CITY COUNCIL MEETING

CEMETERY DISTRICT BOARD

AGENDA

WEDNESDAY, SEPTEMBER 9, 2026
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 – 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

PRESENTATIONS

1. Proclamation: Troop 2011 Eagle Scout Robert Van Ness
2. Proclamation: Troop 2011 Eagle Scout William Van Ness
3. Proclamation: Constitution Week
4. Other presentations/recognitions

DEPARTMENT REPORTS

Fire Department Quarterly Update - April - June, 2026.

Presented By: Chief Dustin Reed, Fire Department

RECOMMENDATION:

Receive 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 - August 12, 2026 - Regular Meeting

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

RECOMMENDATION:

Approve the minutes as presented.

1.2 **City Council Minutes - August 18, 2026 - Special Meeting**
Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:
Approve the minutes as presented.

1.3 **August 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 8-6-2026 in the amount of $216,078.46
2. Warrant Register dated 8-13-2026 in the amount of $420,439.70
3. Warrant Register dated 8-20-2026 in the amount of $132,231.93
4. Warrant Register dated 8-27-2026 in the amount of $644,313.73
5. Wire Transfer Register dated 8-31-2026 in the amount of $814,719.37
6. Payroll Register dated 8-31-2026 in the amount of $564,497.22

1.4 **August 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 8-6-2026 in the amount of $901.71
2. Warrant Register dated 8-13-2026 in the amount of $1,854.93
3. Warrant Register dated 8-27-2026 in the amount of $6,322.16

1.5 **July 2026 City Treasury Report**
Presented By: Adam Jantz , Finance Department

RECOMMENDATION:
Approve the City Treasury Report for July 2026.

1.6 **July 2026 Cemetery Treasury Report**
Presented By: Adam Jantz , Finance Department

RECOMMENDATION:
Approve the Treasury Report for July 2026.

1.7 Measure AA Oversight Advisory Committee Appointment

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

RECOMMENDATION:

Consider the application of Earle Kirkley for appointment to the Measure AA Oversight Advisory Committee for a term ending in January 2028.

1.8 Annexation No. 3 into Community Facilities District No. 2025-S (Services) for Bell Ranch - Wildomar Cottages (APN 365-180-004)

Location: Northeast of Mesa Dr. and Tokay Rd., adjacent to the I-15 Freeway

Presented By: Carlos Geronimo , Public Works/ Engineering Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES), OF THE CITY OF WILDOMAR, ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 3) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

2. Instruct the City Clerk to post a Notice of Public Hearing of the proposed annexation.

1.9 Sole Source Agreement for Services with Parsons Transportation Group for Post-Construction Items Related to the Bundy Canyon Rd. Improvement Project - Segment 1 (CIP 026-1)

Location: Bundy Canyon Rd. between Interstate 15 freeway to 1600' East of Oak Canyon Dr.

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

1. Authorize the City Manager to execute a sole source Agreement for Services with Parsons Transportation Group for Post-Construction Items Related to the Bundy Canyon Rd. Improvement Project - Segment 1 (CIP 026-1) in the amount of $40,950, including Extra Work Authorizations not to exceed $9,049, for a total not to exceed $49,999.

2. Approve a budget adjustment adding $50,000 in both revenue and expenditures for funds as identified in the Fiscal Impact and Account Code sections of this staff report, to allocate the necessary additional funds to the Project.

1.10 Contract Award for 20-Acre Park, Phase 0B - Prefabricated Vehicular Bridge Procurement (CIP 099-0)

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

RECOMMENDATION:

1. Authorize the City Manager to execute a contract with R.E. Schultz Construction, Inc. in the amount of $299,000 for the design, engineering, manufacturing, delivery, offloading, and assembly of a Bow String Truss Prefabricated Vehicle Bridge for the City's 20-Acre Park Project, CIP 099 - Phase 0B, and waive any minor informality or irregularity in the bid.

2. Authorize the Public Works Director/City Engineer to approve change orders not to exceed 15% of the awarded contract amount (contingency).

3. Adopt a Resolution entitled:

RESOLUTION NO. 2026- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA AWARDING A CONTRACT FOR THE 20-ACRE PARK PREFABRICATED VEHICULAR BRIDGE, CIP 099 PHASE 0B ("PROJECT"), AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT WITH R.E. SCHULTZ CONSTRUCTION, INC.

2. PUBLIC HEARINGS

2.1 Municipal Code Amendment No. 2026-03 - 2026 Spring Bi-Annual Code Update (continued from August 12, 2026)

Presented By: Robert Flores , Community Development Department

RECOMMENDATION:

1. Determine that Municipal Code Amendment (MCA) No. 2026-03, and associated Ordinance No. ___, 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; and

2. Introduce Ordinance No. ___ and conduct the first reading by title only for the ordinance as recommended by the Planning Commission, and 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 AND CHAPTERS WITHIN TITLE 16 (SUBDIVISION ORDINANCE) AND TITLE 17 (DEVELOPMENT CODE) 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 **League of California Cities Annual General Business Meeting Voting Delegate and Alternate(s)**
Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:
1. Ratify the appointment of Council Member Morabito as the City's Voting Delegate for the League of California Cities 2026 General Assembly; appoint one Council Member to serve as the Alternate Voting Delegate; and consider appointing a second Alternate Voting Delegate.

2. Authorize staff to complete and submit the official Voting Delegate and Alternate designation to the League of California Cities.

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. If you plan to make a public comment, we encourage you to call in early and listen live by phone so 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 may not 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: 09/03/2026

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: September 9, 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:
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

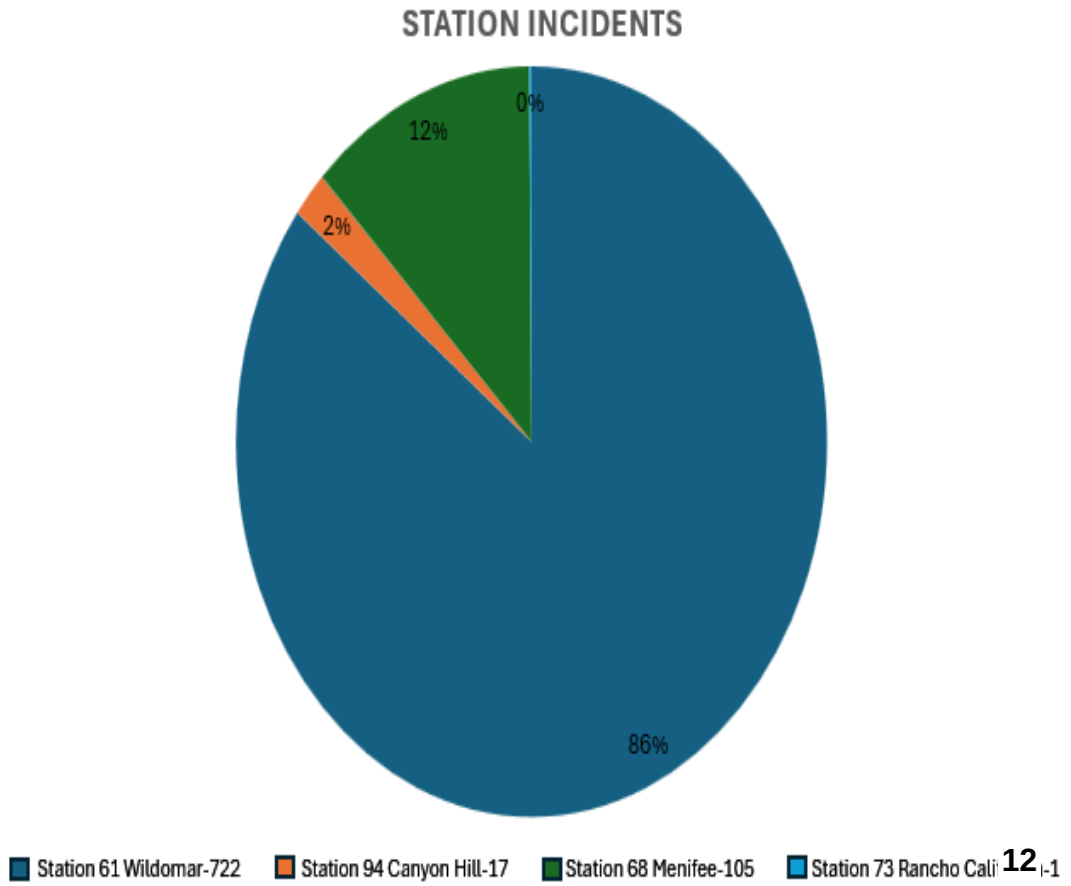
Com Fire	1	0.1%
False Alarm	68	6.3%
Haz Mat	2	0.2%
Medical	843	78.1%
Other Fire	17	1.6%
Other Misc	14	1.3%
Public Service Assist	40	3.7%
Res Fire	2	0.2%
Rescue	2	0.2%
Ringing Alarm	2	0.2%
Standby	13	1.2%
Traffic Collision	63	5.8%
Vehicle Fire	3	0.3%
Wildland Fire	10	0.9%
Total:	1,080	100.0%

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)

Total Incidents

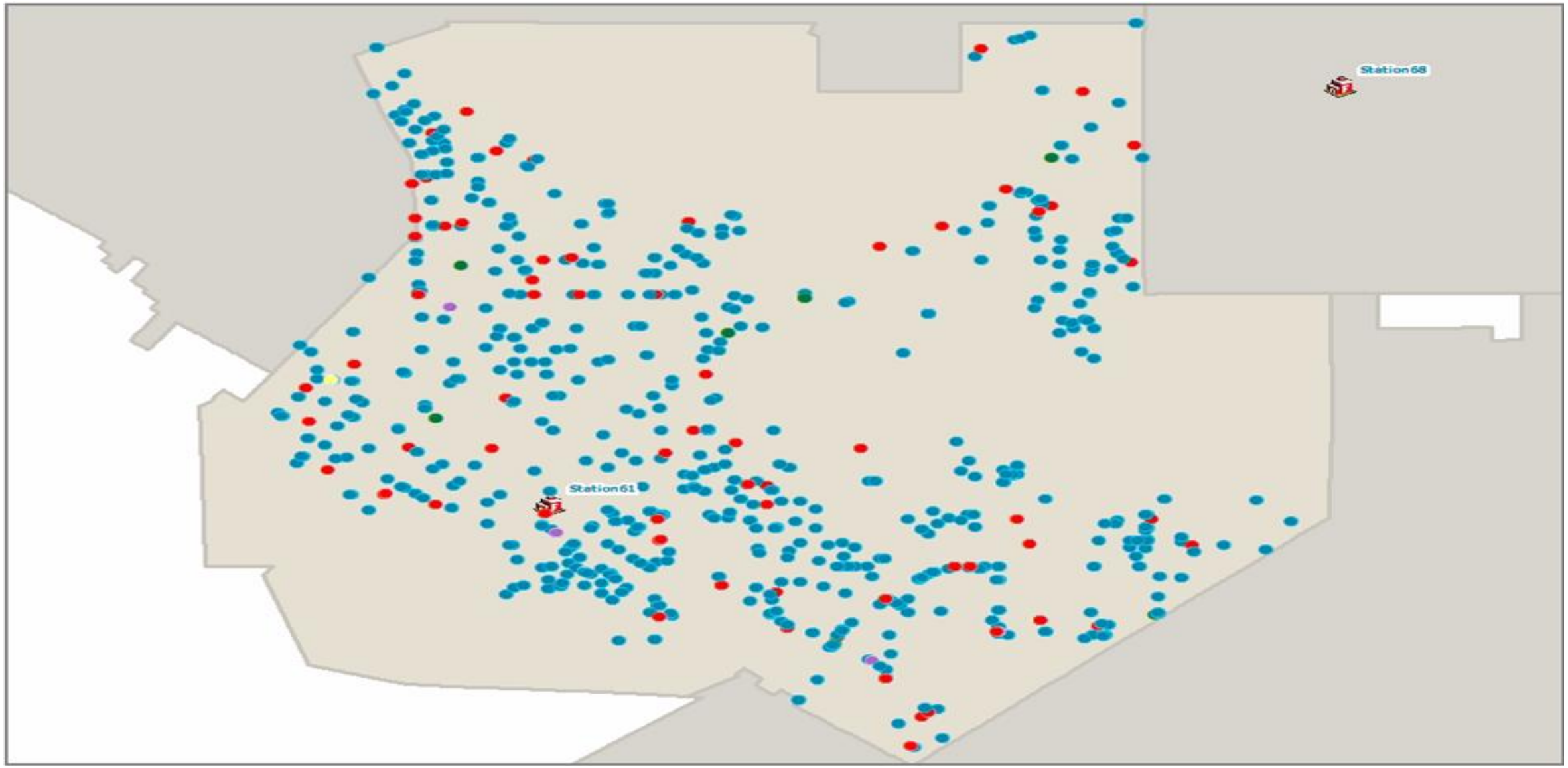
- N=1,080 Incidents (1,081-Q1)
- 4.7 minute average response time
  - 0.19% (N=2) Residential structure fires
  - 5.83% (N=63) Traffic collisions
  - 0.93% (N=10) Vegetation fire

Calls of Service by equipment	
Engine 61	403
Squad 61	465
Engine 94	63
Engine 68	92
Engine 73	15



Fire & Medical Incident Maps

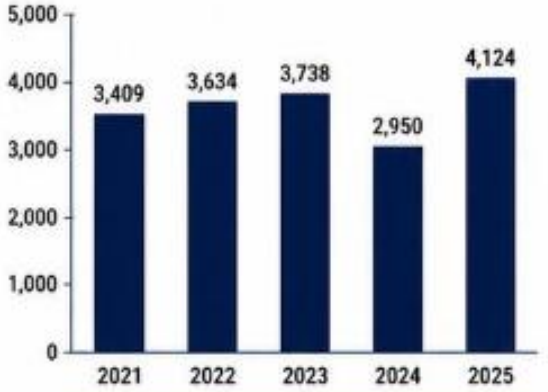
N=1,080 Total Incidents



CALL STATISTICS
BY CITY CONTRACT

2025 TOTAL CALLS
4,124

5-YEAR CALL TREND



Medical incidents accounted for **78.4%** of all calls in 2025.

CALL BREAKDOWN (2025)

CATEGORY	CALLS	PERCENT
EMS RELATED		
MEDICAL	3,234	78.4%
TRAFFIC COLLISION	277	6.7%
RESCUES	3	0.1%
FIRE RELATED		
RESIDENTIAL STRUCTURE FIRE	13	0.3%
COMMERCIAL STRUCTURE FIRE	0	0.0%
MULTI FAMILY DWELLING FIRE	0	0.0%
VEGETATION FIRE	19	0.5%
VEHICLE FIRE	14	0.3%
OTHER FIRE	36	0.9%
OTHER / SERVICE RELATED		
RINGING/FALSE ALARM	278	6.7%
PUBLIC SERVICE / MISCELLANEOUS	246	6.0%
HAZMAT	4	0.1%
TOTAL	**4,124**	**100%**

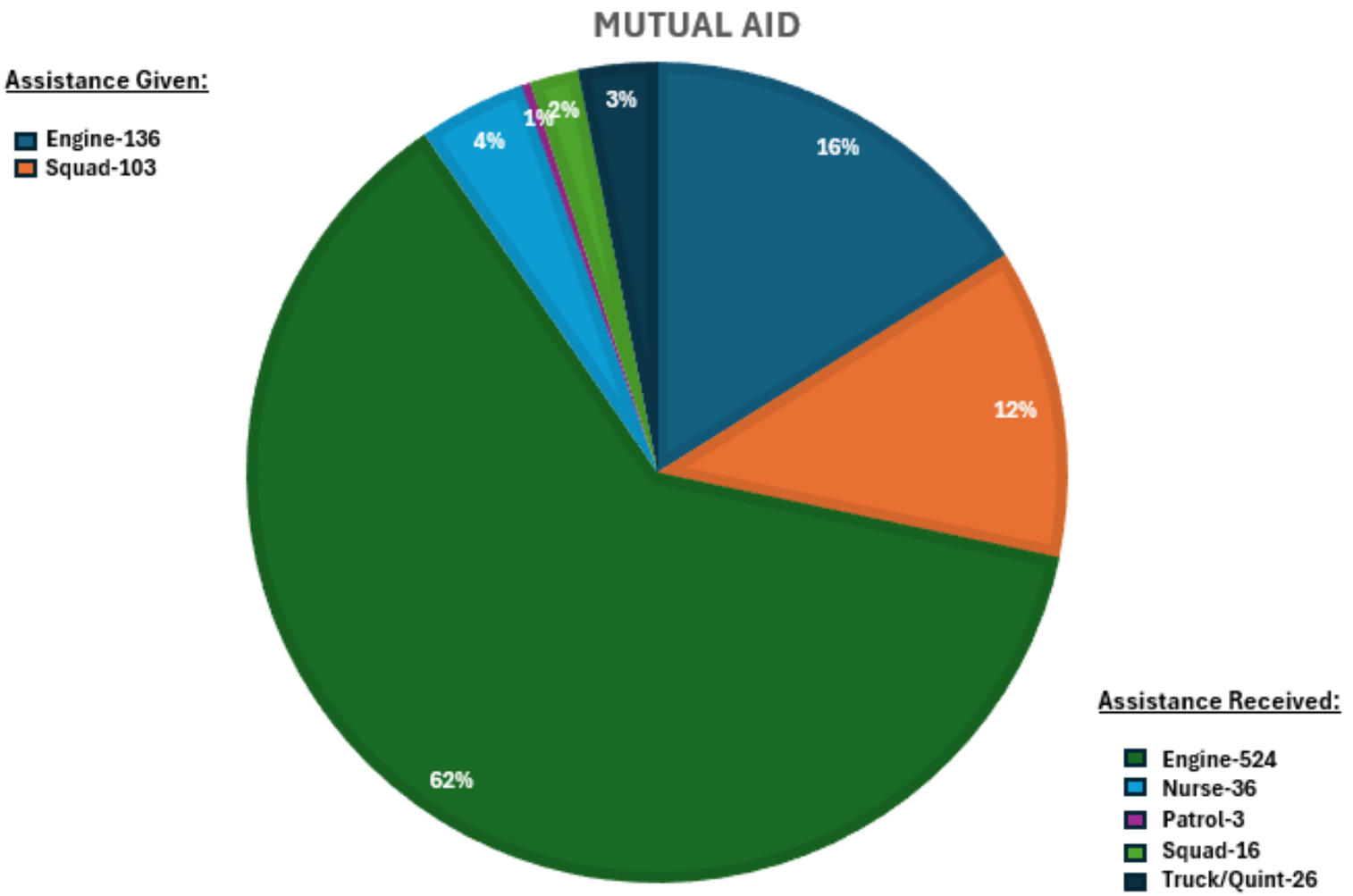
Automatic Aid

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



MAJOR UPDATE TO 911 CARE

INTRODUCING NURSE NAVIGATION

Real People. Right Care. Right Time.

Effective **SEPTEMBER 17, 2025**

Now available throughout Riverside County

A SMARTER PATH TO CARE

CAL FIRE/Riverside County Fire Department, in collaboration with the County of Riverside Emergency Management Department (EMD) and American Medical Response (AMR), is proud to launch the **Nurse Navigation** program.

This innovative program helps ensure callers get **the right care** for their situation—when they need it—while keeping our emergency system ready for those who need it most.

911

Callers will continue to have the right to request and receive an emergency response—always.

HOW NURSE NAVIGATION WORKS

1. **CALL RECEIVED**
   A 911 call is answered by a Fire Communications Dispatcher.
2. **DISPATCHER ASSESSMENT**
   The dispatcher uses industry-best protocols to assess the situation.
3. **TRANSFER TO NURSE NAVIGATION**
   If appropriate for a non-life-threatening situation, the call is transferred to a Nurse Navigator.
4. **NURSE NAVIGATOR ASSESSMENT**
   The nurse reviews the caller's symptoms, determines the most appropriate level of care and guides the caller through their options.
5. **RIGHT CARE, RIGHT PLACE**
   Callers may receive guidance for self/home care, a visit with a clinician at a non-emergency facility, or other appropriate resources.

BENEFITS FOR OUR COMMUNITY

PERSONALIZED CARE
Ensures individuals receive the right level of care tailored to their specific needs.

POTENTIAL COST SAVINGS
Alternative care options are often more convenient and cost-effective than an emergency department visit.

FOCUS ON EMERGENCIES
Keeps first responders available for life-threatening situations.

STRONGER COMMUNITY
Improves access to care and supports a healthier, more resilient Riverside County.

OUR COMMITMENT TO YOU

Every caller will continue to have the right to request and receive an emergency response from responders, regardless of the level of severity or recommendations of the Nurse Navigator.

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
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: September 9, 2026

SUBJECT: City Council/ Cemetery District Board Minutes - August 12, 2026 - Regular Meeting

SUBMITTED BY: Janet Morales Garcia, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
08-12-2026-cm.pdf

MINUTES
CITY OF WILDOMAR
CITY COUNCIL/CEMETERY DISTRICT
WEDNESDAY, AUGUST 12, 2026
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

CLOSED SESSION: 4:30 PM | REGULAR SESSION: 6:00 PM

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

The Closed Session was called to order by Mayor Marquez at 4:31 p.m.

ROLL CALL

Members in attendance: Carlos Marquez, Ashlee DePhillippo, and Joseph Morabito

Members absent: Dustin Nigg, and Bridgette Moore

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

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 CastanonAgency 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 Regular Joint Meeting of the Wildomar City Council and the Wildomar Cemetery District was called to order by Mayor Marquez at 6:03 p.m

ROLL CALL

Members in attendance: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, and Joseph Morabito

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 Resources and Risk Manager Wolf.

FLAG SALUTE

The flag salute was led by Scout Troop 332.

CLOSED SESSION REPORT

City Attorney Jex stated there were no reportable actions.

PRESENTATIONS

1. Proclamation: Eagle Scout Canyon Dannenberger - Troop 332
2. Proclamation: Eagle Scout Aj Acosta - Troop 332
3. Recognition: Van Engineering
4. EVMWD Construction Update

DEPARTMENT REPORTS

2026 City Birthday Celebration - Event Review

Police Department Quarterly Update - April - June, 2026.

Fire Department Quarterly Update - April - June, 2026.

Report was postponed.

Wildomar Library Quarterly Update - April - June, 2026.

Community Development Department Quarterly Update - April - June 2026

PUBLIC COMMENTS

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

1. Mailia Olsingch and Susan Lovette, Church of Jesus Christ of Latter Day Saints
2. Christopher Levy, Resident
3. Kate Delos Reyes, C.A.R.E.
4. Jim Gibbs, Resident
5. Earle Kirkley, Resident

6. Stephanie Lauderdale, Resident
7. Monty Goddard, Resident

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to continue agenda items #2.3 and #3.2 to the September 9, 2026 City Council Meeting.

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

Moved by Joseph Morabito; seconded by Dustin Nigg to approve the agenda as modified.

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

1) CONSENT CALENDAR

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to approve the Consent Calendar.

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

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

Approved the minutes as presented.

1.2) July 2026 City Warrant Register

Approved 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

Approved 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

Approved the City Treasury Report for June 2026.

1.5) June 2026 Cemetery Treasury Report

Approved 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.

1. Determined 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. Conducted 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)

Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 49
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

Authorized 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

1. Approved 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. Authorized 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. Approved 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

Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 50
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

Approved and adopted 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)

1. Approved 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. Authorized 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. Authorized 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. Adopted a Resolution entitled:

RESOULTION NO. 2026 - 51
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

Mayor Marquez opened the public hearing at 7:48 p.m.

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

There being no testimony or protests filed, Mayor Marquez closed the public hearing at 7:49 p.m.

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to adopt a Resolution entitled:

RESOLUTION NO. 2026 - 52
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

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

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

Mayor Marquez opened the public hearing at 7:50 p.m.

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

There being no testimony or protests filed, Mayor Marquez closed the public hearing at 7:51 p.m.

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to adopt a Resolution entitled:

RESOLUTION NO. 2026 - 53
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

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

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

Continued item to September 9, 2026.

3) GENERAL BUSINESS

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

Public Works/City Engineer Farag and Principal Planner Geronimo presented the staff report.

The following provided public comments:
1. Monty Goddard, Resident.
2. Stephen Lusky, Resident.
3. Anna Olexa, Resident.
4. Nolan King, Resident.

Moved by Joseph Morabito; seconded by Dustin Nigg to 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; and

Authorize the City Manager to 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; and

Direct staff to place no-trespassing signs on city property, schedule a meeting with CAFH, and add a parks update to a future agenda; and

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

Adopt a Resolution entitled:

RESOLUTION 2026 - 54

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.

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

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

Continued Item to September 9, 2026.

COUNCIL COMMUNICATIONS

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

CITY MANAGER REPORT

There was no report.

FUTURE AGENDA ITEMS

There were no future agenda items added.

ADJOURN THE MEETING

There being no further business, Mayor Marquez adjourned the meeting at 8:39 p.m.

Submitted by:

Janet Morales Garcia

Janet Morales Garcia, CMC

City Clerk

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.2
Meeting Date: September 9, 2026

SUBJECT: City Council Minutes - August 18, 2026 - Special Meeting

SUBMITTED BY: Janet Morales Garcia, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
08-16-2026-cm.pdf

MINUTES
CITY OF WILDOMAR
CITY COUNCIL SPECIAL MEETING
TUESDAY, AUGUST 18, 2026
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

SPECIAL SESSION/WORKSHOP: 6:00 PM

CALL TO ORDER - SPECIAL MEETING

The Special Meeting of the Wildomar City Council was called to order by Mayor Marquez at 6:01 p.m

ROLL CALL

Members in attendance: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, and Joseph Morabito

Members absent: None.

Staff in attendance: City Manager Mann, Assistant City Attorney Vazquez , 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, Building Official Burns, Code Enforcement/Emergency Services Manager Berroteran and Human Resources and Risk Manager Wolf.

FLAG SALUTE

The flag salute was led by Mayor Pro Tem Nigg.

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dustin Nigg; seconded by Joseph Morabito to approve the agenda as presented.

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None

Abstain: None
Absent: None

1) SPECIAL BUSINESS

1.1) 2026 General Municipal Election - Uncontested City Council Races in Districts 1 and 3; Consideration of Appointment of Sole Nominees in Lieu of Election

City Clerk Morales presented the staff report.

There were no public comments.

Moved by Joseph Morabito; seconded by Dustin Nigg to adopt a Resolution entitled:

RESOLUTION NO. 2026 - 55
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPOINTING NOMINEES FOR CITY COUNCIL DISTRICTS 1 AND 3 IN LIEU OF THE TUESDAY, NOVEMBER 3, 2026, GENERAL MUNICIPAL ELECTION

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

2) WORKSHOP

2.1) Long-Range Service Plan Community Workshop

Assistant to the City Manager Gorham and Baker Tilly consultants presented the staff report.

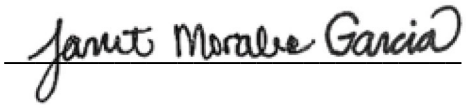
The following provided public comment:
1. Brian McWilliams, Cake House
2. Pat Johnston, Resident.
3. Genesis Moreira, Resident.
4. Debbi Renfrow, Resident.
5. Jim Gimm, Resident.
6. Sandy Renfrow, Resident.
7. Monty Goddard, Resident.
8. Adrian Marquez, Resident.

The City Council participated in the Long-Range Service Plan community workshop and received public input regarding community priorities, desired service levels, and future city investments.

ADJOURN THE CITY COUNCIL MEETING

There being no further business, Mayor Marquez adjourned the meeting at 7:44 p.m.

Submitted by:



Janet Morales Garcia, CMC

City Clerk

SUBJECT: August 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 8-6-2026 in the amount of $216,078.46
2. Warrant Register dated 8-13-2026 in the amount of $420,439.70
3. Warrant Register dated 8-20-2026 in the amount of $132,231.93
4. Warrant Register dated 8-27-2026 in the amount of $644,313.73
5. Wire Transfer Register dated 8-31-2026 in the amount of $814,719.37
6. Payroll Register dated 8-31-2026 in the amount of $564,497.22

SUMMARY:
August 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:
August 2026 City Warrant Register.pdf



CITY OF WILDOMAR
AUGUST 2026

CITY WARRANT REGISTER

Transaction Name	Paying Transaction	Amount Paid	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #35383,35386,35382,35380,35384,35384,35381	Bill Payment #222286	2960.9	4/30/2026	8/6/2026	2,960.90	ARCHITERRA DESIGN GROUP	Plan Check Review - April 2026
Bill #35613	Bill Payment #222286	101.25	6/30/2026	8/6/2026	101.25	ARCHITERRA DESIGN GROUP	Beazer (Boulder Creek) 14-0093
Bill #2026-671	Bill Payment #222287	1680	5/31/2026	8/6/2026	1,680.00	TKE ENGINEERING INC	CIP 097-1, HSIP 11 Traffic Signal Upgrades - May, 2026
Bill #2026-672	Bill Payment #222287	63	5/31/2026	8/6/2026	63.00	TKE ENGINEERING INC	CIP 057-3 Road Rehab- June, '25 - May, '26
Bill #2026-675	Bill Payment #222287	594	5/31/2026	8/6/2026	594.00	TKE ENGINEERING INC	CIP 057-3 Road Rehab - Oct, '25 - May, '26
Bill #2026-678	Bill Payment #222287	13462.5	5/31/2026	8/6/2026	13,462.50	TKE ENGINEERING INC	CIP 088/089 Bundy Canyon Harvest Wy East ST - May, 2026
Bill #2026-887	Bill Payment #222287	3465	6/30/2026	8/6/2026	3,465.00	TKE ENGINEERING INC	CIP 057-3 Slurry Seal, June 2026
Bill #2026-889	Bill Payment #222287	4078	6/30/2026	8/6/2026	4,078.00	TKE ENGINEERING INC	CIP 088/089 Harvest Way & Bundy Canyon Traffic Signal Improvments
Bill #2026-882	Bill Payment #222287	793.5	6/30/2026	8/6/2026	793.50	TKE ENGINEERING INC	CIP 025-1 Clinton Keith Road Widening - June, 2026
Bill #234585	Bill Payment #222288	2848.75	7/27/2026	8/6/2026	2,848.75	GRANICUS, LLC	VoteCast Web - Setup and Configuration
Bill #072826-5471	Bill Payment #222289	17.19	7/28/2026	8/6/2026	17.19	EDISON	06/26-26-07/27/26 Electric CFD 2013-1 Zone 5
Bill #072926-9129	Bill Payment #222289	1787.71	7/29/2026	8/6/2026	1,787.71	EDISON	06/29/26-07/28/26 Elec - 32637 Gruwell (FS61)
Bill #072926-6091	Bill Payment #222289	131.27	7/29/2026	8/6/2026	131.27	EDISON	06/29/26-07/28/26 Elec 21347 Como St (Little League)
Bill #072926-6801	Bill Payment #222289	16.45	7/29/2026	8/6/2026	16.45	EDISON	06/26/26-07/28/26 CFD 2013,1 Zone 10
Bill #2026 - 8	Bill Payment #222290	88.88	8/4/2026	8/6/2026	88.88	Coalition for Controlling Ins. Costs in California Schools Health and Welfare Trust	EAP Services for August
Bill #309915/3	Bill Payment #222291	14.45	7/15/2026	8/6/2026	14.45	ACE HARDWARE	Facilities Supplies
Bill #309893/3	Bill Payment #222291	16.51	7/1/2026	8/6/2026	16.51	ACE HARDWARE	Supplies for Restrooms
Bill #309912/3	Bill Payment #222291	7.22	7/14/2026	8/6/2026	7.22	ACE HARDWARE	Facilities Supplies
Bill #309921/3	Bill Payment #222291	30.67	7/17/2026	8/6/2026	30.67	ACE HARDWARE	Striping Paint
Bill #8014662363	Bill Payment #222292	214.77	6/25/2026	8/6/2026	468.59	STERICYCLE, INC	Contractual Shredding Svc
Bill #6149250497	Bill Payment #222293	1190.74	7/22/2026	8/6/2026	1,293.37	VERIZON WIRELESS	Verizon 06/23/26-07/22/26
Bill #6149250498	Bill Payment #222293	15.84	7/22/2026	8/6/2026	15.84	VERIZON WIRELESS	06/26-26-07/22/26 Data Internet Chrg 6192 Windsong
Bill #IN24-0052	Bill Payment #222294	90	6/1/2026	8/6/2026	90.00	CITY OF LAKE ELSINORE	Reimb for BIO-TOX INV# 49094 - Apr'26 Alcohol Analysis
Bill #WI 260803	Bill Payment #222295	3450	7/31/2026	8/6/2026	3,450.00	Kiley & Associates, LLC	Professional Services - July 2026
Bill #8326	Bill Payment #222296	4570.44	6/30/2026	8/6/2026	4,570.44	DEPARTMENT OF CONSERVATION, DIVISION OF ADMIN SERVICE	SMIP Fees April 2026 - June 2026
Bill #9010969483	Bill Payment #222297	311.82	8/2/2026	8/6/2026	311.82	Konica Minolta Business Solutions USA INC	Konica Minolta Copier Services 08/02/26-09/01/26
Bill #7226	Bill Payment #222298	465.6	7/2/2026	8/6/2026	465.60	BRIGHT OPS	Refund for Permit BEL-25-4641
Bill #70226	Bill Payment #222298	396.6	7/2/2026	8/6/2026	396.60	BRIGHT OPS	Refund for Permit BEL-26-4768
Bill #22351	Bill Payment #222300	9999	7/16/2026	8/6/2026	9,999.00	CITYXEN SOLUTIONS, INC.	Meeting Engagement Software
Bill #61126	Bill Payment #222301	139.8	6/11/2026	8/6/2026	139.80	ROOTER HERO	Refund for Permit BPL-26-0484
Bill #231641150	Bill Payment #222302	276	6/30/2026	8/6/2026	276.00	ST. FRANCIS ELECTRIC	Traffic Operations - TS Maintenance Responses June, 2026
Bill #4928	Bill Payment #222303	3515.18	7/23/2026	8/6/2026	3,515.18	CPS	Laserfiche Cloud Subscription Renewal
Bill #1843	Bill Payment #222304	24885	6/30/2026	8/6/2026	24,885.00	Lawnscape Systems Inc	Citywide Application of Herbicide
Bill #3107997676	Bill Payment #222305	201.85	7/28/2026	8/6/2026	201.85	PITNEY	Postage Meter Rental 6/16/26-9/15/26
Bill #726060473	Bill Payment #222306	1227.5	6/14/2026	8/6/2026	1,227.50	GEOCON WEST, INC.	CIP 088 Bundy Canyon, Harvest Wy East TS, March 2026
Bill #INV-164771	Bill Payment #222307	765	7/30/2026	8/6/2026	765.00	GOVERNMENTJOBS.COM, INC	HRIS Updated Assistance
Bill #TL000018199	Bill Payment #222308	805.81	6/24/2026	8/6/2026	805.81	COUNTY OF RIVERSIDE, TLMA	TLMA-SLF - February 2026
Bill #5722A	Bill Payment #222309	3200	6/30/2026	8/6/2026	3,200.00	INFINITY TECHNOLOGIES	June 2026 GIS Contractual Services
Bill #5722B	Bill Payment #222309	10514.67	6/30/2026	8/6/2026	10,514.67	INFINITY TECHNOLOGIES	June 2026 IT Services
Bill #5722C	Bill Payment #222309	294.75	6/30/2026	8/6/2026	294.75	INFINITY TECHNOLOGIES	June 2026 Datto Office 365 Backup Service
Bill #5722D	Bill Payment #222309	750	6/30/2026	8/6/2026	750.00	INFINITY TECHNOLOGIES	June 2026 ProofPoint Essentials Advance
Bill #13NW-1Y67-YNRD	Bill Payment #222310	203.35	6/24/2026	8/6/2026	203.35	AMAZON CAPITAL SERVICES	Workstation Supplies - Desk Riser for T.Ortega
Bill #1qnp-3DDH-Y9RC	Bill Payment #222310	220.93	7/1/2026	8/6/2026	220.93	AMAZON CAPITAL SERVICES	Supplies
Bill #TL0000018131	Bill Payment #222311	3157.66	4/1/2026	8/6/2026	3,157.66	COUNTY OF RIVERSIDE, TLMA	TLMA-SLF -January 2026
Bill #4143994	Bill Payment #222312	964.72	5/31/2026	8/6/2026	964.72	INTERWEST CONSULTING GROUP	CIP 025-1 Professional Services - May 2026
Bill #4143995	Bill Payment #222312	3457.5	5/31/2026	8/6/2026	3,457.50	INTERWEST CONSULTING GROUP	CIP 026-2 Professional Services May 2026

