shall also submit, on a weekly basis, a three-week rolling schedule. The three-week rolling schedule shall be submitted on the first day of the work week or as indicated by the Engineer at the Pre-construction Conference. The weekly schedule shall include location of work areas proposed and work activity included that week and other pertinent information as requested by the Engineer.

Mobilization shall include scheduling of the work in conformance with the traffic control criteria for removals.

Unless otherwise specified in the General Provisions, payment for Mobilization shall include compliance to and furnishing all equipment set forth in the General Provisions.

Order of Work - The Contractor shall prepare a written schedule denoting locations and times of planned activities, and other impacts. The schedule for planned activities shall be submitted to the Engineer before or at the time of the pre-construction meeting. Contractor shall note that work shall not start unless a schedule has been submitted and accepted by the Engineer.

The Contractor must field verify all existing utilities and shall submit the report to the Engineer prior to beginning work at each site.

Measurement and Payment

Full compensation for compliance with the provisions specified and referred to hereinabove shall be considered as included in the contract LUMP SUM price bid for MOBILIZATION, DEMOBILIZATIN, BONDS, INSURANCE, AND MISCELLANEOUS, and shall be paid based on the percentage of completed work to date. No additional compensation will be allowed therefore.

Payment for Mobilization/Demobilization shall be considered full compensation for obtaining all bonding, insurance, business licenses and permits, including the City of Menifee, as required for entire project, from all related agencies including but not limited to utility companies, the City of Wildomar, private and public agencies. The compensation shall include the compliance with the requirements specified in those licenses and permits; including furnishing a crew to pothole at the direction of the Engineer; payment of all required fees; all labor, tools, equipment, personnel, materials, and incidentals necessary to perform all related items of work. No additional compensation shall be allowed.

Payment for this item shall be made at the Contract lump sum price, based on the following schedule:

- 50% to be paid on the 1st partial payment,
- 25% after 50% project completion, excluding amount earned for Mobilization,
- 25% to be paid on the final payment.

In each of the above payments, 5% retention will be deducted in accordance with Section 9-3, “Payment,” of the Standard Specifications.

CSI SPECIFICATIONS

SECTION 01 56 39

TEMPORARY TREE AND PLANT PROTECTION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the protection and trimming of existing trees that interfere with, or are affected by, execution of the Work, whether temporary or permanent construction.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Tree Pruning Schedule: Written schedule from arborist detailing scope and extent of pruning of trees to remain that interfere with or are affected by construction.

C. Certification: From arborist, certifying that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly treated and repaired when damaged.

D. Maintenance Recommendations: From arborist, for care and protection of trees affected by construction during and after completing the Work.

1.3 QUALITY ASSURANCE

A. Arborist Qualifications: An arborist certified by ISA or licensed in the jurisdiction where Project is located.

B. Tree Pruning Standard: Comply with ANSI A300 (Part 1), "Tree, Shrub, and Other Woody Plant Maintenance--Standard Practices (Pruning)."

PART 2 - PRODUCTS

2.1 MATERIALS

A. Temporary Fence Material: 4’ High orange thermoplastic fence material: Tenax Guardian visual barrier as distributed by the Home Depot.

B. Temporary Fence Posts: 6’ High green ‘T’ posts as distributed by the Home Depot.

PART 3 - EXECUTION

3.1 PREPARATION

A. Temporary Fencing: Install temporary fencing around tree protection zones to protect remaining trees and vegetation from construction damage. Maintain temporary fence and remove when construction is complete.

B. Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials. Protect root systems from ponding, eroding, or excessive wetting caused by dewatering operations.

C. Do not store construction materials, debris, or excavated material inside tree protection zones. Do not permit vehicles or foot traffic within tree protection zones; prevent soil compaction over root systems.

3.2 EXCAVATION

A. Install shoring or other protective support systems to minimize sloping or benching of excavations.

B. Do not excavate within tree protection zones, unless otherwise indicated.

C. Where utility trenches are required within tree protection zones, tunnel under or around roots by drilling, auger boring, pipe jacking, or digging by hand.

1. Root Pruning: Do not cut main lateral roots or taproots; cut only smaller roots that interfere with installation of utilities. Cut roots with sharp pruning instruments; do not break or chop.

3.3 REGRADING

A. Grade Lowering: Where new finish grade is indicated below existing grade around trees, slope grade beyond tree protection zones. Maintain existing grades within tree protection zones.

B. Minor Fill: Where existing grade is 6 inches or less below elevation of finish grade, fill with topsoil. Place topsoil in a single uncompacted layer and hand grade to required finish elevations.

C. Moderate Fill: Where existing grade is more than 6 inches but less than 12 inches below elevation of finish grade, place drainage fill, filter fabric, and topsoil on existing grade as follows:

1. Carefully place drainage fill against tree trunk approximately 2 inches above elevation of finish grade and extend not less than 18 inches from tree trunk on all sides. For balance of area within drip-line perimeter, place drainage fill up to 6 inches below elevation of grade.
2. Place filter fabric with edges overlapping 6 inches minimum.
3. Place fill layer of topsoil to finish grade. Do not compact drainage fill or topsoil. Hand grade to required finish elevations.

3.4 TREE PRUNING

A. Prune trees to remain that are affected by temporary and permanent construction as directed by an arborist.

B. Prune trees to remain to compensate for root loss caused by damaging or cutting root system. An arborist shall be on site to direct trimming of trees for maintenance or construction access as approved by the owner's representative. Provide subsequent maintenance during Contract period as recommended by arborist.

C. Pruning Standards: Prune trees according to ANSI A300 (Part 1)

D. Cut branches with sharp pruning instruments; do not break or chop.

E. Remove tree branches offsite.

3.5 TREE REPAIR AND REPLACEMENT

A. Promptly repair trees damaged by construction operations within 24 hours. Treat damaged trunks, limbs, and roots according to arborist's written instructions.

3.6 DISPOSAL OF WASTE MATERIALS

A. Burning is not permitted.

B. Disposal: Remove excess excavated material and displaced trees from Owner's property.

END OF SECTION

SECTION 31 10 00

SITE CLEARING

PART 4 - GENERAL

4.1 SUMMARY

A. This Section includes the following:

1. Removing existing vegetation per plan.
2. Pruning and cutting back vegetation.
3. Clearing and grubbing.
4. Temporary erosion and sedimentation control measures.

B. Related Sections include the following:

1. Section 01 56 39 - Tree and Plant Protection
2. Section 31 22 00 - Grading
3. Section 32 93 00 - Landscape Planting

4.2 MATERIAL OWNERSHIP

A. Except for stripped topsoil or other materials indicated to remain on Owner's property, cleared materials shall become Contractor's property and shall be removed from Project site.

4.3 PROJECT CONDITIONS

A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during site-clearing operations.

1. Do not close or obstruct streets, walks, driveways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction.
2. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.

B. Utility Locator Service: Notify utility locator service for area where Project is located before site clearing.

C. Do not commence site clearing operations until temporary erosion and sedimentation control measures are in place.

4.4 SOIL MATERIALS

A. Satisfactory Soil Materials: Requirements for satisfactory soil materials are specified in Division 2 Section "Earthwork."

PART 5 - EXECUTION

5.1 PREPARATION

A. Protect and maintain benchmarks and survey control points from disturbance during construction.

B. Locate and clearly identify trees and vegetation to remain with approval from Landscape Architect.

C. Protect existing site improvements to remain from damage during construction.

1. Restore damaged improvements to their original condition, as acceptable to Owner.

5.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL

A. Provide temporary erosion and sedimentation control measures to prevent soil erosion and discharge of soil-bearing water runoff or airborne dust to adjacent properties, streets and walkways, according to a sediment and erosion control plan, specific to the site, that complies with EPA 832/R-92-005 or requirements of authorities having jurisdiction, whichever is more stringent.

B. Inspect, repair, and maintain erosion and sedimentation control measures during construction.

C. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.

5.3 CLEARING AND GRUBBING

A. Fill depressions caused by clearing and grubbing operations with satisfactory soil material unless further excavation or earthwork is indicated.

1. Place fill material in horizontal layers not exceeding a loose depth of 8 inches and compact each layer to a density equal to adjacent original ground.

B. Remove from the area of work all plants indicated on plans and verified with Landscape Architect for removal, concrete debris and trash. Vegetation and roots shall be removed down to three (3) feet below grade within clearing areas and legally dispose of them off Owner’s property.

C. Clear Park area of existing grass by killing with systemic spray, mowing and removing vegetation to within 3” of existing grade. See also Section 02900 Landscape Planting.

D. Cut back foliage as indicated on plans and where necessary to allow for construction of trails and other improvements.

E. Prune existing trees where indicated to lift skirt to a height of 6’ above existing grade.

F. Boulders 12” and larger in size encountered during operations shall be retained on site for reuse.

G. No less frequently than daily, treat exposed ground areas and removal operations for dust control with water truck or equal. Provide dust control in windy conditions as required to City inspector’s satisfaction.

5.4 DISPOSAL

A. Disposal: Removed obstructions, cleared materials, and waste materials including trash and debris shall be legally disposed of off Owner's property.

END OF SECTION

SECTION 32 31 13

CHAIN LINK FENCES AND GATES

PART 6 - GENERAL

6.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

6.2 SUMMARY

A. Section Includes:

1. Chain-link fences.
2. Swing gates.

B. Related Requirements:

1. Section 033000 "Cast-in-Place Concrete" for cast-in-place concrete post footings.

6.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for the following:

a. Fence and gate posts, rails, and fittings.
b. Chain-link fabric, reinforcements, and attachments.
c. Gates and hardware.

B. Shop Drawings: For each type of fence and gate assembly.

1. Include plans, elevations, sections, details, and attachments to other work.

C. Samples for Initial Selection: For each type of factory-applied finish.

D. Samples for Verification: For each type of component with factory-applied finish, prepared on Samples of size indicated below:

1. Polymer-Coated Components: In 6-inch lengths for components and on full-sized units for accessories.

6.4 INFORMATIONAL SUBMITTALS

A. Product Certificates: For each type of chain-link fence, and gate.

6.5 QUALITY ASSURANCE

A. Emergency Access Requirements: According to requirements of authorities having jurisdiction for gates with automatic gate operators serving as a required means of access.

6.6 FIELD CONDITIONS

A. Field Measurements: Verify layout information for chain-link fences and gates shown on Drawings in relation to property survey and existing structures. Verify dimensions by field measurements.

6.7 WARRANTY

A. Special Warranty: Installer agrees to repair or replace components of chain-link fences and gates that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Failure to comply with performance requirements.
b. Deterioration of metals, metal finishes, and other materials beyond normal weathering.

2. Warranty Period: Five years from date of Substantial Completion.

PART 7 - PRODUCTS

7.1 PERFORMANCE REQUIREMENTS

A. Structural Performance: Chain-link fence and gate frameworks shall withstand the design wind loads and stresses for fence height(s) and under exposure conditions indicated according to **ASCE/SEI 7**

1. Design Wind Load: As indicated on Drawings

a. Minimum Post Size: Determine according to ASTM F1043 for post spacing not to exceed 8 feet for Material**,** Schedule 40 steel pipe.

7.2 CHAIN-LINK FENCE FABRIC

A. General: Provide fabric in one-piece heights measured between top and bottom of outer edge of selvage knuckle according to "CLFMI Product Manual" and requirements indicated below:

1. Fabric Height: As indicated on Drawings.
2. Steel Wire for Fabric: Wire diameter of 0.192 inch.

    a. Mesh Size: 2 inches.
    b. Zinc-Coated Fabric: ASTM A392, Type II, Class 2, 2.0 oz./sq. ft with zinc coating applied before weaving.
    c. Polymer-Coated Fabric: ASTM F668, Class 2b over zinc coated steel wire.

        1) Color: As selected by Architect from manufacturer's full range, according to ASTM F934.

    d. Coat selvage ends of metallic-coated fabric before the weaving process with manufacturer's standard clear protective coating.

3. Selvage: Knuckled at both selvages.

7.3 FENCE FRAMEWORK

A. Posts and Rails: ASTM F1043 for framework, including rails, braces, and line; terminal; and corner posts. Provide members with minimum dimensions and wall thickness according to ASTM F1043 for Schedule 40 pipe based on the following:

1. Fence Height: 72 inches or as indicated on Drawings.

    a. Line Post: 1.9 inches in diameter minimum.
    b. End, Corner, and Pull Posts: 2.375 inches in diameter minimum.

2. Horizontal Framework Members: top] and bottom rails according to ASTM F1043.

    a. Top and Bottom Rail: 1.66 inches in diameter.

3. Brace Rails: ASTM F1043.
4. Metallic Coating for Steel Framework:

    a. Type A: Not less than minimum 2.0-oz./sq. ft. average zinc coating according to ASTM A123/A123M.

5. Polymer coating over metallic coating.

    a. Color: As selected by Architect from manufacturer's full range, according to ASTM F934.

7.4 TENSION WIRE

A. Metallic-Coated Steel Wire: 0.177-inch- diameter, marcelled tension wire according to ASTM A817 or ASTM A824, with the following metallic coating:
   1. Type II: Zinc coated (galvanized) by electrolytic process, with the following minimum coating weight:
      a. Matching chain-link fabric coating weight.

B. Polymer-Coated Steel Wire: 0.177-inch diameter, tension wire according to ASTM F1664, Class 2b over zinc coated steel wire.

   1. Color: Match chain-link fabric, according to ASTM F934.

7.5 SWING GATES

A. General: ASTM F900 for gate posts and single or double swing gate types.

   1. Gate Leaf Width: As indicated on the drawings.
   2. Framework Member Sizes and Strength: Based on gate fabric height of 72 inches or less.

B. Pipe and Tubing:

   1. Zinc-Coated Steel: ASTM F1043 and ASTM F1083; protective coating and finish to match fence framework.
   2. Gate Posts: Round tubular steel.
   3. Gate Frames and Bracing: Round tubular steel.

C. Frame Corner Construction: Welded with mitered corners.

D. Hardware:

   1. Hinges: 180-degree outward swing.
   2. Latch: Permitting operation from both sides of gate.
   3. Lock: Manufacturer's standard.

7.6 FITTINGS

A. Provide fittings according to ASTM F626.

B. Post Caps: Provide for each post.

C. Rail and Brace Ends: For each gate, corner, pull, and end post.

D. Rail Fittings: Provide the following:

   1. Top Rail Sleeves: Pressed-steel or round-steel tubing not less than 6 inches long.
   2. Rail Clamps: Line and corner boulevard clamps for connecting intermediate and bottom rails to posts.

E. Tension and Brace Bands: Pressed steel.

F. Tension Bars: Steel length not less than 2 inches shorter than full height of chain-link fabric. Provide one bar for each gate and end post, and two for each corner and pull post, unless fabric is integrally woven into post.

G. Truss Rod Assemblies: Steel, hot-dip galvanized after threading rod and turnbuckle.

H. Tie Wires, Clips, and Fasteners: According to ASTM F626.

1. Standard Round Wire Ties: For attaching chain-link fabric to posts, rails, and frames, according to the following:

a. Hot-Dip Galvanized Steel: galvanized coating thickness matching coating thickness of chain-link fence fabric.

7.7 GROUT AND ANCHORING CEMENT

A. Anchoring Cement: Factory-packaged, non-shrink, non-staining, hydraulic-controlled expansion cement formulation for mixing with water at Project site to create pourable anchoring, patching, and grouting compound. Provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating, and that is recommended in writing by manufacturer for exterior applications.

B. Concrete Footings: Concrete for post footings shall be as required per section 03 30 00 Cast-in-place Concrete. Minimum Compressive Strength: 2500 psi at 28 days.

PART 8 - EXECUTION

8.1 EXAMINATION

A. Examine areas and conditions, with Installer present, for compliance with requirements for site clearing, earthwork, pavement work, and other conditions affecting performance of the Work.

1. Do not begin installation before final grading is completed unless otherwise permitted by Architect.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

8.2 PREPARATION

A. Stake locations of fence lines, gates, and terminal posts. Do not exceed intervals of 500 feet or line of sight between stakes. Indicate locations of utilities, lawn sprinkler system, underground structures, benchmarks, and property monuments.

8.3 CHAIN-LINK FENCE INSTALLATION

A. Install chain-link fencing according to ASTM F567 and more stringent requirements specified.

1. Install fencing on established boundary lines inside property line.

B. Post Excavation: Drill or hand-excavate holes for posts to diameters and spacings indicated, in firm, undisturbed soil.

C. Post Setting: Set posts in concrete at indicated spacing into firm, undisturbed soil.

1. Verify that posts are set plumb, aligned, and at correct height and spacing, and hold in position during setting with concrete or mechanical devices.
2. Concrete Fill: Place concrete around posts to dimensions indicated and vibrate or tamp for consolidation. Protect aboveground portion of posts from concrete splatter.

a. Exposed Concrete: Extend 2 inches above grade; shape and smooth to shed water.
b. Concealed Concrete: Place the top of concrete 2 inches below grade to allow covering with surface material.
c. Posts Set into Sleeves in Concrete: Use steel pipe sleeves preset and anchored into concrete for installing posts. After posts are inserted into sleeves, fill annular space between post and sleeve with anchoring cement, mixed and placed according to anchoring material manufacturer's written instructions. Finish anchorage joint to slope away from post to drain water.

D. Terminal Posts: Install terminal end, corner, and gate posts according to ASTM F567 and terminal pull posts at changes in horizontal or vertical alignment of 15 degrees or more. For runs exceeding 500 feet space pull posts an equal distance between corner or end posts.

E. Line Posts: Space line posts uniformly at 96 inches o.c.

F. Post Bracing and Intermediate Rails: Install according to ASTM F567, maintaining plumb position and alignment of fence posts. Diagonally brace terminal posts to adjacent line posts with truss rods and turnbuckles. Install braces at end and gate posts and at both sides of corner and pull posts.

G. Top Rail: Install according to ASTM F567, maintaining plumb position and alignment of fence posts. Run rail continuously through line post caps, bending to radius for curved runs and terminating into rail end attached to posts or post caps fabricated to receive rail at terminal posts. Provide expansion couplings as recommended in writing by fencing manufacturer.

H. Intermediate and Bottom Rails: Secure to posts with fittings.

I. Chain-Link Fabric: Apply fabric to outside of enclosing framework. Leave 1-inch bottom clearance between finish grade or surface and bottom selvage unless otherwise

indicated. Pull fabric taut and tie to posts, rails, and tension wires. Anchor to framework so fabric remains under tension after pulling force is released.

J. Stretcher Bars: Thread through fabric and secure to end, corner, pull, and gate posts, with tension bands spaced not more than 15 inches o.c.

K. Tie Wires: Use wire of proper length to firmly secure fabric to line posts and rails. Attach wire at one end to chain-link fabric, wrap wire around post a minimum of 180 degrees, and attach other end to chain-link fabric according to ASTM F626. Bend ends of wire to minimize hazard to individuals and clothing.

1. Maximum Spacing: Tie fabric to line posts at 12 inches o.c. and to braces at 24 inches o.c.

L. Fasteners: Install nuts for tension bands and carriage bolts on the side of fence opposite the fabric side. Peen ends of bolts or score threads to prevent removal of nuts.

8.4 GATE INSTALLATION

A. Install gates according to manufacturer's written instructions, level, plumb, and secure for full opening without interference. Attach fabric as for fencing. Attach hardware using tamper-resistant or concealed means. Install ground-set items in concrete for anchorage. Adjust hardware for smooth operation.

8.5 ADJUSTING

A. Gates: Adjust gates to operate smoothly, easily, and quietly, free of binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.

END OF SECTION 323113

DIGALERT

How to Delineate a Prospective Excavation Site

This marking guide provides for uniform marking of the area to be excavated with white paint in paved surfaces, or in unpaved areas with other suitable markings such as stakes or flags.