Transaction Name	Paying Transaction	Amount Paid	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #4143997	Bill Payment #222312	12767.86	5/31/2026	8/6/2026	12,767.86	INTERWEST CONSULTING GROUP	CIP 057-3 Professional Services May 2026
Bill #4143998	Bill Payment #222312	2396.25	5/31/2026	8/6/2026	2,396.25	INTERWEST CONSULTING GROUP	CIP 062-1-27 Acre Park Professional Services
Bill #4144000	Bill Payment #222312	248.5	5/31/2026	8/6/2026	248.50	INTERWEST CONSULTING GROUP	CIP 097- HSIP Cycle 11 Professional Services
Bill #4144001	Bill Payment #222312	75	5/31/2026	8/6/2026	75.00	INTERWEST CONSULTING GROUP	CIP 098 Professional Services May 2026
Bill #4144002	Bill Payment #222312	632.6	5/31/2026	8/6/2026	632.60	INTERWEST CONSULTING GROUP	CIP 099 - 20 Acre Park Professional Services May 2026
Bill #4143993	Bill Payment #222312	1633.51	5/31/2026	8/6/2026	1,633.51	INTERWEST CONSULTING GROUP	Capital Improvement Management (CIP) - May 2026
Bill #3912958	Bill Payment #222312	8236.76	5/31/2026	8/6/2026	8,236.76	INTERWEST CONSULTING GROUP	Non-CIP Services for May 2026
Bill #30870975	Bill Payment #222313	359.5	5/31/2026	8/6/2026	359.50	CORELOGIC SOLUTIONS, LLC	Code Enforcement Software - May 2026
Bill #14360867	Bill Payment #222314	640.1	7/20/2026	8/6/2026	640.10	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/06/26-07/07/26 21120 Saratoga Dr. CFD 2013-1 Zone 10
Bill #14357623	Bill Payment #222314	5953.27	7/20/2026	8/6/2026	5,953.27	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/06/26-07/07/26 20505 Palomar St. Marna O'Brien Park
Bill #14357541	Bill Payment #222314	147.48	7/20/2026	8/6/2026	147.48	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/06/26-07/07/26 Water 32637 Gruwell-FS 61
Bill #14357342	Bill Payment #222314	187.01	7/20/2026	8/6/2026	187.01	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/06/26-07/07/26 Water Zone 71 Loc 01
Bill #14357060	Bill Payment #222314	58.12	7/20/2026	8/6/2026	58.12	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/06/26-07/07/26 Water Zone 29 Loc 02
Bill #14357006	Bill Payment #222314	90.52	6/20/2026	8/6/2026	90.52	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/06/26-07/07/26 Water Zone 52 Loc 01
Bill #14369480	Bill Payment #222314	295.98	7/27/2026	8/6/2026	295.98	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/13/26-07/14/26 Water Zone 42 Loc 01 M1
Bill #14369730	Bill Payment #222314	292.12	7/27/2026	8/6/2026	292.12	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/13/26-07/14/26 Water Zone 42 Loc 03 M3
Bill #14369731	Bill Payment #222314	226.5	7/27/2026	8/6/2026	226.50	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/13/26-07/14/26 Water Zone 42 Loc 02 M2
Bill #14376386	Bill Payment #222314	375.56	7/29/2026	8/6/2026	375.56	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/17/26-07/18/26 Water Zone 3 Loc 35 M1
Bill #14376591	Bill Payment #222314	414.35	7/29/2026	8/6/2026	414.35	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/17/26-07/18/26 Water City Hall
Bill #14379404	Bill Payment #222314	507.41	7/29/2026	8/6/2026	507.41	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/17/26-07/18/26 Water 24707 Prelipp Rd
Bill #14372623	Bill Payment #222314	74.9	7/28/2026	8/6/2026	74.90	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Zone 3 Loc 49 M1
Bill #14372876	Bill Payment #222314	80.25	7/28/2026	8/6/2026	80.25	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Zone 51 Loc 01
Bill #14373040	Bill Payment #222314	284.06	7/28/2026	8/6/2026	284.06	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 21400 Palomar St. Little League Field
Bill #14373081	Bill Payment #222314	1699.05	7/28/2026	8/6/2026	1,699.05	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Windsong Park
Bill #14373588	Bill Payment #222314	378.5	7/28/2026	8/6/2026	378.50	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Zone 3 Loc 29 M1
Bill #14373666	Bill Payment #222314	240.9	7/28/2026	8/6/2026	240.90	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Zone 3 Loc 29 M2
Bill #14373669	Bill Payment #222314	415.34	7/28/2026	8/6/2026	415.34	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Zone 30 Loc 1
Bill #14373768	Bill Payment #222314	399.84	7/28/2026	8/6/2026	399.84	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Zone 3 Loc 42 &47 M1
Bill #14374164	Bill Payment #222314	201.6	7/28/2026	8/6/2026	201.60	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water 1/2 22450 Cervera
Bill #14374403	Bill Payment #222314	411.27	7/28/2026	8/6/2026	411.27	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water 22450 Cervera

Transaction Name	Paying Transaction	Amount Paid	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #14375498	Bill Payment #222314	74.9	7/28/2026	8/6/2026	74.90	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Zone 62 - 22933 Delca
Bill #14375584	Bill Payment #222314	85.7	7/28/2026	8/6/2026	85.70	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Zone 67 - Arnett & Catt Rd
Bill #14375992	Bill Payment #222314	113.5	7/28/2026	8/6/2026	113.50	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 CFD 2022-1 NE Wildomar Trail/Margaret Ln
Bill #14372376	Bill Payment #222314	115.23	7/28/2026	8/6/2026	115.23	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Zone 3 Loc 23 M1
Bill #14372583	Bill Payment #222314	100.1	7/28/2026	8/6/2026	100.10	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	06/16/26-07/17/26 Water Zone 30 Loc 2
Bill #10886219158	Bill Payment #222315	1243.68	8/1/2026	8/6/2026	1,243.68	DELL MARKETING L.P.	Training laptop for HR
Bill #10881831172	Bill Payment #222315	923.5	6/30/2026	8/6/2026	923.50	DELL MARKETING L.P.	Robert Flores Monitors
Bill #INV-43553	Bill Payment #222316	441.54	7/17/2026	8/6/2026	441.54	SIGNS BY TOMORROW	City Event Signage
Bill #INV-43528	Bill Payment #222316	625.05	7/13/2026	8/6/2026	625.05	SIGNS BY TOMORROW	City Event Banners
Bill #INV-43452	Bill Payment #222316	74.82	6/29/2026	8/6/2026	74.82	SIGNS BY TOMORROW	SB707 Signage
Bill #888	Bill Payment #222317	164.29	6/30/2026	8/6/2026	164.29	EPIC LAND SOLUTIONS, INC. SHOAIB	City Hall Building Project - Relocation Services 04/01/26-06/30/26
Bill #70226	Bill Payment #222318	1046.09	6/30/2026	8/6/2026	1,046.09	MIKE AND DENISE PAYNE	Refund for Permit BTI-26-0212
Bill #7226	Bill Payment #222318	1046.09	6/30/2026	8/6/2026	1,046.09	MIKE AND DENISE PAYNE	Refund for Permit BTI-26-0211
Bill #31126	Bill Payment #222319	2933.14	7/16/2026	8/6/2026	2,933.14	MORALEZ ENTERPRISES LLC	Developer Deposit Refund for BGR-19-0326 Project 19-0104
Bill #4277202307	Bill Payment #222320	195.59	7/28/2026	8/6/2026	195.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #4276769993	Bill Payment #222320	1165.59	7/23/2026	8/6/2026	1,165.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #7726	Bill Payment #222321	3722.67	7/7/2026	8/6/2026	3,722.67	CITIZENS BUSINESS BANK	Retention Payment for Progress Payment #2 - CIP 057-3 and CIP 058-3
Bill #72326	Bill Payment #222321	35442.25	7/23/2026	8/6/2026	35,442.25	CITIZENS BUSINESS BANK	Progress Payment #3 Retention - (CIP 057-3 and CIP 058-3)
Bill #432304	Bill Payment #222322	67.97	4/22/2026	8/6/2026	67.97	STAUFFERS LAWN EQUIPMENT	Facilities Supplies
Bill #436300	Bill Payment #222322	273.06	6/5/2026	8/6/2026	273.06	STAUFFERS LAWN EQUIPMENT	Servicing Riding Mower
Bill #432440	Bill Payment #222322	135.54	4/23/2026	8/6/2026	135.54	STAUFFERS LAWN EQUIPMENT	Servicing Backpack Blower
Bill #WILD-01.6 - 21	Bill Payment #222323	292.5	6/30/2026	8/6/2026	292.50	PLACEWORKS	CIP 062-1, 27-Acre Park
Bill #8326	Bill Payment #222324	1345.5	6/30/2026	8/6/2026	1,345.50	CALIFORNIA BUILDING STANDARDS, COMMISSION	City Building Standard Fees 04/01/26-06/30/26
Bill #102524707	Bill Payment #222325	300.32	8/2/2026	8/6/2026	300.32	ORACLE AMERICA, INC.	Oracle Support Services
Bill #102499213	Bill Payment #222325	15165	8/2/2026	8/6/2026	15,165.00	ORACLE AMERICA, INC.	Oracle Support Services
Bill #102499212	Bill Payment #222325	1462.5	8/2/2026	8/6/2026	1,462.50	ORACLE AMERICA, INC.	Oracle Support Services
Bill #195928200	Bill Payment #222326	956	7/24/2026	8/13/2026	956.00	COOL AIR SOLUTIONS HEATING AND, AIR CONDITIONING	HVAC Servicing For City Hall
Bill #197085453	Bill Payment #222326	149	7/31/2026	8/13/2026	149.00	COOL AIR SOLUTIONS HEATING AND, AIR CONDITIONING	HVAC Servicing For City Hall
Bill #8014941749	Bill Payment #222327	340.02	7/25/2026	8/13/2026	215.51	STERICYCLE, INC	Contractual Shredding Svc
Bill #309919/3	Bill Payment #222328	6.81	7/16/2026	8/13/2026	6.81	ACE HARDWARE	Facilities Supplies
Bill #80326-9127	Bill Payment #222329	268.86	8/3/2026	8/13/2026	268.86	EDISON	07/01/26-07/31/26 Electric CFD 2013-001 Zone 5
Bill #080326-1202	Bill Payment #222329	26.26	8/3/2026	8/13/2026	26.26	EDISON	07/01/26-07/31/26 Hidden Springs/Clinton Keith
Bill #080326-4610	Bill Payment #222329	142.27	8/3/2026	8/13/2026	142.27	EDISON	07/01/26-07/31/26 Electric CFD 2013-001 Zone 3
Bill #080326-7694	Bill Payment #222329	241.92	8/3/2026	8/13/2026	241.92	EDISON	07/01/26-07/31/26 CFD Zone 3
Bill #080326-0962	Bill Payment #222329	271.71	8/3/2026	8/13/2026	271.71	EDISON	07/01/26-07/31/26 Electric CFD 2013-001 Zone 2
Bill #080326-8975	Bill Payment #222329	142.26	8/3/2026	8/13/2026	142.26	EDISON	07/01/26-07/31/26 CFD Zone 3
Bill #080326-7504	Bill Payment #222329	37	8/3/2026	8/13/2026	37.00	EDISON	07/01/26-07/31/26 CFD 2013-1 Orange/Corazza
Bill #080326-4487	Bill Payment #222329	48.09	8/3/2026	8/13/2026	48.09	EDISON	07/01/26-07/31/26 20505 Palomar St (Marna)
Bill #080326-4845	Bill Payment #222329	71.13	8/3/2026	8/13/2026	71.13	EDISON	07/01/26-07/31/26 CFD Zone 2
Bill #080326-7481	Bill Payment #222329	521.38	8/3/2026	8/13/2026	521.38	EDISON	06/15/26-07/31/26 CSAs & Special Districts
Bill #080326-4293	Bill Payment #222329	6588.92	8/3/2026	8/13/2026	6,588.92	EDISON	07/01/26-07/31/26 CSAs and Special Districts
Bill #073026-2458	Bill Payment #222329	335.18	7/30/2026	8/13/2026	335.18	EDISON	Electricity Charges from 6/11/26-7/29/26
Bill #080326-1757	Bill Payment #222329	228.3	8/3/2026	8/13/2026	228.30	EDISON	07/01/26-07/31/26 Electric CFD 2013-001 Zone 3

Transaction Name	Paying Transaction	Amount Paid	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #080626-0828	Bill Payment #222329	184.86	7/31/2026	8/13/2026	184.86	EDISON	07/01/26-07/31/26 Electric Wildomar City Lamps
Bill #81226	Bill Payment #222330	8972	6/30/2026	8/13/2026	8,972.00	WESTERN RIVERSIDE COUNTY, RCA	June 2026 MSHCP Fees
Bill #01-7349423	Bill Payment #222332	1986.4	8/5/2026	8/13/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #01-7349422	Bill Payment #222332	974.2	8/5/2026	8/13/2026	974.20	APPLEONE	Temp HR Technician Assistance
Bill #2014	Bill Payment #222333	109.2	6/30/2026	8/13/2026	109.20	The Cleaning Squad	Janitorial Services for Malaga Park - June 2026
Bill #2015	Bill Payment #222333	182.17	6/30/2026	8/13/2026	182.17	The Cleaning Squad	Janitorial Services for Heritage Park - June 2026
Bill #2016	Bill Payment #222333	255.14	6/30/2026	8/13/2026	255.14	The Cleaning Squad	Janitorial Services for Windsong Park - June 2026
Bill #2011	Bill Payment #222333	6544.68	6/30/2026	8/13/2026	6,544.68	The Cleaning Squad	June 2026 Janitorial Services for City Hall Facilities
Bill #2017	Bill Payment #222333	484.7	6/30/2026	8/13/2026	484.70	The Cleaning Squad	Material Cost for City Hall June 2026
Bill #2012	Bill Payment #222333	1801.28	6/30/2026	8/13/2026	1,801.28	The Cleaning Squad	Marna O'Brien Park - June 2026
Bill #2010	Bill Payment #222333	141.9	6/30/2026	8/13/2026	141.90	The Cleaning Squad	Material Cost for Parks - June 2026
Bill #AR052489	Bill Payment #222334	10208.46	4/1/2026	8/13/2026	10,208.46	CITY OF MURRIETA	Homeless Outreach Services for March 2026
Bill #AR052490	Bill Payment #222334	11362.89	4/30/2026	8/13/2026	11,362.89	CITY OF MURRIETA	Homeless Outreach Services for April 2026
Bill #AR052491	Bill Payment #222334	10699.79	5/31/2026	8/13/2026	10,699.79	CITY OF MURRIETA	Homeless Outreach Services for May 2026
Bill #22325	Bill Payment #222335	6668.75	7/26/2026	8/13/2026	6,668.75	ENVIRONMENTAL PLANNING DEVELOPMENT SOLUTIONS, INC.	Professional Services through July 26, 2026
Bill #26-1415	Bill Payment #222336	86.9	8/5/2026	8/13/2026	86.90	GATES SOUND	Windscreen for PolarChoice Gooseneck Microphones
Bill #M18991	Bill Payment #222337	107.81	6/30/2026	8/13/2026	107.81	MISSIONSQUARE	Q2 2026 Administrative Fees
Bill #49616847	Bill Payment #222338	1250.63	7/31/2026	8/13/2026	1,250.63	Konica Minolta Business Solutions USA INC	Konica Minolta Copier Services Lease - July 2027
Bill #96460	Bill Payment #222339	603.32	7/30/2026	8/13/2026	603.32	Meister SealCoat & Supplies LLC dba SealMaster	Asphalt Binder
Bill #2020114755	Bill Payment #222340	9917.12	7/31/2026	8/13/2026	9,917.12	ABSOLUTE INTERNATIONAL, SECURITY INC	07/01/26-07/31/26 Security Patrol
Bill #081326	Bill Payment #222341	780.92	8/13/2026	8/13/2026	780.92	CALIFORNIA STATE DISBURSEMENT UNIT	Garnishments
Bill #2943	Bill Payment #222342	1200	8/6/2026	8/13/2026	1,200.00	MATTOX DESIGNS DBA SERIOUSLY STICKERS	Social Media Videos
Bill #080626CR-PTM General Eng	Bill Payment #222343	100947	4/1/2026	8/13/2026	100,947.00	PTM ENGINEERING	Progress Payment #1 - CIP 088/CIP 089
Bill #080626CR-PTM General Eng2	Bill Payment #222343	228289.75	6/30/2026	8/13/2026	228,289.75	PTM ENGINEERING	Progress Payment #2 - CIP 088/CIP 089
Bill #5880A	Bill Payment #222344	2148.25	8/7/2026	8/13/2026	2,148.25	INFINITY TECHNOLOGIES	KnowBe4 Subscription Renewal Annual Term 8/1/26 to 7/31/27
Bill #081326	Bill Payment #222345	100	8/13/2026	8/13/2026	100.00	FRANCHISE TAX BOARD	Garnishments
Bill #06G8710025004	Bill Payment #222347	515.88	7/29/2026	8/13/2026	515.88	PRIMO BRANDS	City Hall Drinking Water Services 6/27/26-7/26/26
Bill #186820750-0001	Bill Payment #222348	275.19	7/22/2026	8/13/2026	275.19	SUNBELT RENTALS, INC.	Equipment Rental for the Asphalt Project on Grand Ave
Bill #11KV-1WKN-66TM	Bill Payment #222350	54.91	8/5/2026	8/13/2026	54.91	AMAZON CAPITAL SERVICES	Monitor Stand for Abdu's Office
Bill #5644	Bill Payment #222351	3335	7/7/2026	8/13/2026	3,335.00	ELM TREE CARE	Tree Removal
Bill #26-031	Bill Payment #222352	5000	8/18/2026	8/20/2026	5,000.00	HARMONY ESTATE, INC.	Winter EE Event Deposit
Bill #51326	Bill Payment #222353	5100	5/13/2026	8/20/2026	5,100.00	JOHN WOLFE	Reissuing Outstanding Check 217544 Issued 12/14/2023
Bill #260919COW2	Bill Payment #222354	600	8/18/2026	8/20/2026	600.00	ARTOVATOR	Entertainment for Mariachi Night
Bill #260919COW	Bill Payment #222354	1200	8/18/2026	8/20/2026	1,200.00	ARTOVATOR	Entertainment for Mariachi Night
Bill #11803153	Bill Payment #222355	653.61	7/16/2026	8/20/2026	653.61	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - Notice of Election
Bill #11803489	Bill Payment #222355	599.29	7/19/2026	8/20/2026	599.29	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - CIP 099, Phase 0B (Prefabricated Bridge)
Bill #11803494	Bill Payment #222355	535.08	7/19/2026	8/20/2026	535.08	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - CIP 099, Phase 0A
Bill #11803622	Bill Payment #222355	1212.85	7/21/2026	8/20/2026	1,212.85	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - CIP 026-2 RSQ
Bill #11803916	Bill Payment #222355	344.26	7/28/2026	8/20/2026	344.26	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - CSA FY 26/27

Transaction Name	Paying Transaction	Amount Paid	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #11803917	Bill Payment #222355	398.05	7/28/2026	8/20/2026	398.05	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - LMD FY 26/27
Bill #186816122-0002	Bill Payment #222356	160.11	7/22/2026	8/20/2026	160.11	SUNBELT RENTALS, INC.	2 Axle Tilt Trailer Rental
Bill #188866201080726	Bill Payment #222357	6.33	8/7/2026	8/20/2026	6.33	CHARTER COMMUNICATIONS	Cable through 09/07/26 - FS61
Bill #8626	Bill Payment #222358	75	8/6/2026	8/20/2026	75.00	CHARLES GOLDEN	Planning Commission Meeting 8/05/26
Bill #81325	Bill Payment #222359	9000	7/31/2026	8/20/2026	9,000.00	ROGERS, ANDERSON, MALODY &, SCOTT LLP	July 2026 FY25/26 Audit - City of Wildomar
Bill #01-7353380	Bill Payment #222360	1986.4	8/12/2026	8/20/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #01-7353379	Bill Payment #222360	983.13	8/12/2026	8/20/2026	983.13	APPLEONE	HR Tech Temporary Help
Bill #01-7357387	Bill Payment #222360	974.2	8/19/2026	8/20/2026	974.20	APPLEONE	HR Tech Temp Assistance
Bill #652536	Bill Payment #222361	653.35	7/7/2026	8/20/2026	653.35	TEMECULA VALLEY PIPE & SUPPLY	Irrigation Piping and Supplies
Bill #2126	Bill Payment #222362	6476.94	6/30/2026	8/20/2026	6,476.94	WRCOG	Solid Waste Cooperation Dues & EAR Preparation July 1,2025 - June 30, 2026
Bill #8626	Bill Payment #222363	507.25	8/6/2026	8/20/2026	507.25	PITNEY BOWES	Postage Meter Refill 7/16/26
Bill #2603.4-0005	Bill Payment #222364	10198.94	7/31/2026	8/20/2026	10,198.94	KOSMONT COMPANIES	Kosmont Agreement - City of Wildomar Bluff Project
Bill #231641149	Bill Payment #222365	6213.81	6/30/2026	8/20/2026	6,213.81	ST. FRANCIS ELECTRIC	Traffic Signal Maintenance Services - June 2026
Bill #1CHN-F443-3GQH	Bill Payment #222366	178.05	8/13/2026	8/20/2026	178.05	AMAZON CAPITAL SERVICES	Headset for Stephanie
Bill #1NK1-WWJM-G9K7	Bill Payment #222366	134.3	8/13/2026	8/20/2026	134.30	AMAZON CAPITAL SERVICES	Markerboard for Abdu office
Bill #1J3M-VF7K-QWLL	Bill Payment #222366	176.39	8/17/2026	8/20/2026	176.39	AMAZON CAPITAL SERVICES	Headset for Stephanie
Bill #082317220X260813	Bill Payment #222367	196.24	8/13/2026	8/20/2026	196.24	DIRECT TV	08/12/26-09/12/26 Cable Services - City Hall
Bill #081326-5636	Bill Payment #222368	482.03	8/13/2026	8/20/2026	482.03	EDISON	07/15/26-08/12/26 Clinton Keith Rd Suite 101
Bill #081326-2838	Bill Payment #222368	2051.82	8/13/2026	8/20/2026	2,051.82	EDISON	07/15/26-08/12/26 Electric City Hall
Bill #081226-2529	Bill Payment #222368	180.32	8/12/2026	8/20/2026	180.32	EDISON	07/07/26-08/11/26 22378 Bundy Canyon Rd
Bill #081326-3123	Bill Payment #222368	346.03	8/13/2026	8/20/2026	346.03	EDISON	07/15/26-08/12/26 23873 Clinton Keith Rd Suite 109
Bill #081326-7255	Bill Payment #222368	444.14	8/13/2026	8/20/2026	444.14	EDISON	07/15/26-08/12/26 23873 Clinton Keith Rd Suite 110
Bill #081326-8408	Bill Payment #222368	15.84	8/13/2026	8/20/2026	15.84	EDISON	07/15/26-08/12/26 35711 Capistrano St CFD Zone 2
Bill #081326-3487	Bill Payment #222368	577.36	8/13/2026	8/20/2026	577.36	EDISON	07/15/26-08/12/26 23873 Clinton Keith Rd Suite 103
Bill #11193	Bill Payment #222369	1000	7/31/2026	8/20/2026	1,000.00	NETFILE	Netfile SB827 Fiscal Training- 7/1/26-6/30/27
Bill #81226	Bill Payment #222370	316.7	8/12/2026	8/20/2026	316.70	DIAMOND ENVIRONMENTAL	Restroom Rental for Event
Bill #81226-2	Bill Payment #222370	1129	8/12/2026	8/20/2026	1,129.00	DIAMOND ENVIRONMENTAL	Stands and Sandbag Rental for Event
Bill #8626	Bill Payment #222371	75	8/6/2026	8/20/2026	75.00	NOLAN KING	Planning Commission Meeting 8/05/26
Bill #BTAG-10048424	Bill Payment #222372	19573	8/12/2026	8/20/2026	19,573.00	Baker Tilly Advisory Group, LP	Strategic Plan Consulting Services
Bill #74424331	Bill Payment #222373	243.83	8/18/2026	8/20/2026	243.83	MIKE'S PREMIUM JUMPERS LLC	Professional and Contractual Services
Bill #4178	Bill Payment #222374	1327	8/18/2026	8/20/2026	1,327.00	ALL 4 FUN JUMPERS	Professional and Contractual Services
Bill #99506	Bill Payment #222375	848.25	6/30/2026	8/20/2026	848.25	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Hi Intensity Stop Signs
Bill #RS7191615	Bill Payment #222376	62.95	7/31/2026	8/20/2026	62.95	CORODATA RECORDS, INC.	Standard Record Storage Carton 7/1/2026-7/31/2026
Bill #81826	Bill Payment #222377	1211	8/18/2026	8/20/2026	1,211.00	STARLIGHT EVENT RENTALS, LLC	Table and Floor Rental for City Event
Bill #26061125	Bill Payment #222378	33548.75	5/31/2026	8/20/2026	33,548.75	MNS ENGINEERS, INC	Planning Services 04/27/26-05/24/26
Bill #205436	Bill Payment #222379	2988	8/7/2026	8/20/2026	2,988.00	SPARK HIRE, INC.	Recruitment Interview Platform
Bill #91926	Bill Payment #222380	1800	8/12/2026	8/20/2026	1,800.00	THE C BAND	Band for City Event
Bill #902	Bill Payment #222381	320	8/13/2026	8/20/2026	320.00	RIGHTWAY	(1) Septic Pump - 32637 Gruwell St. Fire Station #61
Bill #0363238	Bill Payment #222382	94	7/30/2026	8/20/2026	94.00	GOVERNMENT FORMS & SUPPLIES	"Foregoing Instrument" Stamper City of Wildomar Dater
Bill #17919	Bill Payment #222383	106.23	8/17/2026	8/20/2026	106.23	LOGO JOE'S	Professional and Contractual Services
Bill #AUGUST 2026	Bill Payment #222384	7879.5	8/13/2026	8/20/2026	7,879.50	ANIMAL FRIENDS OF THE VALLEY,, INC.	Animal Control Services August 2026
Bill #91926	Bill Payment #222385	277.84	8/18/2026	8/20/2026	277.84	ABSOLUTE INTERNATIONAL, SECURITY INC	Event Security Services
Bill #8626	Bill Payment #222386	75	8/6/2026	8/20/2026	75.00	ERIC FILAR	Planning Commission Meeting 8/05/26
Bill #81326	Bill Payment #222387	77.51	8/13/2026	8/20/2026	77.51	SOCALGAS	07/10/26-08/11/26 Gas -Fire Dept 32637 Gruwell
Bill #81926	Bill Payment #222388	500	8/19/2026	8/20/2026	500.00	MARQUEZ, CARLOS	Refund of Candidate Statement Deposit 7/30/2026
Bill #W11550370102	Bill Payment #222389	31.5	8/19/2026	8/20/2026	31.50	ZONES IT SOLUTIONS INC.	NCE Office 365 G3
Bill #1002306031	Bill Payment #222390	725	6/26/2026	8/20/2026	725.00	INTERNATIONAL CODE COUNCIL,,	Full Conference - Mem Before 9-11

Transaction Name	Paying Transaction	Amount Paid	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #8626	Bill Payment #222391	75	8/6/2026	8/20/2026	75.00	FILAR, ERIC	Planning Commission Meeting 8/05/26
Bill #30879267	Bill Payment #222392	285.75	6/30/2026	8/20/2026	285.75	CORELOGIC SOLUTIONS, LLC	Code Enforcement Software - June 2026
Bill #PG00004844	Bill Payment #222393	680.5	8/26/2026	8/27/2026	680.50	GENERAL CODE	Supplement No. 5
Bill #10263	Bill Payment #222394	207.48	8/26/2026	8/27/2026	207.48	MAJESTIC PRINT INC.	#10 Window envelopes
Bill #82426	Bill Payment #222395	11905	6/30/2026	8/27/2026	11,905.00	RCHCA	June 2026 SKR Fees
Bill #102674709	Bill Payment #222396	1259	8/25/2026	8/27/2026	1,259.00	ORACLE AMERICA, INC.	Oracle Support Services
Bill #5352155206	Bill Payment #222397	1843.67	7/31/2026	8/27/2026	1,843.67	CINTAS CORPORATION	City Hall First Aid & Safety
Bill #2327	Bill Payment #222398	6306.6	7/31/2026	8/27/2026	6,306.60	SPICER CONSULTING GROUP	Maint. District Administration - July 2026
Bill #371241	Bill Payment #222399	87618.87	6/30/2026	8/27/2026	87,618.87	BURKE, WILLIAMS AND SORENSON,, LLP	Legal Services - June 2026
Bill #164648	Bill Payment #222400	3000	8/20/2026	8/27/2026	3,000.00	JOE A. GONSALVES & SON	August 2026 Legislative Advocacy Svcs
Bill #35757,25756,35755,35754,35753,35752	Bill Payment #222401	2261.25	7/31/2026	8/27/2026	2,261.25	ARCHITERRA DESIGN GROUP	Plan Check Services for July 2026
Bill #60627	Bill Payment #222402	36597.5	6/30/2026	8/27/2026	36,597.50	MARK THOMAS & COMPANY INC.	CIP 090 Bundy Canyon Rd West - Widening & ATP Improvements -June 2026
Bill #61214	Bill Payment #222402	1988.28	7/31/2026	8/27/2026	2,367.00	MARK THOMAS & COMPANY INC.	CIP 028-2 Palomar Widening, CIP 067-1 -Cemetery Frontage, July 2026
Bill #WILD-01.8 - 21	Bill Payment #222403	585	6/30/2026	8/27/2026	585.00	PLACEWORKS	CIP 025-1 Clinton Keith Road Widening
Bill #WILD-01.12 - 22	Bill Payment #222403	9868.75	7/31/2026	8/27/2026	9,868.75	PLACEWORKS	July 2026 The Bluffs Specific Plan and Environmental Review and Deposit Contract
Bill #81026	Bill Payment #222404	1377	8/10/2026	8/27/2026	1,377.00	PARTY MEXICAN STYLE	Event Services
Bill #38656-Apr	Bill Payment #222405	5100	4/30/2026	8/27/2026	5,100.00	GOD'S FAN CLUB DBA: PROJECT TOUCH	Emergency Shelter Services - April 2026
Bill #39438-Jul	Bill Payment #222405	13800	7/31/2026	8/27/2026	13,800.00	GOD'S FAN CLUB DBA: PROJECT TOUCH	Sheltering Services - July 2026
Bill #5731	Bill Payment #222406	1075	8/13/2026	8/27/2026	1,075.00	ELM TREE CARE	Tree Trimming
Bill #26-1710	Bill Payment #222407	1900	8/6/2026	8/27/2026	1,900.00	CT CONCRETE CUTTING, INC.	Roadway Haul Services
Bill #2027-02WIL	Bill Payment #222408	140908	10/1/2026	8/27/2026	140,908.00	RIVERSIDE COUNTY EXECUTIVE, OFFICE	Animal Shelter/Operations 2nd Quarter, Oct - Dec 2026
Bill #82426	Bill Payment #222409	500	8/24/2026	8/27/2026	500.00	MORABITO, JOSEPH	Refund of Candidate Statement Deposit 7/28/2026
Bill #SIN067030	Bill Payment #222410	3630	7/31/2026	8/27/2026	3,630.00	HDL SOFTWARE LLC.	July 2026 Hdl Fees
Bill #211071	Bill Payment #222412	813.81	7/17/2026	8/27/2026	813.81	PORTER RENTS, LLC	Skip Loader Rental
Bill #INV-0000252422	Bill Payment #222413	5940	9/1/2026	8/27/2026	5,940.00	ARMADA ADMINISTRATORS	Addt'l Insurance - Council & CM - September 2026
Bill #1624	Bill Payment #222414	3900	8/25/2026	8/27/2026	3,900.00	HEYDAY RECORDS AND EVENTS	Music Services for City Event
Bill #081426-7372	Bill Payment #222415	87.34	8/14/2026	8/27/2026	87.34	EDISON	07/16/26-08/13/26 24211 Clinton Keith Rd TC1
Bill #081426-8688	Bill Payment #222415	83.32	8/14/2026	8/27/2026	83.32	EDISON	07/16/26-08/13/26 21458 Grand Ave TC1
Bill #081426-5361	Bill Payment #222415	84.82	8/14/2026	8/27/2026	84.82	EDISON	07/16/26-08/13/26 23873 31818 Central TC1
Bill #081426-3950	Bill Payment #222415	36.22	8/14/2026	8/27/2026	36.22	EDISON	0716/26-08/13/26 23873 34311 Mission Trail LS3
Bill #081426-3243	Bill Payment #222415	39.59	8/14/2026	8/27/2026	39.59	EDISON	07/16/26-08/13/26 31818 Central St LS3
Bill #081426-3047	Bill Payment #222415	89.6	8/14/2026	8/27/2026	89.60	EDISON	07/16/26-08/13/26 34311 Mission Trail TC1
Bill #081426-4237	Bill Payment #222415	533.95	8/14/2026	8/27/2026	533.95	EDISON	07/16/26-08/13/26 23873 Clinton Keith Rd Suite 111
Bill #081826-7633	Bill Payment #222415	99.59	8/18/2026	8/27/2026	99.59	EDISON	07/20/26-08/17/26 32975 Willow Bay Rd TC1
Bill #081826-3767	Bill Payment #222415	18.78	8/18/2026	8/27/2026	18.78	EDISON	07/20/26-08/17/26 31160 Clinton Keith Rd LS3
Bill #081826-5249	Bill Payment #222415	39.28	8/18/2026	8/27/2026	39.28	EDISON	07/20/26-08/17/26 32975 Willow Bay Rd
Bill #081826-0022	Bill Payment #222415	124.48	8/18/2026	8/27/2026	124.48	EDISON	07/20/26-08/17/26 22628 Wildomar Trail TC1 & LS-3
Bill #081926-7151	Bill Payment #222415	9667.34	8/19/2026	8/27/2026	9,667.34	EDISON	07/15/26-0813/26 Electric- Parks, Signal, City Hall
Bill #PE0000003755	Bill Payment #222416	1733.6	7/31/2026	8/27/2026	1,733.60	COUNTY OF RIVERSIDE PUBLIC, SAFETY ENTERPRISE COMMUNI	Monthly Public Safety Radio Access July 2026
Bill #231641152	Bill Payment #222417	1528	7/31/2026	8/27/2026	1,528.00	ST. FRANCIS ELECTRIC	July 2026 Routine Streetlight Maintenance
Bill #01-7357388	Bill Payment #222418	1986.4	8/19/2026	8/27/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #22233	Bill Payment #222419	14185	7/26/2026	8/27/2026	14,185.00	ENVIRONMENTAL PLANNING DEVELOPMENT SOLUTIONS, INC.	Professional Services through July 2026