White Paint Marking

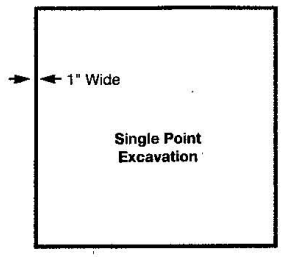
In the case of a single excavation of known dimensions and location, delineate the exact area to be excavated with white paint through the use of dots or dashes, or a continuous solid line. Limit the size of each dash to 6 inches in length and 1 inch in width, with interval spacing not less than 48 inches between each dash. When using a solid line, limit its width to 1 inch. In either case, excavators must insure that their white paint marks cannot be misinterpreted as a traffic or pedestrian control.

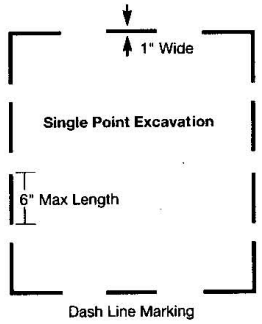
In the case of numerous excavations or one long, continuous excavation, mark the center line of the excavation with arrows showing the direction of the excavation. Mark lateral excavation with an arrow



Single Point Excavation







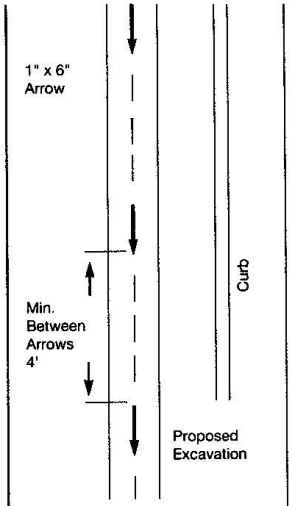
Dash Line Marking

showing direction from the center line with an additional mark at the curb of property line. Limit the size of each arrow to 6 inches in length and 1 inch in width, with interval spacing not less than 48 inches between each arrow. When calling the regional notification center for locating, give the width of the excavation in number of feet either side of the center line of lateral marks.

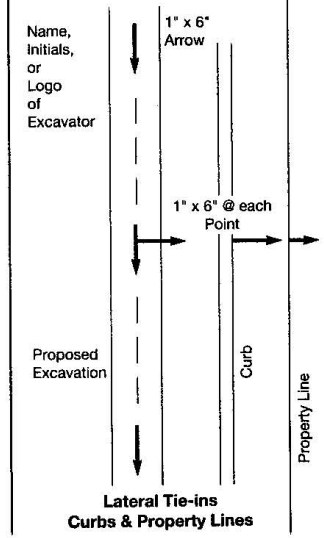
The marked area of excavation should be identified by the name, initials or logo, in white paint, of the company planning to conduct the excavation.

Delineate the area to be excavated before calling the regional notification center. If this is impractical due to permit requirements or other restrictions, notify the center of the exact date and time the excavation will be delineated. This will assist the operators of subsurface installations in scheduling their field marking.

All excavators are reminded that premarking is a requirement of the California Code of Regulations, Section 4216 and 4217. Failure to premark when practical can jeopardize your permit, or result in civil penalties. If premarking is not practical, the excavator shall contact the regional notification center to advise the operators that the excavator shall identify the area to be excavated in another manner sufficient to enable the operator to determine the exact area of the excavation to be field marked.



Trench or Continuous Excavation



Lateral Tie-ins Curbs & Property Lines

Appendix A. Standard Plans

CIP099 20 Acre Park Project Bid Documents FINAL

Final Audit Report 2026-07-15

Created:	2026-07-15
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CITY OF WILDOMAR
STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS

20 ACRE PARK PROJECT
CIP 099 PHASE 0A

All work shall be performed in accordance with these Standard Specifications and Special Provisions which consist of the following:

- **A. 2021 Edition of the Standard Specification for Public Works Construction, Parts 1 - 8 (Greenbook) and its supplements.**
- **B. Greenbook additions and modifications as indicated below**
- **C. Bid Item Special Provisions**

The following are additions or revisions to the Greenbook Sections. If there are no additions or revisions noted for a specific Section, the Greenbook as written shall apply.

PART 1
GENERAL PROVISIONS

SECTION 1 – GENERAL

Section 1-1 General

Section 1-2 Terms and Definitions

Add: Caltrans Standard Specifications – The 2018 State of California, California State Transportation Agency, Department of Transportation "Standard Specifications", inclusive of all current revisions, amendments, and standard special provisions, unless otherwise stated.

Section 1-3 Abbreviations

Section 1-4 Units of Measure

Section 1-5 Symbols

Section 1-6 Bidding and Submission of the Bid

Section 1-7 Award and Execution of the Contract

SECTION 2 – SCOPE OF THE WORK

Section 2-1 Work to Be Done

Section 2-2 Permits

Section 2-3 Right of Way

Section 2-4 Cooperation and Collateral Work

Section 2-5 The Contractor's Equipment and Facilities

2-5.1 General – Toilets to be provided shall have secondary containment in conformance with NPDES requirements.

2-5.4 Haul Routes – A Haul Route Permit from the City will be required unless waived by the Engineer. To protect City streets from deterioration due to hauling of materials the Contractor shall submit for approval a proposed haul route for materials and equipment to each job site five (5) working days prior to starting work. The Contractor shall adhere to the approved route only unless written permission is obtained from the Engineer. The travel route plans, which meet the City's requirements, will be approved and returned to the Contractor. Otherwise, further revisions are required until they are acceptable to the City. The Contractor shall submit one travel plan for each phase to the Engineer for

approval, and the approved travel plans shall be strictly adhered to by the Contractor during all phases of the construction.

Section 2-6 Changes Requested by the Contractor
Section 2-7 Changes Initiated by the Agency
Section 2-8 Extra Work
Section 2-9 Changed Conditions
Section 2-10 Disputed Work

SECTION 3 – CONTROL OF THE WORK

Section 3-1 Assignment
Section 3-2 Self-Performance
Section 3-3 Subcontractors
Section 3-4 Authority of the Board and the Engineer
Section 3-5 Inspection
Section 3-6 The Contractor's Representative
Section 3-7 Contract Documents

3-7.2 Item (f). The Special Provisions shall consist of the project Technical Specifications, including the General and Special Provisions

Section 3-8 Submittals

3-8.1 General – Submittals shall be made within 10 working days of the Notice of Award. The contractor shall allow 10 working days for initial review.

3-8.2 Working Drawings – Submittals shall be made by e-mail. If requested three hard copies shall be provided plus a reproduceable. One copy will be returned with comments or acceptance.

3-8.4 – Supporting Information – Submit by e-mail. If requested three hard copies shall be submitted.

Section 3-9 Subsurface Data
Section 3-10 Surveying

3-10.1 General – Unless otherwise stipulated in the Bid Items Special Provisions the contractor will perform and be responsible for any surveying required to perform the required work. The Contractor shall be responsible for establishing all lines, grades and layout for all construction. Payment for construction staking and surveys shall be as specified in the Bid Items Special Provisions and no additional payment will be made therefore.

Section 3-11 Contract Information Signs
Section 3-12 Work Site Maintenance

3-12.3 Noise Control – Noise shall conform to the City of Wildomar noise ordinance.

3-12.6 Water Pollution Control

Section 3-13 Completion, Acceptance, and Warranty

SECTION 4 – CONTROL OF MATERIALS

Section 4-1 General
Section 4-2 Protection
Section 4-3 Inspection

4-3.1 General – Source inspection is not required for asphalt concrete pavement mixtures or structural concrete unless required by these the Special Provisions. A Certificate of Compliance will be required.

Section 4-4 Testing
Section 4-5 Certificate of Compliance
Section 4-6 Trade Names
Section 4-7 Weighing Equipment

Section 4-8 Calibration of Testing Equipment

SECTION 5 – LEGAL RELATIONS AND RESPONSIBILITIES

Section 5-1 Laws and Regulations

Section 5-2 Special Notices

Add the following to this Section:

Unless waiver by the Engineer, the Contractor shall be required to notify and cooperate with the public, transit companies, local law enforcement agencies, local fire districts, local utilities companies, refuse collectors, schools, medical facilities and any other persons or agencies who may be affected by the project. Notifications shall be in writing and delivered at least two (2) weeks prior to construction.

Notifications shall include, but not be limited to, the following items:

B. General information
C. Construction Schedule
D. Contact Person and Phone Number
E. Traffic delays and alternate routes
F. Tree removals and/or trimming
G. Driveway closures (if multiple closures are required at separate dates, multiple notices will be required)
H. Water service interruptions
I. Temporary relocation of bus stops
J. Adjustment of utilities
K. Waste pick-up

Specific notification requirements to adjacent properties and businesses will be addressed in the Special Provisions.

If construction operations have been postponed or cancelled with no work in the proposed area for more than seven (7) calendar days, or multiple notices are required the Contractor shall re-notify the affected residents and businesses a minimum of two (2) working days prior to the start of the work.

Failure to comply with the notification requirement will result in a stop work order. The Contractor shall maintain an updated and chronological record at the job site of all written notifications along with a list of recipients. Such records shall be made available upon request by the City Engineer.

Full compensation for Public Notification, as specified herein, shall be considered as included in the prices paid for the various items of work involved and no additional compensation will be made therefore.

Section 5-3 Labor

Section 5-4 Insurance

Insurance requirements in this Section shall be replaced with the insurance requirements contained in the Contract Agreement for the project.

Section 5-5 Antitrust Claims

Section 5-6 Patent Fees or Royalties

Section 5-7 Safety

In addition to compliance with this Section the Contractor shall:

1. Replace and/or repair the damaged pavement outside the construction limits damaged by their operations to the satisfaction of the Engineer at no cost to the City.

2. Keep the areas adjacent to the construction site clear of any objects that may be hazardous to pedestrians and motorists. The Contractor shall be responsible for the project safety on a 24-hour basis each calendar day for the entire duration of the project.
3. The contractor shall furnish, install and maintain all necessary signage for pedestrians and motorists in conformance with the California Manual of Uniform Traffic Control Devices.
4. The City will only provide inspection during the designated construction hours Monday through Friday. Any work done without inspection is at the Contractor's risk and subject to rejection. The replacement costs for rejected work will be borne by the Contractor.
5. Use illuminated or reflective warning/construction signs at both ends of the construction area while hauling materials in and out of the site, and at appropriate locations or as directed by the Engineer for the entire project. Solar powered flashing arrow boards will be required for all lane closures and may be required for other traffic control. The Contractor shall provide larger flexible roll-up traffic control signs at no additional cost, if required by the Engineer. In addition to providing and maintaining delineation, the Contractor shall be responsible for the project safety on a 24-hour basis.

   NOTE: Contractor to be aware of the following restrictions to all work being performed within the City of Wildomar;

- Any work located within a two (2) block radius of any school will be performed during a school break or on weekends. Contractor shall coordinate work schedule with Engineer, prior to commencing of proposed improvements.
- The Contractor shall not be allowed to perform any work on any holiday. During this period, all work shall be completed, all travel and/or traffic lanes shall be restored to a safe condition, be fully operational, and shall be opened to vehicular traffic.
- During elections, no work will be allowed within six hundred feet (600') from a polling place including no parking of construction equipment or employee vehicles within said distance of 600 feet.
- Prior to commencement of any work within City limits, the contractor shall coordinate with the Engineer so that the work performed will not interfere with any special events occurring in the City throughout the year.
- Construction hours shall be further limited to the times specified in Section 15.04.010 and Section 9.48.0608 of the City Municipal Code.

SECTION 6 – PROSECUTION AND PROGRESS OF THE WORK

Section 6-1 – Construction Schedule and Commencement of the work

Section 6-2 – Prosecution of the Work

Add 6-2.1 Record Documents – The Contractor shall record, on a set of Contract Documents maintained at the job site, deviations that have been made from the Contract Documents or approved shop drawings. This shall include locations of buried conduits and utility features which are revealed during construction. Requests for partial payments shall not be approved until the record documents are up to date and delivered to the City, after approval of the Engineer.

Section 6-3 – Time of Completion

Section 6-4 – Delays and Extensions of Time

Section 6-5 – Use of Improvement During Construction

Section 6-6 – Suspension of the Work

Section 6-7 – Termination of the Contract for Default

Section 6-8 – Termination of the Contract for Convenience

Section 6-9 – Liquidated Damages

Liquidated Damages shall be **$500.00 per Calendar Day** unless otherwise provided in the Contract Documents.

SECTION 7 – MEASUREMENT AND PAYMENT

Section 7-1 – Measurement of Quantities for Unit Price Work

Section 7-2 – Lump Sum Work

Section 7-3 – Payment

7-3.3 – Delivered Materials

The cost of materials and equipment delivered, but not incorporated into the Work will not be included in the progress payment estimate unless otherwise provided in these Special Provisions.

Section 7-4 – Payment for Extra Work

7-4.3.1 – Work by Contractor

The allowance for overhead and profit to be added to the Contractors costs shall be as follows:

Equipment and material = 10%
Labor = 15%

7-4.3.2 – Work by Subcontractor

The allowance for overhead and profit to be added to the Subcontractors costs shall be the same as allowed in Section 7-4.3.1. The Contractors costs and markup shall be 5%.

Section 7-5 – Payment for Changes Requested by the Contractor

BID ITEM SPECIAL PROVISIONS

BID SCHEDULE

All work shall be performed in accordance with these Technical Specifications. Components of the work not addressed by these Technical Specifications shall be performed in accordance with the Standard Specifications for Public Works Construction (Greenbook 2021), or with the State Standard Specifications for components of work not addressed in the City of Wildomar Standard Construction Specifications.

Unit Price Contract **-** The provisions of Section 9-1.06, "Changed Quantity Payment Adjustments," of the State Specifications shall not apply to any bid item.

Payment for all work bid at a price per unit of measurement will be based upon the actual quantities of work as measured upon completion. The Estimated Quantities provided in the Bid Documents are for comparative bidding only. The City does not express or imply that the actual amount of work or materials will correspond to the Estimated Quantities. The City reserves the right to increase or decrease the amount of any class or portion of the Work, or to omit portions of the Work, as may be deemed necessary or advisable in the sole discretion of the City. The Contractor shall make no claim nor receive any compensation for anticipated profits, loss of profit, damages, or any extra payment due to any difference between the amount of work actually completed, or materials or equipment furnished, and the Estimated Quantities.

MOBILIZATION, DEMOBILIZATION, BONDS, INSURANCE, AND MISCELLANEOUS

Mobilization shall consist of preparatory work and operations for the street rehabilitation improvements, including, but not limited to, those necessary for the movement of personnel, equipment, materials, and incidentals to the project site necessary for work on the project, coordination with utility companies, and for all other work and operations which must be performed or costs incurred including bonds, insurance and financing prior to beginning work on the various contract items, and for obtaining all business licenses and permits, including permit fees, as required for entire project, from all related agencies including, but not limited to, the City of Wildomar. Permits shall include the Contractor providing permit application and obtaining a permit (including paying permit fees with the City of Murrieta). Mobilization shall also include the time, materials, and labor to move the necessary construction equipment to and from the job site, supervisory time on the job by the Contractor's personnel to keep the construction site in a safe condition, and all other related work as required at all times and for all non-working days during construction period. The Contractor is responsible for securing an adequate storage site for equipment and materials.

At the request of the City, the Contractor shall provide at its own expense a mobile cellular telephone for use by City representatives. Usage of the phone shall be limited to local calls and radio calls among representatives of the City, Contractor, and Sub-contractor(s).

The Contractor shall have on the work site at all times, as his agent, an English-speaking superintendent or foreman capable of reading and thoroughly understanding the plans, specifications, and other related documents

Mobilization shall include project overhead costs, including costs and fees for obtaining construction permits, including the City of Menifee, and/or permit riders as may be required by the City of Wildomar, or as may be required by law, and for obtaining bonds, insurance and financing for the entire project prior to beginning work.

The Contractor shall provide personnel to keep the construction site in a safe condition at all times, including non-working hours.

A Construction Schedule shall be submitted at least five (5) working days prior to commencing work. All revisions shall be completed within three days after review by the Engineer. Requests for changes in the schedule shall be submitted by the Contractor to the City for approval at least three (3) working days prior to performing any work.

Utility Coordination **–** Contractor is advised that the Project adjustments to utility facilities including but not limited to, water and gas valves, pull boxes, manholes, clean outs, etc. Contractor to coordinate adjustments to utility facilities prior to prior to beginning work.

Progress Schedule **-** Progress schedules shall conform to Section 8 Prosecution and Progress of the State Standard Construction Specifications.

During the duration of the contract, on or before the first calendar day of each month, the Contractor shall submit a complete, updated progress schedule to the Engineer. Updated progress schedules shall incorporate all current schedule information, actual progress, approved adjustments of time, and proposed changes in sequence and logic.

The Contractor shall also submit, on a weekly basis, a three-week rolling schedule. The three-week rolling schedule shall be submitted on the first day of the work week or as indicated by the Engineer at the Pre-construction Conference. The weekly schedule shall include location of work areas proposed and work activity included that week and other pertinent information as requested by the Engineer.

Mobilization shall include scheduling of the work in conformance with the traffic control criteria for removals.

Unless otherwise specified in the General Provisions, payment for Mobilization shall include compliance to and furnishing all equipment set forth in the General Provisions.

Order of Work **-** The Contractor shall prepare a written schedule denoting locations and times of planned activities, and other impacts. The schedule for planned activities shall be submitted to the Engineer before or at the time of the pre-construction meeting. Contractor shall note that work shall not start unless a schedule has been submitted and accepted by the Engineer.

The Contractor must field verify all existing utilities and shall submit the report to the Engineer prior to beginning work at each site.

Measurement and Payment

Full compensation for compliance with the provisions specified and referred to hereinabove shall be considered as included in the contract LUMP SUM price bid for MOBILIZATION, DEMOBILIZATIN, BONDS, INSURANCE, AND MISCELLANEOUS, and shall be paid based on the percentage of completed work to date. No additional compensation will be allowed therefore.

Payment for Mobilization/Demobilization shall be considered full compensation for obtaining all bonding, insurance, business licenses and permits, including the City of Menifee, as required for entire project, from all related agencies including but not limited to utility companies, the City of Wildomar, private and public agencies. The compensation shall include the compliance with the requirements specified in those licenses and permits; including furnishing a crew to pothole at the direction of the Engineer; payment of all required fees; all labor, tools, equipment, personnel, materials, and incidentals necessary to perform all related items of work. No additional compensation shall be allowed.

Payment for this item shall be made at the Contract lump sum price, based on the following schedule:

- 50% to be paid on the 1st partial payment,
- 25% after 50% project completion, excluding amount earned for Mobilization,
- 25% to be paid on the final payment.

In each of the above payments, 5% retention will be deducted in accordance with Section 9-3, “Payment,” of the Standard Specifications.

CSI SPECIFICATIONS

SECTION 01 56 39

TEMPORARY TREE AND PLANT PROTECTION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the protection and trimming of existing trees that interfere with, or are affected by, execution of the Work, whether temporary or permanent construction.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Tree Pruning Schedule: Written schedule from arborist detailing scope and extent of pruning of trees to remain that interfere with or are affected by construction.

C. Certification: From arborist, certifying that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly treated and repaired when damaged.

D. Maintenance Recommendations: From arborist, for care and protection of trees affected by construction during and after completing the Work.

1.3 QUALITY ASSURANCE

A. Arborist Qualifications: An arborist certified by ISA or licensed in the jurisdiction where Project is located.

B. Tree Pruning Standard: Comply with ANSI A300 (Part 1), "Tree, Shrub, and Other Woody Plant Maintenance--Standard Practices (Pruning)."

PART 2 - PRODUCTS

2.1 MATERIALS

A. Temporary Fence Material: 4’ High orange thermoplastic fence material: Tenax Guardian visual barrier as distributed by the Home Depot.

B. Temporary Fence Posts: 6’ High green ‘T’ posts as distributed by the Home Depot.

PART 3 - EXECUTION

3.1 PREPARATION

A. Temporary Fencing: Install temporary fencing around tree protection zones to protect remaining trees and vegetation from construction damage. Maintain temporary fence and remove when construction is complete.

B. Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials. Protect root systems from ponding, eroding, or excessive wetting caused by dewatering operations.