Transaction Name	Paying Transaction	Amount Paid	Bill Date	Payment Date	Amount	Vendor	Memo
Bill #30891343	Bill Payment #222420	450.75	7/26/2026	8/27/2026	450.75	CORELOGIC SOLUTIONS, LLC	Code Enforcement Software - July 2026
Bill #99721	Bill Payment #222421	92.44	7/31/2026	8/27/2026	92.44	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Traffic Signs
Bill #99716	Bill Payment #222421	691.65	7/31/2026	8/27/2026	691.65	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Road Striping Paint
Bill #99699	Bill Payment #222421	2841.09	7/28/2026	8/27/2026	2,841.09	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Stop/High Intensity/Speed Limit Signs
Bill #2026-885	Bill Payment #222422	1386	6/30/2026	8/27/2026	1,386.00	TKE ENGINEERING INC	CIP 028-2 Palomar Widening PH II
Bill #2026-670	Bill Payment #222422	3465	5/31/2026	8/27/2026	3,465.00	TKE ENGINEERING INC	CIP 028-2 - Palomar Widening PH II
Bill #2026-888	Bill Payment #222422	5449.5	6/30/2026	8/27/2026	5,449.50	TKE ENGINEERING INC	CIP 103, Wildomar Trail Interchange Restriping, June 2026
Bill #2026-674	Bill Payment #222422	1995	5/31/2026	8/27/2026	1,995.00	TKE ENGINEERING INC	CIP 103, Wildomar Trail Interchange Restriping - May 2026
Bill #2026-677	Bill Payment #222422	567	5/31/2026	8/27/2026	567.00	TKE ENGINEERING INC	General Traffic Eng, CSSA, May, 2026
Bill #2026-891	Bill Payment #222422	189	6/30/2026	8/27/2026	189.00	TKE ENGINEERING INC	CIP 090 Bundy Canyon Rd West -Widening & ATP Improvements - June 2026
Bill #2026-673	Bill Payment #222422	670	5/31/2026	8/27/2026	670.00	TKE ENGINEERING INC	151-29 - Bundy Canyon, Seg II CIP 026-2 - May 2026
Bill #2026-657A	Bill Payment #222422	130	5/31/2026	8/27/2026	130.00	TKE ENGINEERING INC	May 2026 Prof Engineering Svcs for Black Rock and Rezzo Coffee
Bill #2026-667	Bill Payment #222422	6174	5/31/2026	8/27/2026	6,174.00	TKE ENGINEERING INC	May 2026 151-06 (FY 25-26) - Contractual Traffic Engineering Services
Bill #2026-881	Bill Payment #222422	10143	6/30/2026	8/27/2026	10,143.00	TKE ENGINEERING INC	June 2026 151-06 (FY 25-26) - Contractual Traffic Engineering Services
Bill #2026-883	Bill Payment #222422	10538.5	6/30/2026	8/27/2026	10,538.50	TKE ENGINEERING INC	June 2026 151-14 - On Call Inspection Services
Bill #2026-886	Bill Payment #222422	827.5	6/30/2026	8/27/2026	827.50	TKE ENGINEERING INC	CIP 026-2 Bundy Canyon, Seg II
Bill #2026-884	Bill Payment #222422	323	6/30/2026	8/27/2026	323.00	TKE ENGINEERING INC	General Consulting Services - June 2026
Bill #2026-June	Bill Payment #222422	41425.5	6/30/2026	8/27/2026	41,425.50	TKE ENGINEERING INC	Various Professional Development Services Projects
Bill #SH0000051087	Bill Payment #222423	37077	7/24/2026	8/27/2026	37,077.00	RIVERSIDE COUNTY, SHERIFF'S DEPARTMENT	RIVERSIDE CAL-ID FY 2026-2027 MEMBER AGENCY ASSESSMENT
Bill #2607D538	Bill Payment #222424	12197.66	6/30/2026	8/27/2026	12,197.66	PARSONS TRANSPORTATION GRP	CIP 026-2 Bundy Candy Canyon, Seg II
Bill #4143996	Bill Payment #222425	11756.57	5/31/2026	8/27/2026	15,887.25	INTERWEST CONSULTING GROUP	CIP Professional Services - May 2026
Bill #4149286	Bill Payment #222425	4248.62	6/30/2026	8/27/2026	5,741.38	INTERWEST CONSULTING GROUP	CIP 028-2 Palomar Widening, Gruwell to Wildomar Trail - June 2026
Bill #4149287	Bill Payment #222425	22784.91	6/30/2026	8/27/2026	22,784.91	INTERWEST CONSULTING GROUP	CIP 057-3- Road Rehab/Bundy Canyon Rd - June 2026
Bill #4149284	Bill Payment #222425	1286.25	6/30/2026	8/27/2026	1,286.25	INTERWEST CONSULTING GROUP	CIP 026-1 - 27 Acre Park - June 2026
Bill #4149288	Bill Payment #222425	75	6/30/2026	8/27/2026	75.00	INTERWEST CONSULTING GROUP	CIP 098 - Field Operations Center Corporation Yard - June 2026
Bill #4266244	Bill Payment #222425	411.18	6/30/2026	8/27/2026	411.18	INTERWEST CONSULTING GROUP	Capital Improvement Management (CIP) - June 2026
Bill #4138422	Bill Payment #222425	7118.09	6/30/2026	8/27/2026	7,118.09	INTERWEST CONSULTING GROUP	Non-CIP Services for June 2026
Bill #4140324	Bill Payment #222425	13024.41	6/30/2026	8/27/2026	13,024.41	INTERWEST CONSULTING GROUP	Building & Safety Services - June 2026
Bill #4149283	Bill Payment #222425	1423.36	6/30/2026	8/27/2026	1,423.36	INTERWEST CONSULTING GROUP	CIP 025-1 Clinton Keith Widening - June 2026
Bill #4149285	Bill Payment #222425	2741.25	6/30/2026	8/27/2026	2,741.25	INTERWEST CONSULTING GROUP	CIP 026-2 - Bundy Canyon Widening Segment 2
Bill #SL261171	Bill Payment #222426	7617.13	6/30/2026	8/27/2026	7,617.13	DEPARTMENT OF TRANSPORTATION	Signal & Lighting Maintenance - April - June 026
Bill #1262116	Bill Payment #222427	1499.06	8/4/2026	8/27/2026	1,499.06	ALL AMERICAN ASPHALT	III C 3 PG 64-10 Asphalt Mix
Bill #1262115	Bill Payment #222427	1510	8/4/2026	8/27/2026	1,510.00	ALL AMERICAN ASPHALT	SILO Fee
Bill #197733	Bill Payment #222428	577	7/31/2026	8/27/2026	577.00	DATA TICKET, INC.	July 2026 Online Access
Bill #26070851	Bill Payment #222429	41347.5	6/30/2026	8/27/2026	41,347.50	MNS ENGINEERS, INC	Planning Services 05/25/26-06/28/26
Bill #26070136R	Bill Payment #222429	7696.88	6/30/2026	8/27/2026	7,696.88	MNS ENGINEERS, INC	Professional Services from 5/25/26-6/30/26
Bill #1DXF-64FR-MXXR	Bill Payment #222430	61.98	8/12/2026	8/27/2026	61.98	AMAZON CAPITAL SERVICES	Oil for Cemetery Equipment
Bill #1LL1-XMNN-6WPJ	Bill Payment #222430	226.88	8/11/2026	8/27/2026	226.88	AMAZON CAPITAL SERVICES	Public Works Office and Cemetery Supplies and Coffee
Bill #1R41-KHRN-DY4R	Bill Payment #222430	14.45	8/20/2026	8/27/2026	14.45	AMAZON CAPITAL SERVICES	HDMI Hub for Annie (PW)
Bill #1FFM-FCX4-TQRP	Bill Payment #222430	108.74	8/24/2026	8/27/2026	108.74	AMAZON CAPITAL SERVICES	HDMI Transmitter for Abdu's
Bill #0007162090	Bill Payment #222431	1445.7	9/18/2026	8/27/2026	1,445.70	DIAMOND ENVIRONMENTAL	Event Services - Restroom, Fencing
Bill #11235	Bill Payment #222432	1300	8/26/2026	8/27/2026	1,300.00	NETFILE	Boards and Commissions Module
				TOTAL:	**1,413,063.82**		

City of Wildomar
Wire Transfer Register
8/31/2026

ACH Date	Payee	Description	Amount
8/12/2026	Wilmington Trust	Transfer of Special Taxes CFD 2022-3 Verano	$ 161,871.76
8/12/2026	Wilmington Trust	Transfer of Special Taxes CFD 2022-2 Horizon Place	$ 203,897.10
8/12/2026	Wilmington Trust	Transfer of Special Taxes CFD 2023-1 Avalino	$ 409,833.01
8/13/2026	Frontier Communications	Monthly Phone and Internet Services	$ 74.99
8/13/2026	Viasat, Inc.	Cemetery Phone and Internet	$ 179.79
8/18/2026	Frontier Communications	Monthly Phone and Internet Services	$ 169.99
8/18/2026	Charter Spectrum	Monthly Backup Internet Services	$ 527.88
8/19/2026	US Bank	Credit Card Statement Payment - Business Meals, Conference Expenses, Organizational Memberships, Special Event Supplies, Repairs & Maintenance, and Office Supplies	$ 35,733.44
8/20/2026	Enterprise Fleet Management	Monthly City Vehicle Lease Payment	$ 1,391.28
8/26/2026	Frontier Communications	Monthly Phone and Internet Services	$ 98.14
8/26/2026	Frontier Communications	Monthly Phone and Internet Services	$ 941.99
		TOTAL	$ 814,719.37

City of Wildomar
Payroll Warrant Register
8/31/2026

ACH Date	Payee	Description		Amount
8/13/2026	Staff Payroll	7/25/2026-8/7/2026	$	264,429.07
8/15/2026	City Manager Payroll	7/16/2026-7/31/2026	$	14,939.26
8/27/2026	Staff Payroll	8/8/2026-8/21/2026	$	269,426.30
8/31/2026	Council Payroll	8/1/2026-8/31/2026	$	15,702.59
		TOTAL	**$**	**564,497.22**

SUBJECT: August 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 8-6-2026 in the amount of $901.71
2. Warrant Register dated 8-13-2026 in the amount of $1,854.93
3. Warrant Register dated 8-27-2026 in the amount of $6,322.16

SUMMARY:
August 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:
August 2026 Cemetery Warrant Register.pdf



CITY OF WILDOMAR
AUGUST 2026

CEMETERY WARRANT REGISTER

Transaction Name	Bill Date	Payment Date	Fund Line	Amount (Debit)	Vendor	Memo
Bill #1QNP-3DDH-Y9RC	6/30/2026	8/6/2026	300 - Cemetery	220.93	AMAZON CAPITAL SERVICES	Cemetery/Public Works - Supplies
Bill #1FNF-3JCR-97KN	7/10/2026	8/6/2026	300 - Cemetery	27.88	AMAZON CAPITAL SERVICES	Part of backpack blower
Bill #6149250497	7/22/2026	8/6/2026	300 - Cemetery	24.97	VERIZON WIRELESS	06/23/26-07/22/26 Cemetery/Comm Svs
Bill #6149250497	7/22/2026	8/6/2026	300 - Cemetery	38.83	VERIZON WIRELESS	06/23/26-07/22/26 Cemetery
Bill #6149250497	7/22/2026	8/6/2026	300 - Cemetery	38.83	VERIZON WIRELESS	06/23/26-07/22/26 Cemetery
Bill #8014662363	6/25/2026	8/6/2026	300 - Cemetery	253.82	STERICYCLE, INC	Contractual Shredding Svc
Bill #072926-7258	7/29/2026	8/6/2026	300 - Cemetery	258.75	EDISON	06/26/26-07/28/26 Elec 21400 Palomar (Cemetery)
Bill #8526	8/5/2026	8/6/2026	300 - Cemetery	37.70	ROSALES, ANNELLE	Mileage Reimbursement - 7/08/26-8/05/26
Bill #9383760672	7/31/2026	8/13/2026	300 - Cemetery	159.86	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #464187	7/30/2026	8/13/2026	300 - Cemetery	455.64	RIGHTWAY SITE SERVICES, INC.	Portable toilet service
Bill #2013	6/30/2026	8/13/2026	300 - Cemetery	1,114.92	The Cleaning Squad	Janitorial Services for Cemetery - June 2026
Bill #8014941749	7/25/2026	8/13/2026	300 - Cemetery	124.51	STERICYCLE, INC	Contractual Shredding Svc
Bill #4143996	5/31/2026	8/27/2026	302 - Cemetery Capital Improvement Fund	2,246.98	INTERWEST CONSULTING GROU	CIP 067 Palomar Widening, Gruwell to Wildomar Trail - May 2026
Bill #4143996	5/31/2026	8/27/2026	302 - Cemetery Capital Improvement Fund	1,883.70	INTERWEST CONSULTING GROU	CIP 067-1 Palomar Widening, Gruwell to Wildomar Trail - May 2026
Bill #906	8/13/2026	8/27/2026	300 - Cemetery	320.00	RIGHTWAY	(1) Septic Pump 21400 Palomar Street
Bill #61214	7/31/2026	8/27/2026	302 - Cemetery Capital Improvement Fund	378.72	MARK THOMAS & COMPANY INC	CIP 067-1 Cemetery Frontage - 16%
Bill #4149286	6/30/2026	8/27/2026	302 - Cemetery Capital Improvement Fund	1,373.16	INTERWEST CONSULTING GROU	CIP 067-1 Palomar Widening, Gruwell to Wildomar Trail - June 2026 26%
Bill #4149286	6/30/2026	8/27/2026	302 - Cemetery Capital Improvement Fund	119.60	INTERWEST CONSULTING GROU	CIP 028-2 Construction Inspection - June 202626%
			TOTAL:	**9,078.80**		

SUBJECT: July 2026 City Treasury Report

SUBMITTED BY: Adam Jantz, Finance Manager/City Treasurer

PREPARED BY: Adam Jantz, Finance Manager/City Treasurer

ACTION:
Approve the City Treasury Report for July 2026.

SUMMARY:
July 2026 City Treasury Report

DISCUSSION:
Attached is the Treasury Report for Cash and Investments for the month of July 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 $180,828.07 in interest from its investment accounts.

The City also established a 115 trust with Public Agency Retirement Services (PARS) to invest fund to cover the City's unfunded liability payments. The City currently uses a balanced portfolio allocation in the trust whose value changes with the market, rather than interest rates.

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:
July 2026 City Treasury Report.pdf

CITY OF WILDOMAR
JULY 2026

CITY TREASURY REPORT

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

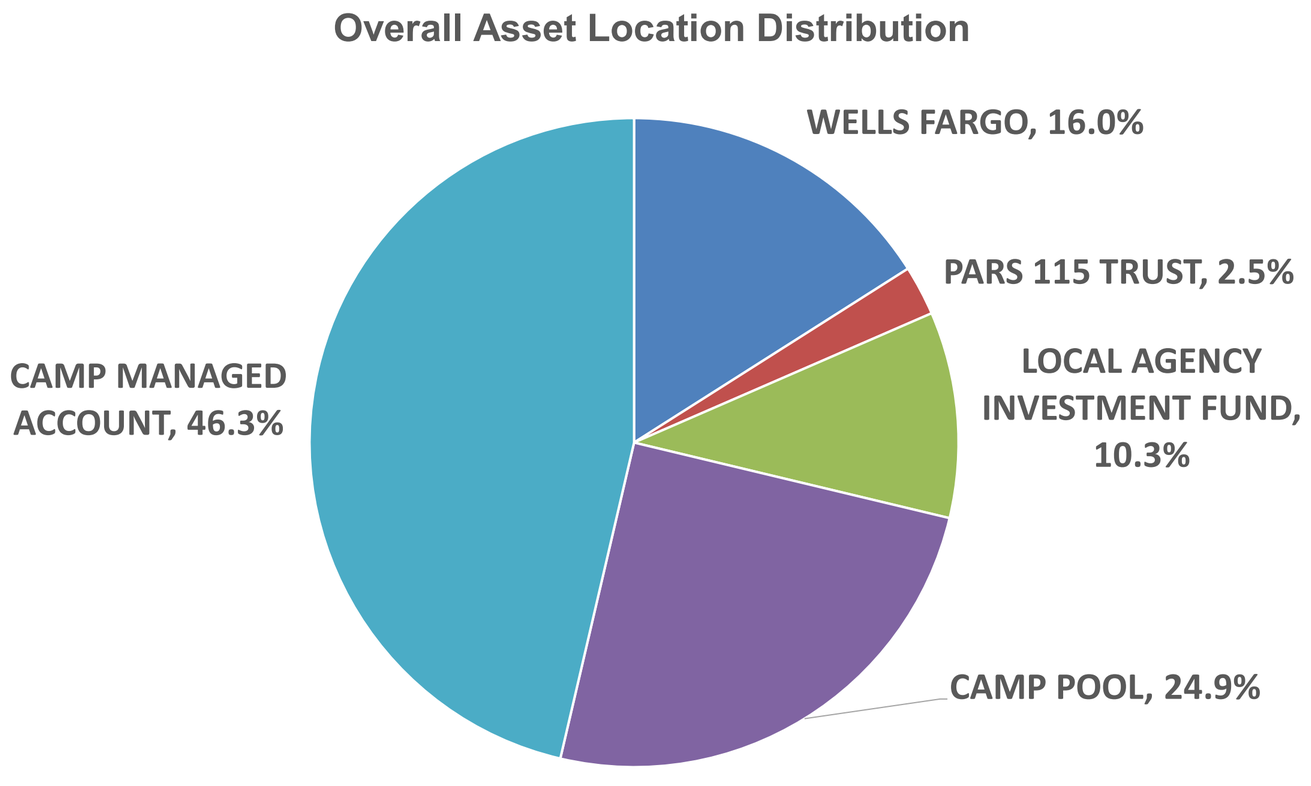
CITY CASH

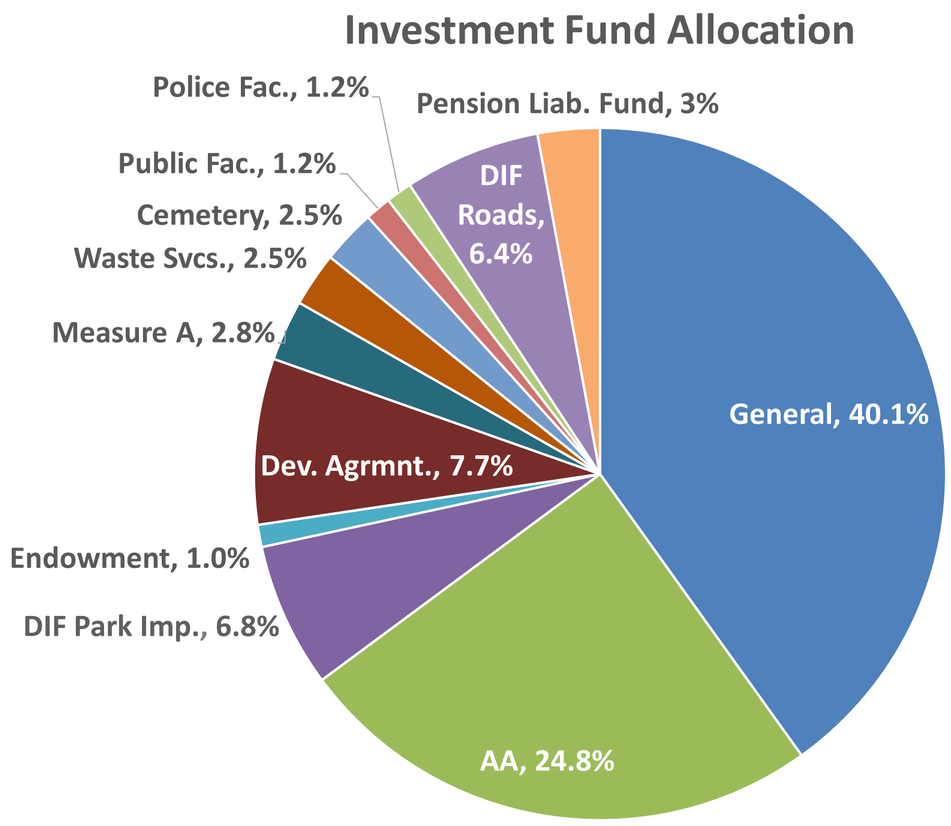
FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
All	All	WELLS FARGO	$ 10,505,024.26	$ 2,164,258.55	(4,084,601.45)	$ 8,584,681.36	3.56145%
		TOTAL	$ 10,505,024.26	$ 2,164,258.55	$ (4,084,601.45)	$ 8,584,681.36	

CITY INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	AVERAGE DAYS TO MAT.	STATED RATE
100	LOCAL AGENCY INVESTMENT FUND	$ 5,509,063.32	$ 5,509,063.32	$ 5,509,063.32	12.22%	N/A	3.840%
103	PARS 115 TRUST	$ 1,304,630.58	1,304,630.58	1,330,434.22	2.95%	N/A	-
Various	CAMP POOL	$ 13,368,847.55	$ 13,368,847.55	$ 13,368,847.55	29.65%	N/A	3.780%
Various	CAMP MANAGED ACCOUNT	$ 24,822,452.98	$ 24,822,452.98	$ 24,873,767.89	55.17%	979	4.330%
	TOTAL	$ 45,004,994.43	$ 45,004,994.43	$ 45,082,112.98	100.00%		

CITY	TOTAL CASH AND INVESTMENTS	$ 53,666,794.34





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	$ 53,258.21	$ 0.00	$ 5,509,063.32	3.840%
103	Pension Liabil	PUBLIC AGENCY RETIREMENT SERVICES	$ 1,304,630.58	$ 0.00	$ 0.00	$ 0.00	$ 1,304,630.58	-
100	General	CAMP POOL	$ 5,753,978.36	$ 0.00	$ 18,483.36	$ 0.00	$ 5,772,461.72	3.780%
120	AA	CAMP POOL	$ 4,246,259.06	$ 0.00	$ 13,640.15	$ 0.00	$ 4,259,899.21	3.780%
461	DIF Park Imp.	CAMP POOL	$ 2,860,827.00	$ 0.00	$ 9,189.76	$ 0.00	$ 2,870,016.76	3.780%
301	Endowment	CAMP POOL	$ 464,976.21	$ 0.00	$ 1,493.65	$ 0.00	$ 466,469.86	3.780%
100	General	CAMP MANAGED ACCOUNT	$ 6,744,302.28	$ 0.00	$ 23,150.35	$ 0.00	$ 6,767,452.63	4.330%
110	Dev. Agrmnt.	CAMP MANAGED ACCOUNT	$ 3,473,364.43	$ 0.00	$ 11,807.35	$ 0.00	$ 3,485,171.78	4.330%
120	AA	CAMP MANAGED ACCOUNT	$ 6,856,748.95	$ 0.00	$ 23,503.83	$ 0.00	$ 6,880,252.78	4.330%
201	Measure A	CAMP MANAGED ACCOUNT	$ 1,275,412.67	$ 0.00	$ 4,357.21	$ 0.00	$ 1,279,769.88	4.330%
204	Waste Svcs.	CAMP MANAGED ACCOUNT	$ 1,136,581.31	$ 0.00	$ 3,895.30	$ 0.00	$ 1,140,476.61	4.330%
300	Cemetery	CAMP MANAGED ACCOUNT	$ 1,136,581.31	$ 0.00	$ 3,895.30	$ 0.00	$ 1,140,476.61	4.330%
420	Public Fac.	CAMP MANAGED ACCOUNT	$ 544,629.21	$ 0.00	$ 1,860.62	$ 0.00	$ 546,489.83	4.330%
421	Police Fac.	CAMP MANAGED ACCOUNT	$ 544,629.21	$ 0.00	$ 1,860.62	$ 0.00	$ 546,489.83	4.330%
440	DIF Roads	CAMP MANAGED ACCOUNT	$ 2,854,448.92	$ 0.00	$ 9,831.91	$ 0.00	$ 2,864,280.83	4.330%
461	DIF Park Imp.	CAMP MANAGED ACCOUNT	$ 170,991.74	$ 0.00	$ 600.45	$ 0.00	$ 171,592.19	4.330%
		TOTAL	$ 44,824,166.36	$ 0.00	$ 180,828.07	$ 0.00	$ 45,004,994.43	

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

8/17/2026
Date

SUBJECT: July 2026 Cemetery Treasury Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the Treasury Report for July 2026.

SUMMARY:
July 2026 Cemetery Treasury Report

DISCUSSION:
Attached is the Treasury Report for Cash and Investments for the month of July 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:
July 2026 Cemetery Treasury Report.pdf



CITY OF WILDOMAR
JULY 2026

CEMETERY TREASURY REPORT

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

DISTRICT INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
301	CAMP POOL	$ 466,469.86	$ 466,469.86	$ 466,469.86	28.98%	N/A	3.780%
300	CAMP MANAGED ACCOUNT	$ 1,140,476.61	$ 1,140,476.61	$ 1,143,080.30	71.02%	979	4.330%
	TOTAL	$ 1,606,946.47	$ 1,606,946.47	$ 1,609,550.16	100.00%		

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	+ INTEREST DEPOSITED	WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
301	CAMP POOL	$ 464,976.21	$ -	$ 1,493.65	$ -	$ 466,469.86	3.780%
300	CAMP MANAGED ACCOUNT	$ 1,136,581.31	$ -	$ 3,895.30	$ -	$ 1,140,476.61	4.330%
	TOTAL	$ 1,601,557.52	$ -	$ 5,388.95	$ -	$ 1,606,946.47	

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

8/17/2026
Date

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.7
Meeting Date: September 9, 2026

SUBJECT: Measure AA Oversight Advisory Committee Appointment

SUBMITTED BY: Janet Morales Garcia, City Clerk

ACTION:
Consider the application of Earle Kirkley for appointment to the Measure AA Oversight Advisory Committee for a term ending in January 2028.

SUMMARY:
The Measure AA Committee is comprised of five members and serves as established by the City Council. The Committee's role is to ensure that all revenues received from the voter approved one cent transactions and use tax (Measure AA) are spent on permissible uses as outlined in City of Wildomar Ordinance 161 and City Municipal Code Chapter 3.22.

BACKGROUND:
In June, Kathleen Koviche's and David Johansen's terms expired, creating two vacancies on the Measure AA Oversight Advisory Committee. Per Resolution 2024-80, the selection process for the Measure AA Member Volunteer is as follows:

1. All applicants for appointment to the Committee must complete a City Application.

2. Candidates will be asked to meet with the Finance Subcommittee at a public meeting to discuss their application, interest, and experience.

3. The Finance Subcommittee will then forward its recommendation to the City Council Members for consideration and appointment at a public meeting.

DISCUSSION:
On July 16, 2026, the City issued a vacancy notice. After receiving no responses, the City posted extensions on July 30th and August 13th. At the end of the extended application period, the City had received 1 application from the following resident: Earle Kirkley.

Staff recommends that the City Council review the application and and consider appointing Earle Kirkley to a 2-year term ending in January 2028. The City will continue actively recruiting until all seats on the Committee are filled.

ACCOUNT CODE:
Fund 120

FISCAL IMPACT:
Oversight committee membership is a voluntary position, and so appointment does not present any direct fiscal impact.

ATTACHMENTS:
1. Kirkley, Earle-Redacted Application

Docusign Envelope ID: 9231BB74-E818-8876-83E7-4197A096E4D6

Volunteer Application
WILDOMAR MEASURE AA
CITIZEN'S OVERSIGHT ADVISORY COMMITTEE

City of Wildomar
23873 Clinton Keith Rd Ste. 201
Wildomar, CA 92595
951.677.7751 (phone)
951.698.1463 (fax)

VOLUNTEER APPLICANT INFORMATION

Last Name: Kirkley First Name: Earle MI:

Address: [redacted] City: Wildomar Zip Code: 92595

Home Phone: Cell Phone: [redacted]

Email Addr [redacted]

QUESTIONAIRE

What type of Volunteer Experiences Have You Had?
I have served as a board member for several non-profit organizations as both a treasurer and president. I currently serve as the President of the Board of Stewards at Lakeview Chapel Evangelical Methodist Church.

Education, Credentials, Government Finance/ Accounting/Auditing Experience:
I am college educated and primarily work in the tech industry as a Cybersecurity professional, System Administrator, and Project Engineer. I recently spent 5 years as a SME training the Army in the use and security of Big Data platforms. As a treasurer, president and project worker I have experience auditing and automating expenses and general business bookkeeping.

Public Communication Experience:
In my capacity as a trainer, I have had to teach in person and remotely to groups as large as 50. I have an extensive background in writing and communicating needs to stakeholders and non-technical personnel for both projects and day to day business needs.

Project Leadership Experience:
I have served as a project lead on hundreds of projects, designing, implementing and managing teams through completion. This includes cost analysis and vendor management.

Knowledge of Police, Fire, Street Maintenance and Homelessness needs, services and costs:
I have a basic knowledge of these but I am by no means an expert

Other Relevant Skills/Information:
I have an extremely high proficiency in technology, as I provide services to local and national companies. I would be particularly effective in vetting any technologies in use by the city.

Docusign Envelope ID: 9231BB74-E818-8876-83E7-4197A096E4D6

Volunteer Acknowledgement

VOLUNTEER CODE OF CONDUCT

As a volunteer I will:

- Perform only those assigned tasks that are within my physical capability and will not undertake any tasks that are beyond my physical capability or ability.
- Not undertake to operate or use vehicles, equipment or tools that I am unfamiliar with or have not been trained to operate properly and safely, and have not received specific authorization to use from my supervisor.
- Observe all safety rules and use provided safety equipment in the performance of my assigned tasks.
- Treat everyone with respect, patience, integrity, courtesy, and dignity.
- Not use profanity, or make humiliating, ridiculing, threatening, or degrading statements.
- Return all City equipment and identification upon request or at end of assignment.

VOLUNTEER ACKNOWLEDGEMENT AND WAIVER

As a Volunteer, I understand that:

- I give the City of Wildomar permission to conduct a thorough background check on me, which may include a review of sex offender registries, criminal history records, and law enforcement records. I understand that volunteer positions may be conditional upon favorable background information as determined by the City of Wildomar.
- The City of Wildomar is not obligated to provide me with a volunteer placement. I also understand that I am not obligated to accept the volunteer position offered.
- Volunteers are expected to immediately inform us if they are unable or unwilling to perform a requested task. Physical requirements of tasks may involve sitting, standing, walking stooping, kneeling, climbing, talking. Listening, reading, handling (lifting, pushing, pulling), objects, handling heavy objects, operation tools, operating power tools, operating vehicles.
- Volunteer positions are charitable contributions to the City of Wildomar without compensation or benefit of any kind or consideration of future employment.
- I have the obligation to notify my supervisor of an injury incurred while volunteering.
- I agree to be subjected to the policies and procedures of the City of Wildomar.
- I am not an employee of the City of Wildomar.
- The City of Wildomar reserves the right to terminate my volunteer status at any time.

VOLUNTEER CONSENT

Your signature below indicates that you have read each of the above items and you agree to be bound by them.

Earle Kirkley	[redacted]	8/13/2026
Applicant Name (print)	*Applica*	*Date*

Docusign Envelope ID: 9231BB74-E818-8876-83E7-4197A096E4D6

WILDOMAR MEASURE AA
CITIZEN'S OVERSIGHT ADVISORY COMMITTEE
Supplemental Questionnaire

PRINT NAME: Earle Kirkley

PLEASE TYPE OR PRINT LEGIBLY

This Supplemental Questionnaire will be a tool in the evaluation of your qualifications for this position. Please answer each question in sufficient detail so that we can understand precisely what your **qualifying** experience and accomplishments have been.

A Supplemental Questionnaire is required for Wildomar Measure AA Citizens' Oversight Advisory Committee appointments. Your application will not be considered complete without submittal of both forms.

Please use the space provided for your response. If more space is necessary, one additional page per question may be attached.

[redacted] 8/13/2026

Signature Date

1. Have you participated in local government as a committee member, commissioner, council member, or staff? What was your role and what did you learn from it?

No.

Docusign Envelope ID: 9231BB74-E818-8876-83E7-4197A096E4D6

2. What is your understanding of the role and responsibilities of the Wildomar Measure AA Citizen's Oversight Advisory Committee?

It is my understanding that this committee exists to go over the expenses being authorized by the council against funds paid for by Measure AA to ensure that they are not operating against city ordinances.

3. Why did you apply for the committee and what do you hope to accomplish by your participation?

I hope to serve the community and assist with ensuring that tax dollars do not get misspent.

Docusign Envelope ID: 9231BB74-E818-8876-83E7-4197A096E4D6

4. What qualities or experience would you bring that would benefit the Wildomar Measure AA Citizen's Oversight Advisory Committee?

I am thorough, tenacious, and diligent.

5. What is your experience with governmental service costs (Police, Fire, Street Maintenance, Homelessness or other recurring City Services)?

I have only tangential experience through reading of past council documents at this point, but I would love to learn more.

Docusign Envelope ID: 9231BB74-E818-8876-83E7-4197A096E4D6

6. What is your experience with governmental financial reports and/or audits?

I do not have experience with governmental reports or audits but I do have experience with these at the private and non-profit levels.

7. Describe your goals and/or interest in being a member of the Committee.

My goal is to provide a service to the community and to learn more about how the city is run while putting my expertise to use.

SUBJECT: Annexation No. 3 into Community Facilities District No. 2025-S (Services) for Bell Ranch - Wildomar Cottages (APN 365-180-004)

SUBMITTED BY: Carlos Geronimo, Principal Engineer

PREPARED BY: Carlos Geronimo, Principal Engineer

ACTION:
1. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES), OF THE CITY OF WILDOMAR, ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 3) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

2. Instruct the City Clerk to post a Notice of Public Hearing of the proposed annexation.

SUMMARY:
The resolution of intention will begin the proceedings for the annexation of Bell Ranch – Wildomar Cottages into the Community Facilities District No. 2025-S for Maintenance Services and will authorize the levying of special taxes on parcels of the taxable property to cover the costs associated with the maintenance of public improvements.

BACKGROUND:
On January 14, 2026, the City Council adopted Resolution No. 2026-05 establishing Community Facilities District No. 2025-S (Services) of the City of Wildomar (the "CFD No. 2025-S" or "District") and authorizing the levying of special taxes on parcels of taxable property for the purpose of providing certain services which are necessary to meet increased demands placed upon the City.

Wildomar Family Housing, L.P. (“Owners”) of APN 365-180-004 containing 8.98 gross acres within the City, have requested that the City annex this territory into CFD No. 2025-S to cover the costs associated with the maintenance of public improvements. The improvements proposed to be maintained include items such as lighting, streets, parks, and graffiti abatement.

In addition to maintaining public improvements the CFD No. 2025-S will include a special tax to provide for financing of certain public services to meet increased demands of police and fire protection services as a result of the new developments that annex into the CFD.

The Owners have advised the City that they desire the area described in Exhibit A of the Resolution of Intention to be annexed into CFD No. 2025-S and that a rate and method of apportionment of special tax to be levied therein be established.

DISCUSSION:
The area proposed within Annexation No. 3 will encompass 8.98 acres to include 130 multi-family affordable housing residential units, with a Fiscal Year ("FY") 2026-27 maximum annual tax of $681.50 per unit, per year. The property proposed to be annexed into CFD No. 2025-S will be included in Tax Zone 3. This tax rate includes a Maximum Special Tax A of $251 per residential unit per year for maintenance services of public facilities, and a Maximum Special Tax B of $430.50 per residential unit per year for safety services. These tax rates are proposed to escalate each year. Maximum Special Tax A will increase by the greater of Consumer Price Index (CPI) or 2% and Special Tax B will increase by the greater of CPI or 5%, both not to exceed 6%. The Owners have agreed to the annexation into the CFD and submitted a "Consent and Waiver" form on file in the City Clerk's Office, to initiate and conduct proceedings pursuant to the Mello-Roos Act of 1982, requesting the annexation of property to CFD No. 2025-S and consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to conduct the election.

The next step to annex the property to CFD No. 2025-S is to publish a notice of public hearing of the proposed annexation as required by the Mello-Roos Act. A public hearing on the matter will take place on October 14, 2026, and at that time the Council will formally consider approval of Annexation No. 3.

FISCAL IMPACT:
The projected levy for FY 2026-27 is $32,630 for the first year of Special Tax A maintenance services. Special Tax B Tax Zone 3 will generate $55,965 once all 130 units are developed. These levies are intended to offset the City's future costs to maintain the new public improvements and provide public safety services. Costs associated with the processing of this annexation are covered by developer fees and deposits. There is no impact to the General Fund.

ATTACHMENTS:
Resolution of Intention (Annexation 3)
Resolution Exhibits A - G
A - Project Map
B - Maintenance Exhibit

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR, ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 3) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

WHEREAS, on January 14, 2026, the City Council (the "City Council") of the City of Wildomar (the "City") approved Resolution No. 2026-05 establishing Community Facilities District No. 2025-S (Services) ("CFD No. 2025-S"), of the City of Wildomar, County of Riverside, State of California, for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City; and

WHEREAS, the City Council has received a written instrument from the landowner to initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities District Act of 1982 (the "Act"), to annex territory into CFD No. 2025-S and consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice and word limit requirements for the ballot relating to the conduct of the election; and

WHEREAS, the City Council has been advised that the landowner has requested that the area described and shown in Exhibit A be annexed into the boundaries of CFD No. 2025-S, that a rate and method of apportionment of special tax to be levied therein be established.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR, ACTING EX OFFICIO AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Intent to Annex. The City Council hereby declares that it proposes and intends to conduct proceedings pursuant to Article 3.5 of the Act for the annexation to CFD No. 2025-S of the territory described in Exhibit A attached hereto. The City Council determines that the public convenience and necessity require that such territory be annexed into CFD No. 2025-S.

Section 2. Name of the Community Facilities District. The name of the existing community facilities district is known as "Community Facilities District No. 2025-S (Services)."

Section 3. Description of Territory Proposed to be Annexed, Annexation Map. The territory proposed to be annexed is included within the boundaries within which property may annex to CFD No. 2025-S and is more particularly described and shown on that certain map entitled “Boundaries – Potential Annexation Area Community Facilities District No. 2025-S (Services) of the City of Wildomar, County of Riverside, State of California” as recorded on October 22, 2025 in Book 97 of Maps of Assessment and Community Facilities District, Page 67, and as Instrument No. 2025-0324158 in the official records of the County of Riverside. The territory proposed to be annexed to CFD No. 2025-S is described in Exhibit A attached hereto and by this reference made a part hereof. Such territory is also shown and described on the map thereof entitled "Proposed Annexation Map No. 3, Community Facilities District No. 2025-S (Services), City of Wildomar, County of Riverside, State of California," which is on file with the City Clerk (the "Annexation Map") and attached hereto as Exhibit D.

Section 4. Description of Authorized Services. The services proposed to be financed by CFD No. 2025-S (the “Services”) are described in Exhibit B attached hereto. The cost of providing the Services includes “administrative expenses,” which include costs associated with the creation of CFD No. 2025-S, determination of the amount of special taxes, collection or payment of special taxes, or costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2025-S. The Services authorized to be financed by CFD No. 2025-S are in addition to those currently provided in the territory of CFD No. 2025-S and do not supplant services already available within that territory.

Section 5. Levy of Special Taxes. Except where funds are otherwise available, a special tax sufficient to pay the costs of the Services (including administrative expenses), secured by recordation of a continuing lien against all nonexempt real property in CFD No. 2025-S, will be levied annually within CFD No. 2025-S. The rate and method of apportionment, and manner of collection of the special tax are specified in Exhibit C.