C. Do not store construction materials, debris, or excavated material inside tree protection zones. Do not permit vehicles or foot traffic within tree protection zones; prevent soil compaction over root systems.

3.2 EXCAVATION

A. Install shoring or other protective support systems to minimize sloping or benching of excavations.

B. Do not excavate within tree protection zones, unless otherwise indicated.

C. Where utility trenches are required within tree protection zones, tunnel under or around roots by drilling, auger boring, pipe jacking, or digging by hand.

1. Root Pruning: Do not cut main lateral roots or taproots; cut only smaller roots that interfere with installation of utilities. Cut roots with sharp pruning instruments; do not break or chop.

3.3 REGRADING

A. Grade Lowering: Where new finish grade is indicated below existing grade around trees, slope grade beyond tree protection zones. Maintain existing grades within tree protection zones.

B. Minor Fill: Where existing grade is 6 inches or less below elevation of finish grade, fill with topsoil. Place topsoil in a single uncompacted layer and hand grade to required finish elevations.

C. Moderate Fill: Where existing grade is more than 6 inches but less than 12 inches below elevation of finish grade, place drainage fill, filter fabric, and topsoil on existing grade as follows:

1. Carefully place drainage fill against tree trunk approximately 2 inches above elevation of finish grade and extend not less than 18 inches from tree trunk on all sides. For balance of area within drip-line perimeter, place drainage fill up to 6 inches below elevation of grade.
2. Place filter fabric with edges overlapping 6 inches minimum.
3. Place fill layer of topsoil to finish grade. Do not compact drainage fill or topsoil. Hand grade to required finish elevations.

3.4 TREE PRUNING

A. Prune trees to remain that are affected by temporary and permanent construction as directed by an arborist.

B. Prune trees to remain to compensate for root loss caused by damaging or cutting root system. An arborist shall be on site to direct trimming of trees for maintenance or construction access as approved by the owner’s representative. Provide subsequent maintenance during Contract period as recommended by arborist.

C. Pruning Standards: Prune trees according to ANSI A300 (Part 1)

D. Cut branches with sharp pruning instruments; do not break or chop.

E. Remove tree branches offsite.

3.5 TREE REPAIR AND REPLACEMENT

A. Promptly repair trees damaged by construction operations within 24 hours. Treat damaged trunks, limbs, and roots according to arborist's written instructions.

3.6 DISPOSAL OF WASTE MATERIALS

A. Burning is not permitted.

B. Disposal: Remove excess excavated material and displaced trees from Owner's property.

END OF SECTION

SECTION 31 10 00

SITE CLEARING

PART 4 - GENERAL

4.1 SUMMARY

A. This Section includes the following:

1. Removing existing vegetation per plan.
2. Pruning and cutting back vegetation.
3. Clearing and grubbing.
4. Temporary erosion and sedimentation control measures.

B. Related Sections include the following:

1. Section 01 56 39 - Tree and Plant Protection
2. Section 31 22 00 - Grading
3. Section 32 93 00 - Landscape Planting

4.2 MATERIAL OWNERSHIP

A. Except for stripped topsoil or other materials indicated to remain on Owner's property, cleared materials shall become Contractor's property and shall be removed from Project site.

4.3 PROJECT CONDITIONS

A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during site-clearing operations.

1. Do not close or obstruct streets, walks, driveways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction.
2. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.

B. Utility Locator Service: Notify utility locator service for area where Project is located before site clearing.

C. Do not commence site clearing operations until temporary erosion and sedimentation control measures are in place.

4.4 SOIL MATERIALS

A. Satisfactory Soil Materials: Requirements for satisfactory soil materials are specified in Division 2 Section "Earthwork."

PART 5 - EXECUTION

5.1 PREPARATION

A. Protect and maintain benchmarks and survey control points from disturbance during construction.

B. Locate and clearly identify trees and vegetation to remain with approval from Landscape Architect.

C. Protect existing site improvements to remain from damage during construction.

1. Restore damaged improvements to their original condition, as acceptable to Owner.

5.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL

A. Provide temporary erosion and sedimentation control measures to prevent soil erosion and discharge of soil-bearing water runoff or airborne dust to adjacent properties, streets and walkways, according to a sediment and erosion control plan, specific to the site, that complies with EPA 832/R-92-005 or requirements of authorities having jurisdiction, whichever is more stringent.

B. Inspect, repair, and maintain erosion and sedimentation control measures during construction.

C. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.

5.3 CLEARING AND GRUBBING

A. Fill depressions caused by clearing and grubbing operations with satisfactory soil material unless further excavation or earthwork is indicated.

1. Place fill material in horizontal layers not exceeding a loose depth of 8 inches and compact each layer to a density equal to adjacent original ground.

B. Remove from the area of work all plants indicated on plans and verified with Landscape Architect for removal, concrete debris and trash. Vegetation and roots shall be removed down to three (3) feet below grade within clearing areas and legally dispose of them off Owner’s property.

C. Clear Park area of existing grass by killing with systemic spray, mowing and removing vegetation to within 3” of existing grade. See also Section 02900 Landscape Planting.

D. Cut back foliage as indicated on plans and where necessary to allow for construction of trails and other improvements.

E. Prune existing trees where indicated to lift skirt to a height of 6’ above existing grade.

F. Boulders 12” and larger in size encountered during operations shall be retained on site for reuse.

G. No less frequently than daily, treat exposed ground areas and removal operations for dust control with water truck or equal. Provide dust control in windy conditions as required to City inspector’s satisfaction.

5.4 DISPOSAL

A. Disposal: Removed obstructions, cleared materials, and waste materials including trash and debris shall be legally disposed of off Owner's property.

END OF SECTION

SECTION 32 31 13

CHAIN LINK FENCES AND GATES

PART 6 - GENERAL

6.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

6.2 SUMMARY

A. Section Includes:

1. Chain-link fences.
2. Swing gates.

B. Related Requirements:

1. Section 033000 "Cast-in-Place Concrete" for cast-in-place concrete post footings.

6.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for the following:

a. Fence and gate posts, rails, and fittings.
b. Chain-link fabric, reinforcements, and attachments.
c. Gates and hardware.

B. Shop Drawings: For each type of fence and gate assembly.

1. Include plans, elevations, sections, details, and attachments to other work.

C. Samples for Initial Selection: For each type of factory-applied finish.

D. Samples for Verification: For each type of component with factory-applied finish, prepared on Samples of size indicated below:

1. Polymer-Coated Components: In 6-inch lengths for components and on full-sized units for accessories.

6.4 INFORMATIONAL SUBMITTALS

A. Product Certificates: For each type of chain-link fence, and gate.

6.5 QUALITY ASSURANCE

A. Emergency Access Requirements: According to requirements of authorities having jurisdiction for gates with automatic gate operators serving as a required means of access.

6.6 FIELD CONDITIONS

A. Field Measurements: Verify layout information for chain-link fences and gates shown on Drawings in relation to property survey and existing structures. Verify dimensions by field measurements.

6.7 WARRANTY

A. Special Warranty: Installer agrees to repair or replace components of chain-link fences and gates that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Failure to comply with performance requirements.
b. Deterioration of metals, metal finishes, and other materials beyond normal weathering.

2. Warranty Period: Five years from date of Substantial Completion.

PART 7 - PRODUCTS

7.1 PERFORMANCE REQUIREMENTS

A. Structural Performance: Chain-link fence and gate frameworks shall withstand the design wind loads and stresses for fence height(s) and under exposure conditions indicated according to **ASCE/SEI 7**

1. Design Wind Load: As indicated on Drawings

a. Minimum Post Size: Determine according to ASTM F1043 for post spacing not to exceed 8 feet for Material**,** Schedule 40 steel pipe.

7.2 CHAIN-LINK FENCE FABRIC

A. General: Provide fabric in one-piece heights measured between top and bottom of outer edge of selvage knuckle according to "CLFMI Product Manual" and requirements indicated below:

1. Fabric Height: As indicated on Drawings.
2. Steel Wire for Fabric: Wire diameter of 0.192 inch.

    a. Mesh Size: 2 inches.
    b. Zinc-Coated Fabric: ASTM A392, Type II, Class 2, 2.0 oz./sq. ft with zinc coating applied before weaving.
    c. Polymer-Coated Fabric: ASTM F668, Class 2b over zinc coated steel wire.

        1) Color: As selected by Architect from manufacturer's full range, according to ASTM F934.

    d. Coat selvage ends of metallic-coated fabric before the weaving process with manufacturer's standard clear protective coating.

3. Selvage: Knuckled at both selvages.

7.3 FENCE FRAMEWORK

A. Posts and Rails: ASTM F1043 for framework, including rails, braces, and line; terminal; and corner posts. Provide members with minimum dimensions and wall thickness according to ASTM F1043 for Schedule 40 pipe based on the following:

1. Fence Height: 72 inches or as indicated on Drawings.

    a. Line Post: 1.9 inches in diameter minimum.
    b. End, Corner, and Pull Posts: 2.375 inches in diameter minimum.

2. Horizontal Framework Members: top] and bottom rails according to ASTM F1043.

    a. Top and Bottom Rail: 1.66 inches in diameter.

3. Brace Rails: ASTM F1043.
4. Metallic Coating for Steel Framework:

    a. Type A: Not less than minimum 2.0-oz./sq. ft. average zinc coating according to ASTM A123/A123M.

5. Polymer coating over metallic coating.

    a. Color: As selected by Architect from manufacturer's full range, according to ASTM F934.

7.4 TENSION WIRE

A. Metallic-Coated Steel Wire: 0.177-inch- diameter, marcelled tension wire according to ASTM A817 or ASTM A824, with the following metallic coating:
   1. Type II: Zinc coated (galvanized) by electrolytic process, with the following minimum coating weight:
      a. Matching chain-link fabric coating weight.

B. Polymer-Coated Steel Wire: 0.177-inch diameter, tension wire according to ASTM F1664, Class 2b over zinc coated steel wire.

   1. Color: Match chain-link fabric, according to ASTM F934.

7.5 SWING GATES

A. General: ASTM F900 for gate posts and single or double swing gate types.

   1. Gate Leaf Width: As indicated on the drawings.
   2. Framework Member Sizes and Strength: Based on gate fabric height of 72 inches or less.

B. Pipe and Tubing:

   1. Zinc-Coated Steel: ASTM F1043 and ASTM F1083; protective coating and finish to match fence framework.
   2. Gate Posts: Round tubular steel.
   3. Gate Frames and Bracing: Round tubular steel.

C. Frame Corner Construction: Welded with mitered corners.

D. Hardware:

   1. Hinges: 180-degree outward swing.
   2. Latch: Permitting operation from both sides of gate.
   3. Lock: Manufacturer's standard.

7.6 FITTINGS

A. Provide fittings according to ASTM F626.

B. Post Caps: Provide for each post.

C. Rail and Brace Ends: For each gate, corner, pull, and end post.

D. Rail Fittings: Provide the following:

   1. Top Rail Sleeves: Pressed-steel or round-steel tubing not less than 6 inches long.
   2. Rail Clamps: Line and corner boulevard clamps for connecting intermediate and bottom rails to posts.

E. Tension and Brace Bands: Pressed steel.

F. Tension Bars: Steel length not less than 2 inches shorter than full height of chain-link fabric. Provide one bar for each gate and end post, and two for each corner and pull post, unless fabric is integrally woven into post.

G. Truss Rod Assemblies: Steel, hot-dip galvanized after threading rod and turnbuckle.

H. Tie Wires, Clips, and Fasteners: According to ASTM F626.

1. Standard Round Wire Ties: For attaching chain-link fabric to posts, rails, and frames, according to the following:

a. Hot-Dip Galvanized Steel: galvanized coating thickness matching coating thickness of chain-link fence fabric.

7.7 GROUT AND ANCHORING CEMENT

A. Anchoring Cement: Factory-packaged, non-shrink, non-staining, hydraulic-controlled expansion cement formulation for mixing with water at Project site to create pourable anchoring, patching, and grouting compound. Provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating, and that is recommended in writing by manufacturer for exterior applications.

B. Concrete Footings: Concrete for post footings shall be as required per section 03 30 00 Cast-in-place Concrete. Minimum Compressive Strength: 2500 psi at 28 days.

PART 8 - EXECUTION

8.1 EXAMINATION

A. Examine areas and conditions, with Installer present, for compliance with requirements for site clearing, earthwork, pavement work, and other conditions affecting performance of the Work.

1. Do not begin installation before final grading is completed unless otherwise permitted by Architect.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

8.2 PREPARATION

A. Stake locations of fence lines, gates, and terminal posts. Do not exceed intervals of 500 feet or line of sight between stakes. Indicate locations of utilities, lawn sprinkler system, underground structures, benchmarks, and property monuments.

8.3 CHAIN-LINK FENCE INSTALLATION

A. Install chain-link fencing according to ASTM F567 and more stringent requirements specified.

1. Install fencing on established boundary lines inside property line.

B. Post Excavation: Drill or hand-excavate holes for posts to diameters and spacings indicated, in firm, undisturbed soil.

C. Post Setting: Set posts in concrete at indicated spacing into firm, undisturbed soil.

1. Verify that posts are set plumb, aligned, and at correct height and spacing, and hold in position during setting with concrete or mechanical devices.
2. Concrete Fill: Place concrete around posts to dimensions indicated and vibrate or tamp for consolidation. Protect aboveground portion of posts from concrete splatter.

a. Exposed Concrete: Extend 2 inches above grade; shape and smooth to shed water.
b. Concealed Concrete: Place the top of concrete 2 inches below grade to allow covering with surface material.
c. Posts Set into Sleeves in Concrete: Use steel pipe sleeves preset and anchored into concrete for installing posts. After posts are inserted into sleeves, fill annular space between post and sleeve with anchoring cement, mixed and placed according to anchoring material manufacturer's written instructions. Finish anchorage joint to slope away from post to drain water.

D. Terminal Posts: Install terminal end, corner, and gate posts according to ASTM F567 and terminal pull posts at changes in horizontal or vertical alignment of 15 degrees or more. For runs exceeding 500 feet space pull posts an equal distance between corner or end posts.

E. Line Posts: Space line posts uniformly at 96 inches o.c.

F. Post Bracing and Intermediate Rails: Install according to ASTM F567, maintaining plumb position and alignment of fence posts. Diagonally brace terminal posts to adjacent line posts with truss rods and turnbuckles. Install braces at end and gate posts and at both sides of corner and pull posts.

G. Top Rail: Install according to ASTM F567, maintaining plumb position and alignment of fence posts. Run rail continuously through line post caps, bending to radius for curved runs and terminating into rail end attached to posts or post caps fabricated to receive rail at terminal posts. Provide expansion couplings as recommended in writing by fencing manufacturer.

H. Intermediate and Bottom Rails: Secure to posts with fittings.

I. Chain-Link Fabric: Apply fabric to outside of enclosing framework. Leave 1-inch bottom clearance between finish grade or surface and bottom selvage unless otherwise

indicated. Pull fabric taut and tie to posts, rails, and tension wires. Anchor to framework so fabric remains under tension after pulling force is released.

J. Stretcher Bars: Thread through fabric and secure to end, corner, pull, and gate posts, with tension bands spaced not more than 15 inches o.c.

K. Tie Wires: Use wire of proper length to firmly secure fabric to line posts and rails. Attach wire at one end to chain-link fabric, wrap wire around post a minimum of 180 degrees, and attach other end to chain-link fabric according to ASTM F626. Bend ends of wire to minimize hazard to individuals and clothing.

1. Maximum Spacing: Tie fabric to line posts at 12 inches o.c. and to braces at 24 inches o.c.

L. Fasteners: Install nuts for tension bands and carriage bolts on the side of fence opposite the fabric side. Peen ends of bolts or score threads to prevent removal of nuts.

8.4 GATE INSTALLATION

A. Install gates according to manufacturer's written instructions, level, plumb, and secure for full opening without interference. Attach fabric as for fencing. Attach hardware using tamper-resistant or concealed means. Install ground-set items in concrete for anchorage. Adjust hardware for smooth operation.

8.5 ADJUSTING

A. Gates: Adjust gates to operate smoothly, easily, and quietly, free of binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.

END OF SECTION 323113

DIGALERT

How to Delineate a Prospective Excavation Site

This marking guide provides for uniform marking of the area to be excavated with white paint in paved surfaces, or in unpaved areas with other suitable markings such as stakes or flags.

White Paint Marking

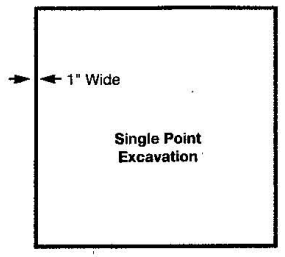
In the case of a single excavation of known dimensions and location, delineate the exact area to be excavated with white paint through the use of dots or dashes, or a continuous solid line. Limit the size of each dash to 6 inches in length and 1 inch in width, with interval spacing not less than 48 inches between each dash. When using a solid line, limit its width to 1 inch. In either case, excavators must insure that their white paint marks cannot be misinterpreted as a traffic or pedestrian control.

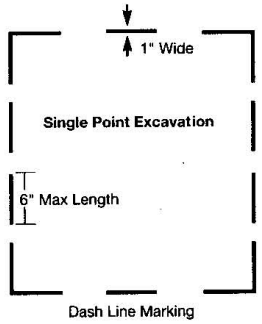
In the case of numerous excavations or one long, continuous excavation, mark the center line of the excavation with arrows showing the direction of the excavation. Mark lateral excavation with an arrow



Single Point Excavation







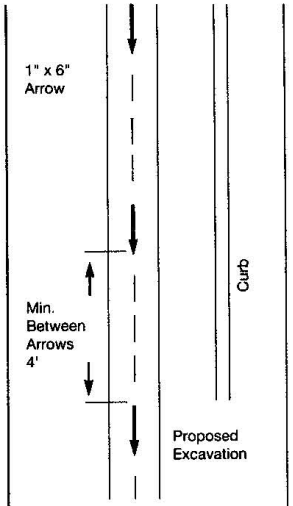
Dash Line Marking

showing direction from the center line with an additional mark at the curb of property line. Limit the size of each arrow to 6 inches in length and 1 inch in width, with interval spacing not less than 48 inches between each arrow. When calling the regional notification center for locating, give the width of the excavation in number of feet either side of the center line of lateral marks.

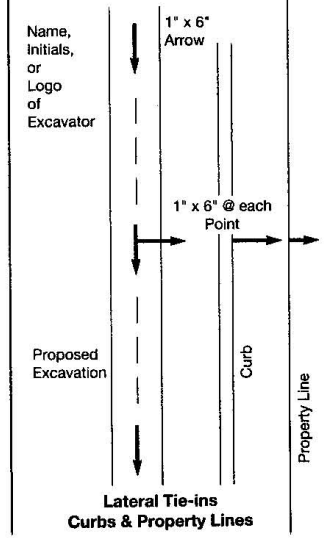
The marked area of excavation should be identified by the name, initials or logo, in white paint, of the company planning to conduct the excavation.

Delineate the area to be excavated before calling the regional notification center. If this is impractical due to permit requirements or other restrictions, notify the center of the exact date and time the excavation will be delineated. This will assist the operators of subsurface installations in scheduling their field marking.

All excavators are reminded that premarking is a requirement of the California Code of Regulations, Section 4216 and 4217. Failure to premark when practical can jeopardize your permit, or result in civil penalties. If premarking is not practical, the excavator shall contact the regional notification center to advise the operators that the excavator shall identify the area to be excavated in another manner sufficient to enable the operator to determine the exact area of the excavation to be field marked.