Section 6. Adoption of Annexation Map. Pursuant to Section 3110.5 of the Streets and Highways Code, the City Council adopts the Annexation Map attached hereto as Exhibit D as the map of the area proposed to be annexed to CFD No. 2025-S. Pursuant to Section 3111 of said Code, the City Clerk shall file the original of the Annexation map in her office and shall file a copy of the Annexation Map with the County Recorder of the County of Riverside no later than 15 days prior to the date of the hearing specified in Section 7 hereof.

Section 7. Public Hearing. The City Council hereby fixes 6:00 p.m., or as soon thereafter as practicable, on Wednesday, October 14, 2026, in the City Council Chambers located at 23873 Clinton Keith Rd., Wildomar, California 92595, as the time and place when and where the City Council will conduct a public hearing on the proposed annexation of the said territory to CFD No. 2025-S.

Section 8. Notice of Public Hearing. The City Clerk is hereby directed to publish, or cause to be published, a notice of said public hearing, in substantially the form attached hereto as Exhibit F, one time in a newspaper of general circulation published in the area of CFD No. 2025-S. The publication of said notice shall be completed at least seven days prior to the date herein fixed for said hearing. Said notice shall contain the information prescribed by Section 53322 of the Act.

Section 9. Mailing Ballots. In anticipation of its action on Wednesday, October 14, 2026 to call the election on the annexation for the same date, pursuant to waiver of election time limits from the landowners, the City Council hereby authorizes the City Clerk to mail to each landowner in the territory proposed to be annexed to the CFD No. 2025-S a ballot, the full text of which shall be as set forth in Exhibit G hereto and shall be included in the ballot pamphlet mailed to each qualified elector. A copy of the waiver and consent form signed by the property owner is attached hereto as Exhibit E and incorporated herein by this reference.

PASSED, APPROVED, AND ADOPTED this 9th day of September, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

EXHIBIT A

DESCRIPTION OF PROPOSED TERRITORY TO BE ANNEXED

DESCRIPTION OF PROPOSED TERRITORY TO BE ANNEXED

The City of Wildomar Community Facilities District No. 2025-S (Services) (the "CFD No. 2025-S") Annexation No. 3, is currently comprised of one (1) parcel located within the city boundaries. The property is identified by the following Riverside County Assessor's Parcel Number (APN).

APN	Owner Name
365-180-004	Wildomar Family Housing, L.P.

EXHIBIT B
Description of Services

Types of Services to be Financed by Community Facilities District No. 2025-S (Services) of the City of Wildomar

The services which may be funded with proceeds of the special tax of CFD No. 2025-S, as provided by Section 53313 of the Act, will include some or all of the costs attributable to public safety and maintenance services. Capitalized terms used and not defined herein shall have the meanings set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2025-S.

These services include: (i) police protection services (including but not limited to criminal justice services), fire protection and suppression services, and paramedic services and (ii) the costs of maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (may include reserves for replacement) in public street right-of-way, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use, all as further described in the Rate and Method of Apportionment of Special Tax for CFD No. 2025-S.

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay "Administrative Expenses" as said term is defined in the Rate and Method of Apportionment and to establish an operating reserve for the costs of services as determined by the Administrator.

The above services shall be limited to those provided within the boundaries of CFD No. 2025-S and the Potential Annexation Area of CFD No. 2025-S for the benefit of the properties within the boundaries of CFD No. 2025-S and the Potential Annexation Area of CFD No. 2025-S, as the boundary is expanded from time to time by anticipated annexations, and said services may be financed by proceeds of the special tax of CFD No. 2025-S only to the extent that they are in addition to those provided in the territory of CFD No. 2025-S before CFD No. 2025-S was created.

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT

RATES AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR

Special Taxes (defined below) shall be levied on and collected from each Assessor's Parcel (defined below) in Community Facilities District No. 2025-S (Services) of the City of Wildomar (the "CFD No. 2025-S" or "CFD"; defined below), in each Fiscal Year, (defined below), commencing in the Fiscal Year beginning July 1, 2025, in an amount determined by the City Council of the City of Wildomar, acting ex officio as the legislative body of CFD No. 2025-S, by applying the rates and method of apportionment set forth below. All of the real property in CFD No. 2025-S, unless exempted by law or by the provisions herein, shall be taxed to the extent and in the manner provided herein.

A. DEFINITIONS

"Accessory Dwelling Unit" means a residential unit of limited size including a smaller second unit that shares an Assessor's Parcel as a Single-Family Residential Property with a stand-alone Residential Unit.

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on any Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the area is not shown on the applicable Final Map, the land area shall be calculated by the Administrator.

"Administrative Expenses" means the actual or reasonably estimated costs directly related to the formation, annexation, and administration of CFD No. 2025-S including, but not limited to: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs to the City, CFD No. 2025-S, or any designee thereof associated with fulfilling the CFD No. 2025-S disclosure requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2025-S or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2025-S for any other administrative purposes of CFD No. 2025-S, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Administrator" means the City Manager of the City of Wildomar, or his or her designee.

"Approved Property" means all Assessor's Parcels of Taxable Property that are included in a Final Map that was recorded prior to the January 1st of preceding the Fiscal Year in which the Special Tax is being levied and for which no Building Permit for new construction has been issued on or prior to May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Assessor's Parcel" means a lot or parcel of land that is identifiable by an Assessor's Parcel Number by the County Assessor of the County of Riverside.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means that identification number assigned to a parcel by the County Assessor of the County.

"Building Permit" means the first legal document issued by the City giving official permission for new

construction. For purposes of this definition, "Building Permit" may or may not include expired or cancelled Building Permits, or any subsequent Building Permit document(s) authorizing new construction on an Assessor's Parcel that are issued or changed by the City after the first original issuance, as determined by the CFD Administrator

"Building Square Footage" or **"BSF"** means the floor area square footage reflected on the original construction Building Permit issued for construction of a building of Non-Residential Property and any Building Square Footage subsequently added to a building of such Taxable Property after issuance of a Building Permit for expansion or renovation of such building.

"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

"CFD" or **"CFD No. 2025-S"** means Community Facilities District No. 2025-S (Services) of the City of Wildomar.

"CFD Boundary Map" means a recorded map of the CFD that indicates by a boundary line the extent of the territory identified to be subject to the levy of Special Taxes.

"City" means the City of Wildomar.

"Contingent Services" means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD No. 2025-S as set forth in the documents adopted by the City Council at the time the CFD was formed to be provided by the City in the event the Administrator makes a determination pursuant to Section C (3) that a Property Owners' Association fails to adequately provide such services.

"County" means the County of Riverside.

"Developed Property" means all Assessor's Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) for which a Building Permit(s) for vertical construction has been issued on or before May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Exempt Property" means all Assessors' Parcels designated as being exempt from the Special Tax as provided for in Section G.

"Final Map" means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 6624 that creates individual lots for which Building Permits may be issued without further subdivision.

"Fiscal Year" means the period from and including July 1st of any year to and including the following June 30th.

"Land Use Category" or **"LUC"** means, any of the categories contained in Section B hereof to which an Assessor's Parcel is assigned consistent with the land use approvals that have been received or proposed for the Assessor's Parcel as of May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Maintenance Services" means the services permitted under the Act including, without limitation, street sweeping, traffic signal maintenance, the maintenance of landscaping and lighting of publicly owned parks, parkways, streets, roads and open spaces, graffiti abatement, flood and storm protection services, and the operation of storm drainage systems contained within the boundaries of CFD No. 2025-S and the City as set forth in Appendix B.

"Maintenance Services (Contingent)" means the Maintenance Services described above and permitted under the Act, contained within CFD No. 2025-S and the City, which are proposed to be maintained and paid for through the Property Owner Association, and all to which the City has been granted an easement allowing such maintenance in any Fiscal Year following a Failure to Perform as defined in Section C.3. hereof.

"Maximum Special Tax" means the Maximum Special Tax A, Maximum Special Tax B, and/or Maximum Special Tax C (Contingent), as applicable.

"Maximum Special Tax A" means the Maximum Special Tax A, as determined in accordance with Section C, below, that can be levied in any Fiscal Year on any Assessor's Parcel within CFD No. 2025-S.

"Maximum Special Tax B" means the Maximum Special Tax B, as determined in accordance with Section C, below, that can be levied in any Fiscal Year on any Assessor's Parcel within CFD No. 2025-S.

"Maximum Special Tax C (Contingent)" means for each Assessor's Parcel and each Fiscal Year, the maximum Special Tax C (Contingent), as determined in accordance with Section C below that can be levied on such Assessor's Parcel in such Fiscal Year.

"Multi-Family Residential Property" or **"MFR"** means any Assessor's Parcel of residential property that consists of a building or buildings comprised of attached Residential Units available for rental, but not purchase, by the general public and under common management.

"Non-Residential Property" or **"NR"** means, all Assessor's Parcels of Taxable Property for which a Building Permit(s) was issued for a non-residential use. The Administrator shall make the determination if an Assessor's Parcel is Non-Residential Property.

"Property Owner's Association" or **"POA"** means the property owner's association or homeowner's association established to maintain certain services within a Tax Zone.

"Proportionately" means for Taxable Property that is: (i) Developed Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Approved Property, and (iii) Undeveloped Property that the ratio of the actual Special Tax levy per acre to the Maximum Special Tax per acre is the same for all Parcels of Undeveloped Property.

"Residential Unit" or **"RU"** means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator. An Accessory Dwelling Unit that shares an Assessor's Parcel with a Single-Family Residential Property shall not be considered a Residential Unit for purposes of this RMA.

"Residential Property" means all Assessor's Parcels of Taxable Property upon which completed Residential Units have been constructed or for which Building Permits have been or may be issued for purposes of constructing one or more Residential Units.

"RMA" means this Rate and Method of Apportionment of Special Taxes.

"Safety Services" means the services permitted under the Act including, without limitation, police and fire protection, ambulance and paramedic services provided within the boundaries of CFD No. 2025-S and the City as set forth in Appendix C.

"Service(s)" means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD No. 2025-S as set forth in the documents adopted by the City Council at the time the CFD was formed.

"Single Family Residential Property" or **"SFR"** means all Parcels of Residential Property, other than Multi-Family Residential Property.

"Special Tax(es)" means the Special Tax A and/or Special Tax B and/or Special Tax C (Contingent) to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property.

"Special Tax A" means the annual special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax A Requirement.

"Special Tax A Requirement" means that amount to be collected in any Fiscal Year to pay for certain costs as required to meet the needs of CFD No. 2025-S in the next Fiscal Year. The costs to be covered shall be the (i) direct costs for Maintenance Services, (ii) fund an operating reserve for the costs of Maintenance Services as determined by the Administrator, and (iii) Administrative Expenses. Under no circumstances shall the Special Tax A Requirement include funds for bonds or other forms of indebtedness.

"Special Tax B" means the annual special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property to fund the Special Tax B Requirement.

"Special Tax B Requirement" means the amount required in any Fiscal Year to pay for certain costs as required to meet the needs of CFD No. 2025-S for Safety Services in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the (i) direct costs for Safety Services, (ii) amount necessary to fund an operating reserve for the costs of Safety Services as determined by the CFD Administrator, and (iii) Administrative Expenses applicable to the Special Tax B. Under no circumstances shall the Special Tax B Requirement include funds for bonds or other forms of indebtedness.

"Special Tax C (Contingent)" means the annual special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax C (Contingent) Requirement, if required.

"Special Tax C (Contingent) Requirement" means that amount required in any Fiscal Year to pay for certain costs as required to meet the needs of CFD No. 2025-S for Maintenance Services (Contingent) in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the (i) direct costs for Maintenance Services (Contingent), (ii) amount necessary to fund an operating reserve for the costs of Maintenance Services (Contingent) as determined by the CFD Administrator, and (iii) Administrative Expenses applicable to the Special Tax C (Contingent). Under no circumstances shall the Special Tax C (Contingent) Requirement include funds for bonds or other forms of indebtedness. The Special Tax C (Contingent) Requirement, if initiated, will be applied to all Assessor's Parcels in addition to, and not in lieu of, the Special Tax A Requirement.

"Taxable Property" means all Assessor's Parcels within CFD No. 2025-S, which are not Exempt Property.

"Taxable Unit" means a Residential Unit, Building Square Footage, or an Acre.

"Tax Zone" means a mutually exclusive geographic area, within which particular Special Tax rates may be levied pursuant to this Rate and Method of Apportionment of Special Tax. Appendix D identifies the Tax Zone in CFD No. 2025-S at formation; additional Tax Zones may be created when property is annexed into the CFD.

"Tax Zone Original" means the geographic area the specific area identified on the CFD Boundary Map as Tax Zone Original.

"Tract(s)" means an area of land within a subdivision identified by a particular tract number on a Final Map approved for the subdivision.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property or Approved Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

For each Fiscal Year, all Assessor's Parcels of Taxable Property within CFD No. 2025-S shall be classified as Developed Property, Approved Property, or Undeveloped Property, and shall be subject to the levy of Special Taxes as determined pursuant to Sections C and D below. Assessor's Parcels of Developed Property and Approved Property shall be classified as either Residential Property or Non-Residential Property. Residential Property shall be further classified as Single Family Residential Property or Multi-Family Residential Property, and the number of Residential Units shall be determined by the Administrator.

C. MAXIMUM SPECIAL TAX RATES

For purposes of determining the applicable Maximum Special Tax for Assessor's Parcels of Developed Property and Approved Property which are classified as Residential Property, all such Assessor's Parcels shall be assigned the number of Residential Unit(s) constructed or to be constructed thereon as specified in or shown on the Building Permit(s) issued or Final Map as determined by the Administrator. Once a single family attached or multi-family building or buildings have been built on an Assessor's Parcel, the Administrator shall determine the actual number of Residential Units contained within the building or buildings, and the Special Tax A, Special Tax B, and Special Tax C (Contingent) levied against the Assessor's Parcel in the next Fiscal Year shall be calculated by multiplying the actual number of Residential Units by the Maximum Special Tax per Residential Unit for the Tax Zone below or as included in Appendix A as each annexation occurs.

For purposes of determining the applicable Maximum Special Tax for Assessor's Parcels of Developed Property and Approved Property which are classified as Non-Residential Property, all such Assessor's Parcels shall be assigned the number of Building Square Footage or Acres as shown on the Final Map as determined by the Administrator. Once the Administrator determines the actual number of Building Square Footage or Acres for the Assessor's Parcels, the Special Tax A and Special Tax C (Contingent) levied against the Assessor's Parcel in the next Fiscal Year shall be calculated by multiplying the number of Building Square Footage or Acres by the Maximum Special Tax per Taxable Unit identified for the applicable Tax Zone below or as included in Appendix A as each annexation occurs. No Special Tax B shall be levied on Non-Residential Property.

1. Special Tax A

a. Developed Property

(i) Maximum Special Tax A

The Maximum Special Tax A for each Assessor's Parcel of Developed Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2025-S, Appendix A to this RMA shall be updated to reflect the Maximum Special Tax A for Developed Property for the Tract or Tracts annexed and the Special Tax A shall be levied up to the Maximum Special Tax A for Developed Property for such Tract or Tracts as specified in such updated Appendix A for the annexed property which shall reflect the Maximum Special Tax for the Tract or Tracts annexed. The Maximum Special Tax A for Fiscal Year 2025-2026 for a Residential Unit of Developed Property within the Tax Zone Original are identified in Table 1 below:

TABLE 1
MAXIMUM SPECIAL TAX A RATES
DEVELOPED PROPERTY
FISCAL YEAR 2025-2026

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum Special Tax A
Original	TR 37156	Single Family Residential Property	RU	$520
		Multi-Family Residential Property	RU	$520
		Non-Residential Property	Acre	$5,494

(ii) Increase in the Maximum Special Tax A

On each July 1, commencing on July 1, 2026, with respect to Tax Zone Original, the Maximum Special Tax A for Developed Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year, not to exceed 6%, or ii) by two percent (2.0%), whichever is greater.

(iii) Multiple Land Use Categories

In some instances, an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax A that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax A that can be levied for each Land Use Category located on that Assessor's Parcel. For an Assessor's Parcel that contains more than one land use, the Acreage of such Assessor's Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The Administrator's allocation to each type of property shall be final.

b. Approved Property

The Maximum Special Tax A for each Assessor's Parcel of Approved Property in Table 2 is specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2025-S, the Appendix A to this rate and method shall be updated to reflect the Maximum Special Tax A for Approved Property for the Tract or Tracts annexed and the Special Tax A shall be levied up to the Maximum Special Tax A for Approved Property for such Tract or Tracts as specified in such updated Appendix A. The Maximum Special Tax A for Fiscal Year 2025-2026 per Residential Unit for Approved Property within Tax Zone Original is identified in Table 2 below:

TABLE 2
MAXIMUM SPECIAL TAX A RATES
APPROVED PROPERTY
FISCAL YEAR 2025-2026

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum Special Tax A
Original	TR 37156	Single Family Residential Property	RU	$520
		Multi-Family Residential Property	RU	$520
		Non-Residential Property	Acre	$5,494

On each July 1, commencing on July 1, 2026, with respect to Tax Zone Original, the Maximum Special Tax A for Approved Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year, not to exceed 6%, or ii) by two percent (2.0%), whichever is greater.

c. Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel of Undeveloped Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2025-S, Appendix A to this rate and method adopted shall be updated to reflect the Maximum Special Tax A for Undeveloped Property for the Tract or Tracts annexed and the Special Tax A shall be levied up to the Maximum Special Tax A for Undeveloped Property for such Tract or Tracts as specified in such updated Appendix A. The Maximum Special Tax A for Fiscal Year 2025-2026 per acre of Undeveloped Property within Tax Zone Original is identified in Table 3 below:

TABLE 3
MAXIMUM SPECIAL TAX A RATES
UNDEVELOPED PROPERTY
FISCAL YEAR 2025-2026

Tax Zone	Tracts	Taxable Unit	Maximum Special Tax A
Original	TR 37156	Acre	$5,494

On each July 1, commencing on July 1, 2026, with respect to Tax Zone Original, the Maximum Special Tax A for Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year, not to exceed 6%, or ii) by two percent (2.0%), whichever is greater.

2. Special Tax B

The Special Tax B is an annual Special Tax that shall be levied on Developed Property to fund the Special Tax B Requirement.

a. Developed Property

(i) Maximum Special Tax B

The Maximum Special Tax B for Fiscal Year 2025-2026 for each Land Use Category within Tax Zone Original is shown in Table 4. When additional property is annexed into CFD No. 2025-S, Appendix A to this rate and method shall be updated to reflect the Maximum Special Tax B for the Tract or Tracts annexed and the Special Tax B shall be levied up to the Maximum Special Tax B for Developed Property for such Tract or Tracts as specified in such updated Appendix A.

TABLE 4
MAXIMUM SPECIAL TAX B RATES
DEVELOPED PROPERTY
FISCAL YEAR 2025-2026

Land Use Category	Unit	Maximum Special Tax B
Single Family Residential Property	RU	$668
Multi-Family Residential Property	RU	$410

On each July 1, commencing on July 1, 2026 with respect to Tax Zone Original, the Maximum Special Tax B for Developed Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year, not to exceed 6%, or ii) by five percent (5.0%), whichever is greater.

The Special Tax B shall not be levied on Approved or Undeveloped Property.

3. Special Tax C (Contingent)

The City Council may levy the Special Tax C (Contingent), applicable to all Zones, commencing in the first Fiscal Year following the occurrence of any of the following events (each such event, a "Failure to Perform"):

a. the Property Owner Association files a voluntary petition in bankruptcy or the approval by a court of competent jurisdiction of a petition applicable to the Property Owner Association of any proceedings instituted under the Federal Bankruptcy Code, as amended;

b. the Property Owner Association is dissolved;

c. the Property Owner Association fails to levy annual assessments sufficient to fund (i) the maintenance for the then Property Owner Association owned and/or Property Owner Association maintained Maintenance Services (Contingent) or (ii) the replacement of such facilities related to the Maintenance Services (Contingent) in accordance with (A) the requirements of the then current reserve funding plan of the Property Owner Association performed pursuant to California Civil Code Section 5550 or (B) if California Civil Code 5550 is

no longer applicable, the requirements of the then applicable law and/or regulations governing the Property Owner Association's requirements to budget for and finance such replacement; or

d. the Property Owner Association fails to maintain the Maintenance Services (Contingent) at the same level as defined within the Property Owner Association maintenance specifications. In the event the Property Owner Association maintenance specifications do not meet the City maintenance requirements, the City Council will have sole discretion to determine the required level of maintenance required for purposes of this section.

In the event of the occurrence of a Failure to Perform described in "c." or "d." above, the City shall give the Property Owner Association written notice of such event. If such Failure to Perform is reasonably capable of being cured within sixty (60) days from the date of such notice, the Property Owner Association shall have such period of time to cure such Failure to Perform prior to the levy by the City Council of Special Tax C (Contingent). If such Failure to Perform is such that it is reasonably capable of being cured, but not within such sixty (60) day period and the Property Owner Association (i) initiates corrective action within such sixty (60) day period, and (ii) diligently, continually, and in good faith works to effect a cure of such Failure to Perform as soon as possible, then the Property Owner Association shall have such additional time, as is reasonably necessary, to cure such Failure to Perform prior to the levy by the City Council of Special Tax C (Contingent).

The City Council may suspend the levy of Special Tax C (Contingent) if the Property Owner Association has cured the Failure to Perform to the satisfaction of the City Council and the Property Owner Association has agreed to such conditions as the City Council may find necessary to minimize the occurrence of such Failure to Perform in the future. In the event the City Council initiates the Special Tax C (Contingent), it will apply to all Assessor's Parcels of Taxable Property in addition to, and not in lieu of, the Special Tax A.

a. Developed Property

(i) Maximum Special Tax C (Contingent)

The Maximum Special Tax C (Contingent) for each Assessor's Parcel of Taxable Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2025-S, Appendix A to this rate and method shall be updated to reflect Maximum Special Tax C (Contingent) for the Tract or Tracts annexed and the Special Tax C (Contingent) shall be levied up to the Maximum Special Tax C (Contingent) for Developed Property for such Tract or Tracts as specified in such updated Appendix A. The Maximum Special Tax C (Contingent) for Fiscal Year 2025-2026 within Tax Zone Original is identified in Table 5 below:

TABLE 5
MAXIMUM SPECIAL TAX C (CONTINGENT) RATES
DEVELOPED PROPERTY
FISCAL YEAR 2025-2026

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum Special Tax C (Contingent)
Original	TR 37156	Single Family Residential Property	RU	$88
		Multi-Family Residential Property	RU	$88
		Non-Residential Property	Acre	$930

(ii) Increase in the Maximum Special Tax C (Contingent)

On each July 1, commencing on July 1, 2026, with respect to Tax Zone Original, the Maximum Special Tax C (Contingent) for Developed Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year, not to exceed 6%, or ii) by two percent (2.0%), whichever is greater.

(iii) Multiple Land Use Categories

In some instances, an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax C (Contingent) that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax C (Contingent) that can be levied for each Land Use Category located on that Assessor's Parcel. For an Assessor's Parcel that contains more than one land use, the Acreage of such Assessor's Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The Administrator's allocation to each type of property shall be final.

b. Approved Property

The Maximum Special Tax C (Contingent) for each Assessor's Parcel of Approved Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2025-S, Appendix A to this rate and method shall be updated to reflect the Maximum Special Tax C (Contingent) for the Tract or Tracts annexed and the Special Tax C (Contingent) shall be levied up to the Maximum Special Tax C (Contingent) for Approved Property for such Tract or Tracts as specified in such updated Appendix A. The Maximum Special Tax C (Contingent) for Fiscal Year 2025-2026 within Tax Zone Original is identified in Table 6 below:

TABLE 6
MAXIMUM SPECIAL TAX C (CONTINGENT) RATES
APPROVED PROPERTY
FISCAL YEAR 2025-2026

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum Special Tax C (Contingent)
Original	TR 37156	Single Family Residential Property	RU	$88
		Multi-Family Residential Property	RU	$88
		Non-Residential Property	Acre	$930

On each July 1, commencing on July 1, 2026, with respect to Tax Zone Original, the Maximum Special Tax C (Contingent) for Approved Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year, not to exceed 6%, or ii) by two percent (2.0%), whichever is greater.

c. Undeveloped Property

The Maximum Special Tax C (Contingent) for each Assessor's Parcel of Undeveloped Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2025-S, Appendix A to this rate and method shall be updated to reflect the Maximum Special Tax C (Contingent) for the Tract or Tracts annexed and the Special Tax C (Contingent) shall be levied up to the Maximum Special Tax C (Contingent) for Undeveloped Property for such Tract or Tracts as specified in such updated Appendix A. The Maximum Special Tax C (Contingent) for Fiscal Year 2025-2026 within Tax Zone Original is identified in Table 7 below:

TABLE 7
MAXIMUM SPECIAL TAX C (CONTINGENT) RATES
UNDEVELOPED PROPERTY
FISCAL YEAR 2025-2026

Tax Zone	Tract	Taxable Unit	Maximum Special Tax C (Contingent)
Original	TR 37156	Acre	$930

On each July 1, commencing on July 1, 2026, with respect to Tax Zone Original, the Maximum Special Tax C (Contingent) for Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year, not to exceed 6%, or ii) by two percent (2.0%), whichever is greater.

D. METHOD OF APPORTIONMENT OF ANNUAL SPECIAL TAX

1. Special Tax A

Commencing with Fiscal Year 2025-2026 and for each following Fiscal Year in which Special Tax A is authorized to be levied, the City Council shall determine the Special Tax A Requirement and shall

levy the Special Tax A on all Assessor's Parcels of Taxable Property until the aggregate amount of Special Tax A equals the Special Tax A Requirement. The Special Tax A shall be levied for each Fiscal Year within each Tax Zone as follows:

First: The Special Tax A shall be levied Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax A to satisfy the Special Tax A Requirement;

Second: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Special Tax A shall be levied Proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax A for Approved Property;

Third: If additional monies are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, the Special Tax A shall be levied Proportionately on all Assessor's Parcels of Undeveloped Property up to 100% of the Maximum Special Tax A for Undeveloped Property.

2. Special Tax B

Commencing with Fiscal Year 2025-2026 and for each following Fiscal Year, the City Council shall determine the Special Tax B Requirement and shall levy the Special Tax B until the aggregate amount of Special Tax B equals the Special Tax B Requirement.

The Special Tax B shall be levied Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax B to satisfy the Special Tax B Requirement.

3. Special Tax C (Contingent)

Commencing with the first Fiscal Year in which Special Tax C (Contingent) is authorized to be levied and for each following Fiscal Year, the City Council shall determine the Special Tax C (Contingent) Requirement for each Tax Zone, if any, and shall levy the Special Tax on all Assessor's Parcels of Taxable Property within such Tax Zone until the aggregate amount of Special Tax C (Contingent) equals the Special Tax C (Contingent) Requirement for such Tax Zone. The Special Tax C (Contingent) shall be levied for each Fiscal Year as follows:

First: The Special Tax C (Contingent) shall be levied Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax C (Contingent) to satisfy the Special Tax C (Contingent) Requirement;

Second: If additional moneys are needed to satisfy the Special Tax C (Contingent) Requirement after the first step has been completed, the Special Tax C (Contingent) shall be levied Proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax C (Contingent) for Approved Property;

Third: If additional monies are needed to satisfy the Special Tax C (Contingent) Requirement after the first two steps have been completed, the Special Tax C (Contingent) shall be levied Proportionately on all Assessor's Parcels of Undeveloped Property up to 100% of the Maximum Special Tax C (Contingent) for Undeveloped Property.

E. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to CFD No. 2025-S from time to time. As each annexation is proposed, an analysis will be prepared to determine the annual cost for providing Services. Based on this analysis, the property to be annexed, pursuant to California Government Code section 53339 et seq. will be assigned to the appropriate Maximum Special Tax rate for the Tract or Tracts when annexed.

F. TERM OF SPECIAL TAX

For each Fiscal Year, the Special Taxes shall be levied as long as the Services are being provided.

G. EXEMPTIONS

The City shall classify as Exempt Property within CFD No. 2025-S, any Assessor's Parcel in any of the following categories; (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by any public entity; (ii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement; (iii) Assessor's Parcels which are privately owned but are encumbered by or restricted solely for public uses; or (iv) any Assessor's Parcel which is in use in the performance of a public function as determined by the Administrator. No Special Tax shall be levied on property which, at the time of adoption of the Resolution of Formation for CFD No. 2025-S, is an Exempt Property.

H. APPEALS

Any property owner claiming that the amount or application of the Special Taxes are not correct may file a written notice of appeal with the City not later than twelve months after having paid the first installment of the Special Tax(es) that is disputed. A representative(s) of CFD No. 2025-S shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the representative's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made, but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s).

I. MANNER OF COLLECTION

The Special Tax(es) shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 2025-S may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations.

APPENDIX A

CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES)

COST ESTIMATES

Special Tax A Services – The estimate breaks down the costs of providing one year's maintenance services for FY 2026-2027. These Services are being funded by the levy of Special Tax A for Community Facilities District No. 2025-S (Services).

TAX ZONE 3 – SPECIAL TAX A
APN 365-180-004

Item	Description	Estimated Cost
1	Lighting	$495
2	Streets	$2,151
3	Parks	$21,395
4	Graffiti	$631
5	Reserves	$4,075
6	Admin	$3,883
Total		**$32,630**

Special Tax B Services – It is estimated that the cost of providing Police and Fire Protection services being funded by Special Tax B for the Community Facilities District 2025-S (Services) as outlined in Exhibit "B" hereto, will be as follows for the first year:

TAX ZONE 3 – SPECIAL TAX B
APN 365-180-004

Land Use Category	Unit	Maximum Special Tax B
Multi-Family Residential Property	RU	$430.50

Special Tax C (Contingent) Services - There are no maintenance services proposed to be funded by the levy Special Tax C (Contingent) for Community Facilities District No. 2025-S Tax Zone 3.

TAX ZONE 3
APN 365-180-004
FY 2026-2027 MAXIMUM SPECIAL TAX RATES

Taxable Property	Land Use Category	Taxable Unit	Maximum Special Tax A	Maximum Special Tax B	Maximum Special Tax C (Contingent)
Developed Property	Multi-Family Residential	RU	$251	$430.50	N/A
Approved Property	Multi-Family Residential	RU	$251	N/A	N/A
Undeveloped Property	N/A	Acre	$3,634	N/A	N/A

MAXIMUM SPECIAL TAXES ASSIGNED TO EACH TAX ZONE
FOR DEVELOPED PROPERTY

Tax Zone	Fiscal Year Included	Tract	No. of Taxable Units	LUC	Taxable Unit	Maximum Special Tax A	Maximum Special Tax B	Maximum Special Tax C (Contingent)	Subdivider
Original	2025-26	TR 37156	163	SFR	RU	$520	$668	$88	KB Home
1	To Be Determined								
2	To Be Determined								
3	2026-27	APN 365-180-004	130	MFR	RU	$251	$430.50	$0	Wildomar Housing Family, L.P.

ESCALATION OF MAXIMUM SPECIAL TAXES

Maximum Special Tax A - On each July 1, the Maximum Special Tax A for Developed Property, Approved Property and Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year, not to exceed 6%, or ii) by two percent (2.0%), whichever is greater.

Maximum Special Tax B - On each July 1, the Maximum Special Tax B for Developed Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year, not to exceed 6%, or ii) by five percent (5.0%), whichever is greater.

Maximum Special Tax C (Contingent) - On each July 1, the Maximum Special Tax C (Contingent) for Developed Property, Approved Property and Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year, not to exceed 6%, or ii) by two percent (2.0%), whichever is greater.

APPENDIX B

CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES)

DESCRIPTION OF AUTHORIZED MAINTENANCE SERVICES

The services which may be funded with proceeds of the special tax of CFD No. 2025-S, as provided by Section 53313 of the Act, will include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (may include reserves for replacement) in public street right-of-way, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use. These services including the following:

(a) maintenance and lighting of parks, parkways, streets, roads and open space, which maintenance and lighting services may include, without limitation, furnishing of electrical power to street lights and traffic signals; repair and replacement of damaged or inoperative light bulbs, fixtures and standards; maintenance (including irrigation and replacement) of landscaping vegetation situated on or adjacent to parks, parkways, streets, roads and open space; maintenance and repair of irrigation facilities; maintenance of public signage; graffiti removal from and maintenance and repair of public structures situated on parks, parkways, streets, roads and open space; maintenance and repair of playground or recreation program equipment or facilities situated on any park; and

(b) maintenance and operation of water quality improvements which include storm drainage and flood protection facilities, including, without limitation, drainage inlets, catch basin inserts, infiltration basins, flood control channels, fossil fuel filters, and similar stormwater treatment facilities and appurtenant improvements. Maintenance services may include but is not limited to the repair, removal or replacement of all or part of any of the water quality improvements, fossil fuel filters within the public right-of-way including the removal of petroleum hydrocarbons and other pollutants from water runoff, or appurtenant facilities, clearing of inlets and outlets; erosion repairs; and cleanup to improvements, and other items necessary for the maintenance and servicing of the water quality basin improvements within flood control channel improvements; and

(c) public street sweeping, on the segments of the arterials within the boundaries of CFD No. 2025-S; as well as local roads within residential subdivisions located within CFD No. 2025-S; and any portions adjacent to the properties within CFD No. 2025-S; and

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay "Administrative Expenses," as said term is defined in the Rate and Method of Apportionment.

The above services may be financed by proceeds of the special tax of CFD No. 2025-S only to the extent that they are in addition to those provided in the territory of CFD No. 2025-S before CFD No. 2025-S was created or those provided in the territory annexed to CFD No. 2025-S before the territory was annexed, as applicable.

APPENDIX C

CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES)

DESCRIPTION OF AUTHORIZED SAFETY SERVICES

The services which may be funded with proceeds of the special tax of CFD No. 2025-S, as provided by Section 53313 of the Act, will include some or all of the costs attributable to public safety.

These services include police protection services (including but not limited to criminal justice services), fire protection and suppression services, and paramedic services.

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay "Administrative Expenses" as said term is defined in the Rate and Method of Apportionment and to establish an operating reserve for the costs of services as determined by the Administrator.

The above services shall be limited to those provided within the boundaries of CFD No. 2025-S for the benefit of the properties within the boundaries of CFD No. 2025-S and said services may be financed by proceeds of the special tax of CFD No. 2025-S only to the extent that they are in addition to those provided in the territory of CFD No. 2025-S before CFD No. 2025-S was created.

APPENDIX D

CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES)

PROPOSED BOUNDARIES AND POTENTIAL ANNEXATION AREA BOUNDARIES

PROPOSED ANNEXATION MAP NO. 3

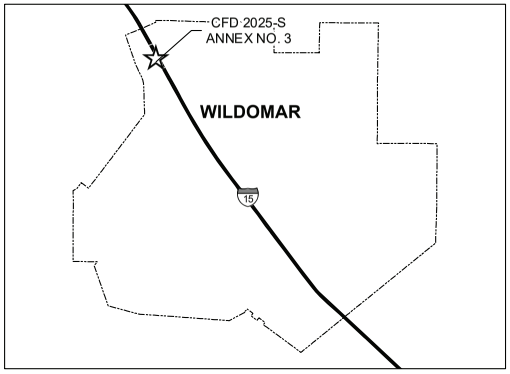
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON 22ND DAY OF OCTOBER, 2025, IN BOOK 97 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITY DISTRICTS AT PAGE 66 AND AS INSTRUMENT NO. 2025-0324157 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE WITHIN MAP OR AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR AT A REGULAR MEETING THEREOF, HELD ON _____ DAY OF _____, 20___, BY RESOLUTION NO. _____

_____
CITY CLERK
CITY OF WILDOMAR





RECORDED THIS ____ DAY OF _____, 20____ AT THE HOUR OF ____ O'CLOCK __M IN BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: _____ NO.: _____
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: _____
DEPUTY

LEGEND

	CITY BOUNDARY
	CFD BOUNDARY
	PARCEL LINE
XXX-XXX-XXX	ASSESSOR PARCEL NUMBER
(3)	TAX ZONE

SPICER CONSULTING GROUP

N
W E
S

0 200 400 800 Feet

THIS BOUNDARY MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2025-26.

COPY

97/67

SHEET 1 OF 1 SHEET

BOUNDARIES - POTENTIAL ANNEXATION AREA

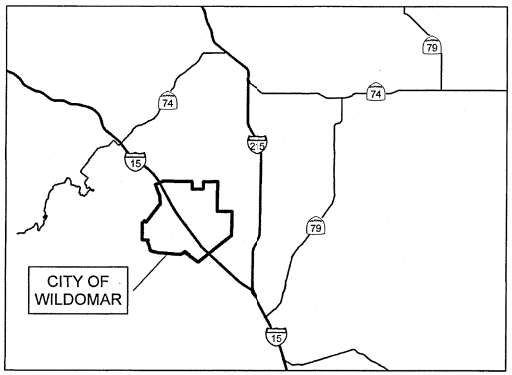
COMMUNITY FACILITIES DISTRICT NO. 2025-S
(SERVICES)
CITY OF WILDOMAR,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

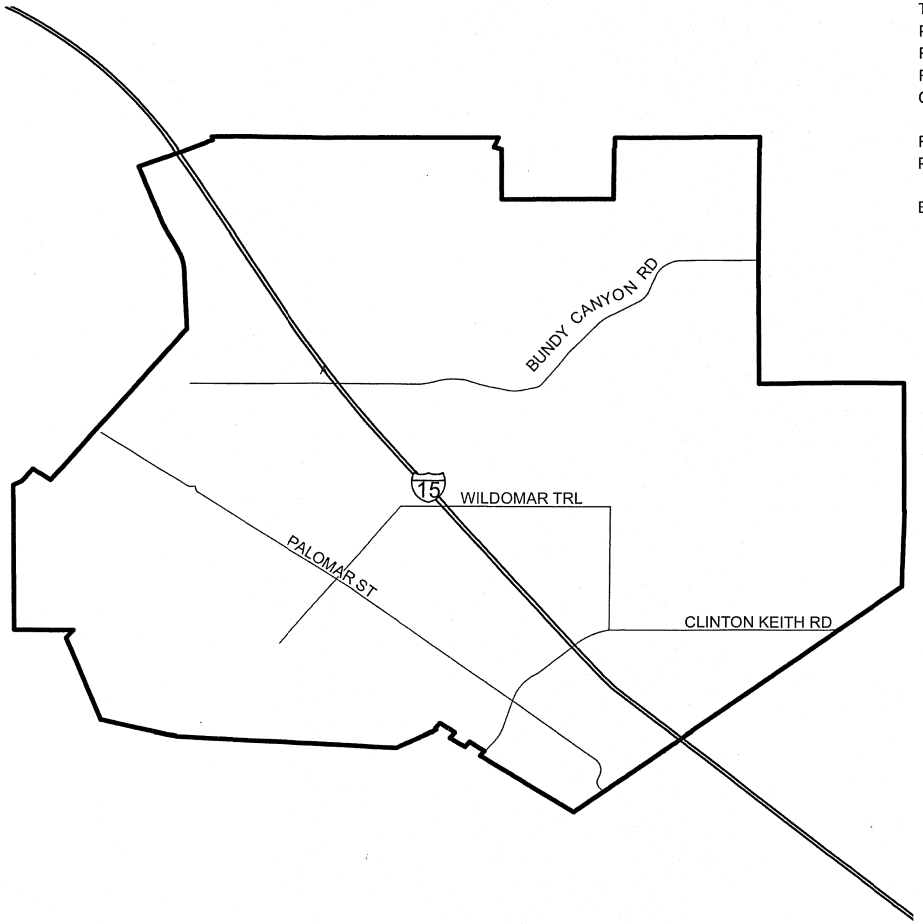
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE POTENTIAL ANNEXATION AREA OF COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES), CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY OF WILDOMAR AT A REGULAR MEETING THEREOF, HELD ON October DAY OF 13, 2025, BY RESOLUTION NO. 2025-53

Janet Morales
CITY CLERK
CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 13 DAY OF October, 2025.

Janet Morales
CITY CLERK
CITY OF WILDOMAR





RECORDED THIS 22 DAY OF October, 2025 AT THE HOUR OF 9:49 O'CLOCK A.M. IN BOOK 97 PAGE 67 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: $9.00 NO.: 2025-0324158

PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: Jackie
DEPUTY

LEGEND

ANNEXATION BOUNDARY

N
W E
S

SPICER
CONSULTING GROUP

EXHIBIT E

WAIVER AND CONSENT RESPECTING CONDUCT OF MAILED BALLOT, LANDOWNER ELECTION

PETITION TO THE CITY COUNCIL OF THE CITY OF WILDOMAR REQUESTING ANNEXATION OF PROPERTY TO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) WITHIN THE CITY OF WILDOMAR AND A WAIVER WITH RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED BY THE COMMUNITY FACILITIES DISTRICT

1. The undersigned requests that the City Council of the City of Wildomar (the "City"), initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), for the annexation of the property described below to Community Facilities District No. 2025-S (Services) (the "District") and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by Community Facilities District No. 2025-S (Services).

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance required to keep the landscape lighting, street lighting, flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti removal, sidewalks and masonry walls, fencing entry monuments, tot lot equipment and associated appurtenant facilities within the district in a healthy, vigorous and satisfactory working condition.

3. The undersigned hereby certifies that as of the date indicated opposite its signature, it is the owner of all the property within the proposed boundaries of the community facilities district described in Exhibit A hereto and as shown on the map Exhibit B hereto.

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the annexation of the property to the community facilities district or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code. The undersigned expressly waives the word limit requirement for the ballots pursuant to Sections 13247 and 9051 of the Elections Code.

6. The undersigned hereby acknowledges and agrees that the measure submitted in connection with the special election referred to herein, as set forth in the ballot provided to the undersigned, asked voters whether or not the District should be authorized to levy a special tax in order to finance services (the "Services"), as specified in the Resolution No. 2025-__, adopted by the City Council of the City on October 13, 2025(

the "Resolution of Formation"). The Resolution of Formation described the Services to be financed by the District. The Rate and Method of Apportionment of the Special Tax for the District (the "Rate and Method") is included in the ballot materials provided to the undersigned for the election (the "Ballot"). The Rate and Method contains detailed provisions specifying (i) the type of the Special Tax and the amount or rate of the Special Tax to be levied on each parcel of property in the District, (ii) the duration of the Special Tax (the fiscal year after which the Special Tax will no longer be levied), and (iii) the use of the revenue derived from the Special Tax to pay for the Services. The undersigned, having received and reviewed the Rate and Method and the Ballot will be, at the time it votes on the measure submitted to voters in the Ballot, in possession the type and amount or rate of the Special Tax, the duration of the Special Tax and the use of the revenue derived from the Special Tax, is fully informed with respect thereto and has a thorough understanding thereof.

7. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to the annexation of property to the community facilities district of the portion of the incorporated area of the City of Wildomar or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this 1 day of September 2026

Wildomar Family Housing, L.P.

By: _____
Name: James Silverwood
Title: President

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.
or PROJECT NO. 464.04

OWNER'S MAILING ADDRESS:

11673 George Cooke Express Drive
San Diego, CA 92128

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF WILDOMAR THIS ____ DAY OF _____, 20___.

_____
City Clerk of the City Council of the
City of Wildomar

INSERT EXHIBIT A: ZONE DESCRIPTION

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of RIVERSIDE, State of CALIFORNIA, and is described as follows:

PARCEL A:

ALL THAT PORTION OF LOT 53 OF SEDCO TRACT NO. 58, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGES 13 THROUGH 20, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH LIES WESTERLY OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED AUGUST 12, 1954 IN BOOK 1619 PAGE 117 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

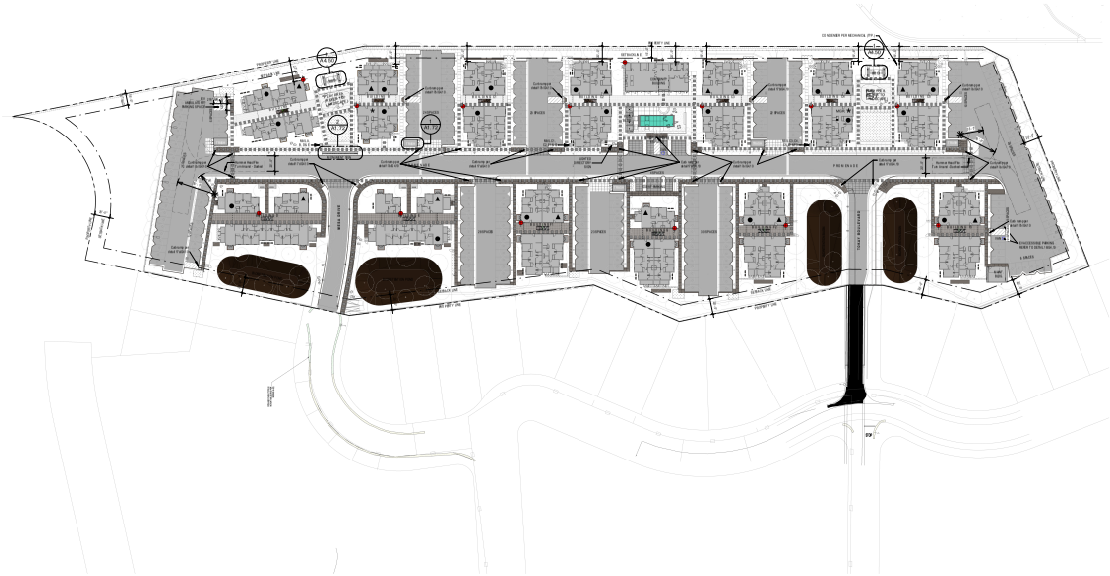
THE ABOVE LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING" CERTIFICATE OF COMPLIANCE NO. 4043", RECORDED MAY 15, 1992, AS INSTRUMENT NO. 1992-177858 OF OFFICIAL RECORDS.

PARCEL B:

AN EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS AS GRANTED IN AN EASEMENT AGREEMENT DATED DECEMBER 16, 2024 AND RECORDED DECEMBER 20, 2024 AS INSTRUMENT 2024-0388635 OF OFFICIAL RECORDS OVER, ALONG AND ACROSS THE SOUTHEASTERLY 4 FEET OF LOT 11 AND THE NORTHWESTERLY 1/2 OF LOT "U" (ALSO KNOWN AS TOKAY ROAD) IN BLOCK "S" OF SEDCO TOWNSITE, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 31 TO 34 INCLUSIVE, OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA.

Assessor's Parcel Number: **365-180-004**

INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP



1 ANNEXATION SITE PLAN
1" = 60'-0"

LEGEND - SITE PLAN

- PROPOSED BUILDING FOOT PRINT AT GROUND FLOOR LEVEL
- CONCRETE PAVING, SEE CIVIL DRAWINGS
- PLANTING, SEE CIVIL & LANDSCAPE DRAWINGS
- ELEVATION HEIGHT, SEE CIVIL DRAWINGS
- PROPERTY LINE
- SETBACK LINES
- ACCESSIBLE PATH OF TRAVEL
- LINE OF FLOOR ABOVE
- MANAGER UNIT (WITH STACKED WASHER AND DRYER)
- UNIT WITH MOBILITY FEATURES (REFER TO ENLARGED PLANS)
- UNIT WITH COMMUNICATION FEATURES (REFER TO ELEC. PLANS - E001 KEYNOTES AND SYNOTEC ON ELEC UNIT PLANS)
- BUILDING ORIGIN WORK POINT (REFER TO SITE GEOMETRY PLAN ON A0.01 AND WORKPOINT LOCATION ON RESPECTIVE FLOOR PLAN SHEETS.

ACCESSIBLE PATH OF TRAVEL, WALKS AND SIDEWALKS OF ENTERIOR ACCESSIBLE ROUTES TO HAVE MIN. CLEAR WIDTH OF 48" PER CBC 11B-403.5.1, RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20, CROSS SLOPE SHALL NOT EXCEED 1:48, NO CHANGES IN LEVEL GREATER THAN 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL.

11B-403.5 WIDTHS: INTERIOR ACCESSIBLE ROUTES SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44 INCHES (1116 MM) IN WIDTH

11B-403.5 WIDTHS: INTERIOR ACCESSIBLE ROUTES SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN WIDTH

ACCESSIBLE PARKING - VAN, EV AND ST ANDARD REFER TO DETAIL 4/GA.10

*REFER TO DETAIL 17 A/GA.10 FOR CURB RAMPS AND CIVIL SHEETS C7 THRU C10 FOR PRECISE LAYOUTS

GENERAL NOTES - SITE PLAN

1. 0'-0" IS A REFERENCE. ABSOLUTE ELEVATION IS DERIVED FROM CIVIL DRAWINGS.
2. WHEN SHOWN IN SITE PLAN, ALL DIMENSIONS ARE TO FACE OF FINISH TO PROPERTY LINES, IMAGINARY LINES, SETBACKS, ETC., U.N.O.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
4. SEE CIVIL BUILDING AND STRUCTURAL PLANS FOR ALL OTHER NOTES AND DIMENSIONS NOT SHOWN HERE.
5. SEE ACCESSIBILITY NOTES AND DETAILS FOR ACCESSIBILITY INFORMATION.
6. SEE CIVIL AND LANDSCAPE FOR ADDITIONAL INFORMATION.
7. SEE CIVIL AND STRUCTURAL FOR GROUND LEVEL FINISH FLOOR ELEVATIONS.
8. ANY OF F-SITE IMPROVEMENTS SHOWN ARE FOR REFERENCE ONLY AND WILL BE REVIEWED AND PERMITTED SEPARETLY BY THE PUBLIC WORKS DEPARTMENT.
9. SEE CIVIL FOR ALL EXTERIOR GRADING AND DRAINAGE STRATEGIES.
10. NO PART OF RETAINING WALLS AND FOOTINGS SHALL ENCROACH INTO ADJACENT PROPERTIES OR EASEMENTS.
11. THE PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWNSTREAM PROPERTIES.
12. UNLESS NOTED OTHERWISE ON CIVIL PLANS ACCESSIBLE WALKS, SIDEWALKS AND EXTERIOR ACCESSIBLE ROUTES TO HAVE MIN. CLEAR WIDTH OF 48" PER CBC 11B-403.5.1, RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20, CROSS SLOPE SHALL NOT EXCEED 1:48, NO CHANGES IN LEVEL GREATER THAN 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL.
13. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL HAVE THE TOP 1/4" MIN. BEVELED NO STEEPER THAN 1:2.
14. THERE SHALL BE NO GAPS IN PAVEMENT OR GRATINGS EXCEEDING 1/2".
15. REFER TO LANDSCAPE PLANS FOR PLANTING INFORMATION.
16. FOUNDATION VAPOR BARRIER MIN. 15 MIL UNDERLAYMENT

EV CHARGER

ALISTED RACEWAY SHALL BE PROVIDED TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER (EVCS) IN EVERY ONE AND TWO-FAMILY DWELLING AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES.

1. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 INOMINAL 1 INCH INSIDED IAMETER) TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT.

2. THE EVCS RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOXES OR THE ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EVSPACE.

3. THE EVCS RACEWAY SHALL BE CONTINOUS AT ENCLOSED INACCESSIBLE OR CONCEALED AREAS AND SPACES.

4. THE EVCS SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

5. THE EVCS SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY:

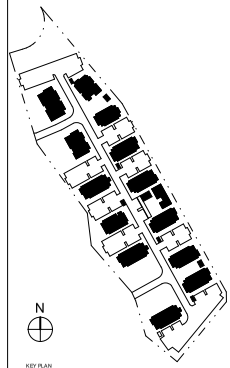
A. THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE"

B. THE RACEWAY TERMINATION LOCATION AS "EV CAPABLE"

**REFER TO ELECTRICAL SITE PLAN FOR EV INFORMATION

GLO ARCHITECTURE
1041 Market Street #318
San Diego CA 92101
P: 858 229 5834 W: gloarchitecture.com

Affirmed Housing
WILDOMAR MULTIFAMILY



KEY PLAN

Bldg. Permit Rev. 1 DRAFT (Not For Constr.)

ANNEXATION SITE PLAN

PROJECT NO: 2310.00
DATE: 09/03/2025

DRAWING
A0.02

Autodesk Docs://Wildomar/Wildomar.rvt
04-09

EXHIBIT F

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON RESOLUTION OF INTENTION TO ANNEX TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT (ANNEXATION NO. 3)

NOTICE IS HEREBY GIVEN that the City Council of the City of Wildomar on September 9, 2026, adopted its Resolution No. 2026-__, in which it declared its intention to annex territory to existing Community Facilities District No. 2025-S (Services) (the "CFD No. 2025-S"), and to levy a special tax to pay for certain maintenance services, all pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. The resolution describes the territory to be annexed and describes the rate and method of apportionment of the proposed special tax. No change in the tax levied in the existing CFD No. 2025-S is proposed.

NOTICE IS HEREBY FURTHER GIVEN that the City Council has fixed 6:00 p.m., or as soon thereafter as practicable, Wednesday, October 14, 2026, in the City Council Chambers located at 23873 Clinton Keith Rd., Wildomar, California 92595, as the time and place when and where the City Council will conduct a public hearing on the establishment of CFD No. 2025-S. At the hearing, the testimony of all interest persons for or against the annexation of the territory or the levying of the special taxes will be heard.

DATED: _____, 20___

_____
City Clerk of the City of Wildomar

EXHIBIT G

SPECIAL ELECTION BALLOT

SPECIAL TAX ELECTION
CITY OF WILDOMAR

ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES)
ANNEXATION NO. 3

(October 14, 2026)

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 3 of the Community Facilities District No. 2025-S (Services) ("CFD No. 2025-S") of the City of Wildomar:

Name of Landowner	Number of Acres Owned	Total Votes
Wildomar Family Housing, L.P.	8.98	9

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the City Council (the "Council") of the City of Wildomar (the "City"), the above-named landowner is entitled to cast the number of votes shown above under the heading "Total Votes," representing the total votes for the property owned by said landowner. The City has sent the enclosed ballot to you so that you may vote on whether or not to approve the special tax.

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the territory proposed to be annexed to the CFD No. 2025-S, City of Wildomar, County of Riverside, State of California. Please advise the City Clerk, at (951) 677-7751 x 210 if the name set forth below is incorrect or if you are no longer one of the owners of these parcels. This special tax ballot may be used to express either support for or opposition to the proposed special tax. To be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

Mail Delivery: If by mail, place ballot in the return envelope provided, and mail no later than October 1, 2026, two calendar weeks prior to the date set for the election. Mailing later than this deadline creates the risk that the special tax ballot may not be received in time to be counted.

Personal Delivery: If in person, deliver to the City Clerk at any time up to 6:00 p.m. on October 14, 2026, at the Clerk's office at 23873 Clinton Keith Road, Suite 201 Wildomar, CA 92595.

However delivered, this ballot must be received by the Clerk prior to the close of the public meeting on October 14, 2026.

Very truly yours,

Janet Morales
City Clerk
City of Wildomar

TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

OFFICIAL SPECIAL TAX BALLOT

Name & Address of Property Owner:	Assessor's Parcel Number(s):
Wildomar Family Housing, L.P. Attn: James Silverwood 13520 Evening Creek Drive, Suite 160 San Diego, CA 92128	365-180-004

ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES)
ANNEXATION NO. 3

MARK AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT

SPECIAL TAX BALLOT MEASURE

Shall the City Council of the City of Wildomar be authorized to levy a special tax on an annual basis at the rates set forth in the following table:

Land Use Category	Taxable Unit	Maximum Special Tax A	Maximum Special Tax B
Multi-Family Residential	RU	$251	$430.50

plus an annual increase on each July 1, commencing on July 1, 2027 Maximum Special Tax A for Developed Property, Approved Property and Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year or ii) by two percent (2.0%), whichever is greater, and Maximum Special Tax B for Developed Property shall increase by i) the percentage increase in the Consumer Price Index for all Urban Consumer for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area since the beginning of the preceding Fiscal Year or ii) by five percent (5.0%), whichever is greater, both not to exceed six percent (6.0%), to finance certain services within the territory identified on the map entitled "Annexation Map No. 3 of Community Facilities District No. 2025-S (Services) City of Wildomar" including lighting, streets, parks, and graffiti for Special Tax A and police and fire protection services for Special Tax B as provided in the Rate and Method of Apportionment which is attached as Exhibit C to Resolution No. 2026-__ adopted by the City Council of the City of Wildomar on September 9, 2026 (including incidental expenses) and shall an appropriation limit be established for Community Facilities District No. 2025-S (Services) in the amount of special taxes collected?

MARK "YES" OR "NO" WITH AN "X":

YES _____

NO _____

Certification for Special Election Ballot

The undersigned is an authorized representative of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____, 20_____.

James Silverwood
President

_____
Signature

_____
Print Name

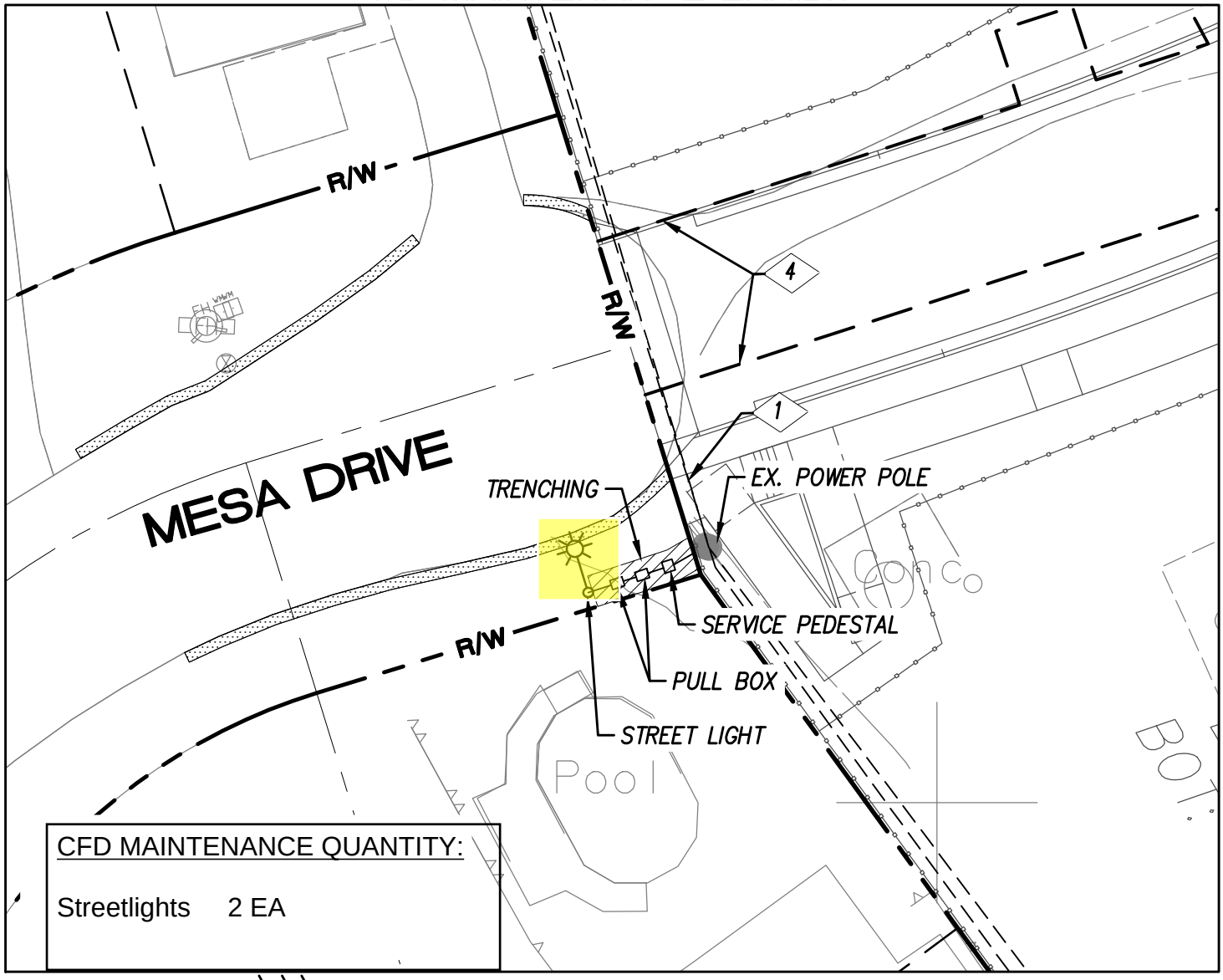
_____
Title

PROJECT MAP
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES)
ANNEXATION NO. 3



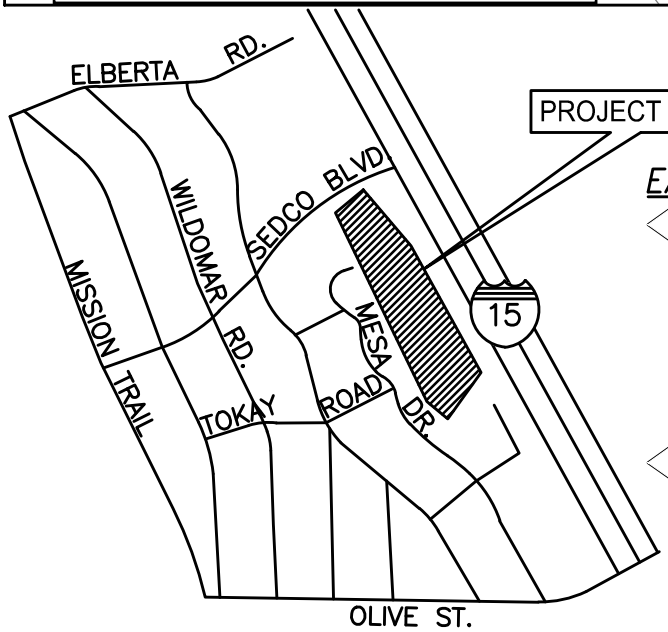
SPICER CONSULTING GROUP

CFD MAINTENANCE EXHIBIT



CFD MAINTENANCE QUANTITY:

Streetlights 2 EA



VICINITY MAP

NOT TO SCALE

SCALE: 1'=20"

N

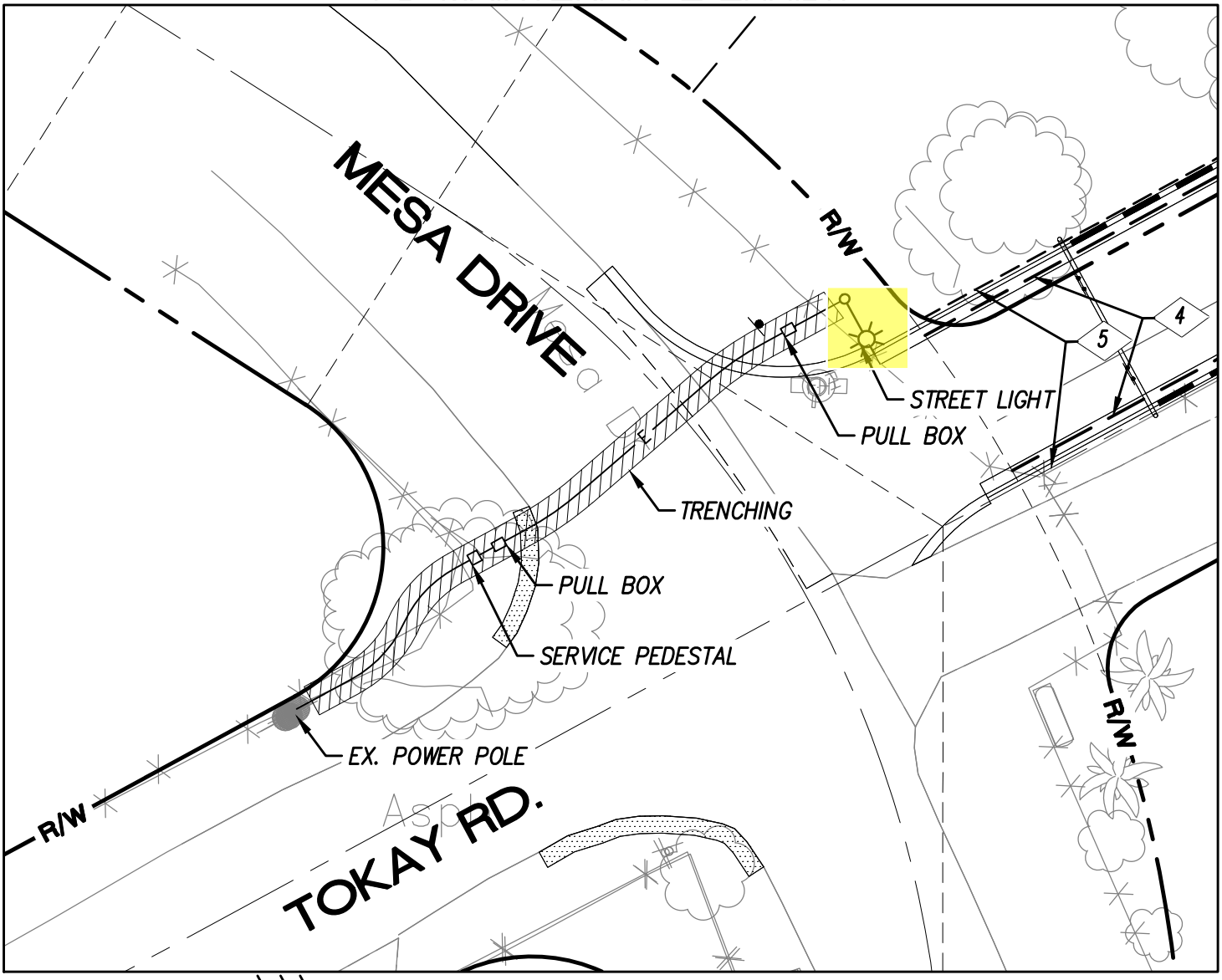
EASEMENTS NOTES

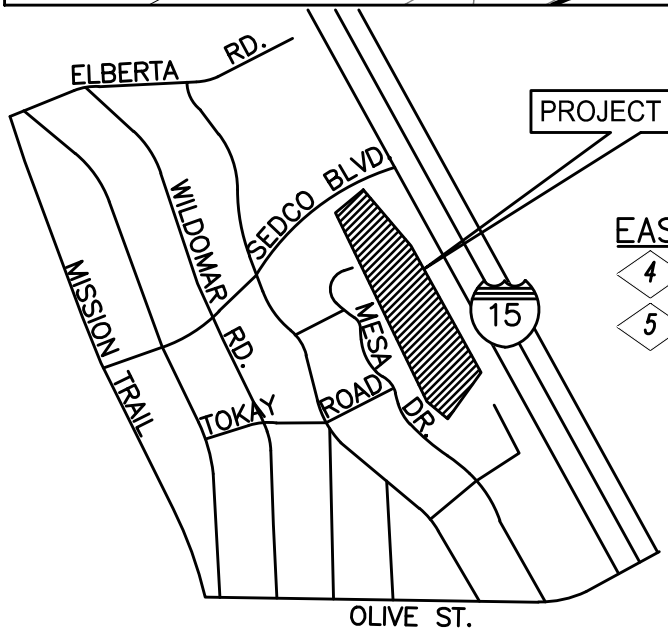
1. A CALIFORNIA ELECTRIC POWER COMPANY EASEMENT FOR ELECTRICAL LINES, TELEPHONE LINES, INCIDENTAL PURPOSES, RECORDED JUNE 2, 1947 AS BOOK 832, PAGE 552 OF OFFICIAL RECORDS. NO WIDTH SPECIFIED – SEE CL FOR ACTUAL POLE LINE LOCATIONS.

4. EVMWD UTILITY EASEMENT

KETTLER LEWECK
ENGINEERING
1620 5TH AVENUE, SUITE 675
SAN DIEGO, CA 92101
t: 619 269-3444 | f: 619 269-3459
www.kettlerleweck.com

CFD MAINTENANCE EXHIBIT





VICINITY MAP

NOT TO SCALE

SCALE: 1'=20"

N

EASEMENTS NOTES

4 *EVMWD UTILITY EASEMENT*

5 *AN AGREEMENT REGARDING ACCESS ROAD EASEMENT RECORDED DECEMBER 20, 2024 AS INSTRUMENT NO. 2024-0388635 OF OFFICIAL RECORDS*

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CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.9
Meeting Date: September 9, 2026

SUBJECT: Sole Source Agreement for Services with Parsons Transportation Group for Post-Construction Items Related to the Bundy Canyon Rd. Improvement Project - Segment 1 (CIP 026-1)

SUBMITTED BY: Jason Farag, Public Works Director

PREPARED BY: Cameron Luna, Associate Engineer

ACTION:
1. Authorize the City Manager to execute a sole source Agreement for Services with Parsons Transportation Group for Post-Construction Items Related to the Bundy Canyon Rd. Improvement Project - Segment 1 (CIP 026-1) in the amount of $40,950, including Extra Work Authorizations not to exceed $9,049, for a total not to exceed $49,999.

2. Approve a budget adjustment adding $50,000 in both revenue and expenditures for funds as identified in the Fiscal Impact and Account Code sections of this staff report, to allocate the necessary additional funds to the Project.

SUMMARY:
In order to fiscally close out Segment 1 of the Bundy Canyon Road Improvement Project (CIP 026-1), an Agreement for Services is required between the City and Parsons Transportation Group to complete post-construction close out for three remaining administrative items.

BACKGROUND:
On June 12, 2024, the City of Wildomar (City) filed a Notice of Completion for the Bundy Canyon Road Improvement Project - Segment 1 (CIP 026-1) signaling the completion of the construction contract between the City and the Contractor. Although construction has since been completed, there are post-construction items required of the City to fiscally close the project. One pending item is the close out of jurisdictional environmental permits obtained during the Project. This includes a number of final reports, memoranda, certifications, and supporting documentation that need to be provided to the different agencies: the U.S. Army Corps of Engineers, the State Water Resources Control Board, and the California Department of Fish and Wildlife.

Separately, the City also has two reimbursement agreements remaining to recover funds under, including Riverside County Flood Control and Elsinore Valley Municipal Water District. The preparation of as-built plans by a design professional is required to close out these remaining funding agreements and complete the reimbursement process.

Lastly, the preparation of plans and specifications for a portion of soundwall omitted from the Segment 1 Project is needed.

As part of the City's on-going coordination process with Parsons Transportation Group (Parsons) for Segment 2 of the Bundy Canyon Road Improvement Project, the City directed Parsons to provide the City with a scope and fee proposal for performing these necessary tasks to close out the Segment 1 Project. Parsons is the original Engineer of Record for the Project, and they are also the Environmental Consultant who prepared the project Environmental Impact Report, including the noise study associated with the soundwall. Parsons also assisted with the original regulatory permitting process.

DISCUSSION:
The total cost for the proposed Work Order is $40,950. The work order includes the following:

- Environmental Closeout Tasks - $13,075
  - 404 Permit
  - 401 Permit
  - 1602 Permit
- As-built Preparation Tasks - $11,600
  - Bundy Canyon Road Street Improvements
  - RCFC Line F Storm Drain Improvements
- Soundwall Design - $16,275

Based on Parsons' prior and on-going history with the Project, staff recommends that the City Council authorize the City Manager to execute a sole source Agreement for Services with Parsons for the post-construction project close-out items. A copy of the Agreement, including the scope and fee proposal prepared by Parsons, is provided as Attachment B. Included in Attachment A is a Sole Source Justification form providing supporting information regarding the sole sourcing for this Agreement.

ACCOUNT CODE:
Budget Amendments (FY 26/27)
Project: CIP 026-1
Fund No: 503-4500-52115

- Revenues = $50,000
- Expenditures = $50,000

ENVIRONMENTAL ANALYSIS:
On September 10, 2014 the City Council certified the Final Environmental Impact Report (FEIR) (SCH#2007051156) for the Bundy Canyon/Scott Road Improvement Project under Resolution 2014-48.

On September 9, 2020, an Addendum to the FEIR for the Segment 1 Project was approved under Resolution 2020-62. The purpose of this Addendum was to provide the City with the ability to phase the Project construction into segments. The proposed Agreement with Parsons is consistent with this Addendum since the scope of work is to complete closeout tasks for the Segment 1 Project that were previously identified in the FEIR.

FISCAL IMPACT:
The completion of the tasks identified in the Agreement is expected to result in the reimbursement of encumbered funds from RCFC and EVMWD. Staff recommends that the City Council amend the Fund 503 (TUMF) budget for FY 26-27 and increase the total funding for CIP 026-1 from $0 to $50,000, as further specified in the Account Code section of this staff report.

There is no impact to the General Fund.

ATTACHMENTS:
A - Parsons Sole Source Justification
B - Agreement for Services with Parsons

City of Wildomar
JUSTIFICATION OF SOLE SOURCE/ SOLE BRAND REQUEST

■ SOLE SOURCE: Item is manufactured and/or only distributed by one vendor.
☐ SOLE BRAND: Bids will be solicited for the requested brand only.

VENDOR/BRAND NAME**:** Parsons Transportation Group (Parsons)
BRIEF DESCRIPTION OF PURCHASE: Design Professional Services necessary to close out the Bundy Canyon Improvement Project – Segment 1 Project (Project). Tasks include the close-out of Environmental Permits, Preparation of as-built documentation, and soundwall design.

Please answer all questions in detail in order to prevent delays in evaluation.

1. Why is the acquisition restricted to this good/service/supplier? (Explain why the acquisition cannot be competitively bid.)

Parsons is the Design Engineer of Record (EOR) for the Project's plans and specifications, as well as the group responsible for having prepared the Final Environmental Impact Report (FEIR) and FEIR Addendum.

2. What are the consequences of not purchasing the good/service or contracting with the proposed supplier?

First, these services are necessary to close out environmental permits with three (3) different jurisdictional agencies. Each permit is complex and differ in requirements, and the City will continue to incur annual fees until the permits are closed with each agency. Parsons originally helped the City with obtaining each of the permits after the FEIR was certified. Requesting Parsons to complete this task is the most responsible approach.

Second, the preparation of as-built documents by a design professional is required to close out funding agreements with two (2) agencies. In addition to being the EOR, Parsons also provided construction inspection services for the Project. Requesting Parsons to complete this task is the most responsible approach.

Lastly, the preparation of plans and specifications is needed to address a portion of soundwall that was omitted from the Segment 1 Project. As the EOR, requesting Parsons to complete this task is the most responsible approach.

3. What market research was conducted to substantiate no competition, including evaluation of other items considered? (Provide a narrative of your efforts to identify other similar or appropriate goods/services, including a summary of how the department concluded that such alternatives are either inappropriate or unavailable. The names, addresses and phone numbers of suppliers contacted and the reasons for not considering them must be included or an explanation of why the survey or effort to identify other goods/services was not performed.)

These tasks were not included in the City's Agreement for Design Professional Services with Parsons for the Project but are necessary to completely close-out the project. For complex projects, these close out tasks may sometimes be deferred until the scope of work requirements are better understood during the construction phase or near the end of the construction phase.

4. How was the price offered determined to be fair and reasonable? (Explain what the basis was for comparison and include cost analyses as applicable.)

Parsons' scope and fee proposal is a result of direct negotiation between the service provider and the City. City Staff requested multiple revisions of the proposal before recommending the latest version for approval.

5. Describe any cost savings realized or costs avoided by acquiring the goods/services from this supplier.

The City will continue to incur annual fees until the permits are closed with each agency. Having originally helped the City obtain permits, Parsons is the most familiar with the requirements to close out each permit. As the EOR and construction inspection service providers for the Project, Parsons is the most familiar with changes made during construction that need to be reflected in the as-builts and soundwall design. Sufficient funds are available in Fund 503 (TUMF) to cover these Design Professional Services necessary to close out the Project.

I am aware of the City of Wildomar requirements for competitive bidding established in the municipal code Chapter 3.24 Purchasing of Supplies and Equipment. As an authorized department representative, I have gathered the required technical information and have made a concentrated effort to review comparable/equal equipment.

Requestor: _____ _____ _____
Print & Sign Department Date

Department Head: _____ _____
Print & Sign Date

PURCHASING: _____ _____
Print & Sign Date

AGREEMENT FOR SERVICES

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

Parsons Transportation Group Inc.

AGREEMENT FOR SERVICES
BETWEEN
THE CITY OF WILDOMAR, CALIFORNIA
AND
PARSONS TRANSPORTATION GROUP INC.

This Agreement for Services ("Agreement") is entered into as of this 9TH day of September, 2026 ("Effective Date") by and between the City of Wildomar, a municipal corporation ("City") organized under the laws of the State of California, with its principal place of business at 23873 Clinton Keith Road, Suite 110, Wildomar, California 92595 and Parsons Transportation Group Inc., a State of Illinois corporation with its principal place of business at 1250 Corona Pointe Ct, Suite 310, Corona, CA 92879 ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by direct negotiation the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Service Provider, following submission of a proposal for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

C. Service Provider represents that it is knowledgeable and is able to provide services to public-sector clients and is familiar with the plans and requirements of City.

D. Pursuant to the City of Wildomar's Municipal Code, City has authority to enter into this Services Agreement and the City Manager has authority to execute this Agreement.

E. The Parties desire to formalize the selection of Service Provider for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

The Term of this Agreement is one (1) year commencing on the Effective Date ("Term"). Unless earlier terminated in accordance with Section 20 "Termination of Agreement" of this Agreement, Service Provider shall complete the services within the Term of this Agreement and shall meet any other established schedules and deadlines. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than one (1) additional one-year terms.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) Scope of Services. Service Provider shall perform the services described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Services"). If Exhibit "A" consists of

Service Provider's proposal, only those portions of the proposal describing the Services to be performed, the schedule for performance, and compensation are incorporated into this Agreement. All other proposal terms are excluded and of no force or effect. In the event of any conflict, the terms of this Agreement shall control.

(b) Schedule of Performance. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Service Provider shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Service Provider to continue performing the Services.

SECTION 3. ADDITIONAL SERVICES.

Service Provider shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit "A" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed Forty Thousand Nine Hundred Fifty dollars ($40,950), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. In accordance with California Government Code Section 8546.7, if the Not to Exceed Amount exceeds TEN THOUSAND DOLLARS ($10,000.00), this Agreement and the Service Provider's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Each month Service Provider shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-Service Provider contracts. Sub-Service Provider charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "A" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Service Provider to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Service Provider for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.

(d) Payment to Service Provider for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Service Provider.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Service Provider's work under this Agreement, either during performance or when completed. City shall reject or finally accept Service Provider's work within sixty (60) days after the work is submitted to City. City shall reject work by a timely written explanation. Failure to provide written acceptance shall not be deemed acceptance. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Service Provider's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; WARRANTY

Except as otherwise provided below, all documents, data, studies, drawings, maps, models, photographs and reports prepared by Service Provider (collectively, "Documents") under this Agreement are City's property. Service Provider may retain copies of such Documents as desired but will deliver all original materials to City upon City's written notice. City agrees that use of Service Provider's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at City's own risk. Service Provider warrants that all Documents it drafts and completes pursuant to this Agreement constitute original work. Specifically, Service Provider understands and agrees that use of artificial intelligence (AI) tools including, without limitation, ChatGPT, Microsoft's Bing Chat, Google's Bard, and Meta's LLaMA (Large Language Model Meta AI), in the performance of this Agreement does not constitute an original work, i.e., submitting Documents generated by such AI tools to City and representing it as Service Provider's original work constitutes a material breach of this Agreement, constitutes a false claim, and may also violate applicable intellectual property right laws including, without limitation, United States Copyright Law. Accordingly, and notwithstanding any other provision of this Agreement as to ownership, City specifically rejects ownership of such Documents. Service Provider is required to indemnify and defend City to the fullest extent allowed by applicable law should it violate this Section.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement, Service Provider's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or

otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

SECTION 7. SERVICE PROVIDER'S BOOKS AND RECORDS.

(a) Service Provider shall maintain any and all documents and records demonstrating or relating to Service Provider's performance of the Services. Service Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Service Provider pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Service Provider's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Service Provider's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Service Provider is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Nothing in this Agreement may be construed to be inconsistent with this relationship or status. Service Provider shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. Service Provider shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

(b) Service Provider shall perform all Services as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Service Provider shall be solely responsible for the means, methods, techniques, sequences and procedures in performance of Services. The personnel performing the Services under this Agreement on behalf of Service Provider shall at all times be under Service Provider's exclusive direction and control. Any terms within this Agreement regarding City directives apply to and concern the result of Service Provider's provision of service and not the means, methods, or scheduling of the Service Provider's work. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Service Provider or any of Service Provider's officers, employees, or agents except as set forth in this Agreement. Service

Provider shall not at any time or in any manner represent that Service Provider or any of Service Provider's officers, employees, or agents are in any manner officials, officers, employees or agents of City.

(c) Neither Service Provider, nor any of Service Provider's officers, employees or agents, shall obtain any privileges or rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Service Provider expressly waives any claim Service Provider may have to any such benefits, privileges or rights.

SECTION 9. STANDARD OF PERFORMANCE.

Service Provider represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Service Provider shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Service Provider shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Service Provider under this Agreement. In addition to the general standards of performance set forth in this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" that shall also be applicable to Service Provider's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Service Provider shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Service Provider shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement and such licenses, permits, and approvals shall be maintained throughout the Term of this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Service Provider to comply with this section.

SECTION 11. PREVAILING WAGE LAWS.

Service Provider acknowledges that certain portions of the Services may constitute "public works" within the meaning of California Labor Code § 1720 et seq., depending on how such Services are performed. Service Provider is solely responsible for determining the applicability of California prevailing wage requirements to the Services and, if applicable, for full compliance with all requirements of the California Labor Code, including but not limited to Labor Code §§ 1720–1782, the payment of prevailing wages, registration with the Department of Industrial Relations, and submission of certified payroll records.

Service Provider must require any subconsultants, subcontractors, or any other persons or entities performing any portion of the Services to comply with all applicable prevailing wage requirements.

Service Provider must defend, indemnify, and hold harmless City and its officials, employees, and agents from and against any and all claims, penalties, liabilities, costs, or expenses arising out of or related to the acts or omissions of Service Provider, or any subconsultants, subcontractors, or other persons or entities at any tier engaged in the performance of the Services, in failing to comply with

applicable prevailing wage laws.

SECTION 12. NONDISCRIMINATION.

Service Provider shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Service Provider hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Service Provider so employ such unauthorized aliens for the performance of the Services, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Service Provider hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

SECTION 14. CONFLICTS OF INTEREST.

(a) Service Provider covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Service Provider's performance of the Services. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Service Provider agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

(b) City understands and acknowledges that Service Provider is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Service Provider is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Service Provider will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law. Service Provider shall not use City's name or insignia, photographs, or any publicity pertaining to the Services in any magazine trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

(b) Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily

provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Service Provider gives City notice of such court order or subpoena.

(c) If Service Provider, or any officer, employee, agent or subcontractor of Service Provider, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Service Provider for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Service Provider's conduct.

Service Provider shall promptly notify City should Service Provider, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Service Provider or be present at any deposition, hearing or similar proceeding. Service Provider agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Service Provider. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Service Provider shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Service Provider's services, to the fullest extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees, volunteers, and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) that arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider, in the performance of professional services under this Agreement.

(b) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials, volunteers, and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider.

(c) Indemnification from Sub-Service Providers. Service Provider agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every

sub-Service Provider or any other person or entity involved by, for, with or on behalf of Service Provider in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Service Provider fails to obtain such indemnity obligations from others as required herein, Service Provider agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Service Provider and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Service Provider agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "B" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Service Provider agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Service Provider are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Service Provider under this Agreement. In recognition of that interest, Service Provider shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Service Provider's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Service Provider, in the performance of its duties pursuant to this Agreement, may utilize sub-contractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Service Provider shall make every reasonable effort to maintain the stability and continuity of Service Provider's staff and sub-contractors, if any, assigned to perform the Services. Service Provider shall notify City of any changes in Service Provider's staff and sub-contractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Service Provider. In the event such notice is given, Service Provider shall cease immediately all work in progress.

(b) Service Provider may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Service Provider or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Service Provider, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Service Provider or City, all property belonging exclusively to City which is in Service Provider's possession shall be returned to City. Service Provider shall furnish to City a final invoice for work performed and expenses incurred by Service Provider, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Service Provider is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Service Provider for any work performed after the date of default. Instead, the City may give notice to Service Provider of the default and the reasons for the default. The notice shall include the timeframe in which Service Provider may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Service Provider is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Service Provider does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Service Provider's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Service Provider shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Service Provider. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, pandemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Service Provider in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by email or certified mail, postage prepaid and return receipt requested, addressed as follows:

To City:	City of Wildomar Attn: Jason Farag, Public Works Director/City Engineer 23873 Clinton Keith Rd., Suite 201 Wildomar, CA 92595 Telephone: (951) 677-7751 Email: public.works@wildomar.gov
With Copy to:	Burke, Williams & Sorensen, LLP 1770 Iowa Avenue, Suite 240 Riverside, CA 92507 Attn: Thomas D. Jex, City Attorney Telephone: (951) 801-6612 Email: TJex@bwslaw.com
To Service Provider:	Parsons Transportation Group Inc. Attn: Nicole DePuy, PE, VP, California Regional Manager 1250 Corona Pointe Ct, Suite 310, Corona, CA 92879 Telephone: (619) 200-4755 Email: nicole.depuy@parsons.com

Notice shall be deemed effective on the date personally delivered or transmitted by email or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service. Email notice shall not require separate written confirmation unless the recipient disputes receipt. Other forms of electronic transmission such as text messages and instant messages are not acceptable manners of notice required hereunder.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 “Amendment” and the City Manager’s contracting authority under the Wildomar Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Service Provider and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager's contracting authority under the Wildomar Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 29. WAIVER.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Service Provider shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" and "B," is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Service Provider and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any

Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

SECTION 35. DATA PROTECTION.

a) Service Provider shall protect, using the most secure means and technology that is commercially available, City-provided data or consumer-provided data acquired in the course and scope of this Agreement, including but not limited to customer lists and customer credit card or consumer data, (collectively, the "City Data"). Service Provider shall notify City in writing as soon as reasonably feasible, and in any event within twenty-four (24) hours, of Service Provider's discovery or reasonable belief of any unauthorized access of City Data (a "Data Breach"), or of any incident affecting, or potentially affecting City Data related to cyber security (a "Security Incident"), including, but not limited to, denial of service attack, and system outage, instability or degradation due to computer malware or virus. Service Provider shall begin remediation immediately. Service Provider shall provide daily updates, or more frequently if required by City, regarding findings and actions performed by Service Provider until the Data Breach or Security Incident has been effectively resolved to City's satisfaction. Service Provider shall conduct an investigation of the Data Breach or Security Incident and shall share the report of the investigation with City. At City's sole discretion, City and its authorized agents shall have the right to lead or participate in the investigation. Service Provider shall cooperate fully with City, its agents and law enforcement.

b) If City is subject to liability for any Data Breach or Security Incident, then Service Provider shall defend, indemnify, and hold harmless City from and against any claims, damages, fines, penalties, costs, and expenses, including reasonable attorney's fees, arising therefrom.

SECTION 36. SAM.GOV CHECK.

To the extent this Agreement is funded, in whole or in part, with federal funds, or otherwise constitutes a procurement or subaward subject to federal law, the requirements of 2 CFR Part 200, Appendix II(H) (Debarment and Suspension), including Executive Orders 12549 and 12689 and 2 CFR Part 180, shall apply. In that event, Service Provider represents that it is not listed on the governmentwide exclusions in the System for Award Management (SAM.gov).

SECTION 37. COUNTERPARTS; ELECTRONIC SIGNATURES.

This Agreement may be executed in any manner of counterparts, all of which shall constitute one and the same instrument, and any Party hereto may execute this Agreement, by signing and delivering one or more counterparts. Each Party agrees that this Agreement and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF WILDOMAR

_____
Chris Mann
City Manager

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

"Service Provider": Parsons Transportation Group Inc.

By: _____

Name: Nicole DePuy, PE

Its (Title): Vice President

By: _____

Name: Paul Walker-Lanz

Its (Title): Vice President

EXHIBIT "A"

SCOPE OF SERVICES AND COMPENSATION

1250 Corona Pointe Ct, Suite 310, Corona, CA 92879
Direct: +1 909.240.8890 / parsons.com

July 22, 2026

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

Attn: Jason Farag, PE, Public Works Director

Sub: Request for amendment to perform closeout tasks for Bundy Canyon Segment 1

Dear Jason,

Based on your request, Parsons is pleased to submit this amendment request for Bundy Canyon Segment 1 to complete environmental permit closeout, as-built preparation, and soundwall design services.

Parsons will prepare the required final reports, memoranda, certifications, and supporting documentation for the 404, 401, and 1602 permits, including compliance summaries, photo documentation, as-built drawings, mitigation documentation, restoration summaries, GPS data, and agency submittals to the U.S. Army Corps of Engineers, State Water Resources Control Board, and CDFW.

Parsons will also prepare final as-built plans using detailed redline drawings, as-built condition instructions, RFIs, and submittals provided by City staff, the City's Construction Management consultant, and the contractor.

For the soundwall design, Parsons will review available TNM files and prior noise analysis, update the model as needed, evaluate barrier limits and termini, assess insertion loss and Caltrans feasibility and reasonableness criteria, and prepare the related plans, specifications, and estimate information.

The total estimated cost for these services is $40,950.00, based on the labor hours and billing rates included in the cost proposal.

Parsons team appreciates the opportunity to continue supporting the City of Wildomar on this project. Please review this amendment request and contact me at 909.240.8890 or kedar.sawant@parsons.com with any questions or if additional information is needed.

Respectfully,

Kedar Sawant
Principal Project Manager/Inland Empire Area Manager

Cc: Carlos Geronimo, PE, Principal Engineer

SECTION 1

UNDERSTANDING OF TASKS

Environmental Closeout Tasks

The scope of work for the subject closeout tasks for each environmental permit is described below.

404 permit

1. Permittee shall submit to the Corps Regulatory Division a post-project implementation memorandum including the following information: A) Date(s) work within waters of the U.S. was initiated and completed; B) Summary of compliance status with each special condition of this permit (including any noncompliance that previously occurred or is currently occurring and corrective actions taken or proposed to achieve compliance); C) Color photographs (including map of photo points) taken at the project site before and after construction for those aspects directly associated with permanent impacts to waters of the U.S. such that the extent of authorized fills can be verified; D) One copy of "as built" drawings for the entire project. Electronic submittal (Adobe PDF format) is preferred. All sheets must be signed, dated, and to-scale. If submitting paper copies, sheets must be no larger than 11 x 17 inches; and E) Signed Certification of Compliance (attached as part of this permit package).
2. Certificate of Compliance
3. Temporary Impacts- authorized work in waters of the U.S., the permittee shall submit a memorandum documenting compliance with this special condition

401 permit

1. Request for Notice of Project Complete Letter: The Permittee shall submit a Request for Notice of Project Complete Letter when construction and/or any post-construction monitoring is complete, and no further Project activities will occur. This request shall be submitted to Water Board staff within thirty (30) days following completion of all Project activities. Upon approval of the request, the Water Board staff shall issue a Notice of Project Complete Letter to the Permittee which will end the post discharge monitoring period and associated annual fees. Completion of postconstruction monitoring shall be determined by Water Board staff and shall be contingent on successful attainment of restoration performance criteria.
2. Final annual report
3. Copies of mitigation credit purchases

1602 permit

1. Project Completion Report. Permittee shall provide a Project Completion Report to CDFW via EPIMS no later than one month after the Project is fully completed. The Project Completion Report shall summarize all Project activities including the implementation of all items specified in Section 2 of this Agreement. The Project Completion Report shall demonstrate that impacts to streams are consistent with, and do not exceed, Project impacts authorized under this Agreement. This report shall include, at minimum, photo documentation, a quantification of the Project's final total acres of impacts to streams, avoidance/minimization measures implemented, maps that display work areas, biological survey notes (including construction monitoring), and a summary of temporary and permanent restoration efforts with photo documentation. Permittee shall include a copy of the Mitigation and Monitoring Reporting Plan table with notes showing status and date of implementation for each of the mitigation measures. The Permittee shall also provide GPS data, taken before and after Project construction activities, to demonstrate that impacts to streams are consistent with, and do not exceed, project impacts authorized under this Agreement.

As-built Preparation Tasks

Parsons will prepare the final as-built plans based on detailed redline drawings and as-built condition instructions provided by City staff or the City's Construction Management consultant. The contractor shall provide all RFIs and submittals addressed during the construction phase in a comprehensive redlined plan set, which will serve as the basis for preparation of the final as-built plans.

Soundwall Design

Parsons will provide soundwall design services to support evaluation and refinement of the proposed barrier limits for the west termini of constructed soundwall. The work will include review of available Traffic Noise Model (TNM) files prepared by Entech and prior noise analysis information, modification of the model as needed to reflect the proposed soundwall configuration, and assessment of noise levels with and without the barrier to determine insertion loss and confirm compliance with applicable Caltrans acoustical feasibility and reasonableness criteria.

We will evaluate the west soundwall termini based on the current layout, available exhibits, and modeled receptor results. The analysis will identify whether the proposed limits can be optimized while maintaining required acoustical performance. Parsons will document the results of the analysis and prepare plans, specifications, and estimate information necessary to support the soundwall design.

Note:

- Survey tasks are not included. The team will try to use any existing available survey data.
- RCFCWCD coordination is limited to one review of PS&E, if required.
- Right-of-Way coordination is not included.

SECTION 2

COST PROPOSAL

Our cost proposal with billing rates for the environmental permit closeout task is as shown in the table below.

LABOR HOURS AND COSTS										
	Bundy Canyon Segment 1 Closeout Tasks								**TOTAL**	**DIRECT**
	TASK	**Project Manager**	**Engineering Manager**	**Project Engineer**	**Engineer I**	**Environmental Manager**	**Senior Environmental Scientist**	**Associate Environmental Scientist**	**LABOR**	**LABOR**
		$240.00	**$220.00**	**$160.00**	**$105.00**	**$220.00**	**$165.00**	**$105.00**	**HOURS**	**COSTS**
1	**Environmental Closeout Tasks**									
	Prepare, circulate, and file correspondence and memos	5.00				10.00	30.00	45.00	90.00	$13,075.00
2	**As-builts Preparation**									
	Develop final as-builts based on provided detailed redlines	5.00	10.00	25.00	40.00				80.00	$11,600.00
3	**Soundwall Design**									
	Plans, Specifications, and Estimates	5.00	30.00	30.00	35.00				100.00	$16,275.00
TOTAL LABOR HOURS AND DIRECT LABOR COSTS										
	TOTAL LABOR HOURS	**15.00**	**40.00**	**55.00**	**75.00**	**10.00**	**30.00**	**45.00**	**270.00**	
	TOTAL DIRECT LABOR COSTS	**$3,600.00**	**$8,800.00**	**$8,800.00**	**$7,875.00**	**$2,200.00**	**$4,950.00**	**$4,725.00**		**$40,950.00**
								TOTAL ESTIMATED COSTS		**$40,950.00**

EXHIBIT "B"

INSURANCE REQUIREMENTS

Service Provider shall procure and maintain, for the duration of the Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Service Provider, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than $1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Service Provider has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than $1,000,000 per accident for bodily injury and property damage.

3. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease.

(Not required if Service Provider provides written verification it has no employees)

4. Professional Liability (Errors and Omissions) Insurance appropriate to the Service Provider's profession, with limit no less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. The Retroactive Date must be shown and must be before the date of the Agreement or the beginning of Agreement work. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Agreement effective date, the Service Provider must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work. A copy of the claims reporting requirements must be submitted to the City for review.

If the Service Provider maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or higher limits maintained by the Service Provider. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

The City, 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 Service Provider including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Service Provider'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 Coverage

For any claims related to this Agreement, the Service Provider's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Service Provider's insurance and shall not contribute with it.

Notice of Cancellation

Service Provider shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Service Provider shall forthwith obtain and submit proof of substitute insurance.

Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider 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 City 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 City for all work performed by the Service Provider, its employees, agents and subcontractors.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Service Provider to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.

Acceptability of Insurers

Insurance must be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

Verification of Coverage

Service Provider shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Service Provider's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Subcontractors

Service Provider shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Service Provider shall ensure that City is an additional insured on insurance required from subcontractors.

Special Risks or Circumstances

City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

SUBJECT: Contract Award for 20-Acre Park, Phase 0B - Prefabricated Vehicular Bridge Procurement (CIP 099-0)

SUBMITTED BY: Carlos Geronimo, Principal Engineer

PREPARED BY: Ninette Eva, Associate Engineer

ACTION:
1. Authorize the City Manager to execute a contract with R.E. Schultz Construction, Inc. in the amount of $299,000 for the design, engineering, manufacturing, delivery, offloading, and assembly of a Bow String Truss Prefabricated Vehicle Bridge for the City's 20-Acre Park Project, CIP 099 - Phase 0B, and waive any minor informality or irregularity in the bid.

2. Authorize the Public Works Director/City Engineer to approve change orders not to exceed 15% of the awarded contract amount (contingency).

3. Adopt a Resolution entitled:

RESOLUTION NO. 2026- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA AWARDING A CONTRACT FOR THE 20-ACRE PARK PREFABRICATED VEHICULAR BRIDGE, CIP 099 PHASE 0B ("PROJECT"), AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT WITH R.E. SCHULTZ CONSTRUCTION, INC.

SUMMARY:
Awarding a contract to R.E. Schultz Construction, Inc. in the amount of $299,000 for a Bow String Truss prefabricated bridge, including the design, engineering, manufacturing, delivery, offloading, and assembly of the bridge for the City's 20-Acre Park Project.

BACKGROUND:
The City is developing the 20-Acre Park in phases as funding becomes available. Phase 0B includes a prefabricated vehicle bridge across the Riverside County Flood Control channel connecting the future Palomar Street parking area to the park property and trails. Construction of a new bridge is also one of the City's obligations under the Purchase and Sale Agreement for the park property and is required to be completed by September 30, 2027.

The bridge procurement contract is limited to the bridge design, engineering, manufacturing, delivery, offloading, and assembly. Installation of the assembled bridge onto the foundations is not included and will be completed under a separate contract. The selected contractor is required to coordinate with the City's site design consultant and prepare the necessary plans and submittals for City review and approval.

DISCUSSION:

On July 16, 2026, the City advertised "CIP 099 Phase 0B, Prefabricated Vehicular Bridge for City of Wildomar's 20-Acre Park" (Project)
and solicited bids for the Project. Bids were due on August 5, 2026, and the City received one timely bid from R.E. Schultz Construction, Inc. The bid proposal submitted by R.E. Schultz Construction, Inc. is included as Attachment A.

The bid schedule includes pricing for three alternative bridge configurations: Warren Truss, Flat Truss, and Bow String Truss. Images of the three bridge configurations are included in Attachment B, and their costs are summarized below.

Bridge Option/Bid Item	Bridge Configuration	Design/Manufacturing Cost	Delivery and Assembly	Total
1A	Warren Truss	$229,000	$63,000	$292,000
1B	Flat Truss	$225,000	$63,000	$288,000
1C	Bow String Truss	$236,000	$63,000	$299,000

Staff recommends awarding Bid Item 1C, the Bow String Truss bridge, together with delivery and assembly, for a total contract amount of $299,000. This amount consists of $236,000 for design, engineering, and manufacturing; $25,000 for delivery; and $38,000 for bridge assembly. Staff reviewed the bid for compliance with the bid documents and recommends awarding the contract to R.E. Schultz Construction, Inc. as the sole responsive and responsible bidder, subject to completion of the required contract documents.

R.E. Schultz Construction, Inc. holds an active California Class A contractor’s license (CSLB No. 1007195) and has a current Department of Industrial Relations public works registration (No. 1000033385) through June 30, 2027. The bid acknowledges Addendum No. 1. Pursuant to Addendum No. 1, the bridge must be delivered to the project site and assembled, ready for installation, by July 2027.

A copy of the Prefabricated Bridge Supplier Contract with R.E. Schultz Construction, Inc. is included as Attachment C.

FISCAL IMPACT:
The adopted FY 2026/2027 Capital Improvement Program includes an overall construction budget of $1,200,000 for Phase 0A and Phase 0B, including construction administration and inspection. The total for Phase 0A construction contract including a 10% contingency is $355,040. The proposed $299,000 contract, with a 15% contingency of $44,850 for Phase 0B is $343,850. The combined Phase 0A and Phase 0B contract total of $698,890 is within the total approved budget for this fiscal year. Construction and construction administration/inspection funding are available from DIF Park Improvement Fund 461 and covered by the approved Project budget.

ATTACHMENTS:
Resolution
A - R.E. Schultz Construction, Inc. Bid Proposal
B - Bridge Configuration Options
C - Prefabricated Bridge Supplier Contract - RE Schultz

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA AWARDING A CONTRACT FOR THE 20-ACRE PARK PREFABRICATED VEHICULAR BRIDGE, CIP 099 PHASE 0B ("PROJECT"), AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT WITH R.E. SCHULTZ 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 Sale Agreement with CAFH, the City has decided to phase the Overall Project; and

WHEREAS, Contract Documents were prepared for the design, engineering, manufacturing, offloading, delivery and assembly of a prefabricated vehicular bridge for the 20-Acre Park Project, (CIP 099 - Phase 0B, "Project"); and

WHEREAS, as part of the required public bidding procedures on July 16, 2026, the City advertised the Project to solicit bids for the performance of the Work; and

WHEREAS, on August 5, 2026, the City received one (1) bid proposal for the Project from R.E. Schultz Construction, Inc.; and

WHEREAS, City staff has reviewed and evaluated the bid proposal submitted and recommends R.E. Schultz Construction, Inc., as the sole responsive and responsible bidder for the Project.

NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Wildomar City Council, in regular session assembled on September 9, 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 Contract Documents for the Project; and

SECTION III. The City Council waives any irregularities in the bid proposal submitted by R.E. Schultz Construction, Inc., for the Project and authorizes the City Manager to execute a Contract with R.E. Schultz Construction, Inc., for the Project; and

PASSED, APPROVED, AND ADOPTED this 9th day of September, 2026

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

APPENDIX 1 – BID DOCUMENTS

The undersigned hereby proposes to furnish any and all labor, materials, and equipment for the 20-ACRE PARK PROJECT PRE-FABRICATED VEHICULAR BRIDGE – CIP 099 PHASE 0B, and appurtenant work in connection therewith, said work to be done and materials to be furnished in strict conformity with the plans, specifications, all other referenced documents and all codes and regulations the prices shown on this proposal.

The undersigned has examined the location of the proposed work and is familiar with the plans and specifications and the local conditions at the place the work is to be done, and also understands that the project will be completely constructed in a turn-key condition acceptable to the Owner be for the price of the proposal, including all fees and sales tax upon any materials so furnished. The undersigned has also carefully checked all of the figures given and understands that the Owner will be responsible for any errors or omissions on the part of the undersigned in submitting this proposal.

The Contractor confirms that his/her bid is submitted with respect to the changes to the contract included in all addenda issued by the Owner.
Receipt is hereby acknowledged of Addenda No.(s)

The undersigned has examined the current State of California schedule of prevailing wage rates for the types of work to be done on this project and agrees to pay not less than these rates.

Bid Forms/Documentation Requirements Checklist

- ☒ BIDDER'S PROPOSAL / ADDENDA ACKNOWLEDEMENT
- ☒ BID SCHEDULE FORM (SCHEDULE)
- ☒ BIDDER'S BOND
- ☒ NON-COLLUSION AFFIDAVIT
- ☒ DESIGNATION OF SUBCONTRACTORS
- ☒ VERIFICATION OF CONTRACTOR'S LICENSE
- ☒ CERTIFICATE REGARDING WORKERS' COMPENSATION

All items shall be complete and in place per plans (if applicable) and these Bid and Contract Documents.

Bid Schedule

Base Bid: PREFABRICATED VEHICULAR BRIDGE FOR CITY OF WILDOMAR'S 20-ACRE PARK PROJECT – CIP 099 PHASE 0-B					
Item No.	**Description**	**Units**	**Quantity**	**Unit Price**	**Total Price**
1A	Design, Engineering, and Manufacturing a Prefabricated Vehicular Bridge (Warren Truss)	LS	1	$229,000	$229,000
1B	Design, Engineering, and Manufacturing a Prefabricated Vehicular Bridge (Flat Truss)	LS	1	$225,000	$225,000
1C	Design, Engineering, and Manufacturing a Prefabricated Vehicular Bridge (Bow String Truss)	LS	1	$236,000	$236,000
2	Delivery of Prefabricated Vehicular Bridge	LS	1	$25,000	$25,000
3	Bridge Assembly	LS	1	$38,000	$38,000
				Total In Figures:	$753,000.00

TOTAL BASE BID PRICE IN WORDS:

Seven hundred fifty-three thousand and 0/100----------

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 **TOTAL BID PRICE.**

Contractor's Name (Printed): R.E. Schultz Construction, Inc.

Bidder's Signature: _____
(Same Signature as on Proposal)

Bidder's Name (Printed): Richard Schultz

Bidder's Title: President, Sole Officer

Date: 8/5/26

Bidder's Bond No. 11-327-823

We R.E. Schultz Construction, Inc. as Principal, and U.S. 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 Prefabricated Vehicular Bridge for City of Wildomar's 20-Acre Park Project

(Copy here the exact description of work, including location, as it appears on the proposal)

for which bids are to be opened at 23873 Clinton Keith Road, Suite 110

(Insert place where bids will be opened)

Wildomar, CA 92595 on August 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: August 5, 2026

R.E. Schultz Construction, Inc.

By _____
Principal

Business Address 1767 N Batavia Street

Orange, CA 92865

U.S. Specialty Insurance Company

*By _____
Surety

Blake A. Pfister, Attorney-in-Fact

Business Address 801 South Figueroa Street #700

Los Angeles, CA 90017

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)

see attached acknowledgment
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."**

California Loose Notary Attached

CALIFORNIA 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 Orange

On August 4, 2026 (Date) before me, L. Nahina Pfister, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Blake A. Pfister (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.

L. NAHINA PFISTER
Notary Public - California
Orange County
Commission # 2479518
My Comm. Expires Jan. 13, 2028

Place Notary Seal and/or Stamp Above

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 _____ (Signature of Notary Public)

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: Bid Bond 11-327-823

Document Date: August 5, 2026 Number of Pages: _____

Signer(s) Other Than Named Above: N/A, None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Blake A. Pfister	Signer's Name: ------
☐ Corporate Officer – Title(s):	☐ 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: U.S. Specialty Insurance Company	Signer is Representing:

©2019 National Notary Association

TOKIO MARINE HCC

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Blake A. Pfister of Mission Viejo, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed** _____ *****Five Million***** _____ Dollars (***$5,000,000.00***).

This Power of Attorney shall expire without further action on January 31st 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of February 2024.

AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS BONDING COMPANY, UNITED STATES SURETY COMPANY, U.S. SPECIALTY INSURANCE COMPANY

By: _____
Daniel P. Aguilar, Vice President

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 Los Angeles

On this 1st day of February 2024, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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)

D. LITTLEFIELD
Notary Public - California
Los Angeles County
Commission # 2476570
My Comm. Expires Jan 31, 2028

I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 5th day of August 2026.

Bond No. 11-327-823
Agency No. 3074

Kio Lo, Assistant Secretary

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 Orange)

On 4 August 2026 before me, Matthew C. Mccullough, Notary Public,
(insert name and title of the officer)

personally appeared Richard Earl Scholtz,
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 Matthew C. Mccullough (Seal)

MATTHEW C. MCCULLOUGH
Notary Public - California
Orange County
Commission # 2481819
My Comm. Expires Feb 13, 2028

Non-Collusion Affidavit

STATE OF CALIFORNIA)
)

COUNTY OF RIVERSIDE)

I, the undersigned, an authorized representative of R.E. Schultz 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): R.E. Schultz Construction, Inc.

Bidders Signature: _____
(Same Signature as on Bid Proposal Form)

Bidder Name (Printed): Richard Schultz

Bidders Title: President, Sole Officer

Date: 8/4/26

Subscribed and sworn to before me

this 4th day of August, 2026.

California Loose Notary Attached

_____
Signature of Notary Public

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 Orange

Subscribed and sworn to (or affirmed) before me on this 4 day of August, 2026, by Richard Schultz, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MATTHEW C. MCCULLOUGH
Notary Public - California
Orange County
Commission # 2481819
My Comm. Expires Feb 13, 2028

(Seal) Signature Matthew C. McCullough

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	N/A - Work to be self	**CSLB #**	N/A	N/A	N/A	N/A
Location	performed	**DIR #**				
Name		**CSLB #**				
Location		**DIR #**				
Name		**CSLB #**				
Location		**DIR #**				
Name		**CSLB #**				
Location		**DIR #**				

Contractor's Name (Printed): R.E. Schultz Construction, Inc.

Bidders Signature: _____

Bidders Name (Printed): Richard Schultz

(Same Signature as on Bid Proposal Form)

Bidders Title: President, Sole Officer

Date: 8/5/26

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:

CSLB #1007195	A, B, C-631/D34, C-61/D12	9/30/27
License Number	Class	Expiration Date

R.E. Schultz Construction, Inc.
CONTRACTOR (PRINT OR TYPE)

8/5/26
Date

Richard Schultz, President (Sole Officer)
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.

R.E. Schultz Construction, Inc.
Name (print or type)

8/5/26
Date

Richard Schultz, President (Sole Officer)
Signature

ADDENDUM No. 1

For

CIP 099 Phase 0B, Prefabricated Vehicular Bridge for City of Wildomar's 20-Acre Park Project

The following amendments and clarifications are made to the Bid Documents for the CIP 099 Phase 0B, Prefabricated Vehicular Bridge for City of Wildomar's 20-Acre Park Project.

Response to Proposers' Questions

Question 1 – The Standard Specifications are outlined as Greenbook, but the Special Provisions identify design a live load according to AASHTO LRFD (HL-93). It is customary to see vehicular bridges designed using AASHTO LRFD, with Caltrans amendments applied in CA. Will the City consider adding AASHTO LRFD as the primary design code for the bridge?

Response: AASHTO LRFD is the primary design code.

Question 2 – Clarification; is the installation of the bridge part of this scope, or will there be a separate bid for installation upon the selection of the manufacturer.

Response: This scope is limited to bridge design, manufacturing, delivery, offloading at project site, and assembly of the bridge. Installation of the bridge onto the foundations is not part of this scope, this will be a separate bid.

Question 3 – What is the required completion date?

Response: The bridge must be delivered to the site and assembled (ready to be installed) by July 2027.

Question 4 – Is there a top of deck to low requirement and if so, what is it?

Response: There is no dimension requirement.

Question 5 – The Aluminum Picket rails are required to be painted after fabrication. What paint system is required for the rails?

Response: The aluminum picket rail color shall be black

Approved By: _____ DATE 7/29/2026
Carlos Geronimo, Principal Engineer

Acknowledged By: _____ DATE: 8/5/26
Bidder's Signature

ADDENDUM NO. 1 MUST BE SIGNED AND RETURNED WITH PROPOSAL

Home CONTRACTORS STATE LICENSE BOARD

Contractor's License Detail for License # 1007195

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click here for a definition of disclosable actions.
- Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- Arbitrations are not listed unless the contractor fails to comply with the terms.
- Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Data current as of 8/26/2025 10:15:25 AM

Business Information

R E SCHULTZ CONSTRUCTION INC
1767 N BATAVIA STREET
ORANGE, CA 92865
Business Phone Number:(714) 649-2627

Entity Corporation
Issue Date 09/10/2015
Expire Date **09/30/2027**

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- A - GENERAL ENGINEERING
- C-61 / D34 - PREFABRICATED EQUIPMENT
- B - GENERAL BUILDING
- C-61 / D12 - SYNTHETIC PRODUCTS

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with AMERICAN CONTRACTORS INDEMNITY COMPANY .
Bond Number: 100320462
Bond Amount: $25,000
Effective Date: 01/01/2023
Contractor's Bond History

Bond of Qualifying Individual

- This license filed Bond of Qualifying Individual number **JT007487** for CHRIS LEE THOMAS in the amount of **$25,000** with JET INSURANCE COMPANY .
  Effective Date: 03/07/2024
  BQI's Bond History
- The qualifying individual RICHARD EARL SCHULTZ certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
  Effective Date: 06/24/2016
  BQI's Bond History

Workers' Compensation

This license has workers compensation insurance with the INSURANCE COMPANY OF THE WEST
Policy Number:WSD506512003
Effective Date: 04/14/2025
Expire Date: 04/14/2026
Workers' Compensation History

Workers' compensation classification code(s):
5102 - Iron/Steel Erection-non-structural
6220 - Description Unavailable
8742 - Salespersons-Outside

For a description of the workers' compensation classification code(s) listed for this licensee, contact the licensee's insurance carrier. Contact information for the licensee's insurer is available by clicking the insurer link above. Classification codes are also available on the Workers' Compensation Insurance Rating Bureau's classification search page.

The board does not verify or investigate the accuracy of classification codes displayed.

Other

- Personnel listed on this license (current or disassociated) are listed on other licenses.

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CA

R.E. SCHULTZ CONSTRUCTION, INC

Contractor

Contractor business email

chelsea@reschultzconstruction.com

Contractor c ation eff date

2024-07-01

Contractor first name

Richard

Contractor mailing city

ORANGE

Contractor mailing state

CA

Contractor mailing zip

92865

Contractor physical city

ORANGE

Contractor physical state

CA

Contractor physical zip

92865

Contractor certify date

2024-05-22

Contractor company type

Corporation

Contractor craft legacy

Driver On Off Hauling; Cement Mason; Gen

Contractor craft snow

Contractor c ation exp date

2027-06-30

Contractor date deactivated

Contractor dba name

R.E. SCHULTZ CONSTRUCTION, INC

Contractor entity number

C3779421

Contractor ID

1000033385

Contractor last name

Schultz

Contractor mailing address2

Contractor physical address1

1767 N. BATAVIA ST.

Contractor physical address2

Contractor source

SNOW

Contractor wc cert date

2024-04-14

Contractor wc exp date

2025-04-14

Contractor wc policy number

WSD5065120-02

Contractor wc selection

Insured by carrier

Contractor legal entity name

R.E. SCHULTZ CONSTRUCTION, INC

Contractor mailing address1

1767 N. BATAVIA ST.

Contractor wc carrier

Richard Schultz

☐ Checked

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BOARD RESOLUTION OF R.E.SCHULTZ CONSTRUCTION, INC.
DULY PASSED ON APRIL 21, 2015

The undersigned, being all the directors of R.E. Schultz Construction, Inc., hereby signs and adopts the following Resolution:

BE IT RESOLVED that Richard Schultz, is hereby authorized to do and perform any and all such acts, including execute and be a sole signer of any and all documents and certificates, as is deemed necessary or advisable, to carry out the purposes and intent of the Corporation, and, FURTHER, that such acts shall be binding upon the Corporation.

It is hereby certified by the undersigned that the foregoing Resolutions were duly passed by the Board of Directors of the above-named Corporation on this April 21, 2015, in accordance with the Memorandum or By-Laws and Articles of Incorporation of the Company and that said Resolutions have been duly recorded in the Minute Book and is in full force and effect.

DocuSigned by:
Richard Schultz
8614F88275A04AF...
Richard Schultz, President

DocuSigned by:
Richard Schultz
8614F88275A04AF...
Richard Schultz, Secretary

161

A0779521

not 6

3779421

Certificate of Amendment
Of Articles of Incorporation

FILED
Secretary of State
State of California
JAN 07 2016

The undersigned certify that:

1. They are the President and the Secretary, respectively, of RES ENTERPRISES, INC., a California corporation.

2. Article I. of the Articles of Incorporation of this corporation is amended to read as follows:

The name of the corporation is: R.E. Schultz Construction, Inc.

3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.

4. The corporation has issued no shares.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: Jan 5, 2016

Richard Schultz, President

Richard Schultz, Secretary

Senders Contact Information:
Richard Schultz
2914 E. Katella Ave #102
Orange CA 92867
714-649-2627

Entity #C3779421

I hereby certify that the foregoing transcript of 1 page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

JAN 19 2016

Date:

ALEX PADILLA, Secretary of State

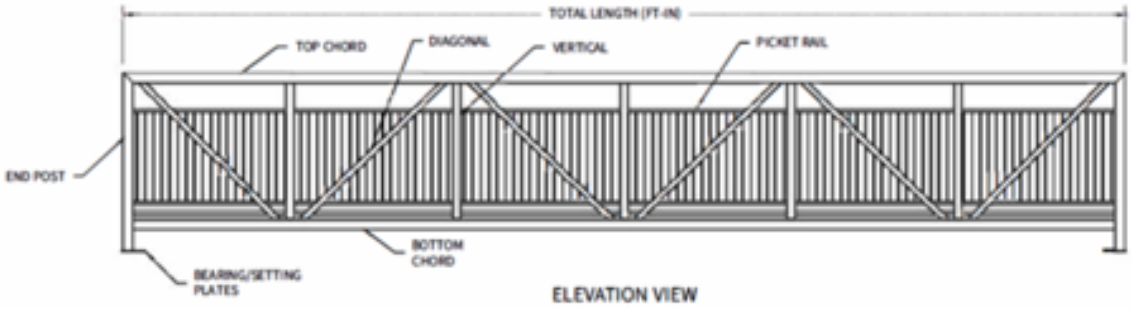
ATTACHMENT B

BRIDGE CONFIGURATION OPTIONS

Option 1/Bid Item 1A
Warren Truss



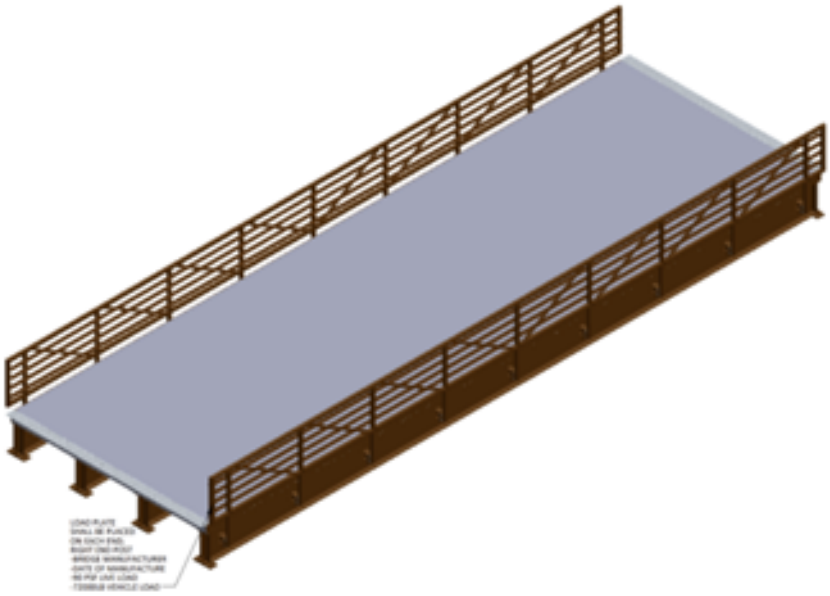
Warren Truss with vertical Picket Railing



ELEVATION VIEW

Option 2/Bid Item 1B
Flat Truss

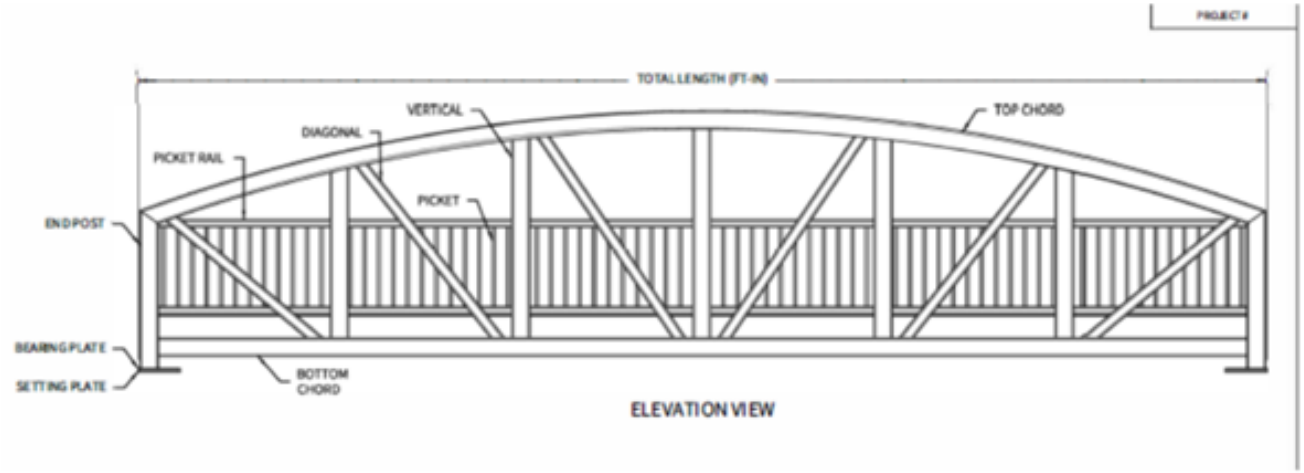




Option 3/Bid Item 1C
Bow String Truss



Bowstring Truss with vertical Picket Railing



PREFABRICATED STEEL BRIDGE SUPPLIER CONTRACT

This contract ("**Contract**") is effective as of September 9, 2026, and is between the CITY OF WILDOMAR, a California municipal corporation ("**Owner**"), and R.E. Schultz Construction, Inc., a California corporation ("**Supplier**"), collectively referred to as the "**Parties**" and individually a "**Party**."

Section 1. **Recitals**. This Contract is entered into with respect to the following facts:

1.1 Owner received Supplier's Proposal for the Work involved in Prefabricated Vehicular Bridge for the City of Wildomar's 20-Acre Park Project CIP 099 – Phase 0B ("**Project**") to fabricate, supply and deliver (FOB Destination) a fully engineered truss vehicular bridge system of steel construction in compliance with the Project design parameters, and which is more fully described in the Contract Documents.

1.2 Supplier represents and warrants that it is fully qualified to perform all of the Work required to complete the Project.

1.3 Supplier agrees to perform all such Work in the time and manner set forth in the Contract Documents.

1.4 The City Council has awarded the Contract to Supplier.

Section 2. **Contract Documents**. To the extent they exist, this Contract consists of the following documents ("**Contract Documents**"), all of which are made a part of this Contract:

2.1 Request for Proposal

2.2 Instructions to Bidders, and any Addenda or Bulletins

2.3 Supplier's Proposal (for reference purposes only)

2.4 Notice to Proceed

2.5 This Contract

2.6 Bid Schedules

2.7 Approved Change Orders

2.8 General Conditions

2.9 AASHTO LRFD Bridge Design Specifications, 10th Edition, 2024

2.10 Certificate(s) of Insurance

2.11 Technical Specifications (including attached plans and drawings)

2.12 Other documents (list here)

Exhibit A – Compensation

Exhibit B – Insurance

Section 3. The Work.

3.1 The Work ("**Work**") to be performed by Supplier is to fabricate, supply and deliver (FOB Destination) a fully engineered truss vehicular bridge system of steel construction in compliance with the Project design parameters for installation by other(s), and which is more fully described in the Contract Documents.

3.2 In completing the Work, Supplier must employ, at a minimum, the applicable generally accepted professional engineering and fabrication standards of its industry in existence at the time of performance as utilized by persons engaging in similar Work.

3.3 Except as specifically provided in the Contract Documents, Supplier 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.

3.4 Supplier must perform all of the Work in strict accordance with the Contract Documents.

3.5 Warranty. Supplier warrants all Work under the Contract (which for purposes of this provision shall be deemed to include unauthorized work which has not been removed and any non-conforming materials incorporated into the Work) to be of good quality and free from any defective or faulty material and workmanship. Supplier agrees that for a period of ten years (or the period of time specified elsewhere in the Contract or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the Work, whichever is later) after the date of final acceptance, Supplier shall within ten (10) Days after being notified in writing by the City of any defect in the Work or non-conformance of the Work to the Contract, commence and prosecute with due diligence all Work necessary to fulfill the terms of the warranty at his sole cost and expense. Supplier shall act sooner as requested by the City in response to an emergency. In addition, Supplier shall, at its sole cost and expense, repair and replace any portions of the Work (or work of other Suppliers) damaged by its defective Work or which becomes damaged in the course of repairing or replacing defective Work. For any Work so corrected, Supplier's obligation hereunder to correct defective Work shall be reinstated for an additional one year period added to the original ten year period, commencing with the date of acceptance of such corrected Work. Supplier shall perform such tests as the City may require verifying that any corrective actions, including, without limitation, redesign, repairs, and replacements comply with the requirements of the Contract. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstitution of equipment

and materials necessary to gain access, shall be the sole responsibility of the Supplier. All warranties and guarantees of subcontractors, suppliers and manufacturers with respect to any portion of the Work, whether express or implied, are deemed to be obtained by Supplier for the benefit of the City, regardless of whether or not such warranties and guarantees have been transferred or assigned to the City by separate agreement and Supplier agrees to enforce such warranties and guarantees, if necessary, on behalf of the City. In the event that Supplier fails to perform its obligations under this Section, or under any other warranty or guaranty under this Contract, to the reasonable satisfaction of the City, the City shall have the right to correct and replace any defective or non-conforming Work and any work damaged by such work or the replacement or correction thereof at Supplier's sole expense. Supplier shall be obligated to fully reimburse the City for any expenses incurred hereunder upon demand.

3.6 Standard of Performance. Supplier shall perform all Work under this Contract in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Supplier represents and maintains that it is skilled in the professional calling necessary to perform the Work. Supplier warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Work assigned to them. Finally, Supplier represents that it, its employees and its subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Work, and that such licenses and approvals shall be maintained throughout the term of this Contract.

3.7 Inspection and Acceptance of Work. Owner may inspect and accept or reject any of Supplier’s work under this Agreement, either during performance or when completed. Owner shall reject or finally accept Supplier’s work within forty-five (45) days after the prefabricated steel bridge system is delivered to Owner. Owner shall accept work by a timely written acceptance, otherwise work shall be deemed to have been rejected. Owner’s acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as to amount to fraud. Acceptance of any work by Owner shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, provisions pertaining to warranty, indemnification and insurance.

Section 4. **Time to Perform the Work**.

4.1 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.

4.2 Final Completion Date: The Work, including delivery of the fully engineered truss vehicular bridge system (FOB Destination), shall occur no later than June 2027.

4.3 Time is of the essence with respect to Supplier’s Work. Supplier agrees to diligently pursue performance of the Work within the time specified by the Contract Documents.

4.4 Supplier will be excused from any delay in performance or failure to perform due to causes beyond the control of Supplier 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.

4.5 If Supplier is delayed by any cause beyond Supplier's control, Owner may, but is not required to, grant a time extension for the completion of the Work. If delay occurs, Supplier must notify Owner in writing within 48 hours of the cause and identify the extent of the delay, how such delay interferes with Supplier's performance of the Work, and the impact of the delay on the Project's schedule.

4.6 Liquidated Damage Amounts.

4.6.1 As liquidated damages for delay Supplier must pay Owner Two Thousand Five-Hundred dollars ($2,500.00) for each calendar day that expires after the time specified for Supplier to achieve Final Completion of the entire Work, until achieved.

4.7 Scope of Liquidated Damages.

4.7.1 Supplier 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. Supplier 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.

4.7.2 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 Suppliers, subcontractors, tenants, or other third-parties), and defense costs thereof. Owner may deduct from any money due or to become due to Supplier subsequent to time for completion of entire Work and extensions of time allowed pursuant to this Contract, a sum representing then-accrued liquidated damages.

Section 5. <u>Compensation and Payment</u>.

5.1 Subject to any limitations provided in the Contract Documents, Owner agrees to pay Supplier, 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 and schedule of payments set forth in <u>Exhibit A</u> ("**Compensation**"), which is made a part of this Contract.

Section 6. **Non-Discrimination**. Supplier, 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. Supplier is responsible for compliance with this section, and must include these non-discrimination provisions in all subcontracts for performance of the Work.

Section 7. **General Legal Compliance**.

7.1 In performing the Work, Supplier must comply with all applicable federal, state, and local statutes, laws, regulations, and ordinances including, but not limited to, OSHA requirements.

7.2 Supplier must, at Supplier'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.

Section 8. **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, Supplier 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 Supplier, without further acknowledgement by the Parties.

Section 9. **Independent Contractor**. Supplier 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 Supplier or any of Supplier's officers, employees, agents or subcontractors, except as expressly set forth in the Contract Documents. Supplier 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.

Section 10. **Indemnification**.

10.1 Supplier 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 Supplier, 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 Supplier'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.

10.2 Supplier's duty to defend is a separate and distinct obligation from Supplier's duty to indemnify. Supplier is obligated to defend Owner in all legal, equitable, administrative, or special proceedings, with counsel approved by Owner, immediately upon tender to Supplier 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 Supplier are responsible for the Claim does not relieve Supplier 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 Supplier 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 Supplier 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.

10.3 Supplier 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 Supplier 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.

10.4 Supplier agrees that settlement of any Claim will require the consent of Owner. Owner agrees that its consent will not be unreasonably withheld provided that Supplier 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.

10.5 Supplier'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 Supplier's

indemnification obligation will be reduced in proportion to the established comparative liability.

10.6 For the purposes of this section, "Owner" includes the City of Wildomar's officers, officials, board members, employees and agents.

10.7 The provisions of this section will survive the expiration or earlier termination of this Contract.

Section 11. **Insurance**. Supplier 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.

Section 12. **Notice**.

12.1 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 Supplier:
R.E.Schultz Construction, Inc.
1767 N. Batavia Street
Orange, CA 92865
Attention: Chris Thomas
chris@reschultzconstruction.com

12.2 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.

12.3 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.

Section 13. **Owner Rights of Termination and to Complete the Work**.

13.1 Termination for Cause (Default). The occurrence of any of the following is a default by Supplier under this Contract:

13.1.1 Supplier 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.

13.1.2 Supplier fails to complete the Work on time.

13.1.3 Supplier is adjudged bankrupt, or makes a general assignment for the benefit of creditors, or a receiver is appointed on account of Supplier's insolvency.

13.1.4 Supplier fails to abide by any applicable laws, ordinances or instructions of Owner in performing the Work.

13.1.5 Supplier breaches or fails to perform any obligation or duty under the Contract and such breach or failure remains uncorrected following Owner's notice to Supplier of the breach.

13.2 Upon the occurrence of a default by Supplier, Owner will serve a written notice of default on Supplier specifying the nature of the default and the steps needed to correct the default. Unless Supplier 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 Supplier. In such case, Supplier 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.

13.3 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 Supplier notice of termination specifying the extent to which performance of the Work under the Contract is terminated, and the effective date of the termination.

13.4 Supplier 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.

13.5 Supplier will be entitled to a total payment on account of the Contract Work so terminated, measured by (i.) the actual cost to Supplier 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.

13.6 Under no circumstances may Supplier recover legal costs of any nature, nor may Supplier recover costs incurred after the date of the termination.

Section 14. **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 Supplier 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, Supplier 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.

Section 15. **Change Orders and Claims**

15.1 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.

15.2 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 Supplier and Owner.

Section 16. **General Provisions**.

16.1 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.

16.2 Assignment. Supplier 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 Supplier were material considerations for this Contract.

16.3 Third Party Beneficiaries. Supplier's subcontractors (if any) 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.

16.4 Binding Effect. This Contract is binding upon the heirs, executors, administrators, successors and permitted assigns of the Parties.

16.5 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 Supplier and Owner prior to the execution of this Contract.

16.6 Modification of Contract. No amendment to or modification of this Contract will be valid unless made in writing and approved by Supplier and by Owner. The Parties

agree that this requirement for written modifications cannot be waived and that any attempted waiver will be void.

16.7 Audit/Inspection Of Records. Supplier shall maintain all documents and records prepared by or furnished to Supplier 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. Supplier shall permit Owner to audit, examine and make copies, excerpts and transcripts from any such records, and Supplier 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 Supplier regarding this Contract Agreement are resolved, whichever is later.

16.8 Attorneys' Fees and Costs. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Contract, the prevailing party in such action shall be entitled to have and recover from the losing party reasonable attorneys' fees and all other costs of such action.

16.9 Risk of Loss. Supplier shall be responsible for all loss and damage which may arise out of the nature of the Work agreed to herein, or from the action of the elements, or from any unforeseen difficulties which may arise or be encountered in the prosecution of the Work until the same is fully completed, delivered FOB Destination to the location specified by City, and accepted by City.

16.10 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.

16.11 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 Supplier will not constitute a waiver of any of the provisions of this Contract.

16.12 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.

16.13 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.

16.14 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 of California, 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

SUPPLIER: [NAME]

(If not an individual, two signatures are required)

_____
Name and Title

_____
Name and Title

EXHIBIT A

COMPENSATION AND SCHEDULE OF PAYMENTS

The total compensation under this Contract may not exceed:

The sum of Two Hundred Ninety-Nine Thousand Dollars ($299,000.00).

Payment of the compensation under this Contract shall be made in accord with the following schedule:

Bid Item 1C Payment Schedule:

- Initial Deposit - Initiation of Engineering Services: 25% of Bid Item 1C
- Progress Payment #1: 50% of Bid Item 1C
- Final Payment Upon Acceptance Following FOB Delivery

Bid items 2 and 3 paid upon completion of the work.

EXHIBIT B

INSURANCE

1. **General Requirements**. Supplier shall procure and maintain for the duration of the contract, and for 10 years thereafter, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Supplier, his agents, representatives, employees, or subcontractors.:

Insurance Requirements for Construction and/or Prefabricated Bridge Supply Contracts

Supplier shall procure and maintain for the duration of the contract, and for 10 years thereafter, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Supplier, his agents, representatives, employees, or subcontractors.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than $5,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability: Insurance Services Office Form CA 0001 covering Code 1 (any auto), with limits no less than $2,000,000 per accident for bodily injury and property damage.

3. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than $1,000,000 per accident for bodily injury or disease.

4. Builder's Risk (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.

5. Surety Bonds. For Construction Contract, Contractor shall provide the following Surety Bonds:

1. Bid bond

2. Performance bond

3. Payment bond

4. Maintenance bond

The Payment Bond and the Performance Bond shall be in a sum equal to the contract price. If the Performance Bond provides for a one-year warranty a separate Maintenance Bond is not necessary. If the warranty period specified in the contract is for longer than one year a Maintenance Bond equal to 10% of the contract price is required. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of California and secured through an authorized agent with an office in California.

6. Professional Liability **(if Design/Build)**, with limits no less than $2,000,000 per occurrence or claim, and $2,000,000 policy aggregate. The retroactive date must be shown, and this date must be before the execution date of the contract or the beginning of contract work. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective, or start of work date, the Contractor/Supplier must purchase extended reporting period coverage for a minimum of ten (10) years after completion of contract work. A copy of the claims reporting requirements must be submitted to the Entity for review.

7. Contractors' Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards) with limits no less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

If the Contractor/Supplier 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/Supplier. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Entity.

Self-Insured Retentions
Self-insured retentions must be declared to and approved by the Entity. At the option of the Entity, either: the Contractor/Supplier shall cause the insurer shall to reduce or eliminate such self-insured retentions as respects the Entity, its officers, officials, employees, and volunteers; or the Contractor/Supplier shall provide a financial guarantee satisfactory to the Entity guaranteeing payment of losses and related investigations, claim administration, and defense expenses. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Entity.

Other Insurance Provisions:

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/Supplier 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/Supplier. General liability coverage can be provided in the form of an endorsement to the Contractor/Supplier's insurance at least as broad as one of the following ISO ongoing operations Forms: CG 20 10 or CG 20 26 or CG 20 33 (not allowed from

subcontractors), or CG 20 38; **and** one of the following ISO completed operations Forms: CG 20 37, 2039 (not allowed from subcontractors), or CG 20 40.

Primary Insurance

For any claims related to this project, the Contractor/Supplier'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/Supplier's insurance and shall not contribute with it.

Notice of Cancellation

Contractor/Supplier shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required polices are reduced; (3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Contractor/Supplier shall forthwith obtain and submit proof of substitute insurance.

Builder's Risk (Course of Construction) Insurance

Contractor/Supplier may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage. Such coverage shall name the Entity as a loss payee as their interest may appear.

If the project does not involve new or major reconstruction, at the option of the Entity, an Installation Floater may be acceptable. For such projects, a Property Installation Floater shall be obtained that provides for the improvement, remodel, modification, alteration, conversion or adjustment to existing buildings, structures, processes, machinery and equipment. The Property Installation Floater shall provide property damage coverage for any building, structure, machinery or equipment damaged, impaired, broken, or destroyed during the performance of the Work, including during transit, installation, and testing at the Entity's site.

Acceptability of Insurers

Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best rating of no less than A: VII, unless otherwise acceptable to the Entity.

Waiver of Subrogation

Contractor/Supplier hereby agrees to waive rights of subrogation which any insurer of Contractor/Supplier may acquire from Contractor/Supplier by virtue of the payment of any loss. Contractor/Supplier 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/Supplier, its employees, agents and subcontractors.

Verification of Coverage

Contractor/Supplier shall furnish the Entity with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to Entity before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor/Supplier's obligation to provide them. The Entity reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

Subcontractors

Contractor/Supplier shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor/Supplier shall ensure that Entity is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors shall provide coverage with a form at least as broad as CG 20 38 04 13.

Special Risks or Circumstances

Entity reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

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

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.1
Meeting Date: September 9, 2026

SUBJECT: Municipal Code Amendment No. 2026-03 - 2026 Spring Bi-Annual Code Update (continued from August 12, 2026)

SUBMITTED BY: Robert Flores, Community Development Director

PREPARED BY: Robert Flores, Community Development Director

ACTION:
1. Determine that Municipal Code Amendment (MCA) No. 2026-03, and associated Ordinance No. ___, 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; and

2. Introduce Ordinance No. ___ and conduct the first reading by title only for the ordinance as recommended by the Planning Commission, and 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 AND CHAPTERS WITHIN TITLE 16 (SUBDIVISION ORDINANCE) AND TITLE 17 (DEVELOPMENT CODE) 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 of Wildomar ("City") Subdivision Ordinance and Development Code.

BACKGROUND:
Title 16 of the Wildomar Municipal Code ("WMC") houses the City Subdivision Ordinance. Title 17 of the WMC houses the City Development Code that includes zoning provisions. Title 16 and Title 17 (Title 17 then known as the “Zoning Ordinance”) were established upon incorporation of the City in 2008 with the adoption of Riverside County codes/ordinances.

On January 15, 2025, the City adopted a comprehensive update to the past Zoning Ordinance, 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 code updates for the Subdivision Ordinance and

Development Code that will allow for continual maintenance and accuracy of these Titles to allow for efficient and effective implementation. Specifically, these bi-annual code updates ensure internal consistency and accurate codes by making necessary surgical changes to the codes to properly implement the Wildomar General Plan, particularly the Land Use Element, and facilitate processing of applications for development, businesses, 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, to provide more time for public review and additional refinement of the proposed ordinance. These concerns were later addressed as described in the staff report for subsequent hearings.

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:

- That the Planning Commission maintains the existing authority to approve all extensions of time (EOTs); and
- That city staff maintains authority to approve EOTs for administrative approvals.

DISCUSSION:
Consideration of amendments to the both Title 16 and 17 of Wildomar Municipal Code are part of the first Bi-Annual Code Update of 2026.

The purpose of the updates to Title 16 is to comply with state law, particularly SB 9, and globally improve consistency and accuracy.

The purpose of the updates to Title 17 is to improve the 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 accuracy.

Municipal Code Amendment 2026-03 (2026 Spring Bi-Annual Update) Summary:

The majority of the proposed amendments consist of global housekeeping revisions, corrections, and clarifications and necessary changes identified through implementation. The amendments do not represent a comprehensive rewrite of these Titles or a broad change in land use policy.

In addition to global revisions, the proposed Municipal Code amendment includes various revisions, including:

- Non-substantive format and technical changes to nomenclature, titles, departments, references etc. for both Title 16 and Title 17.
- 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 entitlement types.
    - Updates the pre-application process to uncodify items that are typically part of the application form.
    - Streamline the entitlement process by eliminating the 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.
    - Modifying the Temporary Use Permit (and temporary event permit) 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 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 16 and Title 17 related to incorporate or update SB 9 Two-Unit Developments and Urban Lot Splits to comply with recent changes in state law.
- 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. The public hearing for this item was continued to date-specific City Council meeting on September 9, 2026. No further notice was issued or required.

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.

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:
Attachment A - Draft MCA 2026-03 Ordinance Sept 2026
Attachment B - Ord. Exhibit 1 - Title 16 Amendments.pdf
Attachment C - Ord. Exhibit 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 16 (SUBDIVISION ORDINANCE) AND TITLE 17 (DEVELOPMENT CODE) 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 act 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 Division, 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, on August 12, 2026, the City Council continued the public hearing to September 9, 2026, at which time the City Council resumed the public hearing, received and considered additional information and testimony, and concluded the public hearing; and

WHEREAS, in accordance with Section 17.125 of the Wildomar Municipal Code, the City Council conducted a duly noticed public hearing on September 9, 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

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§ 15000, et seq., Development 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. 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 and finds that Development Code Amendment No. 2026-03 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

SECTION 2. REQUIRED DEVELOPMENT CODE 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 for 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.

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SECTION 5. EFFECTIVE DATE.

This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 6. CITY CLERK ACTION

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 section 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 section 36933(c).

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR this _____ day of _____ 2026..

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

Exhibit 1 – Title 16 Amendments

Exhibit 2 – Title 17 Amendments

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Title 16

SUBDIVISIONS

Chapter 16.04
INTRODUCTORY PROVISIONS AND DEFINITIONS

§ 16.04.010. Authority.
§ 16.04.020. Advisory agencies.
§ 16.04.030. Reserved~~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. Reserved~~view 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.

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§ 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.
§ 16.24.110. Schedule "G" parcel map division.
§ 16.24.120. Schedule "H" parcel map division.
§ 16.24.130. Schedule "I" parcel map division.

Chapter 16.28
MAJOR THOROUGHFARE AND BRIDGE FEES

§ 16.28.010. Fee imposed.
§ 16.28.020. Definitions.
§ 16.28.030. General Plan applicability.
§ 16.28.040. Payment of fees.
§ 16.28.050. Establishment of area of benefit—Notice.
§ 16.28.060. Establishment of area of benefit—Conduct of public hearing.
§ 16.28.070. Protests.
§ 16.28.080. Deposit of funds in separate accounts.
§ 16.28.090. Advancement of funds by City.
§ 16.28.100. Subdivider construction of major thoroughfare or bridge—Reimbursement.
§ 16.28.110. Continuation of fees established by the County.

Chapter 16.32
FLOOD CONTROL AND DRAINAGE

Article I
Drainage Fees

§ 16.32.010. Authority.
§ 16.32.020. Area drainage plan—Fee required.
§ 16.32.030. Adoption of area drainage plan.

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§ 16.32.040. Payment of fees.
§ 16.32.050. Exceptions.
§ 16.32.060. Advancement of funds.
§ 16.32.070. Amendments.
§ 16.32.080. Calculation of fees and administration.

Article II
Flood Control and Tract Drainage

§ 16.32.090. General provisions.
§ 16.32.100. Flood control.
§ 16.32.110. Tract drainage.

Chapter 16.36
DRY SEWERS

§ 16.36.010. Generally.

Chapter 16.40
ELECTRICAL AND COMMUNICATIONS FACILITIES

§ 16.40.010. Installation requirements.

Chapter 16.44
STREET TREES

§ 16.44.010. General provisions.
§ 16.44.020. Security and agreements.
§ 16.44.030. Exemptions.
§ 16.44.040. Enforcement.

Chapter 16.48
SOIL EROSION

§ 16.48.010. Applicability.
§ 16.48.020. Factors of consideration.
§ 16.48.030. Soil erosion control requirements.
§ 16.48.040. Wind erosion control plan.

Chapter 16.52
SURFACE MINING OPERATIONS

§ 16.52.010. Applicability.
§ 16.52.020. Statement of intent.
§ 16.52.030. Notice to buyers of land.

Chapter 16.56
SECURITY FOR IMPROVEMENTS AND TAXES

§ 16.56.010. Security for improvements.
§ 16.56.020. Security for taxes and assessments.
§ 16.56.030. Lien agreement as security.

Chapter 16.60
REVERSION TO ACREAGE

§ 16.60.010. Generally.
§ 16.60.020. Procedures for filing.
§ 16.60.030. Review of tentative map.
§ 16.60.040. Consideration by advisory agency.
§ 16.60.050. Consideration by Council.
§ 16.60.060. Final map procedures.
§ 16.60.070. Merging of contiguous parcels.

Chapter 16.64
LOT LINE ADJUSTMENTS

§ 16.64.010. Lot line adjustment defined.
§ 16.64.020. Filing requirements.
§ 16.64.030. Procedure.
§ 16.64.040. Recordation.
§ 16.64.050. Record of survey.

Chapter 16.68
ENFORCEMENT AND PENALTIES

§ 16.68.010. Denial of permits.
§ 16.68.020. Certificate of compliance.
§ 16.68.030. Notice of violation.
§ 16.68.040. Prohibition.
§ 16.68.050. Procedures, remedies and penalties.
§ 16.68.060. City to be held harmless.

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Chapter 16.72
URBAN LOT SPLITS

§ 16.72.010. Purpose and intent.
§ 16.72.020. Eligibility.
§ 16.72.030. Objective standards.
§ 16.72.040. Filing, processing, and action.
§ 16.72.050. Use and development requirements.

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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. Reserved~~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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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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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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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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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. Re~~served~~view 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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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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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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§ 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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§ 16.28.040. Payment of fees.

Payment of major thoroughfare fees shall not be required unless the major thoroughfares are in addition to, or a reconstruction of, any existing major thoroughfare serving the area at the time of the adoption of the boundaries of the area of benefit. Payment of bridge fees shall not be required unless the planned bridge facility is an original bridge serving the area or an addition to an existing bridge facility serving the area at the time of the adoption of the boundaries of the area of benefit.
(Ord. 08-08 § 2)

§ 16.28.050. Establishment of area of benefit—Notice.

Action to establish an area of benefit may be initiated by the City Council upon its own motion or upon the recommendation of the Director of Public Works or other designated City employee. The proposal shall be forwarded to the Planning Commission for its review and recommendations at a regular or special meeting. The Planning Commission comments and recommendations, and the Public Works Director's report shall be transmitted to the City Council. The City Council will set a public hearing for each proposed area of benefit. Notice of the time and place of said hearing, including preliminary information related to the boundaries of the area of benefit, estimated costs and the method of fee apportionment, shall be given in accordance with Government Code Section 65091.
(Ord. 08-08 § 2)

§ 16.28.060. Establishment of area of benefit—Conduct of public hearing.

A. At the public hearing the City Council will consider the testimony, written protests, and other evidence. At the conclusion of the public hearing the City Council may, unless a majority written protest is filed and not withdrawn as specified in Section 16.28.070, establish an area of benefit. If an area of benefit is established at the public hearing, the boundaries of the area of benefit, the costs, whether actual or estimated, and a fair method of allocation of costs to the area of benefit and fee apportionment shall be established. The method of fee apportionment, in the case of major thoroughfares, shall not provide for higher fees on land which abuts the proposed improvement except where the abutting property is provided direct usable access to the major thoroughfare.

B. A description of the boundaries of the area of benefit, the costs, whether actual or estimated, and the method of fee apportionment established at the hearing shall be incorporated in a resolution of the City Council, a certified copy of which shall be recorded by the City Council with Riverside County Recorder.

C. Such apportioned fees shall be applicable to all property within the area of benefit and shall be payable as a condition of approval of a final map or as a condition of issuing a building permit for such property or portions thereof. Where the area of benefit includes lands not subject to the payment of fees pursuant to Section 66484 of the California Government Code, the City Council shall make provisions for payment of the share of improvement costs apportioned to such lands from other sources.

(Ord. 08-08 § 2)

§ 16.28.070. Protests.

A. Written protest shall be received by the City Clerk any time prior to the close of the public

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hearing. Any protests may be withdrawn by the owner making the same, in writing, at any time prior to the close of the public hearing.

B. If written protests are filed by the owners of more than one-half of the area of the property to be benefited by the improvement, and sufficient protests are not withdrawn so as to reduce the area represented by the protests to less than one-half of the area to be benefited, then the proposed proceedings shall be abandoned, and the City Council shall not, for one year from the filing of said written protests, commence or carry on any proceedings for the same improvement or acquisition under the provisions of this chapter.

C. If any majority protest is directed against only a portion of the improvement then all further proceedings under the provisions of this chapter to construct that portion of the improvement so protested against shall be barred for a period of one year, but the City Council may commence new proceedings not including any part of the improvement or acquisition so protested against. Nothing in this chapter prohibits the City Council, within that one-year period, from commencing and carrying on new proceedings for the construction of a portion of the improvement so protested against if it finds, by the affirmative vote of four-fifths of its members, that the owners of more than one-half of the area of the property to be benefited are in favor of going forward with that portion of the improvement or acquisition.

(Ord. 08-08 § 2)

§ 16.28.080. Deposit of funds in separate accounts.

Fees paid pursuant to this chapter shall be deposited in a planned bridge facility or major thoroughfare fund. A fund shall be established for each planned bridge facility project or each planned major thoroughfare project. If the area of benefit is one in which more than one bridge or major thoroughfare is required to be constructed, a separate fund may be established covering all of the bridge projects or major thoroughfares in the area of benefit. Moneys in the fund shall be expended solely for the construction or reimbursement for construction of the improvement serving the area to be benefited and from which the fees comprising the fund were collected, or to reimburse the City for the costs of constructing the improvement.

(Ord. 08-08 § 2)

§ 16.28.090. Advancement of funds by City.

The City Council may approve the advancement of money from the General Fund or Road Fund to pay the costs of constructing the improvements covered herein and may reimburse the General Fund or Road Fund for such advances from planned bridge facility or major thoroughfare funds established pursuant to this chapter.

(Ord. 08-08 § 2)

§ 16.28.100. Subdivider construction of major thoroughfare or bridge—Reimbursement.

If the subdivider, as a condition of approval of the subdivision, or the building permit applicant, as a condition of the issuance of the building permit, is required or desires to construct a bridge or major thoroughfare, the City Council may enter into a reimbursement agreement with the subdivider or building permit applicant. Such agreement may provide for payments to the subdivider or applicant from the bridge facility or major thoroughfare fund covering that specific project to reimburse the subdivider or applicant for costs not allocated to the subdividers or applicant's property in the resolution establishing the area of benefit. If the bridge or major

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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 16.40
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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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~~s~~ 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 Division~~epartment~~.

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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CHAPTER 17.30
AGRICULTURE AND RURAL RESIDENTIAL ZONES

§ 17.30.010. Purpose.

The purpose of this chapter is to establish agricultural and rural zones that provide appropriate locations for agricultural, rural mountainous, rural residential uses. These zones are consistent with and implement the City's General Plan land use designations, as shown in Table 17.25.020-1.
(Ord. 247, 1/15/2025)

§ 17.30.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.30.020-1 identifies allowed uses and corresponding approval requirements for the agricultural and rural zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article VI, (Definitions), of this Title.

B. Approval Requirements.

1. Where indicated with a letter "P" the use shall be a permitted use by right, and subject to compliance with all applicable provisions of this Title.

2. Where indicated with a letter "C" the use shall be conditionally permitted subject to the approval of a conditional use permit, described in Chapter 17.80 (Conditional Use Permits).

3. Where indicated with a "—," the use is prohibited within the zone.

4. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this Title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall authorize a use without satisfaction of such specified additional requirements.

C. Unlisted Uses. The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the Community Development Director or designee appointed by the City Manager may make a determination, consistent with Chapter 17.100 (Similar Use Determination), that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

D. Uses on Vacant Lots. A Minor or Major Development Review is required for approval when a permitted or conditionally permitted use is proposed for a vacant lot. A Minor or Major Development Review is not required for approval when a permitted or conditionally permitted use is proposed for an existing building.

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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 17.30.030-1: Agricultural and Rural Residential Zones - Development Standards			
Development Standards	R-A	R-M	R-R
Lot Dimensions (Minimum)			
Lot Size	21,780 sf (1/2 acre)	10 acres	21,780 sf (1/2 acre)
Lot Width	80 ft	100 ft	80 ft
Lot Width - Flag Lot	20 ft	20 ft	—
Lot Depth	100 ft[3]	100 ft[3]	100 ft
Frontage	100 ft	100 ft	—
Frontage for flag lot	60 ft	60 ft	—
Frontage for a cul-de-sac or knuckle	40 ft	40 ft	—
Setbacks			
Front Yard	20 ft	20 ft	20 ft
Side Yard - Corner	10 ft/where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.	10 ft	10 ft (where the lots 70 feet in width or greater; if the width of the lot is less than 70 feet, a minimum of 5 feet is necessary.)
Side Yard - Interior	10%/Not less than 3 feet in width in any event and need not exceed a width of 5 feet.	10%/Not less than 3 feet in width in any event and need not exceed a width of 5 feet.	5 ft (where the lots 70 feet in width or greater; if the width of the lot is less than 70 feet, a minimum of 5 feet is necessary.)
Side Yard - Street	10 ft	10 ft	10 ft
Rear Yard	10 ft	10 ft	20 ft/ (Not less than 10 feet for a detached accessory building on the same lot.)
Height			
Primary Building (ft)	40 ft	40 ft	40 ft When any zone classification provides that an application for a greater height limit may be made pursuant to Section 17.150.020.

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Table 17.30.030-1: Agricultural and Rural Residential Zones - Development Standards			
Development Standards	R-A	R-M	R-R
			Building shall not exceed 75 feet in height or any other structure exceed 105 feet in height, unless a variance is approved pursuant to Chapter 17.70.
Other			
Encroachments	No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.150.040.		
Parking	Refer to Chapter 17.155.		
Maximum Lot Coverage	50%	50%	—
Density	Established by the Wildomar General Plan Land Use Designation.		

(Ord. 247, 1/15/2025)

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CHAPTER 17.35
RESIDENTIAL ZONES

§ 17.35.010. Purpose.

The purpose of this chapter is to establish residential districts in the City that provide appropriate locations for low density residential, medium density residential, and high density residential. These zones are consistent with and implement the City's General Plan land use designations, as shown in Table 17.25.020-1.
(Ord. 247, 1/15/2025)

§ 17.35.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.35.020-1 identifies allowed uses and corresponding approval requirements for the residential zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article VI, (Definitions), of this Title.

B. Approval Requirements.

1. Where indicated with a letter "P" the use shall be a permitted use by right, and subject to compliance with all applicable provisions of this Title.

2. Where indicated with a letter "C" the use shall be conditionally permitted subject to the approval of a conditional use permit, described in Chapter 17.80 (Conditional Use Permits).

3. Where indicated with a "—," the use is prohibited within the zone.

4. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this Title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 17.35.020-1 authorize a use without satisfaction of such specified additional requirements.

C. Unlisted Uses. The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the Community Development Director or designee appointed by the City Manager may make a determination, consistent with Chapter 17.100 (Similar Use Determination), that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

D. Uses on Vacant Lots. A Minor or Major Development Review is required for approval when a permitted or conditionally permitted use is proposed for a vacant lot. A Minor or Major Development Review is not required for approval when a permitted or conditionally permitted use is proposed for an existing building.

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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 17.35.030-1 Residential Zones Development Standards					
Development Standards	R-1	R-2	R-3	R-4	R-T
Lot Dimensions (Minimum)					
Lot Size No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.150.040	7,200 sf	7,200 sf	7,200 sf	7,200 sf	Minimum lot size of 3,600 square feet, with a minimum average width of 40 feet and a minimum frontage of not less than 30 feet, if community open areas or recreational facilities or a combination thereof, are developed as a part of the subdivision.
Lot Width	60 ft	60 ft	60 ft	60 ft	60 ft/40 ft
Lot Width - flag lot	20 ft	—	—	—	Access strip to a street not less than 20 feet wide and not exceeding 150 feet in length.
Lot Depth	120 ft	120 ft	120 ft	120 ft	100 ft
Frontage	60 ft	60 ft	—	—	45 ft/30 ft
Frontage for flag lot	60 ft	—	—	—	—
Frontage for a cul-de-sac or knuckle	35 ft				35 ft
Setbacks (Minimum)					
Front Yard	20 ft	20 feet for the first story, and 25 feet for two-stories and above.	20 feet for the first story, and 25 feet for two-stories and above.	20 feet for the first story, and 25 feet for two-stories and above.	20 ft/may be reduced on interior streets to 10 feet if community recreation areas are developed as a part of the subdivision.

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Table 17.35.030-1 Residential Zones Development Standards					
Development Standards	R-1	R-2	R-3	R-4	R-T
Side Yard - Corner	10 ft/where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.	10 ft/where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.	15 ft	15 ft	—
Side Yard - Interior	10%/Not less than 3 feet in width in any event and need not exceed a width of 5 feet.	10%/Not less than 3 feet in width in any event and need not exceed a width of 5 feet.	15 ft	15 ft	5 ft
Side Yard - Street	10 ft	15 ft	15 ft	15 ft	10 ft
Rear Yard	10 ft	15 ft/20 ft if building or structure is adjacent to a single-family residential zone.	15 ft/20 ft if building or structure is adjacent to a single-family residential zone.	15 ft/20 ft if building or structure is adjacent to a single-family residential zone.	5 ft
Building Separation	7 ft.	10 ft	10 ft	10 ft	—
Height (Maximum)					
Primary Building (ft)	40 ft	40 ft	50 ft	50 ft	40 ft
Other					
Encroachments	No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.150.040.	—	2:1 FAR	2:1 FAR	No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.150.040.
Parking	Automobile storage space shall be provided as required by Chapter 17.155.		On-street parking shall not count towards meeting this requirement.	On-street parking shall not count towards meeting this requirement.	—

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Table 17.35.030-1 Residential Zones Development Standards					
Development Standards	R-1	R-2	R-3	R-4	R-T
Maximum Lot Coverage	40%	40%	50%	50%	40%
Density	Established by the General Plan Land Use Designation.				

(Ord. 247, 1/15/2025)

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CHAPTER 17.36
COMMERCIAL AND MIXED-USE ZONES

Prior History: Former Ch. 17.40 R-2A Limited Multiple-Family Dwelling Zone, compiled of RCC Ch. 17.40; Ord. 18 § 2, 2008; Ord. 87 § 10, 2014; Ord. 189 § 8, 2020; repealed by Ord. 247, 1/15/2025.

§ 17.36.010. Purpose.

The purpose of this chapter is to establish residential districts in the City that provide appropriate locations for commercial and mixed-use developments. These zones are consistent with and implement the City's General Plan land use designations, as shown in Table 17.40.020-1.
(Ord. 247, 1/15/2025)

§ 17.36.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.40.020-1 identifies allowed uses and corresponding approval requirements for the commercial and mixed-use subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article 6, (Definitions), of this Title.

B. Approval Requirements.

1. Where indicated with a letter "P" the use shall be a permitted use by right, and subject to compliance with all applicable provisions of this Title.

2. Where indicated with a letter "C" the use shall be conditionally permitted subject to the approval of a conditional use permit, described in Chapter 17.80 (Conditional Use Permits).

3. Where indicated with a "—," the use is prohibited within the zone.

4. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this Title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 17.40.020-1 authorize a use without satisfaction of such specified additional requirements.

C. Unlisted Uses. The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the Community Development Director or designee appointed by the City Manager may make a determination, consistent with Chapter 17.100 (Similar Use Determination), that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

D. Uses on Vacant Lots. A Minor or Major Development Review is required for approval when a permitted or conditionally permitted use is proposed for a vacant lot. A Minor or Major Development Review is not required for approval when a permitted or conditionally permitted use is proposed for an existing building.

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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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CHAPTER 17.45
MANUFACTURING/INDUSTRIAL AND MEDICAL CENTER ZONES

§ 17.45.010. Purpose.

The purpose of this chapter is to establish districts in the city that provide appropriate locations for manufacturing, industrial, medical center uses, as well as related service and commercial uses. These zones are consistent with and implement the City's General Plan land use designations, as shown in Table 17.45.020-1.
(Ord. 247, 1/15/2025)

§ 17.45.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.45.020-1 identifies allowed uses and corresponding approval requirements for the manufacturing/industrial and medical center zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article VI, (Definitions) of this Title.

B. Approval Requirements.

1. Where indicated with a letter "P" the use shall be a permitted use by right, and subject to compliance with all applicable provisions of this Title.

2. Where indicated with a letter "C" the use shall be conditionally permitted subject to the approval of a conditional use permit, described in Chapter 17.80 (Conditional Use Permits).

3. Where indicated with a "—," the use is prohibited within the zone.

4. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this Title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 17.45.020-1 authorize a use without satisfaction of such specified additional requirements.

C. Unlisted Uses. The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the Community Development Director or designee appointed by the City Manager may decide, consistent with Chapter 17.100 (Similar Use Determination), that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

D. Uses on Vacant Lots. A Minor or Major Development Review is required for approval when a permitted or conditionally permitted use is proposed for a vacant lot. A Minor or Major Development Review is not required for approval when a permitted or conditionally permitted use is proposed for an existing building.

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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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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 e~~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.

§ 17.76.100~~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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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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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 of the ~~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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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		
		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	R	A	
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		
Minor Exception	Ministerial	A		

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Official Code Interpretation	Ministerial	A		
Planned Residential Development	Discretionary	R	AR	A
Reasonable Accommodation	Discretionary	A		
Sign Programermit	Ministerial	A		

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Table 17.125.100-1: Designated Authority for Approval				
Approval Type (Chapter)	Type of Action	Designated Authority		
		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 by the required fee set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code.

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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
~~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 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, 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 in consideringapproving an extension of time for an approved permit mayshall follow the processing procedures outlined below:

   a. The Planning Commission shall review the first request for an extension of time, and at their 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. The Planning Commission shall review the second request for an extension of time, and at their 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 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.

   d. Additional extensions of time may be granted, at the Planning Commission's discretion, if the total period does not to exceed nine years from the original

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approval date, 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.

3. Appeal of the Planning Commission Determination. Any extension of time request, approved or denied, by the Planning Commission may be appealed to the City Council. 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 City Council. Any appeal of an extension of time request, approved or denied, by the Planning Commission shall be heard by the 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 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)

§ 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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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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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.

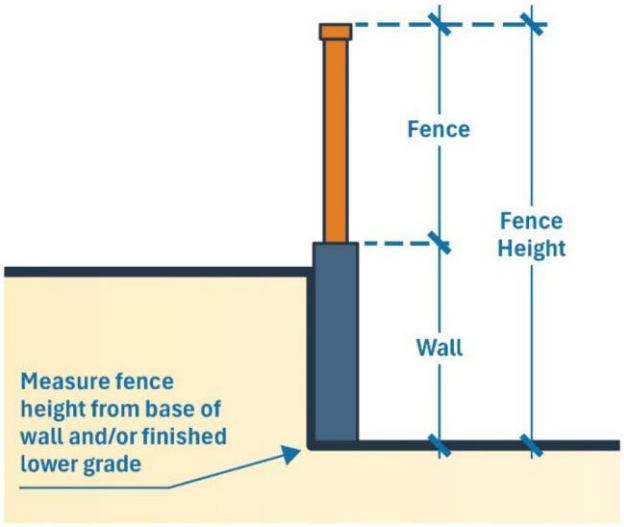
3. The height of the fence must not exceed six feet as measured from the base of the wall and/or fence from the perspective of the sidewalk, roadway and/or adjacent property.

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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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.~~v. 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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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.

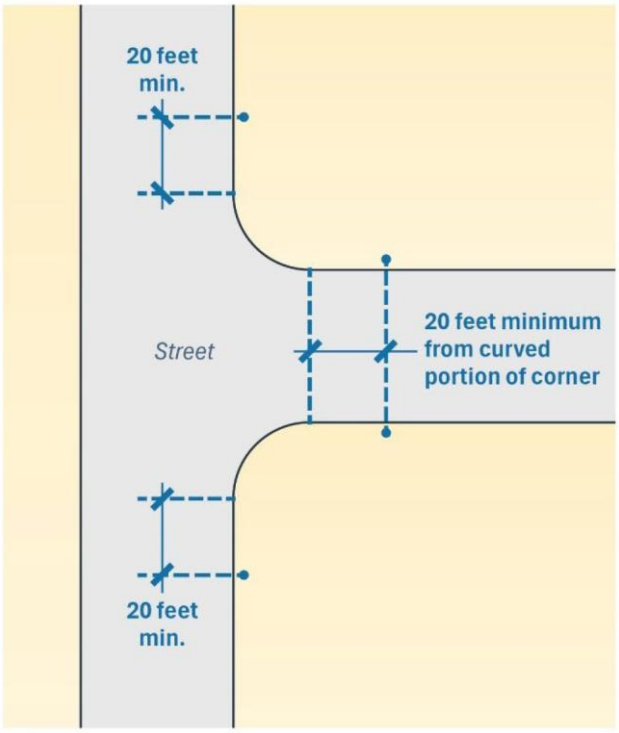
   c. Signs may not be placed on a sidewalk.

   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~~ Ddirector 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~~ Ddirector 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~~ Ddirector 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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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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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.

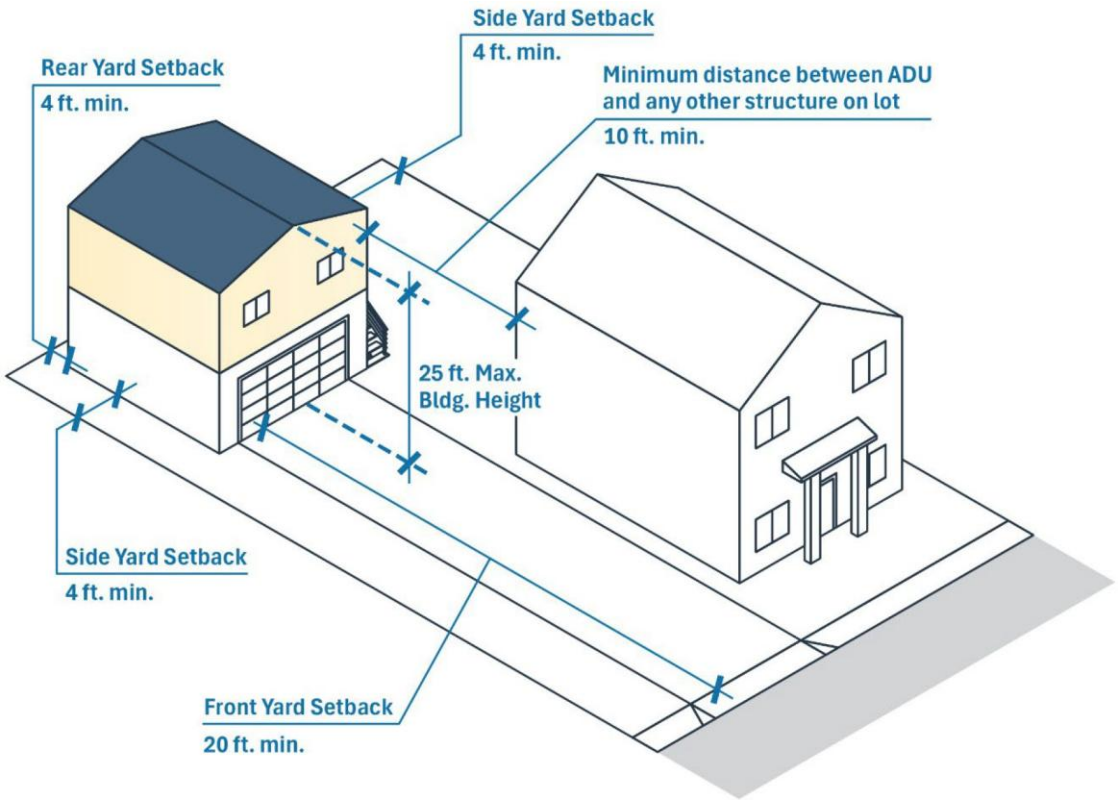
N. An accessory dwelling unit shall comply with the health requirements for water and sewerage as required by the appropriate agency. ~~An applicant shall also be required to provide verification from the appropriate water and sewerage district that their requirements have been complied with prior to 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 17.195.050-3 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~~D~~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~~E~~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 17.1976 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.

§ 17.1976.010. 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)

§ 17.1976.020. 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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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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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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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 ~~c~~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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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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features or operating characteristics requiring special consideration so that they may be designed, located and operated compatibly with uses on adjoining properties and the surrounding area.

Condominium. A building, or group of buildings, in which dwelling units, offices or floor area are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Contiguous Property. Those properties which touch property lines of any parcel, including those properties which touch said property lines of a subject parcel when such lines are projected across public or private rights-of-way, easements, roads or streets, including property owned by a public agency in fee title.

Convenience Store. Retail establishments with less than 10,000 square feet of area that sell prepackaged food items, beverages and small convenience items (e.g., periodicals, tobacco, miscellaneous household and pharmaceutical goods, etc.) primarily for off-site consumption; that typically have long or late hours of operation; that are in relatively small structures located along heavily traveled streets.

County. The County of Riverside, California.

Covenants, Conditions, and Restrictions (CC&R's). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Coverage, Building. The area of a parcel covered by a structure or structures, expressed as a percentage of the total lot area.

Coverage, Lot. That portion of the lot that is covered by buildings, sidewalks, driveways, or other impervious surface, expressed as a percentage of total lot area.

Crowing Fowl. Roosters, peacocks, turkeys, and guinea fowl.
(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.265.050. "D" Definitions.

Day Care Centers. Establishments providing nonmedical care for persons on a less than 24-hour basis other than in a family day care home (see Family Day Care Home). This classification includes nursery schools, preschools, and day-care facilities for children or adults, and any other day-care facility licensed by the State of California. Also as defined in California Business and Professions Code Section 26001(o) and California Health and Safety Code Section 1596.76.

Days. Shall always be consecutive calendar days, unless otherwise stated. Dedication. The transfer of property, such as streets and roads or other public usage, to a public agency or utility for specific purposes.

Density. The number of dwelling units, households, or housing structures per acre of land based on the specific general plan land use designation.

Density Bonus. A density increase over the specific general plan or land use designation maximum allowable as of the date of application by the applicant to the City.

Density Transfer. The transfer of all or part of the permitted density from one parcel to another parcel.

Detached. Any building or structure that does not have a wall or roof in common with any other building or structure.

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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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the building through a window, kiosk or automated delivery system to vehicle occupants. Such facilities include, but are not limited to, food service windows, automatic teller machines or similar service systems.

Driveway. A roadway providing direct access for vehicles between a street or highway and an area containing parking spaces, loading, storage or refuse collection areas.

Dwelling. A structure or portion thereof which is used for human habitation, including provision for living, sleeping, eating, cooking and sanitation.

Single-Family, Attached. A dwelling unit designed for occupancy by 1 household, located on a single lot and typically grouped together with similar units. They may be attached through vertical party wall(s) to 1 or more dwellings on abutting lots or may be joined by carports or garages.

Single-Family, Detached. A dwelling unit designed for occupancy by 1 household and located on a separate lot from any other dwelling, except permitted accessory dwelling units. This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

Duplex. A single building on a lot that contains 2 dwelling units or 2 single-unit dwellings on the same lot. Duplex does not include a single-family dwelling with an accessory dwelling unit on the same lot, which is an accessory residential unit as defined by state law and this Title (see Accessory Dwelling Unit).

Multiple Family. A single building on a lot that contains 3 or more dwelling units or 3 or more single-unit dwellings on the same lot, or any combination thereof.

(Ord. 247, 1/15/2025)

§ 17.265.060. "E" Definitions.

Easement. A right to cross or otherwise use land for a specified purpose.

Eave. The projecting lower edges of a roof overhanging the wall of a building.

Edge of a Right-of-Way. A measurement from the edge of a right-of-way horizontally along a line normal or perpendicular to the centerline of the freeway or highway.

Educational Institution. An institution conducting academic instruction at the preschool, elementary school, junior high school, high school or college level.

Election Period. The period of time 90 days prior to and 10 days after any local, state, regional or national official election.

Electronic Graphic Display Sign. A sign or portion thereof that displays electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixalization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.

Electronic Message Sign. An electronic sign, typically comprising a liquid crystal diode (LCD), light emitting diode (LED), plasma, or other digital illuminated sign that displays one or

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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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individuals where every person residing in the dwelling is an individual with a disability, and the individuals are not living as a single housekeeping unit. State-licensed residential care facilities, as defined in Section 17.205, are not group homes for the purposes of this chapter.

Group Home, Large. A group home in which seven or more individuals reside.

Group Home, Small. A group home in which six or fewer individuals reside.

Guest Living Quarter. A building, generally detached from a primary building, which contains no cooking facilities, and which is used principally for temporarily housing members of the single-family household and their nonpaying guests. Guest living quarters also may be known as casitas. A guest living quarter is not an accessory dwelling unit.

Guidelines. Referring to the Guidelines for Implementation of the Water Efficient Landscape Ordinance, as approved by the City, which describes procedures, calculations, and requirements for landscape projects subject to this chapter.
(Ord. 247, 1/15/2025)

§ 17.265.090. "H" Definitions.

Habitable Structure. A structure which includes habitable space for living, sleeping, eating, and cooking. Closets, halls, storage or utility space, and similar areas are not considered habitable space.

Handicapped Person. A person who may be classified as having a physical impairment that manifests itself in one or more of the following ways: non-ambulatory; semi-ambulatory; visually impaired, deaf, or hard of hearing; having faulty coordination; and having reduced mobility, flexibility, coordination, or perceptiveness due to age or physical or mental conditions.

Hardscape. Any durable material or feature (pervious and non-pervious) installed in or around a landscaped area, such as pavements, paths, or walls. Pools and other water features are considered part of the landscaped area and are not considered hardscape.

Health Studio. An establishment that provides exercise facilities for use on site.

Height. The highest point of the structure or sign measured from the average natural ground level at the base of the supporting structure.

Highway. Roads, streets, boulevards, lanes, courts, places, commons, trails, ways or other rights-of-way or easements used for or laid out and intended for the public passage of vehicles or persons.

Home-Based Business. Related activities to the home-operated business may be conducted outside or within a partially enclosed structure.

Home-Operated Business. A commercial or service activity conducted at a dwelling, incidental and accessory to the residential use of the dwelling, which does not change the character of the dwelling or surrounding area by generating more traffic, noise, odor, or storage of material than would be normally associated with a residential zone.

Homeowner. A person who occupies the dwelling they own. This definition excludes speculative homes, which are not owner-occupied dwellings, and which are subject under this chapter to the requirements applicable to developer-installed residential landscape projects.

Homeowner-Installed. Any landscaping either installed by a private individual for a single-family residence or installed by a licensed contractor hired and paid directly by a homeowner.

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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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2. An outdoor advertising structure or outdoor advertising 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 for a period of not less than one year;

3. An outdoor advertising structure or outdoor advertising 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;

4. An outdoor advertising structure or outdoor advertising sign which does not comply with this chapter, the outdoor advertising display permit referenced in Chapter 17.115, the State Outdoor Advertising Permit referenced in Chapter 17.115 or any related building permit;

5. An outdoor advertising structure or outdoor advertising sign which is a danger to the public or is unsafe.

Impact. The effect of any direct man-made actions or indirect repercussion of man-made actions on existing physical, social or economic conditions.

Impervious Surface. A surface through which water cannot penetrate, such as roof, road, sidewalk, or paved parking lot.

Individual with a Disability. Someone who has a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having such impairment, or anyone with a record of such impairment.

Industrial. The manufacture, production and/or processing of consumer goods. See also Manufacturing.

Infrastructure. Public facilities needed to sustain industry, residential, commercial and other land use activities.

Intensification of Use. A change to the existing use of a property which results in a change or increase in vehicular or pedestrian traffic or an increase in parking requirement, or induces additional environmental impacts, including, but not limited to, noise, light, glare, vibration, traffic, water quality, air quality or aesthetics.

Intensity of Use. The number of dwelling units per acre for residential development and floor area ratio (FAR) for residential or nonresidential development such as commercial, office and industrial development.

Intersection. The location where two or more roadways cross at the same grade.

Irrigation Efficiency. The measurement of the amount of water beneficially used divided by the amount of water applied to the landscaped area. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. Also known as "IE."
(Ord. 247, 1/15/2025)

§ 17.265.110. "J" Definitions.

Junk. Any scrap, waste, reclaimable material or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled or disposed of.

Junk Yard. The use of any lot or parcel of land for outside storage, wrecking, dismantling or

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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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sign is maintained. For the purposes of this chapter, all signs with noncommercial messages are deemed to be "on-site," regardless of location.

Operator. Any entity(ies) or person(s) who owns, manages, or operates a service, business, institution, or residential facility.

Outdoor Advertising Display. An off-site sign, outdoor advertising structure, outdoor advertising sign, or mobile outdoor advertising sign used for outdoor advertising purposes, including, but not limited to, off-site real estate/new home development signs advertising developments outside the City, but not including on-site advertising signs as defined in this chapter and directional sign structures as provided in Title 17.

Outdoor Advertising Sign. Any card, cloth, paper, metal, painted, plastic or wooden sign of any character placed for outdoor advertising purposes and affixed to an outdoor advertising display or structure.

Outdoor Advertising Structure. A structure of any kind or character erected, used or maintained for outdoor advertising purposes, upon which any poster, bill, printing, painting or other advertisement of any kind whatsoever may be placed, including statuary, for outdoor advertising purposes. Such structure shall be constructed or erected upon a permanent foundation or shall be attached to a structure having a permanent foundation.

Outdoor Sales. The display and sale of products and services outside of a building or structure.

Outdoor Storage. The keeping, in an unenclosed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.

Outdoor Temporary Parking Lot dining. A use of an adjacent, outside area by a food or beverage establishment for the same eating and drinking activities that occur within the establishment.

Outdoors. Any location within the City that is not within an enclosed locked structure.
(Ord. 247, 1/15/2025)

§ 17.265.170. "P" Definitions.

Parade. A parade, demonstration, procession, march, review, ceremony, rally or exhibition which is conducted in, on, upon or along any portion of any public street, sidewalk or other public property owned or controlled by the City which would impede, obstruct, impair or interfere with the free use of the public street, sidewalk or other public property, often to support or oppose a specific issue.

Parapet. The extension of the main walls of a building above the roof level.

Parcel. See Lot.

Parcel Map. A map showing a subdivision of four or less parcels for which a tentative and final map are required by the Subdivision Map Act, prepared in accordance with the provisions of the Subdivision Map Act, and designed to be filed for recordation in the Office of the County Recorder.

Park. A tract of land designated and used by the public for active and/or passive recreation.

Park and Ride. A system where participants drive to a central location to carpool or gain access to public transportation to another location.

Parking Lot. An off-street, ground-level open area, usually improved, for the temporary storage of motor vehicles.

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Parking Space. A clearly defined location for the parking of a motor vehicle in a public or private parking area.

Parking Space, Covered. An accessible and usable covered space of not less than 10 by 20 feet for storage of automobiles. Such covered parking space to be so located on the lot as to meet the requirements of this Title for an accessory building or, if attached to the primary building, to be so located as to meet all the requirements of this Title for a primary building.

Parking, Shared. Joint use of a parking area for more than one use.

Parkway. The area of a public street between the curb and the adjacent property line or physical boundary definition such as fences or walls, which is used for landscaping and/or passive recreational purposes.

Parolee-Probationer. (1) any individual who has been convicted of a federal crime, sentenced to a United States prison, and received conditional or revocable release into the community under the supervision of a federal parole officer; (2) any individual who has served a term of imprisonment in a state prison and who is serving a period of parole supervision or post release community supervision under the jurisdiction of the California Department of Corrections; (3) any individual who has been convicted of a felony, sentenced to any correctional facility, including county correctional facilities, and is under the jurisdiction of any federal, state, or county parole or probation officer; or (4) any person released to post release community supervision under the "Postrelease Community Supervision Act of 2011" (Penal Code Section 3450 et seq.). For purposes of this paragraph "felony" means a felony as defined in any California or United States statute.

Parolee-Probationer Home. Any boarding house, whether owned or operated by an individual or a for-profit or nonprofit entity, which houses two or more parolee-probationers not living as a single housekeeping unit, in exchange for monetary or nonmonetary consideration given and/ or paid by the parolee-probationer and/or any public or private entity or person on behalf of the parolee-probationer.

Party Wall. A dividing partition between two adjoining buildings (or units) that is shared by the tenants of each residence or business.

Passageway. A pedestrian pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

Permanent Foundation. Concrete or other semi-permanent material used to affix a sign to the ground.

Permit. Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law but not allowed without such authorization.

Permitted Use. Any use allowed in a zone district and subject to the restrictions applicable to that zone district.

Personal and Professional Services. Establishments providing non-medical services to individuals as a primary use. May also include accessory retail sales of products related to the services provided.

Pervious. Any surface or material that allows the passage of water through the material and into the underlying soil.

Pet. Any animal that is kept and cared for, for companionship, protection, or adornment of a home. Pets shall include but not be limited to: dogs, rabbits, cats, caged homing pigeons,

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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: League of California Cities Annual General Business Meeting Voting Delegate and Alternate(s)

SUBMITTED BY: Janet Morales Garcia, City Clerk

PREPARED BY: Janet Morales Garcia, City Clerk

ACTION:
1. Ratify the appointment of Council Member Morabito as the City's Voting Delegate for the League of California Cities 2026 General Assembly; appoint one Council Member to serve as the Alternate Voting Delegate; and consider appointing a second Alternate Voting Delegate.

2. Authorize staff to complete and submit the official Voting Delegate and Alternate designation to the League of California Cities.

SUMMARY:
Each year, the City Council designates a Voting Delegate and, if desired, up to two Alternate Voting Delegates to represent the City of Wildomar at the League of California Cities (Cal Cities) General Assembly. The General Assembly provides member cities with the opportunity to consider and vote on resolutions and other matters that establish Cal Cities policy.

BACKGROUND:
The City of Wildomar is a member of Cal Cities, whose mission is to advocate for, expand, and protect local control for cities and towns through educational resources and advocacy that enhance the quality of life for municipalities across the state.

Cal Cities' Annual Conference and General Business Meeting, held each year, is a central event where city officials convene to vote on policy resolutions that shape the League's advocacy agenda and policy positions for the coming year. The City, as a member city, participates in this process to ensure its interests are represented at the state level.

DISCUSSION:
The 2026 Cal Cities Annual Conference and Expo will be held September 23–25, 2026, at the Anaheim Convention Center. The General Assembly will take place on Friday, September 25, 2026.

As part of the City Council's annual appointments to boards, committees, and commissions in December 2025, the City Council appointed Council Member Morabito as the City's Voting Delegate and Council Member Moore as the Alternate.

Cal Cities requires the Voting Delegate and any Alternate Voting Delegates to be formally designated by City Council action. Staff cannot make the designation independently.

Additionally, Voting Delegates and Alternates must be registered to attend the conference in order to participate in the General Assembly.

Council Member Moore will not be attending the 2026 Annual Conference and Expo. Accordingly, staff recommends that the City Council ratify Council Member Morabito as the City's Voting Delegate, appoint another Council Member to serve as the Alternate Voting Delegate, consider appointing a second Alternate Voting Delegate, and authorize staff to submit the official designation to Cal Cities.

FISCAL IMPACT:
There is no fiscal impact associated with the designation of the delegates. Costs associated with attendance at the 2026 Cal Cities Annual Conference and Expo are included in the adopted Fiscal Year 2026–27 budget.

ATTACHMENTS:
1. 2026-voting-delegate-information-packet
2. Powerpoint Slide

LEAGUE OF CALIFORNIA CITIES

Council Action Advised by September 1, 2026

DATE: Wednesday, May 13, 2026

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Sept. 23-25, 2026
Anaheim Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Friday, Sept. 25, 2026 the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through the online submission portal by Tuesday, Sept. 1, 2026. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration opens June 2.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and

alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' event and meeting policy in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Anaheim Convention Center, will be open at the following times: Wednesday, Sept. 23, 8:00 a.m.-6:00 p.m. and Thursday, Sept. 24, 7:30 a.m.-4:00 p.m. On Friday, Sept. 25, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Tuesday, Sept. 1. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly

LEAGUE OF CALIFORNIA CITIES

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.

2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.

3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.

4. **Signing Initiated Resolution Petitions**. Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.

5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.

6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

7. **Resolving Disputes**. In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

LEAGUE OF CALIFORNIA CITIES

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates —one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

For more information visit www.calcities.org/general-assembly

CITY OF WILDOMAR

Cal Cities 2026 Voting Delegate & Alternate(s)

ANNUAL CONFERENCE & EXPO • SEPTEMBER 23–25, 2026

01

RATIFY

Council Member Morabito as Voting Delegate

02

APPOINT

Alternate Voting Delegate and optional second alternate

03

AUTHORIZE

Staff to submit the official designation to Cal Cities

Each member city has one vote at the General Assembly.