Trench or Continuous Excavation



Lateral Tie-ins
Curbs & Property Lines

Appendix A. Standard Plans

SUBJECT:

Approval of the Citys First Memorandums of Understanding with Teamsters Local 986 for the General Employees, Supervisors, and Managers Bargaining Units Effective August 13, 2026, Updated Personnel Rules and Regulations, and Revised City Pay Plan

SUBMITTED BY: Emily Wolf, Human Resources and Risk Manager

ACTION:
Adopt the following Resolutions entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WILDOMAR AND TEAMSTERS LOCAL 986 FOR THE GENERAL EMPLOYEES BARGAINING UNIT FOR THE PERIOD OF AUGUST 13, 2026, THROUGH JUNE 30, 2027

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WILDOMAR AND TEAMSTERS LOCAL 986 FOR THE SUPERVISORS BARGAINING UNIT FOR THE PERIOD OF AUGUST 13, 2026, THROUGH JUNE 30, 2027

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WILDOMAR AND TEAMSTERS LOCAL 986 FOR THE MANAGERS BARGAINING UNIT FOR THE PERIOD OF AUGUST 13, 2026, THROUGH JUNE 30, 2027

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING UPDATED PERSONNEL RULES AND REGULATIONS

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A REVISED CITY PAY PLAN

SUMMARY:

The City of Wildomar has reached its first collective bargaining agreements with Teamsters

Local 986 following the meet and confer process regarding wages, hours, benefits, and other terms and conditions of employment for represented City employees. Three separate Memorandums of Understanding ("MOU") are being presented for approval for the General Employees, Supervisors, and Managers bargaining units. The agreements establish the negotiated terms and conditions of employment for represented employees beginning August 13, 2026, and continuing through June 30, 2027.

In conjunction with approval of the three MOUs, staff is recommending adoption of updated Personnel Rules and Regulations ("Personnel Rules"). The Personnel Rules have been revised to reflect the transition to a represented workforce, incorporate changes resulting from the meet and confer process where appropriate, and clarify the relationship between the Personnel Rules and applicable MOUs.

Staff is also recommending approval of a revised City Pay Plan. The City's Pay Plan establishes the salary ranges applicable to City classifications and is being updated to reflect the compensation provisions contained in the MOUs, including the three percent (3%) Cost of Living Adjustment applicable to represented classifications effective July 1, 2026. The City's Pay Plan continues to include both represented and unrepresented classifications and provides a comprehensive salary schedule for City positions. The Personnel Rules provide that the classification and compensation plan contains the general salary schedule and is adopted and amended by resolution of the City Council.

At the time of publication of this agenda, the City and Teamsters Local 986 are finalizing several minor, non-substantive provisions of the proposed Memorandums of Understanding and corresponding updates to the Personnel Rules and Regulations. Accordingly, the final MOUs, Personnel Rules, and revised City Pay Plan are not included with the published agenda packet. The finalized documents will be provided to the City Council and made available to the public prior to consideration of this item at the August 12, 2026, City Council meeting.

BACKGROUND:
Historically, wages, benefits, leaves, working conditions, and other personnel matters for City employees have primarily been established through the City's Personnel Rules and Regulations, City's Pay Plan, City Council resolutions, and related administrative policies.

On December 5, 2025, the City formally recognized three Teamsters bargaining units representing General Employees, Supervisors, and Managers. The three bargaining units represent distinct groups within the City workforce and resulted in the City entering the collective bargaining process for the first time.

Following recognition of the bargaining units, representatives of the City and Teamsters Local 986 participated in the meet and confer process concerning wages, hours, fringe benefits, and other terms and conditions of employment. The proposed MOUs reflect the agreements reached through that process and represent the terms recommended by representatives of the City and Teamsters Local 986 for approval by the City Council and ratification by the Union.

The agreements represent the first MOUs between the City of Wildomar and a recognized employee organization. Due to the organizational structure of the represented workforce, three separate agreements are being presented, one each for the General Employees, Supervisors, and Managers bargaining units. Although the terms of the agreements are identical, separate MOUs are required for each independently recognized bargaining unit.

The MOUs also establish the relationship between the negotiated agreements and the City's Personnel Rules. The Personnel Rules remain applicable unless an applicable MOU provides otherwise. In the event of a conflict between the terms of an MOU and the Personnel Rules or another City policy, the terms of the applicable MOU control, unless otherwise stated.

The City also maintains a City Pay Plan establishing salary grades and ranges for City classifications. Because the MOUs establish compensation for represented classifications, including a three percent (3%) Cost of Living Adjustment effective July 1, 2026, approval of a revised City Pay Plan is necessary to accurately reflect the salary ranges applicable to represented employees. The City's Personnel Rules provide that the classification and compensation plan includes the general salary schedule and is adopted and may be amended by resolution of the City Council.

DISCUSSION:
The proposed MOUs establish a comprehensive labor relations framework between the City and Teamsters Local 986 for employees within the General Employees, Supervisors, and Managers bargaining units. The agreements address matters including management rights, employee representation, labor management communications, work schedules, compensation, leaves, health benefits, discipline, grievance procedures, and other terms and conditions of employment.

Many of the compensation and employee benefit provisions incorporated into the MOUs are generally consistent with benefits and practices that were already provided through the City's Personnel Rules, previously approved benefit structures, or other City policies. Approval of the MOUs therefore largely formalizes existing provisions as negotiated terms and conditions of employment for represented employees.

The agreements continue existing provisions related to bilingual premium pay, acting assignments, holiday compensation, leave benefits, uniforms, safety footwear, standby compensation, and overtime. The primary operational changes include permitting up to two employees to be assigned to standby duty and increasing the reimbursement for an additional replacement pair of qualifying safety footwear to a maximum of $250 when an employee's safety footwear is destroyed due to unforeseen or accidental circumstances while working. The addition of a second standby employee is intended to provide additional support and improve employee safety when responding to after-hours incidents. The MOU provides for up to two employees to be assigned to standby duty. The safety footwear provision establishes the increased reimbursement for qualifying replacement footwear.

Health benefits for represented full-time employees are also incorporated into the MOUs. These benefits remain unchanged from the health benefit structure previously approved by the City Council in September 2025.

The agreements continue the City's Section 125 Cafeteria Plan and existing Health Benefit Allotment based on medical, dental, and vision premium costs, including the current

contribution levels for employee only, employee plus one, and employee plus family coverage. The MOUs also continue the existing provisions related to available surplus benefit funding and cash in lieu for eligible employees who waive the City health benefit allotment and provide proof of alternative medical coverage.

The MOUs also establish negotiated procedures regarding disciplinary actions and grievances for represented employees. Certain significant disciplinary actions are subject to the procedures contained in the applicable MOU, while specified lesser actions and employees with fewer than twelve months of employment remain subject to the Personnel Rules. The agreements continue to recognize the at-will status of represented employees and provide that the City Manager remains the final level of review under the disciplinary process. The grievance procedure provides a separate process to address disputes involving the interpretation, application, or alleged violation of the Personnel Rules or applicable MOU when the matter does not involve disciplinary action. The MOUs also include a limited reopener applicable only to the disciplinary procedures, allowing the City and Teamsters Local 986 to reopen the meet and confer process during the term of the agreements to further address those procedures.

The agreements provide a three percent (3%) Cost of Living Adjustment for employees covered by the MOUs effective July 1, 2026. The salary ranges for covered classifications are increased accordingly. Although the MOUs become effective August 13, 2026, the Cost of Living Adjustment is specifically identified for retroactive application to July 1, 2026.

The revised City Pay Plan presented with this item incorporates the applicable salary ranges for represented classifications and ensures that the City's official compensation schedule is consistent with the compensation provisions contained in the MOUs. The City's Pay Plan also continues to identify salary ranges for unrepresented City classifications.

Approval of the revised City Pay Plan does not independently establish new compensation beyond amounts previously approved or provided for through the City's existing compensation structure and the proposed MOUs. Rather, the revised City Pay Plan formally reflects the salary ranges applicable to City classifications following implementation of the negotiated agreements. The Personnel Rules provide that the City's classification and compensation plan includes the general salary schedule and that the plan is adopted and may be amended by resolution of the City Council.

The updated Personnel Rules are also being presented to ensure consistency with the City's new labor relations structure. The revisions clarify the applicability of the Rules to represented and unrepresented employees and establish that an applicable MOU governs where its provisions differ from the Personnel Rules, unless otherwise stated. The updated Rules also address provisions that overlap with negotiated subjects, including compensation, acting assignments, work schedules, overtime, leaves, benefits, discipline, and grievance procedures.

Together, the three MOUs, updated Personnel Rules, and revised City Pay Plan establish an integrated personnel structure for the City. The applicable MOU will govern negotiated terms and conditions of employment for represented employees, the Personnel Rules will continue to establish the broader Citywide personnel framework, and the City's Pay Plan will establish the approved salary ranges for represented and unrepresented City classifications.

FISCAL IMPACT:
The majority of the compensation and benefit provisions included in the proposed MOUs were previously in place and have already been accounted for in the City's adopted budget. This includes the compensation reflected in the revised City Pay Plan. Accordingly, adoption of the MOUs, updated Personnel Rules, and revised City Pay Plan does not create a new fiscal impact for those existing provisions.

The only additional potential costs associated with the MOUs are the addition of a second employee eligible to be assigned to standby duty and the increase in the maximum reimbursement for an additional replacement pair of qualifying safety footwear to $250 when an employee's footwear is destroyed due to unforeseen or accidental circumstances while working.

The additional cost associated with assigning a second standby employee can be absorbed within currently budgeted amounts. The additional safety footwear reimbursement has not been utilized to date and would only result in a cost if a qualifying circumstance occurs and reimbursement is authorized.

No additional budget appropriation is required at this time.

ATTACHMENTS:
Resolution General Employees MOU
Resolution Supervisory MOU
Resolution Managers MOU
Resolution Personnel Rules
Resolution Pay Plan

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WILDOMAR AND TEAMSTERS LOCAL 986 FOR THE GENERAL EMPLOYEES BARGAINING UNIT

WHEREAS, the City of Wildomar recognizes Teamsters Local 986 as the exclusively recognized employee organization for employees within the General Employees bargaining unit; and

WHEREAS, representatives of the City and Teamsters Local 986 have met and conferred in good faith regarding wages, hours, benefits, and other terms and conditions of employment for employees represented by Teamsters Local 986; and

WHEREAS, through the meet and confer process, the City and Teamsters Local 986 have reached agreement regarding the terms and conditions of employment contained in a Memorandum of Understanding for the General Employees bargaining unit; and

WHEREAS, the Memorandum of Understanding establishes negotiated terms and conditions of employment for represented employees, including provisions related to compensation, benefits, work schedules, leaves, standby assignments, uniforms and safety footwear, employee representation, discipline, grievances, and other employment matters; and

WHEREAS, many of the compensation and benefit provisions contained in the Memorandum of Understanding are consistent with benefits and practices previously provided by the City, with certain negotiated modifications as set forth in the agreement; and

WHEREAS, the Memorandum of Understanding provides for a three percent (3%) Cost of Living Adjustment to the salary ranges of covered classifications effective July 1, 2026; and

WHEREAS, the Memorandum of Understanding also includes a limited reopener applicable to the disciplinary procedures contained in the agreement; and

WHEREAS, the Memorandum of Understanding is effective August 13, 2026, through June 30, 2027; and

WHEREAS, The City Council has determined that approval of the Memorandum of Understanding is in the best interests of the City and its employees..

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wildomar, California, as follows:

SECTION I. The City Council hereby approves the Memorandum of Understanding between the City of Wildomar and Teamsters Local 986 for the General Employees bargaining unit, substantially in the form attached hereto as Exhibit A and incorporated herein by this reference.

SECTION II. The City Manager, or designee, is authorized to execute the Memorandum of Understanding on behalf of the City and to take such actions as are necessary to implement its terms.

SECTION III. the Memorandum of Understanding shall be effective August 13, 2026, through June 30, 2027, except for provisions expressly stated in the agreement to have a different effective date.

SECTION IV. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WILDOMAR AND TEAMSTERS LOCAL 986 FOR THE SUPERVISORS BARGAINING UNIT

WHEREAS, the City of Wildomar recognizes Teamsters Local 986 as the exclusively recognized employee organization for employees within the Supervisors bargaining unit; and

WHEREAS, representatives of the City and Teamsters Local 986 have met and conferred in good faith regarding wages, hours, benefits, and other terms and conditions of employment for employees represented by Teamsters Local 986; and

WHEREAS, through the meet and confer process, the City and Teamsters Local 986 have reached agreement regarding the terms and conditions of employment contained in a Memorandum of Understanding for the Supervisors bargaining unit; and

WHEREAS, the Memorandum of Understanding establishes negotiated terms and conditions of employment for represented employees, including provisions related to compensation, benefits, work schedules, leaves, standby assignments, uniforms and safety footwear, employee representation, discipline, grievances, and other employment matters; and

WHEREAS, many of the compensation and benefit provisions contained in the Memorandum of Understanding are consistent with benefits and practices previously provided by the City, with certain negotiated modifications as set forth in the agreement; and

WHEREAS, the Memorandum of Understanding provides for a three percent (3%) Cost of Living Adjustment to the salary ranges of covered classifications effective July 1, 2026; and

WHEREAS, the Memorandum of Understanding also includes a limited reopener applicable to the disciplinary procedures contained in the agreement; and

WHEREAS, the Memorandum of Understanding is effective August 13, 2026, through June 30, 2027; and

WHEREAS, The City Council has determined that approval of the Memorandum of Understanding is in the best interests of the City and its employees..

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wildomar, California, as follows:

SECTION I. The City Council hereby approves the Memorandum of Understanding between the City of Wildomar and Teamsters Local 986 for the Supervisors bargaining unit, substantially in the form attached hereto as Exhibit A and incorporated herein by this reference.

SECTION II. The City Manager, or designee, is authorized to execute the Memorandum of Understanding on behalf of the City and to take such actions as are necessary to implement its terms.

SECTION III. the Memorandum of Understanding shall be effective August 13, 2026, through June 30, 2027, except for provisions expressly stated in the agreement to have a different effective date.

SECTION IV. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WILDOMAR AND TEAMSTERS LOCAL 986 FOR THE MANAGERS BARGAINING UNIT

WHEREAS, the City of Wildomar recognizes Teamsters Local 986 as the exclusively recognized employee organization for employees within the Managers bargaining unit; and

WHEREAS, representatives of the City and Teamsters Local 986 have met and conferred in good faith regarding wages, hours, benefits, and other terms and conditions of employment for employees represented by Teamsters Local 986; and

WHEREAS, through the meet and confer process, the City and Teamsters Local 986 have reached agreement regarding the terms and conditions of employment contained in a Memorandum of Understanding for the Managers bargaining unit; and

WHEREAS, the Memorandum of Understanding establishes negotiated terms and conditions of employment for represented employees, including provisions related to compensation, benefits, work schedules, leaves, standby assignments, uniforms and safety footwear, employee representation, discipline, grievances, and other employment matters; and

WHEREAS, many of the compensation and benefit provisions contained in the Memorandum of Understanding are consistent with benefits and practices previously provided by the City, with certain negotiated modifications as set forth in the agreement; and

WHEREAS, the Memorandum of Understanding provides for a three percent (3%) Cost of Living Adjustment to the salary ranges of covered classifications effective July 1, 2026; and

WHEREAS, the Memorandum of Understanding also includes a limited reopener applicable to the disciplinary procedures contained in the agreement; and

WHEREAS, the Memorandum of Understanding is effective August 13, 2026, through June 30, 2027; and

WHEREAS, The City Council has determined that approval of the Memorandum of Understanding is in the best interests of the City and its employees..

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wildomar, California, as follows:

SECTION I. The City Council hereby approves the Memorandum of Understanding between the City of Wildomar and Teamsters Local 986 for the Managers bargaining unit, substantially in the form attached hereto as Exhibit A and incorporated herein by this reference.

SECTION II. The City Manager, or designee, is authorized to execute the Memorandum of Understanding on behalf of the City and to take such actions as are necessary to implement its terms.

SECTION III. the Memorandum of Understanding shall be effective August 13, 2026, through June 30, 2027, except for provisions expressly stated in the agreement to have a different effective date.

SECTION IV. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING UPDATED PERSONNEL RULES AND REGULATIONS

WHEREAS, the City of Wildomar maintains Personnel Rules and Regulations to establish and maintain an efficient and uniform personnel program for City employees; and

WHEREAS, the City Council has authority to adopt, amend, and repeal the Personnel Rules and Regulations by resolution; and

WHEREAS, the City has recognized Teamsters Local 986 as the exclusively recognized employee organization for the General Employees, Supervisors, and Managers bargaining units; and

WHEREAS, the City and Teamsters Local 986 have completed the meet and confer process and have reached agreement on Memoranda of Understanding governing wages, hours, benefits, and other terms and conditions of employment for represented employees; and

WHEREAS, the City desires to update its Personnel Rules and Regulations to reflect the transition to a represented workforce and to maintain consistency between the Personnel Rules and applicable Memoranda of Understanding; and

WHEREAS, the updated Personnel Rules and Regulations provide that, unless otherwise stated, the Rules apply to City employees and that an applicable Memorandum of Understanding controls where its provisions conflict with the Personnel Rules; and

WHEREAS, the updated Personnel Rules and Regulations also incorporate revisions to personnel practices and procedures resulting from the meet and confer process and other administrative updates; and

WHEREAS, the City Council has determined that adoption of the updated Personnel Rules and Regulations is in the best interests of the City and its employees.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wildomar, California, as follows:

SECTION I. The City Council hereby adopts the updated City of Wildomar Personnel Rules and Regulations, substantially in the form attached hereto as Exhibit A and incorporated herein by this reference.

SECTION II. The updated Personnel Rules and Regulations shall supersede and replace the previously adopted Personnel Rules and Regulations upon the effective date of this

Resolution, subject to the terms of any applicable Memorandum of Understanding, employment agreement, resolution, ordinance, or other controlling authority.

SECTION III. The City Manager, or designee, is authorized to administer and implement the Personnel Rules and Regulations and to take all actions reasonably necessary to carry out their provisions.

SECTION IV. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A REVISED CITY PAY PLAN EFFECTIVE JULY 1, 2026

WHEREAS, the City Council of the City of Wildomar desires to maintain a classification and compensation system that supports the operational needs of the City and provides established salary ranges for City classifications; and

WHEREAS, the City maintains a Pay Plan establishing salary grades and ranges for represented and unrepresented City classifications; and

WHEREAS, the City's Personnel Rules and Regulations provide that the classification and compensation plan includes the City's salary schedule and is adopted and may be amended by resolution of the City Council; and

WHEREAS, the City and Teamsters Local 986 have reached agreement on Memoranda of Understanding for the General Employees, Supervisors, and Managers bargaining units; and

WHEREAS, the Memoranda of Understanding provide a three percent (3%) Cost of Living Adjustment for employees covered by the agreements effective July 1, 2026, and provide that the salary ranges for covered classifications shall be increased accordingly; and

WHEREAS, the City desires to revise the City's Pay Plan to incorporate the salary ranges applicable to represented classifications following implementation of the Memoranda of Understanding; and

WHEREAS, the revised City Pay Plan also continues to identify the approved salary grades and ranges applicable to unrepresented City classifications; and

WHEREAS, adoption of the revised City Pay Plan will provide a comprehensive and current schedule of approved salary ranges for City classifications.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wildomar, California, as follows:

SECTION I. The City Council hereby adopts the revised City Pay Plan, in the form attached hereto as Exhibit A and incorporated herein by this reference.

SECTION II. The revised City Pay Plan incorporates a three percent (3%) Cost of Living Adjustment to the salary ranges of classifications represented by Teamsters Local 986, effective July 1, 2026, consistent with the applicable Memoranda of Understanding. The

adjustment shall be applied retroactively to July 1, 2026, and the resulting retroactive compensation shall be included in the paycheck dated September 10, 2026.

SECTION III. Except as specifically revised by this Resolution or other prior action of the City Council, the salary ranges and compensation structure applicable to City classifications shall remain unchanged.

SECTION IV. The City Manager, or designee, is authorized to administer and implement the City Pay Plan and to make ministerial corrections necessary to accurately reflect the salary grades, ranges, classifications, and Council approved compensation provisions contained therein, provided that such corrections do not modify compensation authorized by the City Council.

SECTION V. This Resolution shall take effect immediately upon its adoption, with the salary adjustments identified in Section II effective retroactively to July 1, 2026.

PASSED, APPROVED, AND ADOPTED this 12th day of August, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk