CITY COUNCIL MEETING

CEMETERY DISTRICT BOARD

AGENDA

WEDNESDAY, OCTOBER 14, 2026
Closed Session: 5:00 PM | Regular Session 6:00 PM

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

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

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

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

CALL TO ORDER – CLOSED SESSION - 5:00 P.M.

ROLL CALL

PUBLIC COMMENTS

CLOSED SESSION

Closed Session

RECOMMENDATION:

1. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9 (d)(1) to confer with legal counsel with regard to the following matters of pending litigation:

a. City of Wildomar v. Malak Hanna and Joseph Zakhary, et al; Case No. CVME2403116
b. Maurice Towns Rasheed v. Lake Elsinore School District et al; Case No. CVME2609002

2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.8 to confer with legal counsel and conference with real property negotiators as follows:

Properties: 20580 Palomar Street, Wildomar, CA 92595, APN 368-030-057, and Parcel adjacent to and immediately north of 20580 Palomar Street, Wildomar, CA 92595 and West of Mission Trail, APN 368-030-043
Agency negotiator: City Manager Chris Mann
Negotiating parties: Hoa V. Pham and Hong-Van Thi Pham
Under negotiation: Instruction regarding price and terms of payment.

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

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

ROLL CALL

Discussion and determination on whether an absence is excused.

FLAG SALUTE

CLOSED SESSION REPORT

PRESENTATIONS

1. Proclamation: Community Planning Month
2. Proclamation: Code Enforcement Week
3. Other Presentations/Recognitions

DEPARTMENT REPORTS

2026 Mariachi Night - Event Review
Presented By: Donald Bohanner, Community Engagement Division

RECOMMENDATION:
Receive a presentation on the 2026 Mariachi Night event.

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 - September 9, 2026 - Regular Meeting
Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:
Approve the minutes as presented.

1.2 September 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 9-1-2026 in the amount of $6,687.95.
2. Warrant Register dated 9-3-2026 in the amount of $792,472.45.
3. Warrant Register dated 9-10-2026 in the amount of $792,066.17.
4. Warrant Register dated 9-17-2026 in the amount of $355,596.44.
5. Warrant Register dated 9-23-2026 in the amount of $873,257.76.
6. Warrant Register dated 9-24-2026 in the amount of $2,047,567.32.
7. Wire Transfer Register dated 9-30-2026 in the amount of $181,512.84.
8. Payroll Register dated 9-30-2026 in the amount of $586,973.72.

1.3 **September 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 9-3-2026 in the amount of $1,164.88.
2. Warrant Register dated 9-10-2026 in the amount of $2,643.51.
3. Warrant Register dated 9-14-2026 in the amount of $6,793.93.
4. Warrant Register dated 9-17-2026 in the amount of $5,623.39.
5. Warrant Register dated 9-24-2026 in the amount of $30,013.02.

1.4 **August 2026 City Treasury Report**
Presented By: Adam Jantz , Finance Department

RECOMMENDATION:
Approve the City Treasury Report for August 2026.

1.5 **August 2026 Cemetery Treasury Report**
Presented By: Adam Jantz , Finance Department

RECOMMENDATION:
Approve the Treasury Report for August 2026.

1.6 **Second reading of the Municipal Code Amendment No. 2026-03 - 2026 Spring Bi-Annual Code Update.**
Presented By: Robert Flores , Community Development Department

RECOMMENDATION:
1. Determine that the Municipal Code Amendment ("MCA") No. 2026-03, and its adopting Ordinance No. 265, 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. Conduct a second reading by title only and adopt Ordinance No. 265, based on the necessary finding within the ordinance entitled:

ORDINANCE NO. 265
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")

1.7 Notice of Completion - Bundy Canyon Road Rehab and Slurry Seal Project (CIP 057-3, 058-3)

Location: Bundy Canyon Road (Mission Trail to Cherry Street), Bundy Canyon Road (Oak Canyon Dr. to Murrieta Rd.), Wildomar Trail (Margaret Lane to Western Way), and several streets Citywide

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

1. Authorize the City Manager to approve the Task Order First Amendment for Construction Management Services with Interwest Consulting Group for the Bundy Canyon Road Rehab and Slurry Seal Project (CIP 057-3, 058-3) in the amount not to exceed $17,000.

2. Adopt a Resolution entitled:

RESOULTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACCEPTING THE BUNDY CANYON ROAD REHAB PROJECT (057-3) AND SLURRY SEAL PROJECT (058-3) AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

1.8 Third Task Order Amendment with Placeworks, Inc. for Environmental and Regulatory Permit Processing Services for the Clinton Keith Road Widening Project (CIP 025-1)

Location: Clinton Keith Rd. (I-15 to Eastern City Limits)

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Approve and authorize the City Manager to execute a Task Order Amendment with Placeworks, Inc., in the amount of $28,669 for required additional environmental support for the Clinton Keith Road Widening Project (CIP 025-1).

1.9 Acceptance of Public Improvements of Parcel Map No. 32833 - Kreg McCoy

Location: Southwest Corner of Gruwell St. and Union St.

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR PARCEL MAP NO. 32833 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

2. PUBLIC HEARINGS

2.1 **Public Hearing for Annexation No. 3, (Bell Ranch Wildomar Cottages) Consideration of Territory to be Annexed to Community Facilities District No. 2025-S (Services), Calling an Election, Ordering the Levy and Collection of Special Taxes, and Declaring the Election Results for CFD 2025-S (Services), Annexation No. 3**

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

1. Open the public hearing;
2. Take testimony;
3. Close the public hearing;
4. Adopt Resolution entitled:

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) (ANNEXATION NO. 3)

5. Hold the election;
6. Canvass the election; and
7. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ELECTION RESULTS FOR COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) (ANNEXATION NO. 3)

2.2 **Public Hearing for Adoption of New Stephen's Kangaroo Rat Fee Schedule and Ordinance**

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:

Adopt the first reading of an Ordinance entitled:

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING TITLE 3, CHAPTER 3.43 WHICH ESTABLISHES THE RIVERSIDE COUNTY STEPHENS' KANGAROO RAT HABITAT CONSERVATION PLAN FEE ASSESSMENT AREA AND MITIGATION FEES

3. GENERAL BUSINESS

3.1 **Adoption of Resolution Approving an Updated List of Authorized Positions for Classification Title Changes with No New Positions Added**
Presented By: Emily Wolf , Human Resources and Risk Department

RECOMMENDATION:
Adopt a Resolution titled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING AN UPDATED LIST OF AUTHORIZED POSITIONS TO REPLACE THE PUBLIC WORKS INSPECTOR I/II CLASSIFICATION WITH SENIOR PUBLIC WORKS INSPECTOR AND REVISE THE CITY CLERK CLASSIFICATION TO CITY CLERK/CITY CLERK - MMC CERTIFIED

COUNCIL COMMUNICATIONS AND COMMENTS

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

CITY MANAGER REPORT

ADJOURN THE MEETING

PARTICIPATION

NOTICE:

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

City Council Chambers, 23873 Clinton Keith Road, Ste. 106, Wildomar, CA 92595.

VIEW THE MEETING

1. In Person | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595
2. Watch Live | wildomar.gov/129/Agendas-Videos-Watch-Live or stream on YouTube.com/@CityofWildomar
3. Cable TV | Frontier Channel 36 or AT&T Channel 99

PARTICIPATE IN THE MEETING

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

During Public Comment not on the agenda and after each Agenda Item, the Mayor will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the City Council may provide. Per the Brown Act, City Council members are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

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, MMC
City Clerk
Dated: October 8, 2026

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: October 14, 2026

SUBJECT: 2026 Mariachi Night - Event Review

SUBMITTED BY: Donald Bohanner, Community Engagement Coordinator

PREPARED BY: Donald Bohanner, Community Engagement Coordinator

ACTION:
Receive a presentation on the 2026 Mariachi Night event.

ATTACHMENTS:
Mariachi Night 2026 City Council Overview.pdf



MARIACHI NIGHT 2026

Community Event | City Council Recap

Saturday, September 19, 2026 • Marna O’Brien Park

Mariachi Night 2026

A free community celebration of music, culture, family and connection



- Free community event held at Marna O'Brien Park from 6:00–10:00 PM.
- Estimated attendance of approximately 2,000 people.
- Live entertainment featured The C Band and Mariachi Fiesta International.
- Cultural programming included Fiesta Folklorico and Lotería.
- Family attractions included a mechanical bull, inflatables and face painting.
- Food, sales, nonprofit and information vendors filled the event footprint.





Event Run of Show

Four hours of programmed entertainment and community activities

6:00 PM Event kick-off with The C Band

6:30 PM Mayor Welcome

6:40 PM Fiesta Folklorico

8:00 PM Council “Hot Ones” Challenge

8:15 PM Mariachi Fiesta International

9:15 PM Lotería Game

9:30 PM Beer Garden Last Call

10:00 PM Event Ends









A Community-Focused Celebration





LIVE MUSIC • CULTURE • FAMILY ACTIVITIES • LOCAL VENDORS

Event Footprint & Participation

2,000



Estimated attendance

CAPACITY



Vendor participation

2



Live bands

4 HOURS



Event duration

Event components

- Main stage and dance floor
- Food and merchandise vendors
- Beer garden
- Family Fun Zone
- Mechanical bull and inflatables
- City and community organization booths

Operational support

- Community Engagement vendor check-in and placement
- Public Works traffic, parking and site support
- Building & Safety / Fire coordination
- Stage, sound, lighting and electrical infrastructure
- Event photography/video coverage

Signature Moments

CULTURAL PERFORMANCE



Fiesta Folklorico brought traditional dance to the main-stage program.

HEADLINE MUSIC



Mariachi Fiesta International closed the evening with live mariachi.

COMMUNITY INTERACTION



The Council “Hot Ones” Challenge added a memorable, informal Council moment.

FAMILY EXPERIENCE



Activities throughout the park gave families multiple reasons to stay and explore.

Event Production & Financial Status

Final event reconciliation is still being completed

$15,959.57
Budget-Funded Event Costs

$2,250.00
Sponsorship + Vendor Revenue

$13,709.57
Estimated Net Budget Impact

BUDGET-FUNDED COSTS

Contractual Services	$15,889.57
Facility Costs	$70.00
Permits	$0.00 listed
Budget-Funded Total	$15,959.57

INTERNAL TRACKING

$1,577.78
Staff Cost

Tracked internally to capture the full level of City staff support. This amount does not come out of the event budget and is excluded from the budget-funded total and net budget impact.

REVENUE / SUPPORT

Burke, Williams & Sorensen $1,000 • Anne Sullivan Preschool $250 • Vendor Booths $1,000 • Total $2,250

Marketing & Social Media Outreach

Operational improvements identified for future Mariachi Night events











37	297.2K	1,005	265
Posts | Reels | Stories	Total Views	Interactions	Shares

DIGITAL & SOCIAL MEDIA

- 142,535 Facebook impressions
- 100,718 unique Facebook viewers
- 682 reactions • 45 comments • 54 saves
- Mayor promotional Reel and activity/vendor features
- 5 different Mariachi Night flyers posted on the City website
- Mariachi Night flyer included in the City newsletter

COMMUNITY & PRINT OUTREACH

- 2 City billboards promoting Mariachi Night
- Billboards ran for 30 days
- 200+ printed flyers distributed
- Printed and digital outreach reinforced event date
- Campaign theme: "One Night. So Much to Experience."
- Countdown and event-day reminders supported final awareness

EVENT OUTCOMES

ONE NIGHT. SO MUCH TO EXPERIENCE.

- Attracted an estimated 2,000 attendees to Marna O’Brien Park.
- Reached vendor capacity and connected residents with local businesses, nonprofits and community organizations.
- Combined live music, cultural programming, food, recreation and family activities in one event footprint.
- Generated actionable lessons for power, sanitation, site safety, programming, vendor deadlines and communications.
- Provided a strong planning baseline for Mariachi Night 2027 and other large City special events.







THANK YOU, WILDOMAR

Music, culture, community — and lessons that will make the next event even stronger.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: October 14, 2026

SUBJECT: City Council/ Cemetery District Board Minutes - September 9, 2026 - Regular Meeting

SUBMITTED BY: Janet Morales Garcia, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
1. 09-09-2026 Minutes

MINUTES
CITY OF WILDOMAR
CITY COUNCIL/CEMETERY DISTRICT
WEDNESDAY, SEPTEMBER 9, 2026
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

REGULAR SESSION: 6:00 PM

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

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

ROLL CALL

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

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, Economic Development Manager Miller, Principal Engineer Geronimo, Principal Engineer Lachgar, Code Enforcement Manager Berroteran, and Human Resources and Risk Manager Wolf.

FLAG SALUTE

The flag salute was led by Mayor Pro Tem Nigg.

PRESENTATIONS

1. Proclamation: Troop 2011 Eagle Scout Robert Van Ness
2. Proclamation: Troop 2011 Eagle Scout William Van Ness
3. Proclamation: Constitution Week

DEPARTMENT REPORTS

Fire Department Quarterly Update - April - June, 2026.

PUBLIC COMMENTS

The following individuals provided public comment:

1. Ryan Casler, Resident
2. Stephen Lusky, Resident
3. Ann Kiggins, Resident

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dustin Nigg; seconded by Bridgette Moore to approve the agenda as presented.

Motion Approved: 5 - 0

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

1) CONSENT CALENDAR

Moved by Joseph Morabito; seconded by Bridgette Moore to approve the Consent Calendar.

Motion Approved: 5 - 0

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

1.1) City Council/ Cemetery District Board Minutes - August 12, 2026 - Regular Meeting

Approved the minutes as presented.

1.2) City Council Minutes - August 18, 2026 - Special Meeting

Approved the minutes as presented.

1.3) August 2026 City Warrant Register

Approved 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

Approved 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

Approved the City Treasury Report for July 2026.

1.6) July 2026 Cemetery Treasury Report

Approved the Treasury Report for July 2026.

1.7) Measure AA Oversight Advisory Committee Appointment

Appointed Earle Kirkley 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)

1. Adopted a Resolution entitled:

RESOLUTION NO. 2026 - 56
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. Instructed 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)

1. Authorized 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. Approved 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)

1. Authorized 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. Authorized 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- 57
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)

Principal Planner Lachgar presented the staff report.

Jessica Hume, resident, provided public comment.

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to determine that Municipal Code Amendment (MCA) No. 2026-03, and associated Ordinance No. 265, 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

Introduce Ordinance No. 265 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. 265
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”); AND

Include the following revisions:
a. Change from Certified Farmers Market to all markets (Certified and open air)
b. Update for consistency of titles and language as requested by the public commenter.
b. Maintain planned residential development under City Council final approval.

Motion Approved: 5 - 0

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

3) GENERAL BUSINESS

3.1) League of California Cities Annual General Business Meeting Voting Delegate and Alternate(s)

City Clerk Morales Garcia presented the staff report.

There were no public comments.

Moved by Bridgette Moore; seconded by Dustin Nigg to appoint Councilmember DePhillippo as the voting delegate for the League of California Cities 2026 General Assembly, Councilmember Morabito as the alternate and Mayor Pro Tem Nigg as the second alternate; and

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

Motion Approved: 5 - 0

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

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

Added:
1. Review Measure Z and Measure AA Committee Roles and Responsibilities - Morabito
2. Zone Zero - Moore
3. Chain Link Fences - Moore
4. Disallow Adult Businesses - DePhillippo

ADJOURN THE MEETING

There being no further business, Mayor Marquez adjourned the meeting at 7:42 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: October 14, 2026

SUBJECT: September 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 9-1-2026 in the amount of $6,687.95.
2. Warrant Register dated 9-3-2026 in the amount of $792,472.45.
3. Warrant Register dated 9-10-2026 in the amount of $792,066.17.
4. Warrant Register dated 9-17-2026 in the amount of $355,596.44.
5. Warrant Register dated 9-23-2026 in the amount of $873,257.76.
6. Warrant Register dated 9-24-2026 in the amount of $2,047,567.32.
7. Wire Transfer Register dated 9-30-2026 in the amount of $181,512.84.
8. Payroll Register dated 9-30-2026 in the amount of $586,973.72.

SUMMARY:
September 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:
September 2026 City Warrant Register.pdf



CITY OF WILDOMAR
SEPTEMBER 2026

CITY WARRANT REGISTER

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #8326	Bill Payment #222433	9/3/2026	9/1/2026	6,687.95	ENVIRONMENTAL SYSTEMS RESEARCH, INSTITUTE (ESRI)	ESRI Annual Subscription 9/03/26-9/02/27 Quote #26356455
Bill #IN26-00997	Bill Payment #222434	6/11/2026	9/3/2026	368.16	IMPACT MARKETING & DESIGN, INC	City Promotional Items
Bill #2232	Bill Payment #222435	4/1/2026	9/3/2026	5,499.33	WRCOG	Participation in WRCOG'S Public Service Fellowship Program for the 2025-2026 Fellowship
Bill #1017999-1	Bill Payment #222436	7/17/2026	9/3/2026	513.33	WESTERN FIRE CO., INC.	Servicing of Fire Extinguishers at City Facilities
Bill #6151679728	Bill Payment #222437	8/22/2026	9/3/2026	1,174.90	VERIZON WIRELESS	Verizon 07/23/26-08/22/26
Bill #6151679729	Bill Payment #222437	8/22/2026	9/3/2026	45.86	VERIZON WIRELESS	07/23/26-08/22/26 Data Internet Chrg 6192 Windsong
Bill #L2608160015	Bill Payment #222438	8/16/2026	9/3/2026	50.00	T-MOBILE USA INC	Case Investigation WI262270010
Bill #L2608210175	Bill Payment #222438	8/21/2026	9/3/2026	50.00	T-MOBILE USA INC	Case Investigation WI262150034
Bill #188082445-0001	Bill Payment #222439	8/19/2026	9/3/2026	155.01	SUNBELT RENTALS, INC.	Trailer Rental
Bill #188043566-0001	Bill Payment #222439	8/20/2026	9/3/2026	743.00	SUNBELT RENTALS, INC.	Excavator Rental
Bill #188454961-0001	Bill Payment #222439	8/27/2026	9/3/2026	427.15	SUNBELT RENTALS, INC.	Hydraulic Light Tower Rental
Bill #188260373-0001	Bill Payment #222439	8/24/2026	9/3/2026	178.51	SUNBELT RENTALS, INC.	Hydraulic Light Tower Rental
Bill #187403503-0001	Bill Payment #222439	8/7/2026	9/3/2026	1,919.97	SUNBELT RENTALS, INC.	Light Tower Rental
Bill #187467411-0001	Bill Payment #222439	8/7/2026	9/3/2026	453.86	SUNBELT RENTALS, INC.	Trailer Rental
Bill #8015246457	Bill Payment #222440	8/25/2026	9/3/2026	422.39	STERICYCLE, INC	July-August 2026 Contractual Shredding Svc
Bill #439099	Bill Payment #222441	7/9/2026	9/3/2026	608.98	STAUFFERS LAWN EQUIPMENT	Echo Chainsaw 12"
Bill #440011	Bill Payment #222441	7/21/2026	9/3/2026	165.37	STAUFFERS LAWN EQUIPMENT	Landscape Equipment, Chain Loop, Trimmer
Bill #440525	Bill Payment #222441	7/28/2026	9/3/2026	65.22	STAUFFERS LAWN EQUIPMENT	Landscape Supplies
Bill #231641153	Bill Payment #222442	7/31/2026	9/3/2026	3,010.73	ST. FRANCIS ELECTRIC	Signal Timings Sheet/Maintenance Repairs
Bill #231641155	Bill Payment #222442	7/31/2026	9/3/2026	1,557.42	ST. FRANCIS ELECTRIC	Special Timings Sheet
Bill #231644454	Bill Payment #222442	7/31/2026	9/3/2026	1,063.72	ST. FRANCIS ELECTRIC	Special Timing Sheet
Bill #2354	Bill Payment #222443	8/31/2026	9/3/2026	6,306.60	SPICER CONSULTING GROUP	Maint. District Administration - August 2026
Bill #082726-6801	Bill Payment #222444	8/27/2026	9/3/2026	15.98	EDISON	07/26/26-08/26/26 CFD 2013,1 Zone 10
Bill #082726-9129	Bill Payment #222444	8/27/2026	9/3/2026	1,901.62	EDISON	07/29/26-08/26/26 Elec - 32637 Gruwell (FS61)
Bill #082726-6091	Bill Payment #222444	8/27/2026	9/3/2026	126.58	EDISON	07/29/26-08/26/26 Elec 21347 Como St (Little League)
Bill #082626-5471	Bill Payment #222444	8/26/2026	9/3/2026	15.44	EDISON	07/28/26-08/25/26 Electric CFD 2013-1 Zone 5
Bill #082726-6121	Bill Payment #222444	8/27/2026	9/3/2026	3.06	EDISON	08/2/26-08/26/26 CFD 2022-1 Zone 1
Bill #465964	Bill Payment #222445	8/17/2026	9/3/2026	803.50	RIGHTWAY SITE SERVICES, INC.	08/13/26-09/09/26 - Porta/Washstn - Windsong 2 Schedules Services
Bill #06H8710025004	Bill Payment #222446	8/28/2026	9/3/2026	608.31	PRIMO BRANDS	City Hall Drinking Water Services 07/27/26-08/26/26
Bill #212322	Bill Payment #222447	8/27/2026	9/3/2026	1,172.57	PORTER RENTS, LLC	Skip Loader Rental
Bill #212321	Bill Payment #222447	8/27/2026	9/3/2026	380.25	PORTER RENTS, LLC	16ft Trailer Rental
Bill #82726	Bill Payment #222448	8/27/2026	9/3/2026	1,700.00	MR JAMES DOES IT ALL LLC DBA VALLEY WRESTLING CONNECTION	City Event Entertainment
Bill #7126	Bill Payment #222449	9/1/2026	9/3/2026	485.66	MARLEN NOEL	Developer Deposit Refund for BGR-20-0345
Bill #22145	Bill Payment #222450	8/19/2026	9/3/2026	1,322.15	M & M LANDSCAPE SUPPLY YARD	Boulder Delivery
Bill #21851	Bill Payment #222450	7/8/2026	9/3/2026	398.15	M & M LANDSCAPE SUPPLY YARD	Base Gravel/Aggregate
Bill #21881	Bill Payment #222450	7/17/2026	9/3/2026	70.14	M & M LANDSCAPE SUPPLY YARD	Base Gravel/Aggregate
Bill #21880	Bill Payment #222450	7/13/2026	9/3/2026	172.91	M & M LANDSCAPE SUPPLY YARD	Trail Maintenance
Bill #INV009192026	Bill Payment #222451	9/1/2026	9/3/2026	475.20	LILLIES EVENTZ LLC	Marquee Letters
Bill #82626	Bill Payment #222452	8/26/2026	9/3/2026	17,800.00	LENNAR HOMES OF CALIFORNIA, LLC	Release of Monument Cash Bond for TR32535
Bill #WI 260830	Bill Payment #222453	8/30/2026	9/3/2026	3,450.00	Kiley & Associates, LLC	Professional Services - August 2026
Bill #15886	Bill Payment #222454	8/27/2026	9/3/2026	7,982.00	INTELLI-TECH	Adobe Licenses 4 1YR
Bill #5880	Bill Payment #222455	8/24/2026	9/3/2026	18,145.42	INFINITY TECHNOLOGIES	IT and GIS Services FY26/27
Bill #48230	Bill Payment #222456	7/30/2026	9/3/2026	1,485.00	HAZZARD BACKFLOW INC	Backflow Repair/Test

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #GC00136734	Bill Payment #222458	9/1/2026	9/3/2026	2,045.00	GENERAL CODE	Ecode360 Annual Maintenance, Ordinance Annual Update Fee
Bill #90326	Bill Payment #222459	9/3/2026	9/3/2026	100.00	FRANCHISE TAX BOARD	Garnishments
Bill #6202028	Bill Payment #222460	8/20/2026	9/3/2026	2,590.00	FENCE MASTERS	Regency Heritage Park/Inland Valley & Clinton Keith Rd Fence Repairs
Bill #6202528	Bill Payment #222460	8/25/2026	9/3/2026	3,370.00	FENCE MASTERS	Regency Heritage Park/Inland Valley & Clinton Keith Rd Fence Repairs
Bill #14440677	Bill Payment #222461	8/26/2026	9/3/2026	408.85	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/18/26-08/18/26 Water Zone 3 Loc 35 M1
Bill #14440881	Bill Payment #222461	8/26/2026	9/3/2026	472.71	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/18/26-08/18/26 Water City Hall
Bill #14443694	Bill Payment #222461	8/26/2026	9/3/2026	599.06	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/18/26-08/18/26 Water Prelipp Rd
Bill #14436679	Bill Payment #222461	8/25/2026	9/3/2026	182.61	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Zone 3 Loc 23 M1
Bill #14436887	Bill Payment #222461	8/25/2026	9/3/2026	100.73	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Zone 30 Loc 02
Bill #14436927	Bill Payment #222461	8/25/2026	9/3/2026	81.13	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Zone 3 Loc 49 M1
Bill #14437179	Bill Payment #222461	8/25/2026	9/3/2026	137.11	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Zone 51 Loc 1
Bill #14437345	Bill Payment #222461	8/25/2026	9/3/2026	310.68	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water 21400 Palomar St Little League Field
Bill #14437386	Bill Payment #222461	8/25/2026	9/3/2026	2,018.37	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Windsong Park
Bill #14437894	Bill Payment #222461	8/25/2026	9/3/2026	937.27	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Zone 3 Loc 29 M1
Bill #14437972	Bill Payment #222461	8/25/2026	9/3/2026	257.83	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Zone 3 Loc 29 M2
Bill #14437975	Bill Payment #222461	8/25/2026	9/3/2026	277.13	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Zone 30 Loc 1
Bill #14438074	Bill Payment #222461	8/25/2026	9/3/2026	391.11	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Zone 3 Loc 42 &47 M1
Bill #14438470	Bill Payment #222461	8/25/2026	9/3/2026	202.17	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water 22450 1/2 Cervera
Bill #14438711	Bill Payment #222461	8/25/2026	9/3/2026	436.71	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water 22450 Cervera
Bill #14439800	Bill Payment #222461	8/25/2026	9/3/2026	85.05	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Zone 62 - 22933 Delca
Bill #14439886	Bill Payment #222461	8/25/2026	9/3/2026	88.97	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 Water Zone 67 - Arnnett & Catt
Bill #14440293	Bill Payment #222461	8/25/2026	9/3/2026	131.53	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/17/26-08/17/26 CFD 2022-1 NE Wildomar Trail/Margaret Ln
Bill #14433749	Bill Payment #222461	8/24/2026	9/3/2026	1,095.60	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/14/26-08/14/26 Water Zone 42 Loc 01 M1
Bill #14433999	Bill Payment #222461	8/24/2026	9/3/2026	321.67	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/14/26-08/14/26 Water Zone 42 Loc 03 M3
Bill #14434000	Bill Payment #222461	8/24/2026	9/3/2026	246.07	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/14/26-08/14/26 Water Zone 42 Loc 02 M2
Bill #14426536	Bill Payment #222461	8/18/2026	9/3/2026	85.33	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/10/26-08/10/26 Water Zone 3 Loc 7 M1
Bill #14426549	Bill Payment #222461	8/18/2026	9/3/2026	246.07	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/10/26-08/10/26 Water Heritage Pk (Autumn Oak)
Bill #14432841	Bill Payment #222461	8/19/2026	9/3/2026	580.93	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/11/26-08/11/26 Water CFD 2013-1, Zone 2
Bill #14429904	Bill Payment #222461	8/19/2026	9/3/2026	636.67	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/11/26-08/11/26 Water Zone 3 Loc 25 M1
Bill #14429905	Bill Payment #222461	8/19/2026	9/3/2026	1,925.85	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/11/26-08/11/26 Water Zone 3 Loc 25 M2
Bill #14431672	Bill Payment #222461	8/19/2026	9/3/2026	156.10	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/11/26-08/11/26 Water Zone 3 Loc 24 M1
Bill #14432999	Bill Payment #222461	8/19/2026	9/3/2026	118.33	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/11/26-08/11/26 Water Malaga Gateway Pk
Bill #14421213	Bill Payment #222461	8/17/2026	9/3/2026	51.13	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/07/26-08/07/26 Water Zone 52 Loc 01
Bill #14425049	Bill Payment #222461	8/17/2026	9/3/2026	641.69	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/07/26-08/07/26 Water 21120 Saratoga Dr CFD 2013-1 Zone 10
Bill #14421831	Bill Payment #222461	8/17/2026	9/3/2026	6,428.50	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/07/26-08/07/26 Water 20505 Palomar St. Marna O'Brien Park
Bill #14421749	Bill Payment #222461	8/17/2026	9/3/2026	147.69	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/07/26-08/07/26 Water 32637 Gruwell-FS 61
Bill #14421550	Bill Payment #222461	8/17/2026	9/3/2026	195.30	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/07/26-08/07/26 Water Zone 71 Loc 01
Bill #14421268	Bill Payment #222461	8/17/2026	9/3/2026	58.97	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/07/26-08/07/26 Water Zone 29 Loc 02
Bill #5762	Bill Payment #222462	8/26/2026	9/3/2026	2,150.00	ELM TREE CARE	Public Road Maintenance
Bill #CC-2026-07	Bill Payment #222463	8/31/2026	9/3/2026	12,500.00	CULPER CONSULTING, LLC	Professional Consulting Services - First Installment
Bill #81226	Bill Payment #222464	8/12/2026	9/3/2026	3,667.50	CORNERSTONE COMMUNITY CHURCH	Fixed Fee Refund for ENG-26-0008 & BGR-26-0546
Bill #199721213	Bill Payment #222465	8/19/2026	9/3/2026	711.00	COOL AIR SOLUTIONS HEATING AND, AIR CONDITIONING	HVAC Servicing For Fire Station 61
Bill #82126	Bill Payment #222466	8/21/2026	9/3/2026	500.00	CITY OF CANYON LAKE	Golf Championship Registration
Bill #4279386992	Bill Payment #222467	8/18/2026	9/3/2026	169.66	CINTAS CORPORATION	Staff Uniform & Towel Maintenance

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #5341046305	Bill Payment #222468	6/30/2026	9/3/2026	1,796.18	CINTAS CORPORATION	City Hall First Aid & Safety
Bill #5346259904	Bill Payment #222468	7/8/2026	9/3/2026	1,825.68	CINTAS CORPORATION	City Hall First Aid & Safety
Bill #9383760668	Bill Payment #222468	7/31/2026	9/3/2026	159.86	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #90326	Bill Payment #222469	9/3/2026	9/3/2026	780.92	CALIFORNIA STATE DISBURSEMENT UNIT	Garnishments
Bill #8037 Reissued	Bill Payment #222470	6/30/2026	9/3/2026	5,200.00	CALIFORNIA CONSULTING, INC.	Grant Writing Services- June 2026
Bill #83126	Bill Payment #222471	6/30/2026	9/3/2026	3,999.96	CAFH ORDER AT WILDOMAR	20 Acre Park Water License for FY 25-26
Bill #INV00647576	Bill Payment #222473	8/25/2026	9/3/2026	250.00	BOOT BARN HOLDINGS	Maint. Worker Safety Boots - Alejandro Cibrian
Bill #2749	Bill Payment #222475	7/29/2026	9/3/2026	790.00	BEE GUY TRAVIS	Bee Removal
Bill #01-7360985	Bill Payment #222476	8/26/2026	9/3/2026	974.20	APPLEONE	HR Tech Temp Assistance
Bill #80499	Bill Payment #222477	7/29/2026	9/3/2026	192.00	AMERICAN FORENSIC NURSES	Blood Draw (2) Dry Run (1)
Bill #80502	Bill Payment #222477	7/29/2026	9/3/2026	150.00	AMERICAN FORENSIC NURSES	Blood Draw (2)
Bill #1DQH-K67J-L3PF	Bill Payment #222478	8/27/2026	9/3/2026	108.74	AMAZON CAPITAL SERVICES	HDMI Transmitter for HR Confirm
Bill #1KJC-667G-4Q3L	Bill Payment #222478	8/31/2026	9/3/2026	84.00	AMAZON CAPITAL SERVICES	Electrolyte Powder
Bill #1H94-6NK4-YQFR	Bill Payment #222478	8/31/2026	9/3/2026	129.33	AMAZON CAPITAL SERVICES	Office Fans for Public Works
Bill #1YWG-K14P-HN96	Bill Payment #222478	9/1/2026	9/3/2026	97.83	AMAZON CAPITAL SERVICES	Electrolyte Powder
Bill #1TH9-9VX7-4YT6	Bill Payment #222478	9/2/2026	9/3/2026	48.92	AMAZON CAPITAL SERVICES	COVID-Flu Tests
Bill #99901	Bill Payment #222479	8/21/2026	9/3/2026	179.44	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Road Signs
Bill #82526	Bill Payment #222480	8/25/2026	9/3/2026	637,640.28	ALL AMERICAN ASPHALT	Progress Payment #4 - CIP 057-3 and CIP 058-3
Bill #1262619	Bill Payment #222480	8/6/2026	9/3/2026	740.22	ALL AMERICAN ASPHALT	Class cc2 1/2" PG 64- Asphalt Mix
Bill #1263508	Bill Payment #222480	8/14/2026	9/3/2026	1,510.00	ALL AMERICAN ASPHALT	SILO Fee
Bill #1263331	Bill Payment #222480	8/13/2026	9/3/2026	599.45	ALL AMERICAN ASPHALT	Class cc2 1/2" PG 64- Asphalt Mix
Bill #1262618	Bill Payment #222480	8/6/2026	9/3/2026	1,510.00	ALL AMERICAN ASPHALT	SILO Fee
Bill #1264008	Bill Payment #222480	8/18/2026	9/3/2026	752.50	ALL AMERICAN ASPHALT	Asphalt Mix
Bill #1264471	Bill Payment #222480	8/21/2026	9/3/2026	1,160.05	ALL AMERICAN ASPHALT	Asphalt Mix
Bill #309970/3,309971/3	Bill Payment #222481	8/20/2026	9/3/2026	270.53	ACE HARDWARE	Road Maintenance Program Supplies - FY25/26
Bill #309927/3	Bill Payment #222481	7/21/2026	9/3/2026	10.32	ACE HARDWARE	Facilities Supplies
Bill #309944/3	Bill Payment #222481	7/30/2026	9/3/2026	8.25	ACE HARDWARE	Facilities Supplies
Bill #309942/3	Bill Payment #222481	7/28/2026	9/3/2026	2.06	ACE HARDWARE	Facilities Supplies
Bill #309945/3	Bill Payment #222481	7/30/2026	9/3/2026	5.77	ACE HARDWARE	Facilities Supplies
Bill #309958/3	Bill Payment #222481	8/5/2026	9/3/2026	22.72	ACE HARDWARE	Facilities Supplies
Bill #309965/3	Bill Payment #222481	8/13/2026	9/3/2026	23.75	ACE HARDWARE	Toilet Fill Valve for Fire Station #61
Bill #2020114756	Bill Payment #222482	7/31/2026	9/3/2026	297.96	ABSOLUTE INTERNATIONAL, SECURITY INC	Security Services During Special Event
Bill #211070	Bill Payment #222483	7/17/2026	9/10/2026	824.14	PORTER RENTS, LLC	Skip Loader Rental
Bill #271406	Bill Payment #222484	8/12/2026	9/10/2026	3,612.08	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Landscape Maintenance Workers
Bill #272506	Bill Payment #222484	9/2/2026	9/10/2026	248.03	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Landscape Maintenance Workers
Bill #272128	Bill Payment #222484	8/26/2026	9/10/2026	3,968.63	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Maintenance Workers
Bill #82526	Bill Payment #222485	8/25/2026	9/10/2026	5,594.00	TERRY FAMILY TRUST	Refund for Permit ENG-26-0035
Bill #187407258-0001	Bill Payment #222486	8/8/2026	9/10/2026	1,111.45	SUNBELT RENTALS, INC.	Double Drum Roller Rental
Bill #090126-1202	Bill Payment #222487	9/1/2026	9/10/2026	26.26	EDISON	08/01/26-08/31/26 Hidden Springs/Clinton Keith
Bill #090126-7481	Bill Payment #222487	9/1/2026	9/10/2026	513.96	EDISON	07/15/26-08/12/26 CSAs & Special Districts
Bill #090126-7504	Bill Payment #222487	9/1/2026	9/10/2026	37.00	EDISON	08/01/26-08/31/26 CFD 2013-1 Orange/Corazza
Bill #090126-4487	Bill Payment #222487	9/1/2026	9/10/2026	48.09	EDISON	08/01/26-08/31/26 20505 Palomar St (Marna)
Bill #090126-9127	Bill Payment #222487	9/1/2026	9/10/2026	268.86	EDISON	08/01/26-08/31/26 Electric CFD 2013-001 Zone 5
Bill #090126-0962	Bill Payment #222487	9/1/2026	9/10/2026	271.71	EDISON	08/01/26-08/31/26 Electric CFD 2013-001 Zone 2
Bill #090126-8975	Bill Payment #222487	9/1/2026	9/10/2026	142.26	EDISON	08/01/26-08/31/26 CFD Zone 3

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #090126-4610	Bill Payment #222487	9/1/2026	9/10/2026	142.27	EDISON	08/01/26-08/31/26 Electric CFD 2013-001 Zone 3
Bill #090126-7694	Bill Payment #222487	9/1/2026	9/10/2026	241.92	EDISON	08/01/26-08/31/26 CFD Zone 3
Bill #090126-4845	Bill Payment #222487	9/1/2026	9/10/2026	71.13	EDISON	08/01/26-08/31/26 CFD Zone 2
Bill #090126-4293	Bill Payment #222487	9/1/2026	9/10/2026	6,588.92	EDISON	08/01/26-08/31/26 CSAs and Special Districts
Bill #082826-2458	Bill Payment #222487	8/28/2026	9/10/2026	310.46	EDISON	Electricity Charges from 07/13/26-08/27/26
Bill #090126-1757	Bill Payment #222487	9/1/2026	9/10/2026	454.78	EDISON	08/01/26-08/31/26 Electric CFD 2013-001 Zone 3
Bill #SH0000051050	Bill Payment #222489	6/30/2026	9/10/2026	729,459.34	RIVERSIDE COUNTY, SHERIFF'S DEPARTMENT	Contract Law Enforcement Through 05/28/26-06/30/26
Bill #1024466	Bill Payment #222490	9/10/2026	9/10/2026	13,531.37	PlanetBids, LLC	PB_System 2026-2027 subscription fee
Bill #2953	Bill Payment #222491	9/9/2026	9/10/2026	1,600.00	MATTOX DESIGNS DBA SERIOUSLY STICKERS	Social Media Videos
Bill #47100	Bill Payment #222492	7/29/2026	9/10/2026	206.52	LOGO JOE'S	Departmental Apparel
Bill #9011000729	Bill Payment #222493	9/2/2026	9/10/2026	311.82	Konica Minolta Business Solutions USA INC	Konica Minolta Copier Services / Maint / Lease Mar 26 - Mar 27
Bill #9926	Bill Payment #222494	9/9/2026	9/10/2026	44.00	KACIE DERUSO	Reimbursement for Coffee Purchase for Wellness Fair On 9/3/26
Bill #9126	Bill Payment #222495	9/1/2026	9/10/2026	3,995.16	JESSE KIMBALL	Refund for Permit BAR-25-0198
Bill #2454	Bill Payment #222496	9/8/2026	9/10/2026	6,200.00	HONOR PLUMBING CO	Removal & installation 20 Gallon Electric Water Heater
Bill #91026	Bill Payment #222497	9/10/2026	9/10/2026	100.00	FRANCHISE TAX BOARD	Garnishments
Bill #10888649744	Bill Payment #222498	9/19/2026	9/10/2026	3,467.25	DELL MARKETING L.P.	Laptop/Computer replacements for Arlene & Yvette
Bill #AC0000002260	Bill Payment #222499	7/1/2026	9/10/2026	4,243.45	AUDITOR CONTROLLER GAD- LAFCO	LAFCO FY 26/27 Fees
Bill #2026 - 9	Bill Payment #222500	9/2/2026	9/10/2026	88.88	Coalition for Controlling Ins. Costs in California Schools Health and Welfare Trust	September 2026 EAP Premium
Bill #91026	Bill Payment #222501	9/10/2026	9/10/2026	780.92	CALIFORNIA STATE DISBURSEMENT UNIT	Garnishments
Bill #01-7365590	Bill Payment #222502	9/2/2026	9/10/2026	1,009.11	APPLEONE	Temp HR Tech Assistance
Bill #193L-DRQH-NCVQ	Bill Payment #222503	8/28/2026	9/10/2026	291.82	AMAZON CAPITAL SERVICES	Departmental Supplies
Bill #1X43-W69M-MVRG	Bill Payment #222503	9/3/2026	9/10/2026	96.78	AMAZON CAPITAL SERVICES	Standing Desk Stool - HR
Bill #1KCQ-LVG1-TJXN	Bill Payment #222503	9/3/2026	9/10/2026	14.13	AMAZON CAPITAL SERVICES	Desk Fan for Abdu's Office
Bill #1Q6G-647K-7XRQ	Bill Payment #222503	9/4/2026	9/10/2026	441.14	AMAZON CAPITAL SERVICES	Radio Chest Harness
Bill #1J7V-RC6F-RHH9	Bill Payment #222503	9/4/2026	9/10/2026	50.64	AMAZON CAPITAL SERVICES	Computer Speaker, Case, Cord
Bill #1YCN-641Q-1W11	Bill Payment #222503	9/5/2026	9/10/2026	69.70	AMAZON CAPITAL SERVICES	Portable Monitor
Bill #14QF-TNNK-9M14	Bill Payment #222503	9/10/2026	9/10/2026	240.34	AMAZON CAPITAL SERVICES	Frame for City Map
Bill #44461	Bill Payment #222504	9/6/2026	9/10/2026	1,080.91	A BETTER PARTY, INC.	Professional and Contractual Services
Bill #92056245	Bill Payment #222505	8/7/2026	9/10/2026	234.00	OCCUPATIONAL HEALTH CENTERS OF, CALIFORNIA,A MEDICAL CORP	Pre-employment physical and drug screen_MW
Bill #309992/3	Bill Payment #222506	9/4/2026	9/10/2026	32.94	ACE HARDWARE	Facilities Supplies
Bill #W11622800101	Bill Payment #222508	9/11/2026	9/17/2026	5.00	ZONES IT SOLUTIONS INC.	NCE Office 365 G3
Bill #W11622800102	Bill Payment #222508	9/11/2026	9/17/2026	24.00	ZONES IT SOLUTIONS INC.	NCE Office 365 G3
Bill #5610009093	Bill Payment #222509	7/31/2026	9/17/2026	286.49	YUNEX, LLC	Street Light Response Call Outs for July 2026
Bill #81826	Bill Payment #222510	8/18/2026	9/17/2026	7,129.50	WILLIAM F PONTING	Refund for Cancelled Planning Case PLN-25-0047
Bill #272315	Bill Payment #222511	9/2/2026	9/17/2026	4,000.00	UNITED STAFFING ASSOCIATES LLC	Buy Out- Buy out for Moises Barragan -8/31/26
Bill #271378	Bill Payment #222511	8/11/2026	9/17/2026	32.49	UNITED STAFFING ASSOCIATES LLC	Background Check
Bill #271711	Bill Payment #222511	8/19/2026	9/17/2026	3,968.64	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Landscape Maintenance Workers
Bill #271142	Bill Payment #222511	8/5/2026	9/17/2026	3,704.06	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Landscape Maintenance Workers
Bill #212142135	Bill Payment #222512	8/18/2026	9/17/2026	389.29	ULINE	Industrial Respirator for Road Crew
Bill #211526356	Bill Payment #222512	8/4/2026	9/17/2026	243.06	ULINE	Departmental Supplies
Bill #213074512	Bill Payment #222512	9/9/2026	9/17/2026	600.36	ULINE	Truck Box
Bill #212884885	Bill Payment #222512	9/3/2026	9/17/2026	1,470.59	ULINE	Materials and Supplies for Road Maintenance Crew
Bill #2106	Bill Payment #222513	8/21/2026	9/17/2026	9,359.74	The Cleaning Squad	Janitorial Services for City of Wildomar Facilities
Bill #2142	Bill Payment #222513	8/31/2026	9/17/2026	7,110.79	The Cleaning Squad	July 2026 Janitorial Services for City of Wildomar Facilities

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #2141	Bill Payment #222513	8/21/2026	9/17/2026	1,495.96	The Cleaning Squad	July 2026 Janitorial Services for City of Wildomar Facilities
Bill #2144	Bill Payment #222513	8/21/2026	9/17/2026	241.16	The Cleaning Squad	July 2026 Janitorial Services for City of Wildomar Facilities
Bill #2143	Bill Payment #222513	8/21/2026	9/17/2026	373.13	The Cleaning Squad	July 2026 Janitorial Services for City of Wildomar Facilities
Bill #2145	Bill Payment #222513	8/21/2026	9/17/2026	138.70	The Cleaning Squad	July 2026 Janitorial Services for City of Wildomar Facilities
Bill #2026-July	Bill Payment #222514	7/31/2026	9/17/2026	32,223.50	TKE ENGINEERING INC	Various Professional Development Services Projects
Bill #187976111-0001	Bill Payment #222515	8/24/2026	9/17/2026	1,113.59	SUNBELT RENTALS, INC.	Equipment Rental
Bill #11803261	Bill Payment #222516	8/2/2026	9/17/2026	512.05	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - MCA 2026-03
Bill #11805570	Bill Payment #222516	8/4/2026	9/17/2026	473.37	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - Notice of Insufficient Nominees
Bill #11806722	Bill Payment #222516	8/12/2026	9/17/2026	473.37	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - Notice of Insufficient Nominees
Bill #CA0946261	Bill Payment #222517	8/31/2026	9/17/2026	9,005.52	SCA OF CA, LLC	Street Sweeping - August, 2026
Bill #138933	Bill Payment #222518	9/1/2026	9/17/2026	2,290.24	PVP COMMUNICATIONS	Helmet for Deputy Wisniewski's
Bill #WILD-01.8 - 22	Bill Payment #222519	7/31/2026	9/17/2026	292.50	PLACEWORKS	CIP 025-1 Clinton Keith Widening - July 2026
Bill #WILD-01-6 - 22	Bill Payment #222519	7/31/2026	9/17/2026	684.00	PLACEWORKS	CIP 062-1 - 27 Acre Park - July 2026
Bill #9626	Bill Payment #222520	9/6/2026	9/17/2026	507.25	PITNEY BOWES	Postage Meter Refill 8/27/26
Bill #90326	Bill Payment #222521	9/3/2026	9/17/2026	250.00	PATRICIA ORTEGA	Reimbursement for BPELSG License Renewal
Bill #2608A327	Bill Payment #222522	7/31/2026	9/17/2026	34,138.23	PARSONS TRANSPORTATION GRP INC	CIP 026-2 Bundy Canyon, Seg II
Bill #2606B939	Bill Payment #222522	5/31/2026	9/17/2026	12,270.63	PARSONS TRANSPORTATION GRP INC	CIP 026-2 Bundy Canyon, Seg II - May 2026
Bill #92327749	Bill Payment #222523	9/2/2026	9/17/2026	468.00	OCCUPATIONAL HEALTH CENTERS OF, CALIFORNIA,A MEDICAL CORP	2 pre-employment physical/drug screen
Bill #26080439A1	Bill Payment #222524	7/31/2026	9/17/2026	15,314.22	MNS ENGINEERS, INC	CIP 096 Sedco Sidewalk Proj, Storm Drain
Bill #26080439B1	Bill Payment #222524	7/31/2026	9/17/2026	10,303.00	MNS ENGINEERS, INC	CIP 096 Sedco Sidewalk Proj, Storm Drain
Bill #61067	Bill Payment #222525	7/31/2026	9/17/2026	22,830.60	MARK THOMAS & COMPANY INC.	CIP 090 Bundy Canyon Rd West - Widening & ATP Improvements, July 2026
Bill #82526	Bill Payment #222526	7/31/2026	9/17/2026	63.46	LUNA, CAMERON	Mileage Reimbursement 7/01/26-7/31/26
Bill #83126	Bill Payment #222526	8/31/2026	9/17/2026	32.30	LUNA, CAMERON	Mileage Reimbursement 08/01/26-08/31/26
Bill #47185	Bill Payment #222527	8/21/2026	9/17/2026	41.30	LOGO JOE'S	Public Works Uniform
Bill #17882	Bill Payment #222527	8/6/2026	9/17/2026	561.28	LOGO JOE'S	Public Works Uniform
Bill #49776479	Bill Payment #222528	9/10/2026	9/17/2026	1,250.63	Konica Minolta Business Solutions USA INC	Konica Minolta Copier Services / Maint / Lease Mar 26 - Mar 27
Bill #15890	Bill Payment #222529	9/2/2026	9/17/2026	4,134.00	INTELLI-TECH	3 Adobe-License - Adobe Acrobat for Ent License 1yr
Bill #399	Bill Payment #222530	8/18/2026	9/17/2026	357.18	INNOVATIVE GROWTH LANDSCAPE	Little League Park - Irrigation Repairs
Bill #394	Bill Payment #222530	8/16/2026	9/17/2026	874.34	INNOVATIVE GROWTH LANDSCAPE	Marna O'Brien - Repaired leaking quick coupler at baseball field
Bill #395	Bill Payment #222530	8/16/2026	9/17/2026	874.34	INNOVATIVE GROWTH LANDSCAPE	Smith Ranch/Clinton Keith Troubleshot irrigation system for mainline break detected
Bill #392	Bill Payment #222530	8/5/2026	9/17/2026	1,588.70	INNOVATIVE GROWTH LANDSCAPE	LLMD 89-1c Zone 3 Location 25 - Mainline repair
Bill #6079	Bill Payment #222531	9/10/2026	9/17/2026	20,825.49	INFINITY TECHNOLOGIES	IT and GIS Services FY26/27
Bill #9563	Bill Payment #222532	9/8/2026	9/17/2026	375.00	General Door Service, Inc.	Professional and Contractual Services
Bill #001397	Bill Payment #222533	9/2/2026	9/17/2026	1,150.00	GOPHER SQUAD	Gopher & Insect Pest Control August 2026
Bill #001369	Bill Payment #222533	8/3/2026	9/17/2026	1,150.00	GOPHER SQUAD	Gopher & Insect Pest Control - July 2026
Bill #726050416	Bill Payment #222534	5/31/2026	9/17/2026	224.00	GEOCON WEST, INC.	CIP 028-2 - Palomar Widening, May, 2026
Bill #DNCE0A07-0010	Bill Payment #222535	8/29/2026	9/17/2026	1,200.00	FORENSIC NURSES OF SOCAL, INC.	Domestic Violence Exam - Case WI26-2370044
Bill #6202992	Bill Payment #222536	9/9/2026	9/17/2026	1,110.00	FENCE MASTERS	Posts Repair
Bill #6202991	Bill Payment #222536	9/9/2026	9/17/2026	1,365.00	FENCE MASTERS	Posts and Railing Repairs
Bill #22369	Bill Payment #222537	8/23/2026	9/17/2026	4,532.50	ENVIRONMENTAL PLANNING DEVELOPMENT SOLUTIONS, INC.	Professional Services through August 23, 2026
Bill #21999	Bill Payment #222537	6/30/2026	9/17/2026	22,521.25	ENVIRONMENTAL PLANNING DEVELOPMENT SOLUTIONS, INC.	Professional Services through June 28, 2026
Bill #5777	Bill Payment #222538	9/3/2026	9/17/2026	2,150.00	ELM TREE CARE	Pine Tree Trimming - Smith Ranch Rd.
Bill #157685	Bill Payment #222539	8/31/2026	9/17/2026	147.00	DEPARTMENT OF JUSTICE	Pre-Employment Fingerprint Background; 3 EEs

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #198541	Bill Payment #222540	7/31/2026	9/17/2026	627.16	DATA TICKET, INC.	July 2026 Daily Cite Processing
Bill #82526	Bill Payment #222541	8/25/2026	9/17/2026	33,560.01	CITIZENS BUSINESS BANK	Progress Payment #4 Retention - CIP 057-3 and CIP 058-3
Bill #8408574559	Bill Payment #222542	8/31/2026	9/17/2026	159.86	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #188866201090726	Bill Payment #222543	9/7/2026	9/17/2026	6.33	CHARTER COMMUNICATIONS	Cable through 10/07/26 - FS61
Bill #35751	Bill Payment #222545	6/30/2026	9/17/2026	135.00	ARCHITERRA DESIGN GROUP	Plan Check Review - June 2026
Bill #01-7360986	Bill Payment #222546	8/26/2026	9/17/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #01-7365591	Bill Payment #222546	9/2/2026	9/17/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #01-7369614	Bill Payment #222546	9/9/2026	9/17/2026	1,986.40	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #01-7369613	Bill Payment #222546	9/9/2026	9/17/2026	968.80	APPLEONE	Temp HR Tech Assistance
Bill #80572	Bill Payment #222547	8/31/2026	9/17/2026	75.00	AMERICAN FORENSIC NURSES	Blood Draw (1)
Bill #1YMH-TFRM-JDPR	Bill Payment #222548	8/26/2026	9/17/2026	35.22	AMAZON CAPITAL SERVICES	Pin board for Abdu's office
Bill #1VMH-H1WV-11J7	Bill Payment #222548	9/8/2026	9/17/2026	23.91	AMAZON CAPITAL SERVICES	Nameplate for New Office
Bill #1DCR-GXQC-DGDL	Bill Payment #222548	9/9/2026	9/17/2026	43.49	AMAZON CAPITAL SERVICES	Headset for PW
Bill #1T9K-KKXG-DMPY	Bill Payment #222548	9/9/2026	9/17/2026	58.81	AMAZON CAPITAL SERVICES	Office supplies
Bill #1R1D-1DX1-14T4	Bill Payment #222548	9/9/2026	9/17/2026	21.73	AMAZON CAPITAL SERVICES	Headphone for Brooke Fire Spec
Bill #1DVG-QMD4-3RML	Bill Payment #222548	9/10/2026	9/17/2026	12.99	AMAZON CAPITAL SERVICES	Warranty for a Portable Monitor
Bill #16PW-4GMJ-FNK4	Bill Payment #222548	9/10/2026	9/17/2026	60.02	AMAZON CAPITAL SERVICES	Webcam
Bill #197T-JXRC-G9J7	Bill Payment #222548	9/10/2026	9/17/2026	169.62	AMAZON CAPITAL SERVICES	Safety Vest
Bill #1XVX-N39W-FLR4	Bill Payment #222548	9/15/2026	9/17/2026	17.27	AMAZON CAPITAL SERVICES	Desk Supplies
Bill #13LH-66X1-HGVC	Bill Payment #222548	9/15/2026	9/17/2026	143.54	AMAZON CAPITAL SERVICES	Docking Station for PW
Bill #038	Bill Payment #222549	9/17/2026	9/17/2026	601.00	ALLIANT INSURANCE SERVICES INC	Special Event Ins. Mariachi Night
Bill #17505	Bill Payment #222550	8/10/2026	9/17/2026	18,346.61	ALL AMERICAN PAINTING &, CONSTRUCTION INC.	City Council Chambers Modifications Project
Bill #1264994	Bill Payment #222551	8/26/2026	9/17/2026	694.75	ALL AMERICAN ASPHALT	Asphalt Mix
Bill #42617	Bill Payment #222552	6/30/2026	9/17/2026	9,057.08	ACCENTURE INFRASTRUCTURE AND CAPITAL PROJECTS, LLC	CIP 026-2 Bundy Canyon, Seg II - June 2026
Bill #INUS11730	Bill Payment #222553	8/17/2026	9/17/2026	18,000.00	PLACER LABS, INC.	Contract AI Program Services
Bill #202604	Bill Payment #222554	8/4/2026	9/17/2026	14,830.00	ECONOMIC DEVELOPMENT, CORPORATION	Economic Development Coalition Yearly Dues for Municipal Membership
Bill #758052	Bill Payment #222555	9/11/2026	9/17/2026	162.24	CRISP IMAGING	City Maps for Finance
Bill #49433	Bill Payment #222557	8/21/2026	9/17/2026	1,270.00	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #49432	Bill Payment #222557	8/21/2026	9/17/2026	306.00	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #91626	Bill Payment #222558	9/16/2026	9/23/2026	873,257.76	VAN ENGINEERING	Retention Release for CIP028-2 & 067-1
Bill #070126-1757	Bill Payment #222559	6/30/2026	9/24/2026	226.49	EDISON	06/01/26-06/30/26 Electric CFD 2013-001 Zone 3
Bill #071526-5636	Bill Payment #222559	7/15/2026	9/24/2026	376.08	EDISON	06/15/26-07/14/26 Clinton Keith Rd Suite 101
Bill #071526-3123	Bill Payment #222559	7/15/2026	9/24/2026	265.83	EDISON	06/15/26-07/14/26 23873 Clinton Keith Rd Suite 109
Bill #071526-3487	Bill Payment #222559	7/15/2026	9/24/2026	433.10	EDISON	06/15/26-07/14/26 23873 Clinton Keith Rd Suite 103
Bill #071626-3047	Bill Payment #222559	7/16/2026	9/24/2026	91.47	EDISON	06/16/26-07/15/26 34311 Mission Trail TC1
Bill #071626-3950	Bill Payment #222559	7/15/2026	9/24/2026	36.20	EDISON	06/16/26-07/15/26 23873 34311 Mission Trail LS3
Bill #071626-5361	Bill Payment #222559	7/16/2026	9/24/2026	86.72	EDISON	06/16/26-07/15/26 23873 31818 Central TC1
Bill #071626-8688	Bill Payment #222559	7/16/2026	9/24/2026	84.74	EDISON	06/16/26-07/15/26 21458 Grand Ave TC1
Bill #071426-2529	Bill Payment #222560	7/14/2026	9/24/2026	345.34	EDISON	06/05/26-07/16/26 22378 Bundy Canyon Rd
Bill #071526-2838	Bill Payment #222560	7/15/2026	9/24/2026	1,934.54	EDISON	06/15/26-07/14/26 Electric City Hall
Bill #071526-8408	Bill Payment #222560	7/15/2026	9/24/2026	3.47	EDISON	06/15/26-07/14/26 35711 Capistrano St CFD Zone 2
Bill #071526-7255	Bill Payment #222560	7/15/2026	9/24/2026	319.85	EDISON	06/15/26-07/14/26 23873 Clinton Keith Rd Suite 110
Bill #071626-4237	Bill Payment #222560	7/15/2026	9/24/2026	456.41	EDISON	06/16/26-07/15/26 23873 Clinton Keith Rd Suite 111
Bill #071626-3243	Bill Payment #222560	7/15/2026	9/24/2026	39.00	EDISON	06/16/26-07/15/26 31818 Central St LS3
Bill #071626-7372	Bill Payment #222560	7/16/2026	9/24/2026	88.98	EDISON	06/16/26-07/15/26 24211 Clinton Keith Rd TC1

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #31226	Bill Payment #222561	3/12/2026	9/24/2026	12.06	STANTON, SHERRI	Reissuing Mileage Reimbursement to Sherri Stanton
Bill #92226	Bill Payment #222561	9/22/2026	9/24/2026	63.35	STANTON, SHERRI	Reimbursement for Department Supplies
Bill #W11655300102	Bill Payment #222562	9/21/2026	9/24/2026	28,777.70	ZONES IT SOLUTIONS INC.	Wildomar Microsoft License Renewal Update and Sharepoint Storage
Bill #272463	Bill Payment #222563	9/2/2026	9/24/2026	5,225.28	UNITED STAFFING ASSOCIATES LLC	Temp Maintenance Workers
Bill #273072	Bill Payment #222563	9/17/2026	9/24/2026	45.00	UNITED STAFFING ASSOCIATES LLC	Background Check
Bill #272829	Bill Payment #222563	9/9/2026	9/24/2026	5,930.12	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Maintenance Workers
Bill #2270Approved	Bill Payment #222565	9/20/2026	9/24/2026	360.00	The Cleaning Squad	Event Cleaning - Mariachi Night 9.19.26
Bill #188636090-0001	Bill Payment #222566	9/8/2026	9/24/2026	1,722.25	SUNBELT RENTALS, INC.	Excavator Rental
Bill #188896012-0002	Bill Payment #222566	9/8/2026	9/24/2026	104.96	SUNBELT RENTALS, INC.	Dump Truck Rental
Bill #188640706-0001	Bill Payment #222566	9/1/2026	9/24/2026	161.36	SUNBELT RENTALS, INC.	2 Axle Trailer Rental
Bill #442245	Bill Payment #222567	8/18/2026	9/24/2026	87.65	STAUFFERS LAWN EQUIPMENT	Trimmer Maintenance/Repair
Bill #442354	Bill Payment #222567	8/20/2026	9/24/2026	56.75	STAUFFERS LAWN EQUIPMENT	Landscape Maintenance Equipment Repair
Bill #091526-3047	Bill Payment #222568	9/15/2026	9/24/2026	98.67	EDISON	08/14/26-09/14/26 34311 Mission Trail TC1
Bill #091526-3243	Bill Payment #222568	9/15/2026	9/24/2026	43.98	EDISON	08/14/26-09/14/26 31818 Central St LS3
Bill #091526-7372	Bill Payment #222568	9/15/2026	9/24/2026	96.64	EDISON	08/14/26-09/14/26 24211 Clinton Keith Rd TC1
Bill #091526-8688	Bill Payment #222568	9/15/2026	9/24/2026	91.88	EDISON	08/14/26-09/14/26 21458 Grand Ave TC1
Bill #091526-5361	Bill Payment #222568	9/15/2026	9/24/2026	93.39	EDISON	08/14/26-09/14/26 23873 31818 Central TC1
Bill #091526-3950	Bill Payment #222568	9/15/2026	9/24/2026	39.87	EDISON	08/14/26-09/14/26 23873 34311 Mission Trail LS3
Bill #091526-4237	Bill Payment #222568	9/15/2026	9/24/2026	575.05	EDISON	08/14/26-09/14/26 23873 Clinton Keith Rd Suite 111
Bill #091426-3487	Bill Payment #222568	9/14/2026	9/24/2026	538.19	EDISON	08/13/26-09/13/26 23873 Clinton Keith Rd Suite 103
Bill #091426-8408	Bill Payment #222568	9/14/2026	9/24/2026	17.48	EDISON	08/13/26-09/13/26 35711 Capistrano St CFD Zone 2
Bill #91626	Bill Payment #222569	9/16/2026	9/24/2026	78.40	SOCALGAS	08/12/26-09/11/26 Gas -Fire Dept 32637 Gruwell
Bill #INV-43790	Bill Payment #222570	8/13/2026	9/24/2026	100.13	SIGNS BY TOMORROW	CIP 057-3, Road Rehab, August 2026
Bill #10826A	Bill Payment #222571	9/15/2026	9/24/2026	1,113.97	Meister SealCoat & Supplies LLC dba SealMaster	Asphalt/Pavement Maintenance
Bill #91726	Bill Payment #222572	9/17/2026	9/24/2026	712.02	RYAN MILLER	Reimbursement for Hotel During ICSC
Bill #SH000051197	Bill Payment #222573	7/22/2026	9/24/2026	493,615.24	RIVERSIDE COUNTY, SHERIFF'S DEPARTMENT	Contract Law Enforcement Through 07/01/26-07/22/26
Bill #82726	Bill Payment #222574	8/27/2026	9/24/2026	3,000.00	RIVERSIDE COUNTY FLOOD CONTROL, & WATER CONSERVATION DIST	CIP 099, 20-Acre Passive Park
Bill #467690	Bill Payment #222575	9/14/2026	9/24/2026	803.50	RIGHTWAY SITE SERVICES, INC.	09/10/26-10/07/26 - Porta/Washstn - Windsong 2 Schedules Services
Bill #167055	Bill Payment #222576	8/31/2026	9/24/2026	1,185.38	RANCHO READY MIX PRODUCTS, L.P.	Concrete Mix
Bill #WILD-01.12 - 19	Bill Payment #222577	4/30/2026	9/24/2026	60,308.50	PLACEWORKS	April 2026 The Bluffs at Hidden Springs Specific Plan and EIR
Bill #WILD-01.12 - 20	Bill Payment #222577	5/31/2026	9/24/2026	44,997.37	PLACEWORKS	May 2026 The Bluffs at Hidden Springs Specific Plan and EIR
Bill #WILD-01.6 - 20	Bill Payment #222577	4/30/2026	9/24/2026	48.75	PLACEWORKS	CIP 062-1, 27 Acre Park, PA&ED - April 2026
Bill #WILD-01.8 - 19	Bill Payment #222577	4/30/2026	9/24/2026	97.50	PLACEWORKS	CIP 025-1 Clinton Keith Widening - April 2026
Bill #92226	Bill Payment #222578	4/25/2026	9/24/2026	177.46	MORABITO, JOSEPH	Travel Expense Reimbursement for City Leaders Summit
Bill #92226-2	Bill Payment #222578	5/6/2026	9/24/2026	131.37	MORABITO, JOSEPH	Mileage Reimbursement for SCAG Meeting
Bill #61526	Bill Payment #222579	8/31/2026	9/24/2026	22,830.60	MARK THOMAS & COMPANY INC.	CIP 090 Bundy Canyon Rd West - Widening & ATP Improvements, August 2026
Bill #47186	Bill Payment #222580	8/21/2026	9/24/2026	41.30	LOGO JOE'S	Public Works Uniform
Bill #92126	Bill Payment #222581	9/21/2026	9/24/2026	119.61	LEVI MORROW	Boot Reimbursement
Bill #2603.4-006	Bill Payment #222582	8/31/2026	9/24/2026	4,600.53	KOSMONT COMPANIES	Kosmont Agreement Negotiations - Bluffs Project - August 2026
Bill #4072665	Bill Payment #222583	4/1/2026	9/24/2026	1,760.00	INTERWEST CONSULTING GROUP	Fixed Fee Public Works Permit Processing
Bill #4358516	Bill Payment #222583	7/31/2026	9/24/2026	8,895.77	INTERWEST CONSULTING GROUP	Building & Safety Services - July 2026
Bill #4340779	Bill Payment #222583	7/31/2026	9/24/2026	5,731.45	INTERWEST CONSULTING GROUP	CIP 025-1 Clinton Keith Widening - July 2026
Bill #4320005	Bill Payment #222583	7/31/2026	9/24/2026	3,048.75	INTERWEST CONSULTING GROUP	CIP 026-2 - Bundy Canyon Widening Segment 2 July 2026

Transaction Name	Paying Transaction	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #4316378	Bill Payment #222583	7/31/2026	9/24/2026	4,137.99	INTERWEST CONSULTING GROUP	CIP 028-2 Palomar Widening, Gruwell to Wildomar Trail - July 2026
Bill #4319382	Bill Payment #222583	7/31/2026	9/24/2026	15,188.05	INTERWEST CONSULTING GROUP	CIP 057-3- Road Rehab/Bundy Canyon Rd - July 2026
Bill #4354690	Bill Payment #222583	7/31/2026	9/24/2026	202.50	INTERWEST CONSULTING GROUP	CIP 062-1 - 27 Acre Park July 2026
Bill #4458730	Bill Payment #222583	7/31/2026	9/24/2026	35.50	INTERWEST CONSULTING GROUP	CIP 088 - Harvest Way West Traffic Signal July 2026
Bill #4458731	Bill Payment #222583	7/31/2026	9/24/2026	35.50	INTERWEST CONSULTING GROUP	CIP 089 - Traffic Signal Retrofit / Upgrades July 2026
Bill #4458732	Bill Payment #222583	7/31/2026	9/24/2026	213.00	INTERWEST CONSULTING GROUP	CIP 097- HISP Cycle 11 July 2026
Bill #4320054	Bill Payment #222583	7/31/2026	9/24/2026	1,151.30	INTERWEST CONSULTING GROUP	Capital Improvement Management (CIP) - July 2026
Bill #4583355	Bill Payment #222583	7/31/2026	9/24/2026	7,033.37	INTERWEST CONSULTING GROUP	Non-CIP Services for July 2026
Bill #15900	Bill Payment #222584	9/21/2026	9/24/2026	240.00	INTELLI-TECH	2 Adobe-License - Adobe Acrobat for Ent License 1yr
Bill #92426	Bill Payment #222585	9/26/2026	9/24/2026	100.00	FRANCHISE TAX BOARD	Garnishments
Bill #9505	Bill Payment #222586	7/31/2026	9/24/2026	13,737.55	E LEES & ASSOCIATES CONSULTING, LTD	Cemetery Financial Update & Concept
Bill #9568	Bill Payment #222586	8/31/2026	9/24/2026	10,709.16	E LEES & ASSOCIATES CONSULTING, LTD	Cemetery Financial Update & Concept
Bill #2531	Bill Payment #222587	9/21/2026	9/24/2026	3,500.00	DYLAN DIXON TREE SERVICES	Tree Services
Bill #082317220X26093	Bill Payment #222588	9/13/2026	9/24/2026	189.99	DIRECT TV	09/12/26-10/11/26 Cable Services - City Hall
Bill #10892849086	Bill Payment #222589	9/23/2026	9/24/2026	2,004.25	DELL MARKETING L.P.	Replacement Laptop for Kacie, HR
Bill #26-1815	Bill Payment #222590	9/14/2026	9/24/2026	4,500.00	CT CONCRETE CUTTING, INC.	PW Road Maintenance - Storm Drain Cleaning
Bill #236006	Bill Payment #222591	6/30/2026	9/24/2026	1,241,611.46	COUNTY OF RIVERSIDE, FIRE DEPARTMENT	Fire Protection Services April -June FY 25/26 QTR 4
Bill #PE0000003831	Bill Payment #222592	8/31/2026	9/24/2026	1,733.60	COUNTY OF RIVERSIDE PUBLIC, SAFETY ENTERPRISE COMMUNI	Monthly Public Safety Radio Access August 2026
Bill #4272289172	Bill Payment #222593	6/30/2026	9/24/2026	229.44	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #92426	Bill Payment #222594	9/24/2026	9/24/2026	780.92	CALIFORNIA STATE DISBURSEMENT UNIT	Garnishments
Bill #BTAG-10083164	Bill Payment #222595	9/11/2026	9/24/2026	19,277.00	Baker Tilly Advisory Group, LP	Strategic Plan Consulting Services
Bill #INV00658549	Bill Payment #222596	9/17/2026	9/24/2026	250.00	BOOT BARN HOLDINGS	Maint. Worker Safety Boots - D. Wyatt
Bill #INV00658548	Bill Payment #222596	9/17/2026	9/24/2026	250.00	BOOT BARN HOLDINGS	Maint. Worker Safety Boots - Wyatt Olvera
Bill #35975,35974,35972,35971,35969	Bill Payment #222597	8/31/2026	9/24/2026	2,957.64	ARCHITERRA DESIGN GROUP	Plan Check Review - August 2026
Bill #35970	Bill Payment #222597	8/31/2026	9/24/2026	494.40	ARCHITERRA DESIGN GROUP	Plan Check , August 2026
Bill #35976	Bill Payment #222597	8/31/2026	9/24/2026	33.75	ARCHITERRA DESIGN GROUP	Inpect. Developer Deposit Project, Clinton Keith Village Project #16-0146
Bill #01-7373481	Bill Payment #222598	9/16/2026	9/24/2026	1,589.12	APPLEONE	Temp Staffing - Administrative Assistant I
Bill #1VWW-KCT9-J63C	Bill Payment #222599	9/1/2026	9/24/2026	7.60	AMAZON CAPITAL SERVICES	USB Adapters for Computer
Bill #1265401	Bill Payment #222600	8/31/2026	9/24/2026	1,510.00	ALL AMERICAN ASPHALT	SILO Fee
Bill #1265402	Bill Payment #222600	8/31/2026	9/24/2026	706.67	ALL AMERICAN ASPHALT	Asphalt Mix
Bill #310012/3	Bill Payment #222601	9/21/2026	9/24/2026	3.81	ACE HARDWARE	FASTENERS
Bill #310011/3	Bill Payment #222601	9/21/2026	9/24/2026	13.42	ACE HARDWARE	Facilities Supplies
Bill #309979/3	Bill Payment #222601	8/28/2026	9/24/2026	2.23	ACE HARDWARE	Facilities Supplies
Bill #309984/3	Bill Payment #222601	8/31/2026	9/24/2026	119.07	ACE HARDWARE	Key Copies
Bill #2020114945	Bill Payment #222602	8/31/2026	9/24/2026	9,786.08	ABSOLUTE INTERNATIONAL, SECURITY INC	FY27 Security Service August 2026
Bill #003310	Bill Payment #222604	8/31/2026	9/24/2026	905.50	MECHANICAL	Mechanical Bull Rental
			TOTAL:	**4,867,648.09**		

City of Wildomar
Wire Transfer Register
9/30/2026

ACH Date	Payee	Description	Amount
9/3/2026	Card Connect	Card Connect -Civic Rec Payment Processor Fee	$ 15.00
9/14/2026	Viasat, Inc.	Cemetery Phone and Internet	$ 179.79
9/15/2026	Frontier Communications	Monthly Phone and Internet Services	$ 74.99
9/16/2026	Frontier Communications	Monthly Phone and Internet Services	$ 174.99
9/18/2026	Charter Spectrum	Monthly Backup Internet Services	$ 527.88
9/18/2026	US Bank	Credit Card Statement Payment - Business Meals, Conference Expenses, Organizational Memberships, Special Event Supplies, Repairs & Maintenance, and Office Supplies	$ 26,620.73
9/21/2026	Enterprise Fleet Management	Monthly City Vehicle Lease Payment	$ 1,391.28
9/25/2026	Southern California Edison Co.	Monthly City Uitility Payment	$ 176.62
9/25/2026	Southern California Edison Co.	Monthly City Uitility Payment	$ 180.11
9/25/2026	Southern California Edison Co.	Monthly City Uitility Payment	$ 185.62
9/25/2026	Southern California Edison Co.	Monthly City Uitility Payment	$ 190.14
9/25/2026	Southern California Edison Co.	Monthly City Uitility Payment	$ 543.39
9/25/2026	Southern California Edison Co.	Monthly City Uitility Payment	$ 971.29
9/28/2026	Frontier Communications	Monthly Phone and Internet Services	$ 98.29
9/28/2026	Frontier Communications	Monthly Phone and Internet Services	$ 947.59
9/29/2026	Southern California Edison Co.	Monthly City Uitility Payment	$ 15,069.20
9/29/2026	California Asset Management Program	Transfer of Cemetery Endowment Funds to CAMP	$ 134,165.93
		TOTAL	$ 181,512.84

City of Wildomar
Payroll Warrant Register
9/30/2026

ACH Date	Payee	Description		Amount
9/1/2026	City Manager Payroll	8/1/2026-8/15/2026	$	14,939.26
9/10/206	Staff Payroll	8/22/2026-9/4/2026	$	266,419.75
9/15/2026	City Manager Payroll	8/16/2026-8/31/2026	$	14,939.26
9/24/2026	Staff Payroll	9/5/2026-9/18/2026	$	274,896.72
9/30/2026	Council Payroll	9/1/2026-9/30/2026	$	15,778.73
		TOTAL	**$**	**586,973.72**

SUBJECT: September 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 9-3-2026 in the amount of $1,164.88.
2. Warrant Register dated 9-10-2026 in the amount of $2,643.51.
3. Warrant Register dated 9-14-2026 in the amount of $6,793.93.
4. Warrant Register dated 9-17-2026 in the amount of $5,623.39.
5. Warrant Register dated 9-24-2026 in the amount of $30,013.02.

SUMMARY:
September 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, 301, 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:
September 2026 Cemetery Warrant Register.pdf



CITY OF WILDOMAR
SEPTEMBER 2026

CEMETERY WARRANT REGISTER

Transaction Name	Bill Date	Payment Date	Fund Line	Amount	Vendor	Memo
Bill #9467	8/18/2026	9/3/2026	300 - Cemetery	394.00	General Door Service, Inc.	PM service for (2) roll-up doors at the cemetery
Bill #0003013	8/17/2026	9/3/2026	300 - Cemetery	300.00	BROWN FAMILY SERVICES	General Repair
Bill #082726-7258	8/27/2026	9/3/2026	300 - Cemetery	247.25	EDISON	07/29/26-08/26/26 Elec 21400 Palomar (Cemetery)
Bill #6151679728	8/22/2026	9/3/2026	300 - Cemetery	24.97	VERIZON WIRELESS	07/23/26-08/22/26 Cemetery/Comm Svs
Bill #6151679728	8/22/2026	9/3/2026	300 - Cemetery	38.83	VERIZON WIRELESS	07/23/26-08/22/26 Cemetery
Bill #6151679728	8/22/2026	9/3/2026	300 - Cemetery	38.83	VERIZON WIRELESS	07/23/26-08/22/26 Cemetery
Bill #8015246457	8/25/2026	9/3/2026	300 - Cemetery	121.00	STERICYCLE, INC	Contractual Shredding Svc
Bill #271406	8/12/2026	9/10/2026	300 - Cemetery	1,204.03	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Landscape Maintenance Workers
Bill #272506	9/2/2026	9/10/2026	300 - Cemetery	82.69	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Landscape Maintenance Workers
Bill #272128	8/26/2026	9/10/2026	300 - Cemetery	1,322.89	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Landscape Maintenance Workers
Bill #9926	9/9/2026	9/10/2026	300 - Cemetery	33.90	ROSALES, ANNELLE	Mileage Reimbursement - 8/11/26-9/12/26
Bill #14437246	8/17/2026	9/14/2026	300 - Cemetery	6,793.93	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	07/147/26-08/17/26 Cemetery Water Services
Bill #8408574559	8/31/2026	9/17/2026	300 - Cemetery	159.86	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #5349276204	7/22/2026	9/17/2026	300 - Cemetery	443.37	CINTAS CORPORATION	Cemetery First Aid & Safety
Bill #2106	8/21/2026	9/17/2026	300 - Cemetery	1,140.41	The Cleaning Squad	Janitorial Services for Cemetery
Bill #272315	9/2/2026	9/17/2026	300 - Cemetery	1,000.00	UNITED STAFFING ASSOCIATES LLC	Buy Out- Buy out for Moises Barragan -8/31/26
Bill #271378	8/11/2026	9/17/2026	300 - Cemetery	8.13	UNITED STAFFING ASSOCIATES LLC	Background Check
Bill #211526356	8/4/2026	9/17/2026	300 - Cemetery	176.72	ULINE	Departmental Supplies
Bill #211526356	8/4/2026	9/17/2026	300 - Cemetery	176.72	ULINE	Departmental Supplies
Bill #001397	9/2/2026	9/17/2026	300 - Cemetery	300.00	GOPHER SQUAD	Gopher & Insect Pest Control August 2026 - Wildomar Cemetery
Bill #001369	8/3/2026	9/17/2026	300 - Cemetery	300.00	GOPHER SQUAD	Gopher & Insect Pest Control - July 2026 - Wildomar Cemetery
Bill #271711	8/19/2026	9/17/2026	300 - Cemetery	992.16	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Landscape Maintenance Workers
Bill #271142	8/5/2026	9/17/2026	300 - Cemetery	926.02	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Landscape Maintenance Workers
Bill #272463	9/2/2026	9/24/2026	300 - Cemetery	1,306.31	UNITED STAFFING ASSOCIATES LLC	Temp to hire for facilities - Barragan, Moises, Castillo, Santiago, Pena, Peter,Paculba Dayne
Bill #4316378	7/31/2026	9/24/2026	302 - Cemetery Capital Improvement Fund	766.19	INTERWEST CONSULTING GROUP	CIP 067-1 Palomar Widening, Gruwell to Wildomar Trail
Bill #4316378	7/31/2026	9/24/2026	302 - Cemetery Capital Improvement Fund	687.70	INTERWEST CONSULTING GROUP	CIP 067-1 Palomar Widening, Gruwell to Wildomar Trail
Bill #9505	7/31/2026	9/24/2026	302 - Cemetery Capital Improvement Fund	19,601.88	E LEES & ASSOCIATES CONSULTING, LTD	Professional Services to July 31, 2026
Bill #9568	8/31/2026	9/24/2026	302 - Cemetery Capital Improvement Fund	5,475.85	E LEES & ASSOCIATES CONSULTING, LTD	Cemetery Financial Update & Concept
Bill #273072	9/17/2026	9/24/2026	300 - Cemetery	5.00	UNITED STAFFING ASSOCIATES LLC	Background Check
Bill #272829	9/9/2026	9/24/2026	300 - Cemetery	921.87	UNITED STAFFING ASSOCIATES LLC	Temp Staffing - Landscape Maintenance Workers
Bill #144975	9/18/2026	9/24/2026	300 - Cemetery	1,248.22	Triple H Company	Cemetery Supplies - Vases
			TOTAL:	**46,238.73**		

SUBJECT: August 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 August 2026.

SUMMARY:
August 2026 City Treasury Report

DISCUSSION:
Attached is the Treasury Report for Cash and Investments for the month of August 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 $107,316.90 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 just 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:
August 2026 City Treasury Report.pdf



CITY OF WILDOMAR
AUGUST 2026

CITY TREASURY REPORT

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

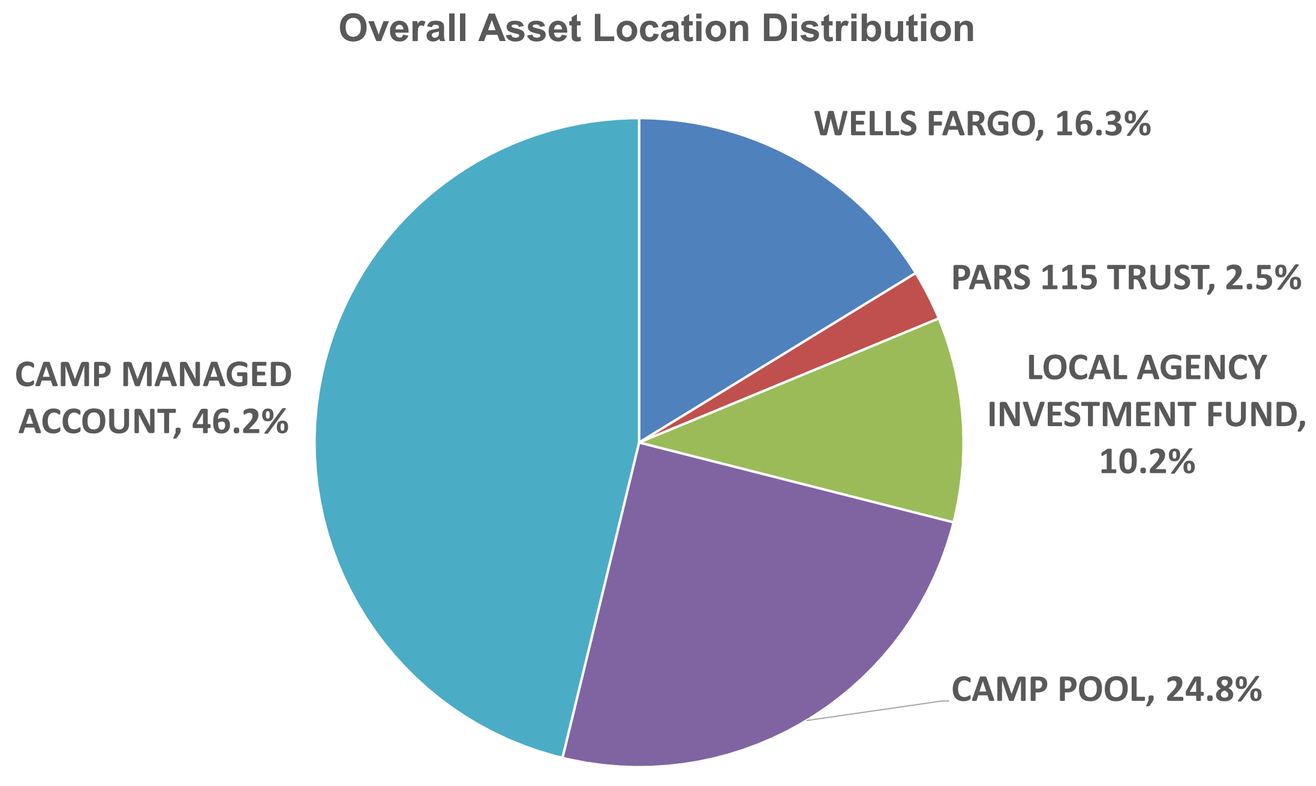
CITY CASH

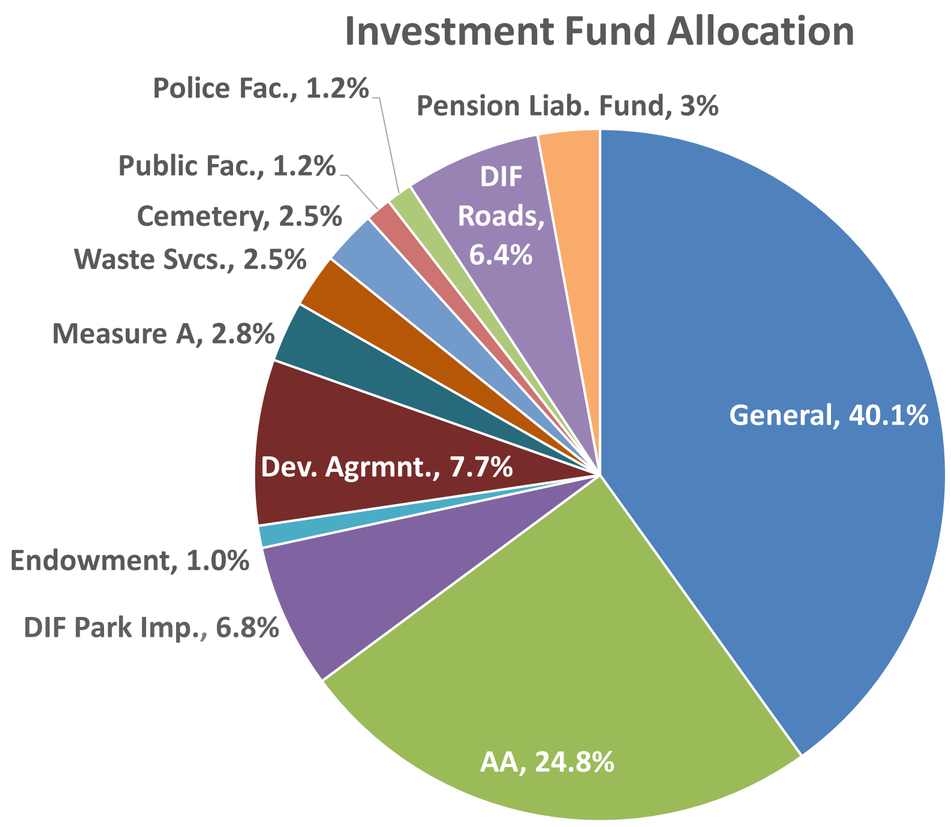
FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
All	All	WELLS FARGO	$ 8,584,681.36	$ 4,063,016.15	(3,872,259.82)	$ 8,775,437.69	3.54864%
		TOTAL	$ 8,584,681.36	$ 4,063,016.15	$ (3,872,259.82)	$ 8,775,437.69	

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	12.18%	N/A	3.863%
103	PARS 115 TRUST	$ 1,304,630.58	1,304,630.58	1,350,199.05	2.99%	N/A	1.540%
Various	CAMP POOL	$ 13,411,938.58	$ 13,411,938.58	$ 13,411,938.58	29.66%	N/A	3.800%
Various	CAMP MANAGED ACCOUNT	$ 24,419,004.53	$ 24,419,004.53	$ 24,949,314.19	55.17%	971	4.360%
	TOTAL	$ 44,644,637.01	$ 44,644,637.01	$ 45,220,515.14	100.00%		

CITY	TOTAL CASH AND INVESTMENTS	$ 53,995,952.83





BREAKDOWN

FUND		ISSUER	BEGINNING BALANCE	+ PURCHASES	+ INTEREST DEPOSITED	(-) WITHDRAWALS/ SALES	ENDING BALANCE	STATED RATE
100	General	LOCAL AGENCY INVESTMENT FUNDS	$ 5,509,063.32	$ 0.00	$ 0.00	$ 0.00	$ 5,509,063.32	3.863%
103	Pension Liabil	PUBLIC AGENCY RETIREMENT SERVICES	$ 1,304,630.58	$ 0.00	$ 0.00	$ 0.00	$ 1,304,630.58	1.540%
100	General	CAMP POOL	$ 5,772,461.72	$ 0.00	$ 18,606.04	$ 0.00	$ 5,791,067.76	3.800%
120	AA	CAMP POOL	$ 4,259,899.21	$ 466,469.86	$ 15,234.23	$ 0.00	$ 4,741,603.30	3.800%
461	DIF Park Imp.	CAMP POOL	$ 2,870,016.76	$ 0.00	$ 9,250.76	$ 0.00	$ 2,879,267.52	3.800%
301	Endowment	CAMP POOL	$ 466,469.86	$ 0.00	$ 0.00	$ (466,469.86)	$ 0.00	3.800%
100	General	CAMP MANAGED ACCOUNT	$ 6,767,452.63	$ 0.00	$ 17,541.28	$ 0.00	$ 6,784,993.91	4.360%
110	Dev. Agrmnt.	CAMP MANAGED ACCOUNT	$ 3,485,171.78	$ 0.00	$ 8,946.56	$ 0.00	$ 3,494,118.34	4.360%
120	AA	CAMP MANAGED ACCOUNT	$ 6,880,252.78	$ 0.00	$ 16,604.66	$ (466,469.86)	$ 6,430,387.58	4.360%
201	Measure A	CAMP MANAGED ACCOUNT	$ 1,279,769.88	$ 0.00	$ 3,301.51	$ 0.00	$ 1,283,071.39	4.360%
204	Waste Svcs.	CAMP MANAGED ACCOUNT	$ 1,140,476.61	$ 0.00	$ 2,951.52	$ 0.00	$ 1,143,428.13	4.360%
300	Cemetery	CAMP MANAGED ACCOUNT	$ 1,140,476.61	$ 0.00	$ 2,951.52	$ 0.00	$ 1,143,428.13	4.360%
301	Endowment	CAMP MANAGED ACCOUNT	$ 0.00	$ 466,469.86	$ 1,204.46	$ 0.00	$ 467,674.32	4.360%
420	Public Fac.	CAMP MANAGED ACCOUNT	$ 546,489.83	$ 0.00	$ 1,409.82	$ 0.00	$ 547,899.65	4.360%
421	Police Fac.	CAMP MANAGED ACCOUNT	$ 546,489.83	$ 0.00	$ 1,409.82	$ 0.00	$ 547,899.65	4.360%
440	DIF Roads	CAMP MANAGED ACCOUNT	$ 2,864,280.83	$ 0.00	$ 7,449.75	$ 0.00	$ 2,871,730.58	4.360%
461	DIF Park Imp.	CAMP MANAGED ACCOUNT	$ 171,592.19	$ 0.00	$ 454.97	$ 0.00	$ 172,047.16	4.360%
		TOTAL	$ 45,004,994.43	$ 932,939.72	$ 107,316.90	$ (932,939.72)	$ 45,112,311.33	

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

9/23/2026

Date

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.5
Meeting Date: October 14, 2026

SUBJECT: August 2026 Cemetery Treasury Report

SUBMITTED BY: Adam Jantz, Finance Manager/City Treasurer

PREPARED BY: Adam Jantz, Finance Manager/City Treasurer

ACTION:
Approve the Treasury Report for August 2026.

SUMMARY:
August 2026 Cemetery Treasury Report

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



CITY OF WILDOMAR
AUGUST 2026

CEMETERY TREASURY REPORT

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

DISTRICT INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
300	CAMP MANAGED ACCOUNT	$ 1,143,428.13	$ 1,143,428.13	$ 1,614,438.67	100.00%	971	4.360%
	TOTAL	$ 1,143,428.13	$ 1,143,428.13	$ 1,614,438.67	100.00%		

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	+ INTEREST DEPOSITED	WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
301	CAMP POOL	$ 466,469.86	$ -	$ -	$ (466,469.86)	$ -	3.800%
301	CAMP MANAGED ACCOUNT	$ -	466,469.86	$ 1,204.46	$ -	$ 467,674.32	4.360%
300	CAMP MANAGED ACCOUNT	$ 1,140,476.61	$ -	$ 2,951.52	$ -	$ 1,143,428.13	4.360%
	TOTAL	$ 1,606,946.47	$ 466,469.86	$ 4,155.98	$ (466,469.86)	$ 1,611,102.45	

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

9/23/2026
Date

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.6
Meeting Date: October 14, 2026

SUBJECT: Second reading of the Municipal Code Amendment No. 2026-03 - 2026 Spring Bi-Annual Code Update.

SUBMITTED BY: Robert Flores, Community Development Director

PREPARED BY: Robert Flores, Community Development Director

ACTION:
1. Determine that the Municipal Code Amendment ("MCA") No. 2026-03, and its adopting Ordinance No. 265, 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. Conduct a second reading by title only and adopt Ordinance No. 265, based on the necessary finding within the ordinance entitled:

ORDINANCE NO. 265
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")

BACKGROUND:
At its September 9, 2026, meeting, the City Council introduced and conducted the first reading of Ordinance No. 265 approving Municipal Code Amendment ("MCA") 2026-03. The ordinance is now being presented to the City Council for a second reading by title only and adoption. Additionally, on September 9, 2026, the City Council also determined that MCA 2026-03 and its adopting ordinance is exempt from the California Environmental Quality Act (CEQA) as a commonsense exemption under Section 15061 (b)(3) of the CEQA Guidelines as "general rulemaking".

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

ATTACHMENTS:
Attach A - Ordinance 265.pdf
Exhibit 1 of Ordinance - Title 16.pdf
Exhibit 2 of Ordinance - Title 17.pdf

ORDINANCE NO. 265

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

§ 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.

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 14th day of October 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

Title 16

SUBDIVISIONS

Chapter 16.04
INTRODUCTORY PROVISIONS AND DEFINITIONS

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

(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

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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 Director as specified in Section 16.04.020.

"Building official" means the appointed building official of the Building and Safety

Division.

"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" means the Director of the Public Works Department for the City of Wildomar.

"Fire Chief" means the chief of the fire protection agency or designee having jurisdiction of the area in which a land division is located.

"Health officer" means the health officer of the City.

"Land use ordinance" means Title 17 of this Code, as amended.

"Community Development Director" means the Community

Development 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.

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"Staff" means the employees of the City of Wildomar.

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, 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 so designated on the map entitled "Hazardous Fire Areas of the City of Wildomar" on file in the office of the City Clerk and in the office of the Fire Chief.

"Improvement" means any street work, surveys and monuments and utilities to be installed, or agreed to be installed, by the land divider on the land to be used for public or private streets, highways, ways and easements as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic needs as condition precedent to the approval and acceptance of the final map thereof. Improvement also means such other specific improvements or types of improvements the installation of which, either by the land divider, public agencies, private utilities, any other entity or by any combination

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thereof, is necessary or convenient to insure consistency with and implementation of the conditions of approval of the tentative map and the Comprehensive General Plan and any adopted specific plan.

"Improvement standards" means the standards set forth in this title and other ordinances related to the development of land as a subdivision or parcel map division.

"Land division" or "subdivision" means the division of any unit of units of improved or unimproved land, or any portion thereof, shown on the latest equalized City assessment roll as a unit or as contiguous units, for the purpose of sale, lease, gift or financing, whether immediate or future. Land division or subdivision includes both tract map and parcel map divisions of land as hereinafter defined:

1. "Tract map division" means a land division creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or the conversion of a dwelling to a stock cooperative containing five or more dwelling units.

2. "Parcel map division" means a land division where any of the following conditions prevail:

    a. The land is divided into four or less parcels;

    b. The whole parcel before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedication or improvements are required for the land division;

    c. Each parcel created by the land division has a gross area of not less than 20 acres up to 40 acres and each parcel has an approved access to a maintained public street or highway;

    d. The land consists of a parcel or parcels of land having approved access to a public street or highway, is part of a tract of land zoned for industrial or commercial development, and is approved as to street alignment and width;

    e. Each parcel created by the land division has a gross area of 40 acres or more, or each of which is not less than a quarter of a quarter section.

3. "Land division" or "subdivision" does not include:

    a. The financing or leasing of apartments, offices, stores or similar space within apartments buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks;

    b. Agricultural, gas, oil or mineral leases;

    c. Land dedicated for cemetery purposes under the California Health and Safety Code;

    d. The division of land caused by the acquisition of a property interest by any public entity or governmental agency;

    e. The division of land caused by the acquisition of a property interest by a public utility for operating public utility purposes, or the conveyance of land by a

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public utility to a contiguous ownership;

f. A lot line adjustment solely for the purpose of increasing or adjusting the size of adjacent lots or parcels, provided that the lot line adjustment does not reduce the original parcels below the zoning development standards applicable to the land, no additional parcels are created and the adjustment is approved by the Community Development 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, 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 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;

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 standards and specifications as set forth by the City Engineer.

1. "Freeway" means a highway upon which the abutter's rights of access are controlled and which provides separated grades at intersecting streets.

2. "Expressway" means a highway for through traffic to which access from abutting property is restricted. Intersections with other streets or highways shall be limited to approximately

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one-half mile intervals.

3. "Arterial (urban) highway" means a six-lane divided highway primarily for through traffic where anticipated traffic volumes exceed four-lane capacity. Access from other streets or highways shall be limited to approximately one-quarter mile intervals. Minimum right-of-way width shall be 134 feet.

4. "Arterial highway" means a divided highway primarily for through traffic to which access from abutting property shall be kept at a minimum. Intersections with other streets or highways shall be limited to approximately one-quarter mile intervals. Minimum right-of-way width shall be 110 feet.

5. "Arterial (mountain) highway" means a four-lane highway intended to serve through traffic in mountainous areas zoned for low density residential development. Access from abutting property shall be kept at a minimum. Intersections with other streets or highways shall be limited to approximately 330-foot intervals. Minimum right-of-way width shall be 110 feet.

6. "Major highway" means a highway intended to serve property zoned for major industrial and commercial uses, or to serve through traffic. Intersections with other streets or highway may be limited to approximately 660-foot intervals. Minimum right-of-way width shall be 100 feet.

7. "Secondary highway" means a highway intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses. Minimum right-of-way width shall be 88 feet. Intersections with other streets and highways may be limited to 330-foot intervals.

8. "Industrial collector" means a three-lane circulatory street with a continuous left turn lane with at least one end connecting to a road of equal or greater classification. Minimum right-of-way width shall be 78 feet.

9. "Collector street" means a street which is intended to serve intensive residential land use, multiple family dwellings, or to convey traffic through an area to roads of equal or similar classification or higher. It may also serve as a cul-de-sac in industrial or commercial use areas but shall not exceed 660 feet in length when so used. Minimum right-of-way width shall be 66 feet.

10. "General local street" means a through street serving 50 or more single-family lots or lot sizes of less than 7,200 square feet. It may also serve as a private interior street in an industrial park. Minimum right-of-way width shall be 60 feet.

11. "Short local or circulatory private interior street" means a residential street limited by design to serve less than 50 single-family dwellings or a circulatory private street in a planned residential development. Minimum right-of-way width shall be 60 feet.

12. "Restricted local or noncirculatory private interior street" means a local street where, due to unusual conditions it is impractical to provide for a wider right-of-way or a street with limited circulation within a planned residential development. Minimum right-of-way shall be 50 feet.

13. "Access road" means:

    a. An existing improved roadway, either graded, graded and based, or asphalt paved,

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built within the dedicated right-of-way and providing safe, passable access from a maintained road to a land division site; or

b. A proposed road that will be constructed to grade, alignment, and width from the project site to a maintained or public road as defined in later chapters of this title.

14. "Maintained road" means a road in which the road maintenance shall be principally conducted by a governmental agency, a City service area, or community services district. A road maintained by a property owner's association may constitute a maintained road if the City Council determines that there is no other feasible means of guaranteeing maintenance of the road for public use, and if the association has the unqualified right and obligation to maintain the road pursuant to recorded conditions, covenants and restrictions which provide that such right and obligation cannot be amended or terminated without the mutual consent of the City and the association.

15. "Alley" means a secondary means of access to property and is located at the rear or side of the property. Minimum right-of-way width shall be 20 feet.

16. "Major, secondary and residential frontage road or service road" means an auxiliary street adjacent to freeways, expressways, arterial highways, major highways, secondary highways and flood control channels. Minimum right-of-way width shall be in accordance with the appropriate City street standards.

17. "Cul-de-sac street" means a road open at one end only, with special provisions for turning around, and the further extension of which is precluded by the land division design.

18. "Dead-end street" means a street open at one end only without provisions for turning around and which may be further extended into adjoining property.

19. "Private street" means a street within a private development or a planned residential development whereby the street requirements are regulated by Section 16.08.030.

20. "Part-width street" means any street in which the improved width is less than the width necessary for a normal full-width street.

21. "Rural road" means any local residential street within designated areas, identified in the General Plan, community plan, or a specific plan serving less than 50 single-family lots with lot sized of one-half acre or larger. Minimum right-of-way shall be 60 feet. The radii, maximum grade percentage, intersection intervals and all other design standards except pavement width shall be the same as those for a local road as required by the City Engineer. 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
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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 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 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.

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 and shall be constructed in accordance with improvement standards 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; 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, the design shall be submitted to the City Engineer for approval.

F. Concrete rolled curbs in conformance with approved standards, may be permitted in place of standard curbs on non-dedicated streets upon the determination of the City Engineer 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 unless otherwise approved by the City Engineer.

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 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.

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.

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.

E. Frontage road connections providing access on commercially or industrially zoned properties to the main highway shall incorporate an intersection design in conformance with standards approved by the City Engineer.

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.

(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.

C. Dead-end alleys shall provide an adequate turnaround.

D. Part-width alleys shall not be permitted.

(Ord. 18 § 2, 2008, RCC § 16.08.070)

§ 16.08.080. Lots.

A. Lot size shall not be less than the minimum required by the zoning classifications applicable to the subject property, and shall be consistent with the comprehensive General Plan for the City.

B. Corner lots shall be designed to provide a building site equal to that required for interior lots in the same zone.

C. When lots 18,000 square feet or less are proposed, the depth of lots shall not exceed two and one-half times the width. When lots greater than 18,000 square feet are proposed, the depth shall not exceed four times the width.

D. When lots are crossed by major public utility easements, each lot shall have a net usable area of not less than 3,600 square feet, exclusive of the utility easement.

E. When a lot includes an access strip, the access strip shall not be less than 30 feet in width. In no case shall the length of the access strip exceed 660 feet. When the access portion abuts a dead-end street or cul-de-sac, the combined length of the street and the access strip shall be no more than 1,320 feet in length in a nonhazardous fire area and 660 feet in a hazardous fire area.

F. Side lot lines shall be at approximately right angles or radial to the street centerline, except where terrain or other restrictions make such design impractical.

G. Lots less than two acres in gross area shall not have double street frontage except that in hillside areas where the topography requires, lots may abut two or more streets provided that the frontage and vehicular access is from only one such street.

H. No lot shall be divided by a city, county, school district or other taxing agency boundary line.

I. The minimum lot frontage on a knuckle or cul-de-sac street shall be 35 feet measured along the property line unless otherwise specified in the development standards of the zoning classification.

J. Lot frontage along curvilinear streets may be measured at the building setback line in accordance with development standards of the zoning classifications.

K. Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

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(Ord. 18 § 2, 2008, RCC § 16.08.080)

§ 16.08.090. Exclusions.

A. Any contiguous property that is owned by the land divider shall be included within the boundaries of a land division when necessary or desirable in the design or improvement of the land division if the remaining parcels are less than 40 acres in size.

B. Any contiguous property that is owned by the land divider, but not included within the boundaries of the land division, shall be of such size and shape as to conform to the provisions of this title, the land use ordinance, the Comprehensive General Plan of the City, or any applicable specific plan; otherwise it shall be included within the boundaries of the land division.

(Ord. 18 § 2, 2008, RCC § 16.08.090)

§ 16.08.100. Required access.

A. No land division map shall be recorded unless public access is provided from each parcel of the land division to a city, county, county service area, community service district, state or federal road that is maintained for public use. Public access to a road maintained by a property owners' association may be allowed if the City Council determines that there is no other feasible means of guaranteeing maintenance of the road for public use, and if the association has the unqualified right to maintain the road pursuant to recorded conditions, covenants and restrictions which require the association to maintain the road and such requirement cannot be amended or terminated without the consent of the City.

B. The requirement for public access may be waived under the following circumstances.

1. If a parcel map creates four or less parcels and public access over intervening lands cannot be offered for dedications, an appurtenant private easement for ingress, egress, roadway, and public utility purposes may be approved, provided:

a. The land to be divided is not zoned for commercial, industrial, or multiple-residential use;

b. No parcel under one acre in size is created unless only two additional parcels are being created;

c. If no improvements are required, the private easement is not less than 20 feet in width, and is duly recorded, is perpetual in duration, and is not subject to liens and encumbrances which might impair or defeat its purpose. If improvements are required, a minimum of 40 feet is required;

d. The access easement owned by the land divider is not an exclusive easement or specifically written to prohibit further division of the land.

2. If a subdivision map has been previously recorded that permitted private streets without the requirement of offering the streets for dedications, a private road easement may be approved, provided the easement grants the new lots unrestricted access rights to the existing private streets.

C. Public access is not required if each parcel created is 40 acres or more or is a quarter of a quarter section.

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(Ord. 18 § 2, 2008, RCC § 16.08.100)

§ 16.08.110. Design of subdivision to provide for future passive or natural heating or cooling opportunities.

A. In order to provide for future passive or natural heating and/or cooling opportunities in a subdivision, the following considerations shall be taken into account: subdivision lot design, size, configuration of structure, orientation in an east-west direction, local climate, contour, configuration of the parcel to be divided, and other design and improvement requirements. Such provision shall not result in reducing allowable densities or the percentage of lot which may be occupied by a building or structure under applicable planning and zoning in force at the time the tentative map is filed.

B. These requirements do not apply to condominium projects which consist of the subdivision of airspace in an existing building when no new structures are added.

(Ord. 18 § 2, 2008, RCC § 16.08.110)

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CHAPTER 16.12
TENTATIVE MAPS

§ 16.12.010. Map numbers.

A. Prior to filing of a tentative map, a map number shall be obtained from the County Surveyor. Any number that is not used within two years from the date it is issued shall become null and void. The land divider shall pay the fee required as set forth in Chapter 3.44.

B. When the tentative map is a parcel map division, this shall be so indicated thereon.

C. The County Surveyor shall maintain a permanent record of all map numbers.

D. When applying for a map number, the land divider shall certify that he or she is the record owner of the property, or that the record owner consents to the filing of the map, or the land divider shall submit such proof of ownership or consent of the owner as shall be necessary for the County Surveyor.

E. When a number has been assigned by the County Surveyor for a particular parcel or contiguous parcels of land, the land divider shall place the map number upon each tentative map of the land division and neither the number nor the area of the parcel of land for which the number is issued shall thereafter be changed or altered in any manner upon the tentative map of the land division unless and until a new number has been assigned by the County Surveyor.

(Ord. 18 § 2, 2008, RCC § 16.12.010)

§ 16.12.020. Preliminary corner stakes.

At the request of staff, the land divider may be required to place a conspicuous stake identified with a number or corner description and flag at each approximate corner of the property to be divided. The stake shall extend at least three feet above ground and be identified with a number and corner description.

(Ord. 18 § 2, 2008, RCC § 16.12.020)

§ 16.12.030. Pre-application review.

Prior to submitting an application for a tentative map, the land divider shall comply with the pre-application review procedure described in Chapter 15.68 to the extent that such procedure is applicable.

(Ord. 18 § 2, 2008, RCC § 16.12.030)

§ 16.12.040. Application.

A. Prior to submitting a tentative map, the land divider shall obtain an application for a land division, which form shall be furnished by the Community Development 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 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. Public Works Department base maps may be acceptable;

18. Site grading:

a. Whenever any area of the proposed tract has a gradient of five percent or more, as measured between natural contours, the following information shall be shown on, or accompany, the tentative map:

i. The proposed cuts and fills in the tract:

(A) All cut and fill slopes or combinations thereof shall be made no steeper than 2:1 (two horizontal to one vertical), and their height shall be no greater than 10 feet. Exceptions to these standards may be permitted as follows:

(1) Cut Slopes. Slope ratios steeper than 2:1 and slope heights in excess of 10 feet vertically shall be considered if they are recommended to be safe in a slope stability report written by either a registered soil engineer or a registered engineering geologist. The slope stability report must also include recommendations for erosion control and landscaping of the proposed grading.

(2) Fill Slopes. Fill slopes with heights in excess of 10 feet vertically (on a slope of 2:1) may be allowed if they are recommended to be safe in a slope stability report written by a registered soil engineer. The slope stability report must also include recommendations for erosion control and landscaping of the proposed grading.

Based on the slope stability report, fill slopes greater than 10 feet may need to be constructed at a more gentle slope ratio (e.g. 3:1 or 4:1), in order to achieve stability.

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(B) Cuts and fills in areas of subsurface sewage disposal shall be in accordance with the sewage disposable feasibility report recommendations.

ii. The elevations of all individual building pads in the subdivision;

iii. The elevations at the perimeter of the subdivision;

iv. The relationship to adjoining land and development.

b. Where grading will tie into adjacent natural terrain, final manufactured slopes shall be blended into the existing terrain;

19. Existing use and zoning of property immediately surrounding tract;

20. Existing zoning, and proposed land use of property (single-family, multiple-family, business, industrial);

21. A list of the names and addresses of the owners of real property located within 600 feet of the exterior boundaries of the property to be considered, as shown on the last equalized assessment roll, and any update issued by the County Assessor.

B. Reports and written statements of the following matters shall accompany the tentative map:

1. Proposed method of control of stormwater, including data as to amount of runoff, and the approximate grade and dimension of the proposed facilities;

2. A written statement (Land Division form SAN 53) from the health officer stating that:

a. A water purveyor under permit has agreed in writing to serve all lots in the land division;

b. The land divider has an acceptable application for a water purveyor permit on file with the Department of Public Health or the State Department of Health Services;

c. The land divider has filed with the Health Department information regarding the quantity and quality of water of any wells existing on the property, and the estimated current cost of drilling a well on the property;

d. No water system is provided and is not required for this land division;

3. A written statement (Land Division form SAN 53) from the health officer stating the type of sewage disposal and water supply that will be permitted. To aid in this determination, a sewer feasibility letter, or a sewage disposal feasibility report, and, when necessary, a Regional Water Quality Control Board clearance or other pertinent information shall be required.

C. If the land division lies within a special studies zone shown on the map prepared by the State Geologist pursuant to the Alquist-Priolo Earthquake Fault Zoning Act, a geologic report or waiver thereof pursuant to the provisions of Chapter 15.76 shall accompany the tentative map.

D. A program for the control of soil erosion and other pollutants in conformity with Chapter 15.12 and within blow sand areas, Chapter 16.48, shall be submitted and implemented for

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land divisions and related improvements.
(Ord. 18 § 2, 2008, RCC § 16.12.060)

§ 16.12.070. Tentative parcel maps.

A. The following information shall be shown and verified on or accompany all tentative parcel maps and any other information that the Community Development 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. 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 Director on the forms provided by the Planning Division 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 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 Director accepts the map as complete for filing.

B. Submittal Requirements. All tentative maps shall be submitted to the Community Development 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 Director.

C. Additional Information. Within 30 days of the date on which the map is submitted, the Community Development 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 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 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 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. Reserved.
(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 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 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 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 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 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 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.

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 Director's hearing body. Not less than 10 days prior to the date on which the hearing will be held, the Community Development Director shall give notice of the proposed hearing by mail or delivery to all owners, as shown on the last equalized assessment roll as owning real

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property within a 600-foot radius

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of the exterior boundary of the property in question, and all others who received notice of the proposed use. The hearing body shall hear relevant testimony from interested persons.

4. Decision. The decision shall be made by the Community Development 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 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 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 Director, the matter may be appealed to the Planning Commission. The appeal shall be filed with the Community Development Department within 10 days after the decision of the Community Development Director. The appeal shall be filed in writing, stating the basis for the appeal and accompanied by the fee set forth in Chapter 3.44. All appeals shall be heard within 30 days after the filing of the appeal. Notice of the public hearing shall be given in the same manner as specified for a tract map. The Planning Commission shall render its decision on the appeal within 10 days of the closing of the hearing. The land divider or any interested party may appeal the decision of the Planning Commission to the City Council. Any such appeal shall be filed with the City Clerk within 10 days after the decision of the Planning Commission. The appeal shall be filed in writing, stating the basis for appeal, and shall be accompanied by the fee set forth in Chapter 3.44. Upon the filing of the appeal, the City Clerk shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the hearing before the Planning Commission. Upon conclusion of the hearing, the Council shall render its decision on the appeal within 10 days.

(Ord. 18 § 2, 2008, RCC § 16.12.160; Ord. 124 § 2, 2016)

§ 16.12.170. Extension of time for processing.

All time limits specified in this title for reporting and acting on tentative maps may be extended by the mutual consent of the land divider and the Planning Commission or the Council required to act, but in no event may the extensions exceed one year.

(Ord. 18 § 2, 2008, RCC § 16.12.170)

§ 16.12.180. Failure to receive notice.

Failure to receive notice of a hearing shall not invalidate the action taken by the Planning Commission, appeal body or the Council.

(Ord. 18 § 2, 2008, RCC § 16.12.180)

§ 16.12.190. Denial of tentative land division maps.

A tentative map shall be denied if it does not meet all requirements of this title, or if any of the following findings are made:

A. That the proposed land division is not consistent with applicable general and specific plans;

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B. That the design or improvement of the proposed land division is not consistent with applicable general and specific plans;

C. That the site of the proposed land division is not physically suitable for the type of development;

D. That the site of the proposed land division is not physically suitable for the proposed density of the development;

E. That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

F. That the design of the proposed land division or the type of improvements are likely to cause serious public health problems;

G. That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction;

H. Notwithstanding subsection E of this section, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act, that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

(Ord. 18 § 2, 2008, RCC § 16.12.190)

§ 16.12.200. Land subject to contract pursuant to California Land Conservation Act.

A. In addition to any of the grounds set out in this section, the City Council shall deny approval of a tentative map, if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7, commencing with Section 51200 of Division 1 of Title 5 of the California Government Code) and that the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is: (1) less than 10 acres in size in the case of prime agricultural land; or (2) less than 40 acres in size in the cases of land which is not prime agricultural land. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is: (1) at least 10 acres in size in the case of prime agricultural land; or (2) at least 40 acres in size in the case of land which is not prime agricultural land.

B. The City Council may approve a subdivision with parcels smaller than those specified in this section if it makes either of the following findings:

1. The parcels can nevertheless sustain an agricultural use permitted under the contract, or are subject to a written agreement for joint management pursuant to Section 51280.1 of the California Government Code, provided that the parcels which are

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jointly managed total at least 10 acres in size in the case of prime agricultural land or 40 acres in size in the case of land which is not prime agricultural land;

2. One of the parcels contains a residence and is subject to Section 428 of the Revenue and Taxation code; the residence has existed on the property for at least five years; the landowner has owned the parcels for at least 10 years; and the remaining parcels shown on the map are at least 10 acres in size if the land is prime agricultural land, or at least 40 acres in size if the land is not prime agricultural land.

C. No other homesite parcels as described in subsection (B)(2) of this section may be created on any remaining parcels under contract for at least 10 years following the creation of a homesite parcel pursuant to this section.

D. This section shall not apply to land which is subject to a contract when any of the following has occurred:

1. The local agency formation commission has approved the annexation of the land to a city and the city will not succeed to the contract as provided in Sections 51243 and 51243.5 of the California Government Code;

2. Written notice of nonrenewal of the contract has been served prior to March 7, 1985, as provided in Section 51245 of the California Government Code;

3. Written notice of nonrenewal of the contract has been served on or after March 7, 1985, as provided in Section 51245 of the California Government Code, and, as a result of that notice, there are no more than three years remaining in the term of the contract;

4. The City Council has granted tentative approval for cancellation of the contract as provided in Section 51282 of the California Government Code.

E. This section shall not be construed as limiting the power of the City Council to establish minimum parcel sizes larger than those specified in subsection A of this section.

(Ord. 18 § 2, 2008, RCC § 16.12.200)

§ 16.12.210. Revised tentative maps.

A. Any revised tentative map shall comply with all of the provisions of the Subdivision Map Act and this title in effect at the time the revised map is approved.

B. Proceedings on a revised tentative map shall be conducted in the same manner as for the original approval of a tentative map except those procedures that are not applicable. The approval or conditional approval of a revised tentative map shall annul approval of the previous tentative map, but the approval thereof shall not extend the time within which the final map may be filed.

(Ord. 18 § 2, 2008, RCC § 16.12.210)

§ 16.12.220. Minor changes.

A. A request for approval of a minor change to an approved tentative map shall be filed with the Planning Division, accompanied by the fee specified in Chapter 3.44.

B. The Community Development 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 Director. The land divider shall note on the application whether the division into units is to be approved by the Public Works Director 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, 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 Director after reviewing the application shall refer it to the Public Works Director 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 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. 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 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 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 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 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 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 Department for a stay pursuant to this section.

Applications for a stay shall be made to the Community Development Director on the forms provided

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by the Community Development 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 Director. The Community Development 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 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 may waive the boundary plat if sufficient survey information is of record.

D. Whenever the City Engineer 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, they shall be distributed as follows:

   1. City Engineer;

   2. Planning Division;

   3. 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 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. 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 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 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, 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's statement;

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f. Public Works Director'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 approved standards; and a key to the symbols and abbreviations and such other information required by the City Engineer.

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 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;

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;

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 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.

(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.
(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 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, 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.

(Ord. 18 § 2, 2008, RCC § 16.16.070)

§ 16.16.080. Action by City Engineer.

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 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 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 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 do not materially affect the validity of the map. When the map is approved, the City Engineer 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 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 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 the City Engineer.

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.

(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 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 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 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 Director shall distribute copies of the certificate of compliance and waiver of the parcel map to the 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 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 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 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 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 upon payment of fees set forth in Chapter 3.44 and on the forms provided by the City and shall include such information as required by the City Engineer 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, 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 upon payment of fees as set forth in Chapter 3.44 and shall include such information as required by the Community Development 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 finds that the map as modified conforms to the provision of Section 16.12.190.

D. Notice of Hearing. The Community Development 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 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. However, access control to commercially zoned property may be postponed to the development stage as approved by the Public Works Director.

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 ordinance, and are consistent with the adopted General Plan or specific plan of the City. For purposes of this clause, "specified radius" includes a planning area, zone of influence, or other geographic region designated by the City, 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.

B. In the absence of a standard for an improvement, the Public Works Director 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 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 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, 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, 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 Department. When improvement plans are not approved and signed by the Public Works Director 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 City standards.

2. Arterial (urban) highways: 110 feet in width, designed and constructed in conformance with City standards.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards

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A maximum width of 40 feet in conformance with City standardsmay 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 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.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and constructed in conformance with City standards; 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.

10. Access road: 32 feet in width, designed and constructed in conformance with City standards.

11. Frontage roads: designed and constructed in conformance with City standards.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards.

13. Alleys: 20 feet in width, designed and constructed in conformance with City standards.

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.

15. Street name signs: type and placement shall conform with City standards.

16. Barricades shall be placed at the end of dead-end streets in accordance with City standards.

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

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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.

2. Arterial (urban) highway: 110 feet in width, designed and constructed in conformance with City standards.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards
A maximum width of 40 feet in conformance with City standards 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 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.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and constructed in conformance with City standards; 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.

10. Access roads: 32 feet in width, designed and constructed in conformance with City standards.

11. Frontage roads: designed and constructed in conformance with City standards.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards.

13. Rural collector roads: shall be 28 feet in width, designed and constructed in

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conformance with City standards.

14. Rural residential (local) roads: shall be 24 feet in width, designed and constructed in conformance with City standards.

15. Alleys: 20 feet in width, designed and constructed in conformance with City standards.

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.

17. Street name signs: type and placement shall conform with City standards.

18. Barricades shall be placed at the end of dead-end streets in conformance with City standards.

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, 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.

2. Rural residential (local) roads shall be 24 feet in width, designed and constructed in conformance with City standards.

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.

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2. If the streets are to be accepted for maintenance by the City, the improvements shall be the same as those required for Schedule "C" subdivisions.

B. Domestic Water. The minimum requirements for a domestic water supply and distribution system are as follows:

1. No water system required. If a water system is installed, the requirements shall be as follows:

a. Water Supply. Water shall be provided to meet the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards). Improvement plan review shall be as required by Section 16.16.030;

b. Pipe water systems.

2. If no water system is installed, the following statement shall be placed on each map sheet of the record land division map and Environmental Constraints Sheet, in letters not less than one-quarter-inch high:

NO WATER SYSTEM IS PROVIDED FOR THE LAND DIVISION AS OF THE DATE OF RECORDATION OF THIS MAP.

C. Fire Protection.

1. If a water system is installed, the minimum requirements for fire protection facilities in single-family residential zones shall be as approved by the Fire Chief or as follows:

a. The water system shall be capable of providing a fire flow of 500 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).

b. Approved fire hydrants shall be located one at each street intersection, and spaced not more than 660 feet apart in any direction.

2. If a domestic water system is installed that does not meet the minimum fire protection requirements, the following statement shall be placed on each map sheet of the environmental constraints sheet in letters not less than one-quarter inch high:

THE DOMESTIC WATER SYSTEM PROVIDED FOR THIS LAND DIVISION DOES NOT MEET THE MINIMUM FIRE PROTECTION REQUIREMENTS.

D. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows:

1. No sewage disposal collection system is required.

2. The land divider will be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board standards.

(Ord. 18 § 2, 2008, RCC § 16.24.070)

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§ 16.24.080. Improvements for parcel map divisions.

The minimum improvements which a land divider shall install, or enter into an agreement to install, for parcel map divisions shall be as hereinafter set forth in Schedules "E," "F," "G," "H" and "I."
(Ord. 18 § 2, 2008, RCC § 16.24.080)

§ 16.24.090. Schedule "E" parcel map division.

Any division of land into two or more parcels in commercial or industrial zones, regardless of parcel size.

A. Streets. The minimum improvements for streets are established as follows:

1. All through streets shall be 64 feet in width, designed and constructed in conformance with City standards.

2. No circulatory street shall be less than 56 feet in width, designed and constructed in conformance with City standards.

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.

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.

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.

2. Arterial (urban) highways: 110 feet in width, designed and constructed in conformance with City standards.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards
A maximum width of 40 feet in conformance with City standards 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 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.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and constructed in conformance with City standards

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; 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.

10. Access road: 32 feet in width, designed and constructed in conformance with City standards.

11. Frontage roads: designed and constructed in conformance with City standards.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards.

13. Alleys: 20 feet in width, designed and constructed in conformance with City standards.

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.

15. Street name signs: type and placement shall conform with City standards.

16. Barricades shall be placed at the end of dead-end streets in accordance with City standards.

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.

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.

2. Arterial (urban) highways: 110 feet in width, designed and constructed in conformance with City standards.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards
A maximum width of 40 feet in conformance with City standards 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 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.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and constructed in conformance with City standards; 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.

10. Access road: 32 feet in width, designed and constructed in conformance with City standards.

11. Frontage roads: designed and constructed in conformance with City standards.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards.

13. Rural collector roads: shall be 28 feet in width, designed and constructed in conformance with City standards.

14. Rural residential (local) roads shall be 24 feet in width, designed and constructed in conformance with City standards.

15. Alleys: 20 feet in width, designed and constructed in conformance with City standards.

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.

17. Street name signs: type and placement shall conform with City standards.

18. Barricades shall be placed at the end of dead-end streets in conformance with City standards.

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 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, 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.

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.

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 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 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 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 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.

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.

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 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, unless otherwise approved by the City Engineer.

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 Public Works Department has previously approved such standards. The land divider shall submit to the 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 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 Public Works Department has previously approved such standards. The land divider shall submit to the Public Works Department a street construction permit issued by the community services district approving the proposed street construction.

(Ord. 18 § 2, 2008, RCC § 16.24.130)

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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.

"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.
(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.
(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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thoroughfare fund covers more than one project, reimbursements shall be made on a pro rata basis reflecting the actual or estimated costs of the projects covered by the fund.
(Ord. 08-08 § 2)

§ 16.28.110. Continuation of fees established by the County.

The City shall levy and collect all major thoroughfare and bridge fees established by the County prior to July 1, 2008, applicable to property within the City.
(Ord. 08-08 § 2)

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CHAPTER 16.32
FLOOD CONTROL AND DRAINAGE

Article I
Drainage Fees

§ 16.32.010. Authority.

The ordinance codified in this chapter is adopted pursuant to Section 66483 et seq. of the Government Code which provides for the payment of fees for the construction of drainage facilities as a condition to the division of land.
(Ord. 18 § 2, 2008, RCC § 16.36.010)

§ 16.32.020. Area drainage plan—Fee required.

Whenever land that is proposed to be divided lies within the boundaries of an area drainage plan, a drainage fee in the amount required by the plan for the area, as adopted or thereafter amended, shall be required as a condition of approval of the division of land in that drainage area.
(Ord. 18 § 2, 2008, RCC § 16.36.020)

§ 16.32.030. Adoption of area drainage plan.

Each area drainage plan shall be adopted by resolution of the City Council, pursuant to the provisions of Government Code Section66483 et seq.; shall cover a particular drainage area; shall contain an estimate of the total cost of constructing the drainage facilities required by the plan; and shall include a map of the area that shows the boundaries of the drainage area and the location of the required facilities serving the drainage area. As a part of the adoption of a plan, the Council shall find and determine that the subdivision and development of land within the plan area will require construction of the facilities described in the plan. The Council shall further find and determine that the drainage fees are fairly apportioned within the local drainage area, on the basis of benefits conferred on property proposed for subdivision or on the need for local drainage facilities created by the proposed subdivision and development of other properties within the adopted drainage area, and may provide for varying fees; provided, however, the fee as to any property proposed for subdivision within a drainage area shall not exceed the pro rata share of the amount of the total actual or estimated costs of all facilities within the area which would be assessable on such property if the costs were apportioned uniformly on a per acre basis. (Ord. 18 § 2, 2008, RCC § 16.36.030)

§ 16.32.040. Payment of fees.

A. Drainage fees shall be paid at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the landowner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular area drainage plan at the time of issuance of the grading permits or prior to issuance of the building permits if grading permits are not issued.

B. The drainage fee shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of a grading or building permit. Upon issuance of the grading or building permit, written documentation verifying payment of the drainage fee shall be submitted to the Public Works Department.

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All fees that are collected shall thereafter be deposited into a local drainage facilities fund maintained under the jurisdiction of the Riverside County Flood Control and Water Conservation District. A separate fund shall be established by the District for each adopted local drainage area. Money in such funds shall be expended for construction or reimbursement for construction including acquisition of rights-of-way necessary for construction of the drainage facilities serving the drainage area for which the fees are collected, or to reimburse the District for the cost of engineering and administrative services to design and construct and acquire any necessary rights-of-way for the facilities.

(Ord. 18 § 2, 2008, RCC § 16.36.040)

§ 16.32.050. Exceptions.

At the discretion of the Council, considerations such as dedications of right-of-way, actual construction, or design work by a civil engineer may be accepted in lieu of the payment of drainage fees, upon a determination that the alternative is acceptable and is equal to or greater in value than the required fee.

(Ord. 18 § 2, 2008, RCC § 16.36.050)

§ 16.32.060. Advancement of funds.

A. Money may be advanced by the Riverside County Flood Control and Water Conservation District to design or construct drainage facilities or to acquire necessary right-of-way within an adopted drainage area; therefore, money so advanced may be reimbursed to the district from the fund for the local drainage area in which the facilities are located.

B. When required for the implementation of an adopted area plan, an agreement may be entered into between a developer and the Riverside County Flood Control and Water Conservation District whereby the developer may advance money for the construction of facilities, or design or construct facilities within a local drainage area; provided, that the sole security to the developer for repayment of money or other consideration advanced shall be money subsequently accruing to the local drainage facilities fund for the drainage area in which the facilities are located. Reimbursement shall be for the amount agreed upon in advance only and shall not include interest or other charges. The agreement shall expire 15 years after the date it was entered into, and any subsequent money paid into the fund shall accrue to the fund without obligation to developers whose agreements have expired.

(Ord. 18 § 2, 2008, RCC § 16.36.060)

§ 16.32.070. Amendments.

The drainage plan area, the required facilities and the drainage fee in an adopted plan may be amended by the Council at any time upon a determination that it is necessary to do so in order to correctly reflect the drainage area, the required facilities or estimated cost of the facilities.

(Ord. 18 § 2, 2008, RCC § 16.36.070)

§ 16.32.080. Calculation of fees and administration.

Area drainage plans shall be administered, and drainage fees shall be calculated in accordance with the "Rules and Regulations for Administration of Area Drainage Plans" adopted by resolution of the City Council. The drainage fees for adopted area drainage plans (ADP) shall be as follows:

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Murrieta Creek ADP	
Wildomar Sub-Watershed	4,952.00 per acre
Murrieta Valley Sub-Watershed	3,985.00 per acre
Temecula Valley Sub-Watershed	2,291.00 per acre
Santa Gertrudis Valley Sub-Watershed	1,179.00 per acre
Warm Springs Valley Sub-Watershed	677.00 per acre
West Elsinore Area ADP	5,567.00 per acre

(Ord. 18 § 2, 2008, RCC § 16.36.080)

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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. 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.

B. The use of streets for flood control and drainage purposes may be prohibited by the Public Works Director if the use thereof is not in the interest of the public health, safety and welfare.

C. When the Public Works Director 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.

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 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, 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. Smaller culverts may be approved by the Public Works Director.

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.

5. Asphalt concrete for lining of channels shall not be permitted.

6. When a land division substantially changes, concentrates or increases the natural flow of surface water onto adjacent property, facilities shall be required to direct the water to an adequate outlet, or the land divider shall obtain a recordable easement or written agreement for drainage purposes across the affected property.

(Ord. 18 § 2, 2008, RCC § 16.36.110)

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CHAPTER 16.36
DRY SEWERS

§ 16.36.010. Generally.

If a land division is submitted that proposes high density development and/or development in an area with marginal soils and if connection to a wet sewerage system is not currently available, the installation of a dry sewer system may be required by the Health Department in addition to subsurface sewage disposal in accordance with the following:

A. An agency that provides sewage collection and treatment services has a plan that includes the area being divided and implementation program for the wet sewer system that would serve the area within a reasonable period of time, and the serving agency has agreed to serve the land.

B. The land divider has contacted and has secured a letter of approval from the agency that will have the ultimate responsibility for acceptance of the sewage treatment and disposal thereof and the maintenance of the proposed dry and wet sewer lines. The approval letter shall be submitted to the City.

C. When dry sewers are required, the dry sewer design must be shown on the utility plans in accordance with the requirements as set forth in Section 16.16.030.

(Ord. 18 § 2, 2008, RCC § 16.40.010)

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CHAPTER 16.40
ELECTRICAL AND COMMUNICATIONS FACILITIES

§ 16.40.010. Installation requirements.

A. Electrical power, telephone or other communication, street lighting, and cable television lines shall be placed underground.

B. The owner or land divider is responsible for complying with the requirements of this section and shall make necessary arrangements with the serving agencies for the installation of such facilities.

C. For the purposes of this section, appurtenances and associated equipment such as, but not limited to, surface mounted transformers, concealed ducts, and pedestal mount terminal boxes and meter cabinets may be placed above ground.

D. Underground lines shall not be required:

1. For any part of a land division as to which an existing overhead line is in a street or easement adjacent to the lot or lots to be served from the line or from one or more additional lines on the same poles;

2. In any land division or portion thereof where it is determined that, due to severe soil or topographical problems in the greater portion of the land, underground installation would be reasonably costly and the use of overhead lines would not be detrimental to other property in the vicinity;

3. In any case in which it is determined that the use of overhead facilities is compatible with the surrounding development and is not inconsistent with the purposes of this title, underground lines as to all or a portion of a land division may be waived at the time of the approval of the tentative map. Application shall be made in writing by the land divider at the filing of the tentative map, stating fully the facts and grounds upon which the waiver is sought.

E. When arrangements are made with the serving agency, a letter stating that arrangements have been made for underground facilities and such other comments the agency may have regarding easements, utility locations, and other pertinent matters must be submitted by the agency to the Public Works Director.

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 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 . 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 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 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. 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 on the forms provided by the 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 and be transmitted for review to the Planning Division. 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 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 16.48
SOIL EROSION

§ 16.48.010. Applicability.

Whenever a division of land is proposed in an area that is subject to wind erosion, the requirements of this chapter shall apply in addition to all other requirements of this title. (Ord. 18 § 2, 2008, RCC § 16.52.010)

§ 16.48.020. Factors of consideration.

An area shall be considered as subject to wind erosion when all of the following factors are present:

A. The proposed land division lies within the Colorado River Watershed Basin;

B. The soils within the land division are classified as any of the following:

Aco loamy sand
Aco sandy loam
Bull Trail stony loamy sand
Cajon loamy sand
Cajon variant
Carrizo gravelly sand
Carrizo stony sand
Carsitas cobbly sand
Carsitas fine sand
Carsitas gravelly sand
Carsitas sand
Carsitas variant
Chuckawalla cobbly fine sandy loam
Chuckawalla very gravelly silt loam
Chuckawalla very gravelly sandy clay loam
Coachella fine sand
Coachella fine sand, wet
Coachella fine sandy loam
Cibola fine sandy loam
Cibola silty clay loam
Duneland
Gilman fine sandy loam
Gilman fine sandy loam, moderately fine substratum

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Gilman fine sandy loam, wet
Gilman loamy fine sand
Gilman silty loam
Gilman silty clay loam
Glenbar silty clay loam
Holtville fine sandy loam
Holtville silty clay
Imperial fine sandy loam
Imperial silty clay
Imperial silty clay, wet
Imperial—Gullied Land Complex
Imperial—Gullied Land Complex, wet
Indio fine sandy loam
Indio fine sandy loam, wet
Indio very fine sandy loam
Indio very fine sandy loam, wet
Indio silty clay loam
Meloland fine sandy loam
Meloland silty clay loam
Myoma fine sand
Myoma fine sand, wet
Niland sand
Niland sand, wet
Omstott coarse sandy loam
Omstott—Rock Outcrop Complex
Orita fine sand
Orita gravelly loamy sand
Orita fine sandy loam
Ripley very fine sandy loam
Ripley silty clay loam
Rockland
Rositas fine sand
Rositas fine sand, wet
Rositas gravelly loamy sand
Rositas silty clay loam

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Rositas silty clay loam, wet

Rubbleland

Rock Outcrop

Salton fine sandy loam

Salton silty clay loam

Soboba stony sand

Soboba cobbly sand

Tujunga fine sand

Tujunga gravelly loam sand

Tujunga loamy fine sand; and

C. Field observation of the area proposed to be divided indicates evidence of soil erosion by wind.

(Ord. 18 § 2, 2008, RCC § 16.52.020)

§ 16.48.030. Soil erosion control requirements.

When a proposed land division has been determined to be subject to this chapter, the following requirements may be imposed as conditions of approval of the land division as a means to control soil erosion:

A. A solid masonry wall, up to six feet in height;

B. A windbreak consisting of suitable trees or shrubs;

C. A suitable ground cover which may consist of plantings, spraying, rock or other approved stabilizing materials;

D. An irrigation system to maintain any required plantings;

E. The formation of a homeowners association, improvement district, or management company to maintain the erosion control.

(Ord. 18 § 2, 2008, RCC § 16.52.030)

§ 16.48.040. Wind erosion control plan.

When a proposed land division is determined to be subject to this chapter, the land divider shall submit a proposed wind erosion control plan at the time of the actual filing of the tentative map, and an approved control plan shall be one of the conditions of approval of the tentative map. The plans shall be reviewed as a part of the processing of the tentative map.

(Ord. 18 § 2, 2008, RCC § 16.52.040)

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CHAPTER 16.52
SURFACE MINING OPERATIONS

§ 16.52.010. Applicability.

Whenever a division of land is proposed in an area that lies partly or wholly within 600 feet of a surface mining operation permitted pursuant to Chapter 5.44, the requirements of this chapter shall apply in addition to all other requirements of this title.
(Ord. 18 § 2, 2008, RCC § 16.56.010)

§ 16.52.020. Statement of intent.

It is the intent of the City of Wildomar to conserve, protect and encourage the development, improvement, and continued viability of its mining land and industries for the long-term production of construction materials and other rock products, and for the economic well-being of the City's residents. It is also the intent of the City to balance the rights of mining corporations to produce construction materials and other rock products with the rights of non-mining persons/ corporations who own, occupy, or use land in close proximity to mining operations.
(Ord. 18 § 2, 2008, RCC § 16.56.020)

§ 16.52.030. Notice to buyers of land.

An environmental constraints sheet shall be created for each land division subject to this article and the following notice placed thereon:

Lot No(s). _____, as shown on this map is (are) located partly or wholly within 600 feet of a surface mining operation permitted pursuant to Chapter 5.44. This (these) lot(s) may be subject to vibration, noise, fumes, dust, odors and other disturbances from surface mining activities which include, but are not limited to, blasting, extraction, crushing, processing, grading, stockpiling and storage or transportation of mineral resources.
(Ord. 18 § 2, 2008, RCC § 16.56.030)

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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, 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. The Public Works Director 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 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 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 upon a determination by the Public Works Director 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.

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 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 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 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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§ 16.56.030. Lien agreement as security.

A. The land divider may, in lieu of posting a security described in Section 16.56.010, enter into an agreement with the City to construct the required improvements in the future, securing such performance by granting the City a lien on the real property to be divided. Such agreements shall be known as "lien agreements." The use of lien agreements shall only be allowed if all requirements of this section are satisfied.

B. Government Code Section 66499(a)(4) authorizes the City to enter into lien agreements if it is found by the City that it would not be in the public interest to require the installation of the required improvements sooner than two years after the recordation of the map.

C. Where the City finds that it would not be in the public interest to require that installation of the required improvements occur sooner than two years after recordation of the map, the land divider may execute a lien agreement with the City at the time the land divider enters into an agreement with the City to construct required improvements pursuant to this section .

D. A lien agreement may be used to substitute for an existing security which was furnished under Section 16.56.010; provided, however, that use of a lien agreement as substitution for an existing security shall be at the City's sole discretion.

E. The City will not accept a lien agreement from any land divider, either at the time of execution of the agreement to construct improvements, or as a substitute for existing security, if any individual lots have been sold (except as providing in subsection J of this section), if any construction permits, including, but not limited to, any grading or building permits, have been issued on any of the property, or if construction of any of the required improvements has begun. Notwithstanding the above, the City may accept a lien agreement from any land divider as a substitute for existing security if grading has commenced on the land to be divided so long as the grading is in strict accordance with a valid grading permit and all the following are met:

1. There is no need for the City to construct the required improvements if the land divider's project is abandoned or delayed for any period of time or for any other reason;

2. The grading has no effect on the use, operation and maintenance of existing streets or highways, public or private;

3. The grading has not caused the modification or closure of any public access points, existing streets or highways, public or private;

4. Additional drainage improvement and/or erosion controls are not necessary and/or installed in the road right-of-way due to the grading;

5. Delay of the construction of the land divider's required improvements does not affect or delay the improvements of an adjacent land divider who had already commenced work on his or her required improvements;

6. The land is fully in compliance with stormwater quality requirements and has established a program for maintenance of such requirements.

F. Lien agreements shall:

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1. Be allowed only for Schedules "A," "B" and "E" maps.

2. Be allowed only where the land divider provides a title insurance policy and current title report from a title company approved by the City that documents that the land divider is the record owner of the real property to be divided and that the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens. The title insurance policy and title report shall be issued within the 60 days prior to the execution of the lien agreement.

3. Be in a form acceptable to and approved by City Attorney.

4. Be used to secure future improvements that would be required for Schedules "A," "B" and "E" maps.

5. Be used only when a land divider would be required by this section to construct or agree to construct the required improvements.

6. Contain an itemization of the required improvements and an estimate of costs approved by the City Engineer and shall specify that the land divider's or subsequent owner's obligation extends to the actual cost of construction of the required improvements if such costs exceed the estimate.

7. Be recorded with the County Recorder. The recorded lien agreement shall be indexed in the Grantor Index to the names of all record owners of the real property as specified on the map and in the Grantee Index to the County.

8. Be approved concurrently with the approval of the subdivision improvement agreement and the final map with a note of the lien agreement's existence placed on the map, except where the lien agreement is being substituted after final map approval for other security previously deposited pursuant to Section 16.56.010 in which case the lien agreement shall be signed and acknowledged by all parties having any record title interest in the property, as prescribed by Government Code Section 66436, consenting to the subordination of their interests to the lien agreement.

G. From the time of recordation of the lien agreement, a lien shall attach to the property and shall have the priority of a judgment lien in an amount necessary to complete the required improvements. Under no circumstances shall the City agree to subordinate the lien.

H. The lien agreement shall provide that the land divider shall substitute acceptable security for the lien agreement and commence to construct the improvements required pursuant to this section within three years following recordation of the map, or in the case of a lien agreement which has been substituted for existing security pursuant to Section 16.56.010 within three years following recordation of the lien agreement.

I. The time for substitution of acceptable security and commencement of construction of the required improvements in subsection H of this section, may be extended up to three times, by the City Manager only upon forms and terms approved by the City Council. Each extension shall be for a period not to exceed one year. However, the City Council may grant additional time extensions, as it deems appropriate, for substitution of acceptable security and commencement of construction of the required improvements pursuant to agreements secured either by: (1) lien agreements executed at the time of recordation of the map; or (2) lien agreements substituted for an existing security furnished under Section

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16.56.010. For each extension of time under this subsection, the land divider shall provide a title insurance policy and current title report from a title company approved by the City that documents that the land divider is the record owner of the real property to be divided and the real property to be divided is not subject to any mortgages, deeds to trust, or judgment liens. The title insurance policy and title report shall be issued within the 60 days prior to request for an extension of time.

J. The entirety of the map (except for any areas dedicated to public agencies) must be under the same ownership at the time a lien agreement is approved and at all times while the lien agreement is in place, except as expressly permitted by this subsection J. Fee title to the entire property encumbered by the lien agreement or to all lots designated on any individual final map which is encumbered by the lien agreement, may be sold in the aggregate to a single purchaser. A proposed purchaser of any land that is subject to a lien agreement shall, prior to assuming title to the property, execute a new subdivision improvement agreement, and either: (1) execute a new lien agreement in a form acceptable to the City which will encumber the property to be conveyed, specifying the respective obligations of the owner of property subject to the original and new lien agreement; or (2) provide acceptable alternative security for the required improvements to be constructed as a condition to development of the property conveyed, pursuant to Section 16.56.010. Any new lien agreement must require that acceptable security be substituted therefor, and the improvements be substituted therefor, and the improvements secured thereby commenced by the same date provided in the lien agreement with the original owner, unless such date shall be extended by the City Council as provided in subsection I of this section. A lien agreement may be used as security in the City's sole discretion where there are different ownerships within a final tract or parcel map in the following situations:

1. The final tract or parcel map was approved as a phased map and each phase is under the same ownership.

2. The final tract or parcel map includes mixed uses and all outstanding improvements for the map will be fully secured by the lien agreements or other security provided.

3. The final tract or parcel map was approved as a single-phase map, but the construction will occur in a phased manner, provided that all outstanding improvements for the map will be fully secured by the lien agreements or other security provided.

K. At the time the City Council approves a lien agreement, the land divider shall provide a cash deposit in the amount of $12,000.00 to the City for the purpose of reverting the property to acreage if the land divider breaches the terms of the lien agreement. In addition, at such time as title to any property subject to a lien agreement shall be conveyed, the transferee thereof, if such transferee executes a new lien agreement to secure construction of the improvements imposed upon such property as described in subsection I of this section, shall provide a substitute cash deposit in the amount of $12,000.00 to the City for the purpose of reverting the property to acreage if the land divider breaches the terms of the lien agreement. Any unused portion of any such deposit shall be refunded to the land divider following completion of such reversion. If the cost of reverting the property to acreage exceeds $12,000.00, the land divider shall pay such additional costs to the City prior to recordation of the reversion to acreage map.

L. The lien agreement shall only be released upon substitution of acceptable security for the lien agreement under Section 16.56.010 in order to begin construction of the required

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improvements, or upon recordation of a reversion to acreage map.

M. In no instance shall the lien agreement compel the City to construct the required improvements.

(Ord. 60 § 4, 2011; Ord. 184 § 1, 2020)

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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 by the County.

B. 25 copies of the tentative map shall be filed with the Community Development 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 Director to all interested and affected agencies and utilities. Thereafter, the tentative map shall be considered by 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 Community Development Director 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 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 Director on forms provided by the Planning Division, 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 Director shall transmit a completed application to the City Engineer 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 Director shall submit to the County Recorder for recordation the new legal description and exhibit within 20 days after it has been approved.

(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.

(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 Director on forms provided by the Planning Division. 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 shall transmit the material to the following agencies: City Engineer, Fire, Building and Safety, and other appropriate agencies. 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 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 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 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 Director, within six months or as agreed to by the Community Development 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 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 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 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 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 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. 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 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 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 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 Director contingent upon the completion of specified conditions.

ii. The Community Development 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 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 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 Director. If the conditions are satisfactorily completed, the Community Development Director shall then issue and record a final certificate of compliance.

iii. 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 Director shall distribute the final copy of the certificate of compliance and waiver of parcel map to the Building and Safety Division and 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 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 Director. Upon receipt of a completed appeal, the Community Development 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 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 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 Director shall file a release of the notice of intention to record a notice of violation with the County Recorder. If, after the owner has presented evidence, the advisory agency determines that the property has, in fact, been illegally divided, or within 60 days of receipt by the owner of the involved real property of a copy of the notice of intention to record a notice of violation, the owner of the real property fails to inform the advisory agency as to why the involved real property has not been illegally divided, the advisory agency shall record the notice of violation with the County Recorder. The notice of intention, to record a notice of violation and the notice of violation, when recorded, shall be deemed to be constructive notice of the violation to all successors in interest in such property. The County Recorder shall index the names of the fee owners in the general index.

(Ord. 18 § 2, 2008, RCC § 16.72.030)

§ 16.68.040. Prohibition.

A. No person shall sell, lease or finance any parcel or parcels of real property or commence construction of any building for sale, lease or financing thereof, or allow occupancy thereof, for which a final map or parcel map is required by this title, until such map thereof, in full compliance with the provisions of this title, has been filed for record by the County Recorder.

B. No person shall sell, lease or finance any parcel or parcels of real property or commence construction of any building for sale, lease or financing thereon, or allow occupancy thereof, for which a parcel map is required by this title, except model homes, until such map thereof in full compliance with the provisions of this title has been filed for record by the Recorder.

C. Conveyances of any part of a division of real property for which a final map or parcel map is required by this title, shall not be made by parcel or block number, initial or other designation until such map has been filed for record by the Recorder.

D. This section does not apply to any parcel or parcel of a division offered for sale, lease or

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finance, contracted for sale, lease or finance, or sold, leased or financed in compliance with or exempt from this title at the time the land division was established.

(Ord. 18 § 2, 2008, RCC § 16.72.040)

§ 16.68.050. Procedures, remedies and penalties.

The procedures, remedies and penalties for violation of this title and for recovery of costs related to enforcement are provided for in Chapter 1.16 of this Code.

(Ord. 18 § 2, 2008, RCC § 16.72.050)

§ 16.68.060. City to be held harmless.

Any person who obtains or files an application to obtain an approval of any kind under the provisions of this title shall hold the City, its officers and agents, harmless from any liability or claim of liability, including costs, attorney fees and any claims of the applicant, arising out of the issuance of an approval, or the denial thereof, or arising out of any condition thereof held void or invalid by a court of law.

(Ord. 18 § 2, 2008, RCC § 16.72.060)

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CHAPTER 16.72
URBAN LOT SPLITS

§ 16.72.010. Purpose and intent.

It is the purpose of this chapter to provide procedures necessary for the implementation of Section 66411.7 of the Government Code pertaining to urban lot splits, as defined in Section 16.72.020 herein. To accomplish this purpose, the regulations outlined herein are determined to be necessary for the preservation of the public health, safety, and general welfare, and for the promotion of orderly growth and development. Except where such provisions directly conflict with Section 66411.7 of the Government Code, the provisions of this chapter shall apply. (Ord. 223 § 2, 2022)

§ 16.72.020. Eligibility.

A parcel map shall be required for all urban lot splits, defined as the subdivision of a parcel into two parcels pursuant to Section66411.7 of the Government Code. An application for an urban lot split shall be approved by the Community Development Director if the application meets all the following requirements:

A. Each of the newly created parcels meets all the required objective standards in this Chapter

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 before the date of the application for an urban lot split.

D. The parcel is not located within a historic 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.

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.

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.

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.

H. The urban lot split will not result in a structure being split over the two parcels.
(Ord. 223 § 2, 2022)

§ 16.72.030. Objective subdivision standards.

All urban lot splits under this chapter shall comply with the standards in this section, unless the applicant can demonstrate that application of the standards would have the effect of physically precluding the construction of two units on either of 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.

C. Each resulting parcel must have 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.

D. The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that no parcel is 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

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chapter regarding parcel maps.

The standards described in this section shall apply except to the extent a standards conflicts with a provision of this chapter or Section 66411.7 of the Government Code, as amended, or would 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 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 60 days from the date the City deems an application to be complete. If the applicant requests a delay in writing, the 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.

C. The Community Development 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 or more objective requirements imposed by the Subdivision Map Act or by this chapter. Any such requirement 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 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.

E. The Community Development Director shall not require the correction of nonconforming zoning conditions as a condition of approval of the urban lot split.

F. The Community Development 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 the following conditions for an urban lot split parcel map:

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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.

§ 16.72.060. Performance Standards.

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 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.

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 of 30 days or less.

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.

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 subsection, "dwelling unit" includes any primary dwelling, dwelling unit created pursuant to Section 65852.21, 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.

(Ord. 223 § 2, 2022)

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Article I
General Provisions

CHAPTER 17.05
PURPOSE AND APPLICABILITY

§ 17.05.010. Title.

This Title shall be known as the Wildomar Development Code, hereinafter referred to as Title. (Ord. 247, 1/15/2025)

§ 17.05.020. Purpose and intent.

The intent of this Title is to set forth and coordinate city regulations governing the development and use of land in accordance with the Wildomar General Plan goals and policies. Title 17 is specifically intended to do the following:

A. Facilitate prompt review of development proposals and provide for public information, review, and comment on development proposals that may have a significant impact on the community.

1. Create a comprehensive and consistent pattern of land uses to help ensure the provision of adequate water, sewerage, transportation, drainage, parks, open space, and public facilities.

2. Create a complete multimodal transportation network that promotes pedestrian-oriented development, safe and effective traffic circulation, and adequate facilities for all transportation modes (e.g., walking, bicycling, driving, and using transit).

3. Ensure compatibility between residential and nonresidential development and facilitate the development of compatible mixed-use developments.

(Ord. 247, 1/15/2025)

§ 17.05.030. Scope of regulations.

The scope of regulations under this Title applies to all privately held property within the City of Wildomar and does not apply to federal-, state- or city-owned property.

A. Private Projects. All land, buildings, and structures in the city shall be used only as hereinafter provided:

1. No land, building or structure shall be used, constructed, altered or maintained except in conformance with the provisions of this Title.

2. No use that requires a permit or approval of any kind under the provisions of this Title shall be established or operated until the permit or approval is finally granted and all required conditions of the permit or approval have been completed.

3. No use that requires a permit or approval of any kind under the provisions of this Title shall be established or operated in violation of, or contrary to, any of the terms and conditions of the granted permit or approval.

4. The term "private project" shall include those projects of local agencies which are

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subject to City regulation under Government Code Sections 53090 to 53095 and shall also include any project proposed to be established or operated on government lands if the project is not primarily for a governmental purpose unless the government agency involved has exclusive jurisdiction or the field of regulation has been preempted by law.

B. Public Projects. No federal, state, county or City governmental project shall be subject to the provisions of this Title, including such projects operated by any combination of these agencies or by a private person for the benefit of any such government agency, unless the agency provides by contract or otherwise that the project shall be constructed or operated in compliance with any or all provisions of this Title.

(Ord. 247, 1/15/2025)

§ 17.05.040. Conflicting regulations.

If any section of this Title is in conflict with any other section thereof, or any other City ordinance, then the more stringent requirements shall apply.
(Ord. 247, 1/15/2025)

§ 17.05.050. City to be held harmless.

Any person who obtains, or files an application to obtain, a permit or approval of any kind under the provisions of Title 17 shall hold the City, its officers, employees and agents harmless from any liability or claim of liability, damages, or injuries, including any claims of the applicant, arising out of the issuance of the permit or approval, or the denial thereof, or arising out of any action by any person seeking to have a granted permit or approval held void by a court of law.
(Ord. 247, 1/15/2025)

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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 Division. 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.

The Planning 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 17.15
INTERPRETATION

§ 17.15.010. Purpose.

The purpose of this chapter is to provide precision in the interpretation of this Title. The meaning and construction of words and phrases defined in this chapter apply throughout this Title, except where the context indicates a different meaning.
(Ord. 247, 1/15/2025)

§ 17.15.020. Rules of interpretation.

The following rules of interpretation shall be used in the application of the terms, provisions, and requirements of this Title.

A. General Rules. The following general rules apply to the interpretation and application of this Title.

1. The goals and policies of the General Plan.

2. In case of conflict between the text and a figure, illustration, heading, caption, diagram, or graphic, the text shall determine the City's regulations.

3. Sections and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.

4. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:

   a. "And" indicates that all connected words or provisions shall apply.

   b. "And/or" indicates that the connected words or provisions may apply singularly or in any combination.

   c. "Or" indicates that the connected words or provisions may apply singularly or in any combination.

   d. "Either. . . or" indicates that the connected words or provisions shall apply singularly but not in combination.

5. The words "shall", "will", "must", and "is to" are always mandatory and not discretionary. "Should" is a regulation that is not mandatory but must be either fulfilled or the applicant must demonstrate an alternative that fulfills the intent of the regulation. "May" is permissive.

6. The present tense includes the past and future tense, and the future tense includes the past.

7. The singular number includes the plural, and the plural, the singular.

8. All references to departments, committees, commissions, boards, or other public agencies are to those of the City of Wildomar, unless otherwise indicated.

9. All references to public officials are to those of the City of Wildomar, and include

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designated deputies of such officials, unless otherwise indicated.

B. Calendar Days. All references to days are to calendar days, unless otherwise indicated. If a deadline falls on a weekend or holiday, or a day when the City offices are closed, it shall be extended to the next working day. The end of a time period shall be the close of business on the last day of the period (5:00 p.m.).

C. Definitions. The Community Development Director shall make the interpretation for any definition not expressly identified in this Title.

D. Minimum Requirements. All provisions of this Title are considered to be minimum requirements, unless specifically stated otherwise.

E. Calculations; Rounding. Where any provision of this Title requires calculation to determine applicable requirements, any fractional/decimal results of the calculation shall be rounded to the nearest whole number (0.5 or more is rounded up, less than 0.5 is rounded down).

F. Zone Boundaries. Where uncertainty exists with respect to the boundaries of the various zones as shown on the Official Zoning Map, the following rules shall apply:

1. District boundaries shown as approximately following the property line of a lot or an open space line shown on a map shall be construed to follow such lines.

2. Where a district boundary divides a lot, the location of the district boundary shall be determined by the Community Development Director. Such determinations shall not constitute amendment of the Official Zoning Map.

3. District boundaries shown as approximately following right-of-way lines of highways, streets or other identifiable boundary lines shall be construed to follow such right-of-way or boundary lines.

4. District boundaries shown as lying within right-of-way lines of highways, streets, defined natural features or other identifiable boundary lines shall be construed to follow the centerline of such right-of-way or boundary lines.

5. District boundaries shown as lying at the edge of a mapped floodplain boundary line shall be construed to follow the adopted FEMA or DWR floodplain boundary or contour for the watercourse, as determined by the Community Development Director.

6. If the district classification of any land is in question, it shall be deemed to be in the most restrictive adjoining district.

7. If any uncertainty remains as to the location of a district boundary or other feature shown on the Zoning Map, the location shall be determined by the Community Development Director. Such determinations shall not constitute amendment of the Zoning Map.

(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 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 development permit was approved.

(Ord. 247, 1/15/2025)

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§ 17.16.030. Continuation, transfer or sale.

A nonconforming use, structure, or lot may be continued, transferred, or sold subject to the limitations set forth in this chapter. Restrictions and conditions affecting an existing nonconforming use, structure or lot shall apply and shall not be affected by ownership changes. (Ord. 247, 1/15/2025)

§ 17.16.040. Verification of nonconforming structure or use.

When it is necessary to obtain from the City a written verification of the nonconforming status of a structure or use the following procedure shall apply:

A. Application. Every application for a determination of nonconforming use status shall be made in writing to the Community Development Director on the forms provided by the Planning Division, shall be accompanied by the filing fee as set forth in Chapter 3.44 (Fees), and shall include the following information:

1. Name, address and phone number of applicant (or representative) and the property owner;

2. Assessor's parcel number of premises involved;

3. A site plan drawn in sufficient detail to clearly describe the following:

   a. Physical dimensions of property,

   b. Location and dimensions of all existing structures,

   c. Setback dimensions,

   d. Location and dimensions of all driveways, parking areas, landscape areas, fences and walls,

   e. Location and dimensions of all adjacent roadways showing location of street centerline and all existing improvements such as sidewalks, curbs, gutters or curb cuts;

4. Panoramic photographs showing all sides of the on-site property, and adjacent off-site properties;

5. Current zoning (with change of zone case number) and date it was adopted and became effective;

6. Prior zoning designation;

7. Written statement of justification for the nonconforming subject use of the property;

8. Supporting documentation showing that the site has been in continuous use. Documentation may include, but is not limited to: bills of sale, bills of lading, utility bills, property tax records, Board of Equalization records, Employment Development Department records, fictitious business statement, Articles of Incorporation, canceled business checks, sales receipts, rental or lease agreements, or licenses;

9. Such other information as determined necessary by the Planning Division.

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B. Review and Notice of Decision. Not less than 30 days from acceptance of an application as complete, the Planning Division shall verify the current zoning and supporting documentation. If the nonconforming use or structure is substantiated, the Planning Division shall complete a certificate of nonconforming use which shall include the following information: assessor's parcel number, situs address, nature of nonconforming use, expiration date, and such other information as deemed appropriate. If the subject use or structure is not able to be substantiated, the Planning Division shall prepare a letter of denial of the nonconforming use to include the following information: assessor's parcel number, nature of nonconforming use, and justification for the denial of the request.

C. An appeal of the Planning Division's determination may be pursued in accordance with Section 17.125.110 (Appeals) of this Title.

(Ord. 247, 1/15/2025)

§ 17.16.050. Continuation of nonconforming structures or uses.

A. Except as otherwise provided in this chapter, each and every nonconforming use may continue to be utilized and maintained, provided that there is no alteration, addition, enlargement or intensification to any such use or structure. Where an existing site improvement is nonconforming, nothing in this section shall prohibit minor site improvements that result in the reduction of this nonconformity.

B. A structure, the use of which is nonconforming, shall not be moved, altered, enlarged, or extended unless required by law, or unless the moving, alteration, extension, or enlargement will result in the elimination of the nonconformity, except as permitted by this chapter. If moved, the structure shall be made to conform to current local, state and federal codes.

(Ord. 247, 1/15/2025)

§ 17.16.060. Expansion of nonconforming structures or use.

The total square footage of an existing nonconforming structure or use, excluding mobilehomes, may be expanded a maximum of 25% on the same parcel of land from the time the use was deemed nonconforming provided that structural alterations are of a minor nature and are necessary to improve or maintain the health or safety of occupants or are required by law or ordinance. Such expansion shall require issuance of a building permit only and shall not extend the period of nonconforming time in which the use must be eliminated.

(Ord. 247, 1/15/2025)

§ 17.16.070. Changes to a conforming use.

Any part of a structure or land occupied by a nonconforming use which is changed to or replaced by a use that conforms to the provisions of this Title as they apply to the particular zone shall not thereafter be used or occupied by a nonconforming use.

(Ord. 247, 1/15/2025)

§ 17.16.080. Discontinuance of nonconforming use.

A. Without any further action by the City, any part of a structure or land occupied by a nonconforming use, which use is discontinued for one year or more, shall thereafter be used in conformity with the provisions of this Title and the nonconforming right shall be lost.

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B. The determination of discontinuance shall be supported by evidence satisfactory to the Community Development Director.

C. An appeal of the Community Development Director's determination that the use has lost its nonconforming status by discontinuance may be pursued in accordance with Section 17.125.110 (Appeals) of this Title.

D. The use of the site after the discontinuance or removal of a nonconforming use shall comply with all current requirements of this Title and the subject zoning district.

(Ord. 247, 1/15/2025)

§ 17.16.090. Exceptions.

A. The provisions of this chapter shall not prevent the reconstruction, repairing, rebuilding or replacement and continued use of any nonconforming structure that is damaged by fire, explosion or acts of God, as provided by this chapter.

B. A nonconforming building or structure which is accidentally damaged pursuant to subsection A above may be repaired provided the cost of the repairs does not exceed 50% of the assessed value of the repaired building or structure. Said cost and value shall be determined by the Chief Building Official.

C. Repairs made pursuant to this section shall be made in conformance with the current regulations of this chapter to the maximum extent feasible, in the opinion of the Community Development Director, and shall fully comply with all other applicable laws and regulations. This provision shall not be construed to require a reduction in intensity of use from that existing prior to the damage. The degree of nonconformity shall not be increased under any circumstances.

D. Routine maintenance and minor repairs may be performed on a nonconforming structure provided that the maintenance and repairs do not increase any nonconformity.

(Ord. 247, 1/15/2025)

§ 17.16.100. Minimum age requirement—Exception.

Whenever dwelling units in an area are zoned, as part of a senior citizen development, for permanent occupancy only by persons above a minimum age, any person below the minimum age requirement residing in a dwelling unit in the area at the time the zone classification becomes effective is not subject to the age restriction and may continue residency in the dwelling unit for an unlimited period of time. The right to continue such occupancy is not transferable to any other person.

(Ord. 247, 1/15/2025)

§ 17.16.110. Nonconforming designation restricted.

The provisions of this section apply to structures and uses which become nonconforming by reason of the adoption of the ordinance codified in this chapter or any amendment thereof, as of the effective date of such adoption or amendment. No use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from the acquisition of any portion of the lot for public road or storm or drainage channel purposes or the adoption of any specific plan for such purpose.

(Ord. 247, 1/15/2025)

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§ 17.16.120. Illegally existing nonconforming uses, lots, and structures.

Uses of land, lots, or structures that were created in violation of the Wildomar Municipal Code, state law, federal law, development code, subdivision regulations, or building code in effect at the time the use was established are presumed to be in violation of the current regulations and illegally existing with no vested rights. The land use must be brought into conformance with the current standards of this Title, not the standards in effect at the time the use was illegally initiated. (Ord. 247, 1/15/2025)

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Article II
Zoning Districts And Allowable Land Uses

CHAPTER 17.25
ESTABLISHMENT OF ZONES

§ 17.25.010. Purpose.

This chapter establishes the zones and overlay zones applied to property within the City, the relationship of the Zoning Map to the General Plan Land Use Map and establishes the Zoning Map.
(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.25.020. List of zones.

For the purpose of providing a uniform basis for zoning, the following zone classifications, referred to alternatively herein as zones, may be applied to the lands in the City of Wildomar.

Table 17.25.020-1 Zoning and Implementing General Plan Land Use Designations

Zone Designation Name		Implementing General Plan Land Use Designation	
R-M	Residential Mountainous	RM	Rural Mountainous
R-A	Residential Agricultural	LLR	Large Lot Residential
R-R	Rural Residential	EDR, VLDR, LDR	Estate Density Residential Very Low Density Residential Low Density Residential
R-1	Residential Low	MDR	Medium Density Residential
R-2	Residential Medium	MHDR HDR	Medium High Density Residential High Density Residential
R-3	Residential Medium High	VHDR	Very High Density Residential
R-4	Residential High	HHDR	Highest Density Residential
R-T	Mobilehome Subdivisions and Mobilehome Park	Any residential designation	
PRD	Planned Residential Development	Any residential designation	

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Table 17.25.020-1 Zoning and Implementing General Plan Land Use Designations			
Zone Designation Name		Implementing General Plan Land Use Designation	
C-G	Commercial General	CO CR	Commercial General Commercial Highway
C-H	Commercial Highway	CO CR	Commercial General Commercial Highway
M-C	Medical Center	LI	Light Industrial
M-I	Manufacturing/ Industrial	BP, LI	Business Park or Light Industrial
O-S	Open Area Combining Zone	OS-R OS-CH	Open Space Recreation Open Space Conservation Habitat
MUL	Mixed Use Low	MUL	Mixed Use Low
MUH	Mixed Use High	MUH	Mixed Use High
P-F	Public Facilities	P-F	Public Facilities

(Ord. 247, 1/15/2025)

§ 17.25.030. List of overlay zones.

For the purpose of providing a uniform basis for zoning, the following overlay zones, referred to alternatively herein as overlays, may be applied to the lands in the City of Wildomar.

Table 17.25.020-2 Overlay Zones	
Overlay Names	
HDD	Historic and Downtown District Overlay

§ 17.25.040. Zoning map established.

The City Council hereby adopts the City of Wildomar Zoning Map (hereafter referred to as the "Zoning Map"), which is on file with the Planning Division. The Zoning Map, that includes overlays established by Section 17.25.021, is hereby incorporated into this Title by reference as though it were fully included here. The Zoning Map shall be interpreted in compliance with Section 17.15.020 (Rules of Interpretation) and amended in compliance with Chapter 17.145 (Development Code and Zoning Map Amendments).
(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.25.050. Zone classification and overlay zone boundaries.

Where uncertainty exists as to the boundaries of any zone classification, or overlay zones, the following rules shall apply:

A. Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be boundaries.

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B. Where boundaries divide lots, the location of such boundaries shall be determined by use of the scale appearing on the underlying map, unless the boundaries are indicated by specific dimensions.

C. If any public street, alley or other right-of-way is vacated or abandoned, the land formerly in such street, alley or right-of-way shall be included within the boundaries of the zone classification or overlay zones applicable to the adjoining property on each side. In the event such street, alley or right-of-way was a zone classification or overlay zone boundary, the new zone classification or overlay zone boundary shall be the former center line of such street, alley or right-of-way.

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.25.060. Uses allowed in zone classifications.

The terminology used in Section 17.25.020 of this chapter is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of the ordinance codified in this chapter to which reference should be made to determine all the uses permitted therein. When a use is not specifically listed as permitted or conditionally permitted in a zone classification, the use is prohibited unless, in circumstances where this section empowers him or her to do so, the Community Development Director makes a determination that the use is substantially the same in character and intensity as those uses permitted or conditionally permitted in the zone classification.

(Ord. 252, 8/13/2025)

§ 17.25.070. Commercial cannabis activities and noncommercial cannabis cultivation.

A. Commercial Cannabis Activities and Facilities. Commercial cannabis activity, as defined in Business and Professions Code Section 26001(k), is permitted in the City in compliance with Chapters 5.76 and 17.240 of this code. It shall be a violation of this code to engage in any commercial cannabis activity that is not in full compliance with the requirements of chapters 5.76 and 17.240 of this code. It is a violation of this code for any building, facility, establishment, property, or location to be utilized by any person to establish, commence, engage in, conduct, or carry on, or permit another person to establish, commence, engage in, conduct, or carry on any commercial cannabis activity that is not in full compliance with the requirements of chapters 5.76 and 17.240 of this Code.

B. Noncommercial Cannabis Cultivation. A person may cultivate no more than six living cannabis plants inside his or her private residence, or inside an accessory structure to his or her private residence located upon the grounds of that private residence that is fully enclosed and secured against unauthorized entry, provided that the owner of the property provides written consent expressly allowing the cannabis cultivation to occur, the person conducting the cannabis cultivation complies with all applicable Building Code requirements set forth in Title 17 of this Code, there is no use of gas products (CO2, butane, propane, natural gas, etc.) on the property for purposes of cannabis cultivation, and the cannabis cultivation complies with Health and Safety Code Section 11362.2(a)(3).

C. Enforcement. Any violation of this section shall be enforced pursuant to Chapter 1.16.

(Ord. 252, 8/13/2025)

§ 17.25.080. Industrial hemp cultivation.

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A. Findings. Industrial hemp cultivation presents public health, safety and welfare issues that must be mitigated if such cultivation is to be permitted, including, but not limited to, odor control, pests, security, and other public safety concerns. As of the effective date of the ordinance adding this section to the Zoning Code, no industrial hemp cultivation uses have been established in the City and no cultivators have expressed interest to the City for establishing cultivation uses in the City. The City Council finds that the public interest is better served at this time by not expending public resources on establishing regulations for an industry that has not, and has expressed no interest in, operating in the City. The City may reconsider the prohibition on industrial hemp cultivation contained herein in the future.

B. Definitions. The following definitions apply to this section:

"Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, trimming, processing, or manufacturing of industrial hemp.

"Industrial hemp" includes the definition as set forth in Health and Safety Code Section 11018.5(a).

C. Industrial Hemp Cultivation. The cultivation of industrial hemp as defined above is prohibited in all zone districts within the City of Wildomar. It is a violation of this Code for any building, facility, establishment, property, or location to be utilized by any person to establish, commence, engage in, conduct, or carry on, or permit another person to establish, commence, engage in, conduct, or carry on any industrial hemp cultivation in the City of Wildomar.

D. Violation—Separate Offense. Any person who violates any provision of this section is guilty of a separate offense for each and every day during any portion of which any such person commits, continues, permits, or causes a violation thereof, and may be penalized accordingly.

E. Penalties. Violation of any provision of this section is subject to penalties as set forth in Wildomar Municipal Code Chapter 1.16.

F. Public Nuisance. In addition to the penalties set forth above, any violation of this section is declared to be a public nuisance per se and contrary to the public interest and will, at the discretion of the City, be subject to a cause of action for injunctive relief or any other available remedy under the law.

(Ord. 252, 8/13/2025)

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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	P	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	—	—	
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 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	
Tobacco retailing businesses, hookah lounges and vapor lounges	C	C	C	C	
Toy shops, excluding 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, 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	—	—	
Dry cleaning shops	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	—	—	
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
Dwelling, multifamily	—	—	P	P	
Supportive housing	—	—	P	P	Section 17.200.020
Transitional housing	—	—	P	P	Section 17.200.020

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Note:

1 Notwithstanding anything in this Code to the contrary: (a) uses lawfully existing prior to the effective date of Ordinance 253 [October 10, 2025], may continue as originally entitled, (b) uses for which entitlements were granted prior to the effective date but have not yet started or completed needed improvements and/or started operations, may be improved and operate as entitled, and (c) the uses described by (a) and (b) shall be subject to compliance with applicable permits, conditions of approval and this Code, but shall not be considered nonconforming uses subject to Chapter 17.20, where the entitled use shall be considered allowable as permitted by approvals granted under (a) and (b) above.

E. Prohibited Uses. Cannabis cultivation, manufacturing, distribution, and testing laboratories are prohibited in the C-G, C-H, MUL, and MUH zoning districts.

F. Overlay Zones. Allowable uses are subject to any provisions applicable to overlay zones established by Chapter 17.25.

(Ord. 247, 1/15/2025; Ord. 252, 8/13/2025; Ord. 253, 9/10/2025)

§ 17.36.030. Development standards—Commercial.

The development standards listed below are the minimum standards for development within the respective zones.

Table 17.40.030-1 Commercial Zones - Development Standards

Development Standards	C-G	C-H
Lot Dimensions (Minimum)		
Lot Size	3,600 sf	3,600 sf
Lot Width	60 ft	60 ft
Lot Width - flag lot	—	—
Lot Depth	60 ft	60 ft
Setbacks		
Front	10 ft Any portion of a commercial building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than 2 feet for each foot by which the height exceeds 35 feet.	25 ft
Side Yard - Corner	10 ft	10 ft

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Table 17.40.030-1 Commercial Zones - Development Standards		
Development Standards	C-G	C-H
Side Yard - Interior	5 ft	5 ft
Side - Street	10 ft	10 ft
Rear Yard	10 ft including when abutting residential zone.	—
Height		
Primary Building	50 ft	50 ft
Other		
Encroachments	6 ft solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.	6 ft solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.
Parking	Automobile storage space shall be provided as required by Chapter 17.155.	Automobile storage space shall be provided as required by Chapter 17.155.
Maximum Lot Coverage	50%	50%
Residential Density	Established by the Wildomar General Plan	

(Ord. 247, 1/15/2025)

§ 17.36.040. Development standards—Mixed use.

The development standards listed below are the minimum standards for development within the respective zones.

Table 17.40.040-1 Mixed Use Zones — Development Standards						
DEVELOPMENT REQUIREMENTS FOR MIXED USE ZONES						
	MUL			MUH		
General Requirements	Vertical Mixed Use	Multifamily Residential	Commercial	Vertical Mixed Use	Multifamily Residential	Commercial
Lot Dimensions (Minimum)						
Lot Width	40 ft			80 ft		
Lot Width - flag lot	40 ft			80 ft		
Development Intensity						

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Table 17.40.040-1 Mixed Use Zones — Development Standards						
DEVELOPMENT REQUIREMENTS FOR MIXED USE ZONES						
	MUL			MUH		
General Requirements	Vertical Mixed Use	Multifamily Residential	Commercial	Vertical Mixed Use	Multifamily Residential	Commercial
Floor area ratio (FAR), maximum for non-residential uses. FAR does not apply to residential uses.	1.5	1.5	1.0	2.0	2.0	1.0
Dwelling units per acre, minimum (vertical mixed-use projects have no minimum dwelling units per acre standard)	0	5	—	30	30	—
Dwelling units per acre, maximum	30	30	—	40	40	—
Setbacks						
Front yard setback (min/ max)	10/15 ft	10/15 ft	10-15 ft	10/15 ft	10/15 ft	10/15 ft
Width of frontage building to maintain minimum setback	70%	60%	70%	80%	75%	80%

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Table 17.40.040-1 Mixed Use Zones — Development Standards						
DEVELOPMENT REQUIREMENTS FOR MIXED USE ZONES						
	MUL			MUH		
General Requirements	Vertical Mixed Use	Multifamily Residential	Commercial	Vertical Mixed Use	Multifamily Residential	Commercial
Maximum interior side yard setback (min/max) except where fire department access shall be required, maximum side yard setback shall be no less than required by the fire department	10/15 ft	10/15 ft	10/15 ft	10/15 ft	10/15 ft	10/10 ft
Minimum side yard abutting non-mixed use residential designated zones	15 ft					
Street side setback (min/max)	10/15 ft	10/15 ft	10/15 ft	10/15 ft	10/15 ft	10/15 ft
Minimum rear yard setback except where fire department access shall be required, maximum side yard setback shall be no less than required by the fire department	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Minimum rear yard setback abutting non-mixed use residential zones	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft

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Table 17.40.040-1 Mixed Use Zones — Development Standards						
DEVELOPMENT REQUIREMENTS FOR MIXED USE ZONES						
	MUL			MUH		
General Requirements	Vertical Mixed Use	Multifamily Residential	Commercial	Vertical Mixed Use	Multifamily Residential	Commercial
Height						
Building and structure height, maximum	60 ft (excluding architectural features, parapets, etc.)					
Other						
Minimum step back above 35-ft. building height	Minimum 10-ft. step back above 35-ft. building height shall apply to the following: 1. Along primary street frontage. 2. Along property lines that are adjacent to non-mixed use residential designated zoned properties.					
Minimum landscaping requirement	15% of the parcel					
Minimum ground floor commercial requirement for mixed-use projects	10% or 1,500 gross sq. ft. of ground floor per project site, whichever is less. Shall not apply to residential only projects in MUL zone.					

(Ord. 247, 1/15/2025)

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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	—	
Childcare 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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Note:

1 Notwithstanding anything in this Code to the contrary: (a) uses lawfully existing prior to the effective date of Ordinance 253 [October 10, 2025], may continue as originally entitled, (b) uses for which entitlements were granted prior to the effective date but have not yet started or completed needed improvements and/or started operations, may be improved and operate as entitled, and (c) the uses described by (a) and (b) shall be subject to compliance with applicable permits, conditions of approval and this Code, but shall not be considered nonconforming uses subject to Chapter 17.20, where the entitled use shall be considered allowable as permitted by approvals granted under (a) and (b) above.

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. 252, 8/13/2025; Ord. 253, 9/10/2025)

§ 17.45.030. Development standards.

The development standards listed below are the minimum standards for development within the respective zones.

Table 17.45.030-1: Development Standards

Development Standards	M-I	M-C
Lot Dimensions		
Minimum Lot Size	20,000 sf	20,000 sf
Minimum Lot Depth	100 ft	n/a
Minimum Lot Width	100 ft	n/a
Setbacks	The setback area may be used only off-street automobile parking, driveways or landscaping.	
Front	25 ft (A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways.)	50 ft
Side - Interior (adjacent to an industrial zone)	15 ft	20 ft

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Table 17.45.030-1: Development Standards		
Development Standards	M-I	M-C
Side - Facing a Street	25 ft (A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways.)	20 ft
Rear	25 ft	50 ft
Adjacent to a residential zone	25 ft (A minimum 20-foot strip adjacent to residential zones, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall the landscaping be less than 10 feet wide excluding curbing.)	50 ft
Height		
Building(s)	60 ft The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than 2 feet for each 1 foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 60 feet in height.	170 ft

(Ord. 247, 1/15/2025)

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CHAPTER 17.50
PUBLIC FACILITIES ZONE

§ 17.50.010. Purpose.

The purpose of this chapter is to establish a public facilities zone district in the City that provides appropriate locations for governmental facilities; utility facilities including public and private electric-generating stations and corridors; landfills; airports; educational facilities; and maintenance yards. This zone is consistent with and implement the City's General Plan land use designations, as shown in Table 17.50.020-1.
(Ord. 247, 1/15/2025)

§ 17.50.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.50.020-1 identifies allowed uses and corresponding approval requirements for the public facilities 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 17.50.020-1 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 17.50.020-1: Public Facilities Zone - Allowed Uses and Approval Requirements		
Use Type	P-F	Provisions
Aviation facilities/heliports	P	
Cemeteries, crematories and mausoleums	P	
Community centers	P	
Colleges, public and private	P	
Communications and microwave installations	P	
Disguised wireless facilities	P	Chapter 17.245
Electric and gas distribution, transmission substations, battery energy storage, telephone, and microwave	P	
Fire and police stations	P	
Governmental offices	P	
Landfills	P	
Libraries	P	
Meteorological towers	P	
Natural gas, above ground storage	P	
Nursery schools for preschool day care and childcare	P	
Post offices	P	
Public utility substations	P	
Radio, television and communications equipment	P	
Railroad yards and stations	P	
Recycling collection facilities	P	
Recycling of wood, metal and construction wastes	P	
Recycling processing facilities	P	
Schools, public and private	P	
Sewage sludge/organic waste composting facilities	P	
Sewage treatment plants	P	
Storage/maintenance yards	P	

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Table 17.50.020-1: Public Facilities Zone - Allowed Uses and Approval Requirements		
Use Type	P-F	Provisions
Utilities, both public and private	P	
Water well and any use appurtenant to the storage and distribution of water	P	
Water and gas company service facilities	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)

§ 17.50.030. Development standards.

The development standards listed below are the minimum standards for development within the respective zones.

Table 17.50.030-1: Manufacturing/Industrial Zone - Development Standards	
Development Standards	P-F
Lot Dimensions	
Minimum Lot Size	10,000 sf
Minimum Lot Depth	50 ft
Minimum Lot Width	50 ft
Floor Area Ratio	0.6 FAR for privately held uses. Unlimited FAR for publicly held uses.
Setbacks	The setback area may be used only off-street automobile parking, driveways or landscaping.
Front	25 ft (A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways.)
Side - Interior (adjacent to an industrial zone)	15 ft
Side - Facing a Street	25 ft (A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways.)
Rear	25 ft

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Table 17.50.030-1: Manufacturing/Industrial Zone - Development Standards	
Development Standards	P-F
Adjacent to a residential zone	25 ft (A minimum 20-foot strip adjacent to residential zones, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall the landscaping be less than 10 feet wide excluding curbing.)
Height	
Building(s)	50 ft (The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than 2 feet for each 1 foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height.)

(Ord. 247, 1/15/2025)

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CHAPTER 17.55
OPEN SPACE ZONE

§ 17.55.010. Purpose.

The purpose of this chapter is to establish residential districts in the city that provide appropriate locations for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks. This zone is consistent with and implement the City's General Plan Land Use designations, as shown in Table 17.55.020-1 Zoning and Implementing General Plan Land Use designations.
(Ord. 247, 1/15/2025)

§ 17.55.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.55.020-1 identifies allowed uses and corresponding approval requirements for the open space 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 17.55.020-1 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 17.55.020-1 Open Space Zone - Allowed Uses and Approval Requirements		
Use Type	O-S	Provisions
Animal keeping, commercial	C	Section 17.225.040
Apiaries	C	Section 17.225.090
Camps	C	
Field and tree crops	C	
Fishing lakes, commercial and noncommercial	C	
Golf courses with standard length fairways and customary appurtenant facilities, including club houses, restaurants, and retail shops	C	
Grazing of animals	C	Section 17.225.070
Guest ranch	C	
Picnic grounds for day use only	C	
Riding academies and stables, commercial and noncommercial	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)

§ 17.55.030. Development standards.

The development standards listed below are the minimum standards for development within the respective zones.

Table 17.55.030-1: Open Space Zone - Development Standards	
Development Standards	OS
Lot Dimensions	
Lot Size	20 acres
Lot Width	400 ft
Setbacks	
Front	100 ft
Side	50 ft
Rear	50 ft
Height	
All buildings	20 ft

(Ord. 247, 1/15/2025)

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CHAPTER 17.59
OVERLAY ZONES

§ 17.59.010. Purpose.

The purpose of this chapter is to provide appropriate standards and requirements for overlay zones established by Section 17.25.021.
(Ord. 253, 9/10/2025)

§ 17.59.020. (Reserved)

§ 17.59.030. Zone applicability.

Base zones established by Chapter 17.25 apply as described within Article 2 of this Code, in addition to the applicability of the provisions of this chapter.
(Ord. 253, 9/10/2025)

§ 17.59.040. Historic and Downtown District.

The following standards and requirements apply within the Historic and Downtown District (HDD) overlay zone.

A. The main purpose of the HDD overlay zone is to establish a specific plan that will encourage the orderly development of an area envisioned as Wildomar's Historic Downtown with appropriate uses, walkable neighborhoods, and preservation of the City's history.

    1. Proposed nonresidential developments within the HDD overlay zone greater than two acres must initiate a specific plan or planned development, if not already in process as initiated by the City, to ensure coordinated growth and development of the overlay zone.

    2. Proposed nonresidential development within the HDD overlay zone must add to or create a walkable environment that promotes walking, biking, and active transportation.

B. Prohibited uses within the HDD overlay zone, regardless of underlying base zone, include carwashes, service/gas stations, and mini-storage facilities, including outdoor storage of any kind.

(Ord. 253, 9/10/2025)

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Article III
Entitlements 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 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),
(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 following findings, based on substantial evidence:

A. That new conditions or circumstances disclosed during the review process justify modifying the General Plan;

B. That the changes 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. That the changes 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)

§ 17.60.040. Specific plans.

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Specific plans, and amendments thereto, shall be heard and adopted in accordance with the

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provisions of Section 65450 et seq. of the Government Code, as now written or hereafter amended, and in accordance with Chapter 17.65 (Planned Residential Developments) of this Title.
(Ord. 247, 1/15/2025)

§ 17.60.050. Applications for specific plans.

A. The owner of real property, or a person authorized by the owner, shall have the right to request that the City consider a specific plan or an amendment to an existing specific plan for the real property. The right to request consideration of a specific plan or a specific plan amendment does not imply that the specific plan or the specific plan amendment will be approved.

B. Applications shall be made in writing to the Community Development Director on the forms provided by the Planning Division 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 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 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 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 17.65
PLANNED RESIDENTIAL DEVELOPMENTS

§ 17.65.010. Standards for planned residential developments.

Planned residential developments (PRDs) are custom zones designed to accommodate specific projects, providing development standards that vary from the standard requirements of the City's residential zoning districts. A PRD can be used to address site-specific conditions or can be proposed to allow the development of residential products than cannot be accommodated by standard residential zoning.
(Ord. 247, 1/15/2025)

§ 17.65.020. General requirements for all PRDs.

A. PRDs may be established on any property designated by the General Plan for residential use.

B. The PRD is a replacement for standard residential zoning and shall be designated as PRD on the zoning map. If a property does not have the PRD Zoning designation, the applicant shall be required to process a Change of Zone in accordance with Chapter 17.145 (Development Cide and Zoning Map Amendments) of this Title.

C. The total number of dwelling units in a PRD project may not exceed that which would be permitted by the general plan land use designation for the property. The permitted density may be reduced from the maximum potential per the General Plan if it is determined to be necessary to achieve compatibility with the area in which the development is located.

D. A variety in housing types is desired to provide visual interest and provide a range of housing types within the community.

E. PRDs may not be used to establish different permitted and/or conditional uses than are included in the City's standard residential zoning districts.

F. A subdivision map is required to process a PRD and shall prepared substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to Title 16 of the municipal code.
(Ord. 247, 1/15/2025)

§ 17.65.030. Mandatory PRD contents.

All PRDs shall include development standards (in written and/or illustrative form, as appropriate) for the following:

A. Yards Setbacks and Building Separations. Minimum setbacks must be established by the PRD. Setbacks should be based on the proposed residential product type and configuration, topography and compatibility with the area in which the development is located.

B. Height Limits. All PRDs shall establish height limits for all types of structures. Maximum permitted height limits lower than those permitted in standard zoning districts may be established if it is determined to be necessary for a planned development to achieve compatibility with the area in which the development is located.

C. Open Space. All PRDs shall include standards for open space, recreation, and community

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amenities.

D. Maintenance of Common Areas. All PRDs must provide a mechanism for the funding of ongoing maintenance of common areas in a manner acceptable to the City.

E. Community Design and Unit Placement. All PRDs must include standards for the design and placement of individual housing units and/or multifamily buildings. These standards must ensure that privacy from unit to unit and from unit to private open space is maximized, including window placement and orientation of units. These standards shall seek to minimize conflict between pedestrian and auto movements and to reduce the visual prominence of garage doors for individual units.

F. Other Standards. All PRDs must identify the standard zoning district to be consulted for standards (such as permitted and conditionally permitted uses) which are not addressed in the PRD.

(Ord. 247, 1/15/2025)

§ 17.65.040. Standards applicable to all PRDs.

The following development standards shall apply to all PRDs, whether or not they are included in the PRD document:

A. Screening. A six-foot-high masonry wall shall be constructed on any project boundary line where it is determined necessary to protect the adjacent property and ensure compatibility with the area in which the development is located.

B. Setbacks at Project Boundaries. In no case shall building setbacks from a project's exterior streets and boundary lines be less than 10 feet. All other setbacks and building separations shall be established by the site plan and development standards of the PRD.

C. Minimum Open Space Requirement. Not less than 40% of the net area of a project shall be used for open area or recreational facilities, or a combination thereof. The net area of a project shall be determined by excluding all streets, drives, and automobile storage areas. Neighborhoods should be arranged around common open space and amenities to create a sense of place.

D. Streets and Circulation. All streets shall be designed and constructed in accordance with City standards. The circulation plan shall demonstrate a hierarchal street pattern design to promote a sense of place and provide a logical progression to community amenities and project entrances.

(Ord. 247, 1/15/2025)

§ 17.65.050. Special requirements for age-restricted PRDs.

The following specific requirements apply to all PRD developments intended for senior citizens:

A. Design. The overall development shall be designed for ease of use by persons of advanced age. Not less than one accessible route for handicapped persons to all on-site facilities shall be provided. Where public facilities exist, such as bus stops, sidewalks and drop-off zones, accessible routes for handicapped persons shall be provided.

B. Location. Developments shall be located in areas which offer services to the aged, such as transportation, shopping, recreation, and nutrition programs.

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C. Elevators. No building shall be constructed that exceeds one story in height unless it contains elevators for the use of the occupants. Residential buildings which exceed one story shall provide additional elevators if they are needed due to the number of units or project design proposed. Elevators shall be spaced in order to minimize the walking distance from the elevators to the residential units.

D. Recreation. Common recreational facilities or buildings designed for senior citizen use shall be provided for the use of the occupants.

E. Medical. Medical offices and convalescent facilities, not including hospitals, may be required for the use of the occupants.

F. Handicapped Units. At least 10% of the residential units shall be adaptable for handicapped persons. Those units shall meet the standards set forth in the California Code of Regulation, Title 24.

(Ord. 247, 1/15/2025)

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CHAPTER 17.70
VARIANCE

§ 17.70.010. Purpose.

This chapter is intended to provide a mechanism for relief from the strict application of Title 17 where it would deprive the property owner of privileges enjoyed by similar properties because of the subject property's unique and special conditions.
(Ord. 247, 1/15/2025)

§ 17.70.020. Procedures.

A. Application. Applications for a variance shall be filed with the Planning Division on the prescribed application forms. In addition to any other application requirements, the application for a variance shall include written evidence by the applicant showing that the requested variance conforms to the required findings set forth in Section 17.70.030 (Required Findings).

B. Public Notice and Hearing. All applications for Variances shall require a public notice in a manner as outlined in Section 17.125.080 (Public Hearing Procedure) and a public hearing pursuant to Section 17.125.090 (Noice of Decision).
(Ord. 247, 1/15/2025)

§ 17.70.030. Required findings.

Approval, or conditional approval, of a variance by the Planning Commission shall meet all of the following findings. The Commission shall deny an application for a variance if, based on all of the evidence in the public record, it is unable to make all of the required findings:

A. There are unique, exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the vicinity and identical zone, and City of Wildomar that the granting of a variance will not constitute a granting of a special privilege inconsistent with the limitations on the property in the vicinity and identical zone;

B. The granting of the application is necessary to prevent a physical hardship which is not of the applicant's own actions or the actions of a predecessor in interest;

C. The granting of the application will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare or convenience; and

D. The granting of the variance will be consistent with the general purposes and objectives of Title 17, any applicable specific plans, and the General Plan.
(Ord. 247, 1/15/2025)

§ 17.70.040. Conditions of approval.

Any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and which are necessary to protect the health, safety and general welfare of the community.

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(Ord. 247, 1/15/2025)

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CHAPTER 17.75
DEVELOPMENT AGREEMENT

§ 17.75.010. Purpose.

The purpose of this chapter is to provide procedures and requirements for consideration of development agreements in compliance with the provisions of California Government Code Sections 65864 through 65869.5. The purpose of development agreements is to benefit the public, in that:

A. Development agreements increase the certainty in the approval of development projects, thereby preventing the waste of resources, reducing the cost of development to the consumer, and encouraging investment in and commitment to comprehensive planning, all leading to the maximum efficient utilization of resources at the least economic cost to the public.

B. Development agreements provide assurance to the applicant for a development project that upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules, and regulations, and subject to conditions of approval, thereby strengthening the public planning process, encouraging private participation in comprehensive planning, and reducing the economic costs of development.

C. Development agreements enable the City to plan or and finance public facilities, including, but not limited to, streets, sewerage, transportation drinking water, school, and utility facilities, thereby removing a serious impediment to the development of new housing.

(Ord. 247, 1/15/2025)

§ 17.75.020. Applicability.

A. Only a person who has legal or equitable interest in the subject property, which is the subject of the development agreement, or his/her authorized agent, may submit an application for a Development Agreement.

B. The City may enter into a development agreement with a person having legal or equitable interest in property within the City or unincorporated territory within that City's sphere of influence.

(Ord. 247, 1/15/2025)

§ 17.75.030. Alterations.

In approving a development agreement, the approving authority may make alterations to the proposal to ensure that the proposed agreement will comply with the required findings.

(Ord. 247, 1/15/2025)

§ 17.75.040. Findings for approval.

Pursuant to Government Code Section 65867.5, a development agreement shall be approved by ordinance and is subject to referendum. Prior to approving a development agreement as prescribed by this chapter, the approving authority shall make all the following findings:

A. The proposed development agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan.

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B. The proposed development agreement is compatible with the uses authorized in, and the regulations prescribed for, the zone in which the real property is or will be located.

C. The proposed development agreement is in conformity with and will promote public convenience, general welfare and good land use practice.

D. The proposed development agreement will not be detrimental to the health, safety and general welfare within the City.

E. The proposed development agreement will not adversely affect the orderly development of the property or the preservation of property values.

F. The proposed development agreement will promote and encourage the development of the proposed project by providing a greater degree of requisite certainty for the developer.

G. The proposed development agreement that includes a subdivision, and any tentative map prepared for the subdivision, will comply with the provisions in Government Code Section 66473.7.

(Ord. 247, 1/15/2025)

§ 17.75.050. Notice of decision.

Written notice of decision on the development agreement application shall be provided in accordance with Section 17.125.100 (Approval Authority).
(Ord. 247, 1/15/2025)

§ 17.75.060. Effective date.

Development agreements shall become effective on the date specified in the agreement. For development agreements a relating to property located outside the City limits within the City's Sphere of Influence which shall not become operative unless annexation proceedings annexing the property to the City are completed within the period of time specified by the agreement.
(Ord. 247, 1/15/2025)

§ 17.75.070. Required content.

A. A development agreement shall specify:

1. The duration of the agreement.

2. The permitted uses of the property.

3. The density or intensity of the use.

4. The maximum height and size of proposed buildings.

5. Provisions for preservation or dedication of land for public purposes.

B. The development agreement may include conditions, terms, restrictions and requirements for subsequent discretionary actions. The agreement may provide that construction shall be commenced within a specific time and that the project or any phase thereof be completed within a specified time. The agreement may also include terms and conditions relating to applicant or public financing of necessary public facilities and subsequent reimbursements.

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C. For development agreements including property located outside the City limits within the Sphere of Influence, the agreement shall specify a time period by which annexation of the subject property is to be completed.

(Ord. 247, 1/15/2025)

§ 17.75.080. Execution and recordation.

A. After the ordinance approving the development agreement takes effect, the City shall enter into the development agreement by signature of the Mayor or his/her designee.

B. The City shall not execute a development agreement until it has been executed by the applicant.

C. Not more than 10 days following the execution of a development agreement by the City, the City Clerk shall record with the County Recorder a copy of the executed agreement.

(Ord. 247, 1/15/2025)

§ 17.75.090. Periodic review—Violation of agreement.

A. The Community Development Director shall conduct a public hearing for the periodic review of compliance with the agreement at least every 12 months in accordance with Sections 17.125.080 through 17.125.120, inclusive. The applicant shall be required to demonstrate good faith compliance with the terms of the agreement. Where the Community Development Director finds, based on substantial evidence, that the applicant, or successor in interest thereto, has not complied in good faith with the terms and conditions of the agreement, the City Council may take action as authorized by Government Code Section 65865.1. The City Council may impose such terms and conditions on the action it takes as it considers necessary to protect the interests of the City. The decision of the City Council shall be final.

B. For development agreements including property located outside the City limits within the Sphere of Influence, should annexation of the subject property not be completed within the period of time specified by the agreement, or any extension thereof, the agreement is null and void.

(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 apply.
(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 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 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. 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 for the proposed use and the provision of public and emergency vehicle access, public protection services, and utilities;

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 compliance with this chapter, protect the public health, safety, and welfare, and mitigate project impacts. The City may also require reasonable guarantees and evidence that such conditions are being, or will be, complied with. Conditions of approval imposed on uses/projects may also be consistent with at least one of the following objectives:

A. 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.

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 reviewing autohrity may conduct a periodic review of the permit to ensure proper compliance with this Development Code and any development 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.

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. 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

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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

§ 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. Development review.

A. Requirements. A 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 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. 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., 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. Development review shall be granted only when the following findings have been made in writing:

1. The proposed development is consistent with the General Plan and any applicable specific plan.

2. The proposed development 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 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 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.
7. Other similar structures as determined by the Community Development Director.

B. Exemptions. The following structures are exempt from development review. 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 accessory 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.
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.

D. The Community Development Director has the discretion to determine that a request requires a minor development permit and can be processed administratively as deemed appropriate.

E. The Community Development Director has the discretion to determine that a request

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requires a development permit or should be elevated to the Planning Commission or City Council as deemed appropriate.

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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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 Division 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 use permit, development review, etc.), then the applicant shall file the information required by Section 17.95.030(A), Application, together for concurrent review with the application for discretionary approval.

(Ord. 247, 1/15/2025)

§ 17.95.040. Review authority.

A. Community Development Director. Requests shall be reviewed by the Community Development Director.

B. Other Review Authority. A request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the Community Development Director. The other discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application and be provided with the findings made by the Community Development Director.

(Ord. 247, 1/15/2025)

§ 17.95.050. Review.

A. Community Development Director Review. The Community Development Director shall make a written determination within 45 days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation.

B. Other Review Authority. Written determination regarding a request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be made by the Community Development Director within 30 days of the application being deemed complete, who shall either grant, grant with modifications, or deny a request for reasonable accommodations.

(Ord. 247, 1/15/2025)

§ 17.95.060. Approval findings.

The written decision to grant or deny a request for reasonable accommodation will be consistent with the acts and shall be based on consideration of the following factors:

A. Whether the housing in the request will be used by an individual considered disabled under the acts;

B. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual considered disabled under the acts;

C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;

D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including, but not limited to, land use and zoning.

(Ord. 247, 1/15/2025)

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§ 17.95.070. Conditions of approval.

In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.
(Ord. 247, 1/15/2025)

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CHAPTER 17.96
SIMILAR USE DETERMINATION

Prior History: Former Ch. 17.100 SP Zone Requirements And Standards For Specific Plan No. 336, compiled of RCC Ch. 17.106; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.96.010. Purpose.

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 similar use determination establishes a process for the review and possible addition of new uses to the allowed use tables.
(Ord. 247, 1/15/2025)

§ 17.96.020. Applicability.

A similar use determination is required when a use is not specifically listed in this Title but may be allowed if it is determined to be similar in nature to a use that is permitted by right or conditionally permitted.
(Ord. 247, 1/15/2025)

§ 17.96.030. Application and required fees.

A. Application Filing and Processing. Applications for a similar use determination shall be filed and processed in accordance with the applicable procedures contained in Chapter 17.125 (Common Application Processing Procedures).

B. Application Fees. Application fees shall be collected in accordance with the provisions of Chapter 3.44 (Fees).
(Ord. 247, 1/15/2025)

§ 17.96.040. Findings for approval.

Prior to approving a similar use determination (Chapter 17.100), the approving authority shall make all the following findings:

A. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher intensity of activity, environmental impact, or population density than other uses permitted in the zone.

B. The proposed use is consistent with the purposes of the applicable zone.

C. The proposed use is consistent with the goals and policies of the adopted General Plan and any applicable specific plan.
(Ord. 247, 1/15/2025)

§ 17.96.050. Notice of decision.

Written notice of decision shall be provided within five business days of the date of decision to the applicant and interested parties who have requested notices in writing. The notice shall include:

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A. The application request as acted upon by the approving authority.

B. The action taken by the approving authority.

C. Findings as listed for the approval.

D. The deadlines, criteria and fees for filing an appeal.
(Ord. 247, 1/15/2025)

§ 17.96.060. Effective date.

Similar use determinations shall become effective on the date of approval unless a timely appeal has been filed. Upon filing of a timely appeal, the effective date shall be suspended until such time that final action is taken on the appeal.
(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 yards 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.

4. Non-recurring Farmers Markets and Open-Air Markets. 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

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allowed, subject to the issuance of a temporary use permit. An application for a temporary use shall be submitted to the Community Development Department at least 60 days prior to the scheduled use accompanied by the required filing fee outlined in Chapter 3.44 of the WMC. The application package shall 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 Storage. An offsite temporary construction office or storage used during the construction of a development project within the City of Wildomar, provided a valid building permit has been issued for the development project.

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 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 times per calendar year between the hours of 8:00 a.m. to 10:00 p.m. Any event exceeding twelve 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 between the hours of
8:00 a.m. to 10:00 p.m. .

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.

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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 general intensity of the restaurant use, shall facilitate safe business operations, and shall not exceed a period of time equal to 12 months.

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i. If the business owner would like to convert the temporary outdoor parking lot dining area to a permanent feature, then the business owner shall, with the written authorization of the property owner, submit a substantial conformance application at least six months before expiration of the temporary use. The substantial conformance application will be subject to the same safety features listed below, including the required parking analysis.

ii. If the number of parking spaces is reduced below the minimum required for the site, the Community Development Director may consider 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 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 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 may determine whether the proposed use is similar in nature and operational characteristics to a listed use and may establish reasonable conditions and operational limitations applicable to the proposed use.

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11. The Community Development Director may grant extensions of time for any temporary use or temporary event if the approved use has not substantially changed and the extension would not be detrimental to the health, safety and public welfare.

C. Findings for Temporary Uses. The Community Development Director shall deny the temporary use permit if all required findings cannot be made:

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 conditions necessary to protect the public health, safety, and 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 necessary to ensure compliance with the findings required by this chapter, including conditions establishing the duration of the permit and any authorized extensions.

5. Bond and Insurance. The Community Development Director may require an applicant for a TUP to post a bond or other financial security to ensure restoration of the site to its prior condition and reimbursement to the City for costs associated with enforcement, abatement, cleanup, 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 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.

All temporary events shall comply with the following use regulations.

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A. Requirements for Temporary Uses. Temporary events must substantially conform with the following requirements.

1. There is no pending code enforcement action on the property underlying the proposed event location.

2. A noise, and lighting mitigation plan for events held at night and parking plan shall be approved by the Planning Division if applicable.

3. An access 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.

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.

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.

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.

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 to the Planning Division.

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.

9. No signage may be located in the public right-of-way without the approval of an encroachment permit made by the City Engineer.

10. Any signage/banners proposed to be used for the event shall comply with the regulations outlined in Chapter 17.180 (Signs).

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.

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 shall determine the amount of the bond or other security and the applicant shall post it with the Community Development Department. The Community Development Director may also require an applicant for a temporary event to obtain indemnity or liability insurance naming the City as the insured if the event is held on public property.

C. Advertising/Ticket Sales. No person shall conduct, operate, or admit the public to a temporary requiring a permit under this chapter unless the required permit has been issued.

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 17.110
PERMITS FOR HOME-BASED BUSINESSES

§ 17.110.010. Purpose.

The purpose and intent of the home-based business permit is to establish a lawful home-based business within an existing residential dwelling, and to establish a review procedure so that certain home-based businesses may be established in residential neighborhoods under conditions that will ensure their compatibility with the surrounding neighborhood. They are intended to protect the rights of the residents to engage in certain home-based business that are harmonious with a residential environment. Cottage industries shall be allowed subject to the standards in this chapter.
(Ord. 247, 1/15/2025)

§ 17.110.020. Applicability.

A. Home-Based Business Permit Required. The provisions of this chapter shall apply to the operation of a home-based business in the primary residential dwelling. A home-based business permit is intended to allow for registered, independent enterprises conducted within homes, which are clearly incidental and secondary to the use of the dwelling unit, and are compatible with surrounding residential uses.

B. Permit Required. A home-based business shall not commence operation prior to being approved and receiving a concurrent valid business registration permit pursuant to Chapter 5.68 (Business Registration and Licensing Program) of the Wildomar Municipal Code.

C. Prohibited Home-Based Businesses. Certain uses are not compatible with residential activities and shall be prohibited. Prohibited home-based businesses shall include those that do not meet the criteria of Section 17.110.060.
(Ord. 247, 1/15/2025)

§ 17.110.030. Development standards—Home-based business.

A home-based business, including in-home offices, shall be allowed within a primary dwelling unit on property used for residential purposes, subject to the following conditions:

A. The use of the dwelling for a home-based business shall be clearly incidental and subordinate to its primary use as a residence by its inhabitants. The establishment and conduct of a home-based business shall not change the principal character or use of the dwelling unit or property involved and be subject to the following.

   1. There shall be no exterior evidence of the conduct of a home-based business, including outdoor display of equipment, materials, or supplies related directly or indirectly to the home-based business activity. A home-based business shall be conducted entirely within the residence or an attached garage, with the exception of tutoring in sports.

   2. Only the residents of the dwelling unit may work for the home-based business.

   3. There shall be no signs, banners or flags identifying or advertising the home-based business.

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4. The home-based business shall not create vehicular or pedestrian traffic in excess of that which is normal for the residential neighborhood in which it is located.

5. The required residential off-street parking shall be maintained per Chapter 17.155 (Parking and Loading) of Title 17.

6. There shall be no separate entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home-based business, unless required by local or state law;

7. There shall be no storage, process, procedure, substance, or chemical used which is hazardous to public convenience, health, safety, or general welfare or that changes the fire safety or occupancy classifications of the residence.

8. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit shall be prohibited. Home-based business activities shall not produce dust, glare, noxious matter, or vibrations beyond the subject property lines.

9. Except as provided in paragraph 10, home-based businesses may have a maximum of one customer or vendor on the premises at any one time, between 8:00 a.m. and 8:00 p.m., Monday through Saturday. Home-based businesses shall not host customers or vendors on the premises more frequently than one customer or vendor within a two-hour time period.

10. Home-based businesses involving tutoring of students in music, academics, dance, swimming, or tennis at a residence may have a maximum of six nonresident students at any one time, and no more than 12 nonresident students during any one day. Sports related tutoring may be conducted between 8:00 a.m. and 8:00 p.m., Monday through Saturday.

11. The home-based business use shall not have utility services modifications, other than those required for normal residential use that would be classed as commercial or industrial in load or design.

12. The home-based business shall comply with all noise, lighting, nuisance, health/safety, and other applicable City and state regulations.

(Ord. 247, 1/15/2025)

§ 17.110.040. Prohibited home-based business.

A. Automotive sales or repair (body or mechanical), upholstery and painting.

B. Medical offices, clinics and laboratories.

C. Cannabis dispensaries and sales.

D. Household appliance repairing.

E. Welding.

F. Industrial uses of any kind.

G. Outdoor storage uses of any kind.

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H. Similar uses as determined by the Community Development Director.
(Ord. 247, 1/15/2025)

§ 17.110.050. Cottage food and microenterprise home kitchen operations.

A. Cottage foods operations are required to obtain a home-based business permit and City Business Registration and shall be permitted as defined by Health and Safety Code Section 113758, conducted only within a dwelling that contains the dwelling's kitchen and shall not be allowed in a garage or other accessory building.

1. There shall be no on-premises sale of goods except as allowed for a Cottage Food Operation by Health and Safety Code Section 114365 and with a valid County of Riverside Cottage Food permit from the Department of Environmental Health. Occasional transport of goods from the premises for off-site sale may occur. Internet sales are not considered on-premises sale of goods.

B. Microenterprise Home Kitchen Operations are required to obtain a home-based business permit and City Business Registration and shall be permitted as defined by Health and Safety Code Section 114367 conducted only within a dwelling that contains the dwelling's kitchen and shall not be allowed in a garage or other accessory building.

1. There shall be no on-premises sale of goods except as allowed for a Microenterprise Home Kitchen Operations by Health and Safety Code Section 114367 and with a valid County of Riverside Microenterprise Home Kitchen Operations food permit from Department of Environmental Health. Occasional transport of goods from the premises for off-site sale may occur. Internet sales are not considered on-premises sale of goods.

(Ord. 247, 1/15/2025)

§ 17.110.060. Application and required fees.

A. Application Filing and Processing. Applications for home-based business permits shall be filed and processed in accordance with this chapter and Chapter 5.68 of the Wildomar Municipal Code.

B. Application Fees. All fees shall be provided by the applicant before the application is submitted and accepted for processing.

C. Business Registration Required. All home-based businesses shall be required to obtain approval of a City business registration in accordance with Chapter 5.68 of the Wildomar Municipal Code.

D. Owner Consent. For home-operated businesses conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to submittal of an application for a home-based business permit and business registration.

(Ord. 247, 1/15/2025)

§ 17.110.070. Approval authority.

The Community Development Director, or authorized representative(s), is authorized to administratively approve a home-based business permit. A public hearing shall not be required for issuance of a home-based business permit, unless subject to an appeal.

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(Ord. 247, 1/15/2025)

§ 17.110.080. Findings for approval.

A. Home-Based Business Permit. Prior to approving an application for a home-based business permit, the approving authority shall make all the following findings:

1. The proposed home-based business is consistent with the adopted General Plan and any applicable specific plan, as applicable.

2. The proposed home-based business meets all applicable development and operational standards for development and other provisions of this Title.

3. The establishment, maintenance, or operation of the home-based business will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City.

(Ord. 247, 1/15/2025)

§ 17.110.090. Effective date.

A home-based business shall become effective immediately on the date an approval is issued by the approving authority.
(Ord. 247, 1/15/2025)

§ 17.110.100. Expiration.

An approved home-based business permit shall run concurrently with a valid Business Registration and shall be renewed annually on the anniversary date the permit and registration were issued.
(Ord. 247, 1/15/2025)

§ 17.110.110. Extension of time.

No extensions of time are necessary as an approved home-based business permit does not expire.
(Ord. 247, 1/15/2025)

§ 17.110.120. Modifications.

Any modification to an approved home-based business permit shall be processed as a new application.
(Ord. 247, 1/15/2025)

§ 17.110.130. Transferability.

Home-based business permits are not transferrable to another property or business operator without approval of a new application and approval of a new business registration.
(Ord. 247, 1/15/2025)

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CHAPTER 17.115
SIGN PERMIT

§ 17.115.010. Purpose.

No person shall erect, use, or maintain signs in the incorporated area of the City, except in accordance with the following provisions. The changing of an advertising message or customary maintenance of legally existing signs shall not require a permit pursuant to this section. All signs shall be constructed, used, and maintained in accordance with Chapter 17.180 (Signs).
(Ord. 247, 1/15/2025)

§ 17.115.020. Permit procedure.

A. Application. In addition to all other applicable federal, state, and local laws, rules, regulations, and ordinances, no permanent or temporary signs shall be placed, erected, used or maintained until a sign permit or a temporary sign permit has been issued by the Chief Building Official on the form provided by the building department accompanied by the required filing fee. The contents of the application shall be determined by the Chief Building Official.

B. Standards. Sign permit applications shall be reviewed for compliance with the sign regulations and standards outlined in Chapter 17.180 of this Title.

(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 types)
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 SB 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.

B. Every PAR application shall be made in writing to the Community Development Director on the forms provided by the Planning Division. 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.

C. The amount of information which an applicant must submit with a PAR application increases with the complexity of the development proposal. The Community Development Director may require additional information if the information submitted does not adequately define the proposal or meet statutory requirements.

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 Division 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. The PAR letter shall be valid for one year from the date thereof.

C. Where the Community Development Director subsequently determines, however, that conditions have changed or that the existing information does not fully address all significant concerns, staff may require an additional study or studies not specified in the PAR letter. Similarly, City and special district policies may change during the letter's one-year life, and policy recommendations, which were valid when the letter was issued, may

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or may not be valid when the development proposal is filed and processed. In such cases, the development application will be subject to City and special district policies in effect at the time of filing or hearing, whichever is appropriate. State and federal policies and laws unknown or not effective at the time of PAR may also affect the subsequent application.

D. Notwithstanding the above, the PAR letter shall not in any manner whatsoever bind the appropriate hearing officer or approval authority and shall not preclude such hearing officer or approval authority from requiring additional information or studies or from making additional recommendations in the course of the decision-making process.

(Ord. 247, 1/15/2025)

§ 17.116.060. Revisions.

The PAR letter shall apply to the formal development proposal described in the PAR application. Substantial revisions to the proposal after issuance of the PAR letter which do not conform to the comments of the letter shall invalidate the letter. To process a substantially revised proposal, a new PAR application and a new application fee will be required of the applicant. For the purposes of this section, the Community Development Director shall determine whether or not revisions made are substantial.

(Ord. 247, 1/15/2025)

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CHAPTER 17.125
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 Division 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 Director 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
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	Discretionary	R	A	
Extension of Time	Discretionary	R	A	
Finding of Public Convenience and Necessity	Discretionary	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		
Official Code Interpretation	Ministerial	A		

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Planned Residential Development	Discretionary	R	R	A
Reasonable Accommodation	Discretionary	A		
Sign Program	Ministerial	A		

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Table 17.125.100-1: Designated Authority for Approval				
		Designated Authority		
Approval Type (Chapter)	Type of Action	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 Division.

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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2. Proceedings Stayed by Appeal. The timely filing of an appeal shall stay all

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proceedings in the matter appealed including, but not limited to, the issuance of City building permits and business registration.

3. Transmission of Record. The Community Development Director, or in the case of appeals to the City Council, City Clerk, shall schedule the appeal for consideration by the authorized hearing body. The Community Development Director shall forward the appeal, the Notice of Action, and all other documents that constitute the record to the hearing body. The Community Development Director shall also prepare a staff report that responds to the issues raised by the appeal and may include a recommendation for action.

4. Standards of Review. When reviewing any decision on appeal, the appeal body shall use the same standards for decision-making required for the original decision. The appeal body may adopt the same decision and findings as were originally approved; it also may request or require changes to the application as a condition of approval.

5. Public Notice and Hearing. Public notice shall be provided and the hearing conducted by the applicable appeal body pursuant to Chapter 17.125 (Common Application Processing Procedures). Notice of the hearing shall also be given to the applicant and party filing the appeal and any other interested person who has filed with the City Clerk a written request for such notice. In the case of an appeal of a Planning Commission decision, notice of such appeal shall also be given to the Planning Commission. The Planning Commission may be represented at the hearing.

6. Action. An action to grant an appeal shall require a majority vote of the hearing body members in attendance at the hearing. A tie vote shall have the effect of rejecting the appeal.

7. Request for Review.

   a. The City Council shall review a Planning Commission or Community Development Director decision regarding Subdivisions (Title 16) or Zoning (Title 17) matters brought before the Planning Commission for hearing or to the Community Development Director for a Planning Director hearing, if two or more Council members independently file a Council review form with the City Clerk within 10 days after the decision of the Planning Commission or Community Development 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 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

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 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 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 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 Director shall schedule the request for Planning Commission consideration. At least 10 days prior to the scheduled meeting, the Planning Division 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 considering an extension of time for an approved permit may 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, 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 approval date, not considering any tolling of time or State issued extensions, or a total period as described in the conditions of approval.

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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 permit shall expire and become null and void, and a new permit will be required.

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:

i. The approved permit remains consistent with the adopted General Plan.

ii. The approved permit remains in conformance with the requirements this Title.

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.

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 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.

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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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 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 Director.

E. Processing Procedures.

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1. Substantial Conformance. The Community Development 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 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 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 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 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 Director a notice of appeal from the decision of the Community Development Director. 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 Director's revocation of the permit or variance.

6. Placement of Matter on Council's Agenda. The City Clerk shall place the notice of decision on the City Council's agenda for the next regular meeting to be held following the lapse of five days after the notice is filed with the Council.

7. Transfer to City Council on Appeal. The revocation or nonrevocation of a permit or variance by the Planning Commission or Planning Council shall be final unless, within 10 days following the matter at which the notice of decision was on the agenda of the City Council, the following occurs:

a. An appeal to the City Council is made by the owner of the property which is the subject of the revocation proceedings; or

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b. The City Council orders the matter transferred to it for further proceedings.

8. Further Proceedings Before City Council. If either of the actions mentioned in subsections (B)(7)(a) and (b) of this section are taken, the City Council may:

a. Refuse to review the Planning Commission or Planning Council's decision, in which case the decision shall be final;

b. Review a transcript or recording of the testimony and all other evidence introduced before the Planning Commission or Planning Council, and based upon that record, affirm or reverse the decision of the Planning Commission or Planning Council or refer the matter back to the Planning Commission or Planning Council for the taking of further evidence or hearing additional argument in which case notice shall be given to the owner of the property which is the subject of the proceedings; or

c. Set the Matter for Hearing Before Itself. At such a hearing the City Council shall hear and decide the matter de novo as if no prior hearing had been held. Notice of the time, date and place of the public hearing shall be given as provided in Section 17.125.070.

9. Action by City Council. The decision of the City Council on revocation of a permit or variance is final.

(Ord. 247, 1/15/2025)

§ 17.125.160. Dedications and improvements where no subdivision is involved.

A. Public Improvements. Applicants shall construct public improvements to City standards and shall comply with the requirements set forth in Chapter 16.24 (Improvements), with the following modifications:

1. Any reference to "tentative map" or "final or parcel map" is replaced with "land use entitlement;" and

2. Any reference to "subdivider" is replaced with "applicant."

B. Security. Applicants are required to guarantee the construction of public improvements by executing an improvement agreement secured by a bond or cash deposit before issuance of a building permit for the subject property. If the building permit is not exercised, the improvement obligation shall terminate, and the security shall be returned. The City Engineer is authorized to execute agreements on behalf of the City. The improvement agreement and security shall comply with the requirements set forth in Chapter 16.56 (Security for Improvements and Taxes) with the following modifications:

1. Any reference to "subdivision improvement agreement" is replaced with "improvement agreement;"

2. Any reference to "subdivider" is replaced with "applicant;"

3. The reference in Chapter 16.56 (Security for Improvements and Taxes) to agreements being executed by "those parties executing the final or parcel map" shall be replaced with "the applicant;" and

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4. The reference in Chapter 16.56 (Security for Improvements and Taxes) to "final tract map, parcel map waiver, lot line adjustment, or lot merger" is replaced with "land use entitlement."

C. Deferrals of Public Improvement Requirements. Any required frontage improvements may be deferred when deemed appropriate by the City Engineer. Deferral shall be allowed only when the City Engineer finds that construction is impractical due to physical constraints. When improvements are deferred, the applicant shall enter into an agreement with the City for the installation of all frontage improvements at a future date as determined by the City Engineer. The agreement shall be approved by the City Attorney. The agreement shall provide for the following:

1. Construction of required improvements shall begin within 90 days of the receipt of notice to proceed from the City Engineer;

2. In the event of default by the applicant or successors, the City is authorized to cause the construction to be done and charge the entire cost and expense to the applicant or successors, including interest from the date of notice of the cost and expense until paid;

3. The agreement shall be recorded with the county recorder, at the expense of the applicant, and shall constitute:

   a. Notice to all successors of title to the real property of the obligation, and

   b. A lien in an amount to fully reimburse the City for the cost of constructing the improvements, including interest as outlined above, subject to foreclosure in the event of default in payment;

4. In the event of litigation caused by a default of the applicant or successors, the applicant or successors agree to pay all costs involved, including reasonable attorney's fees, which shall become a part of the lien against the real property;

5. The term "applicant" shall include not only the present owner but also heirs, successors, executors, administrators, and assigns, with the intent that the obligations undertaken shall run with the real property and constitute a lien against it; and

6. Other provisions deemed necessary by the City Engineer.

D. Exemption for Expansion of Existing Single-Family Homes.

1. The following developments shall be exempt from the requirements of this chapter to construct street improvements:

2. The addition, enlargement, expansion, alteration, extension, reconstruction or replacement of any existing single-family dwelling and/or accessory structure up to a maximum increase in square footage of 25% to the existing dwelling or structure.

   a. The construction of an accessory dwelling unit up to 1,200 square feet in size.

   b. The development of non-habitable accessory structure(s) as provided for under Chapter 17.185 (Accessory Structures).

3. A development that is exempt from the requirement to construct street improvements

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as provided for in this section shall remain subject to the requirement to provide the City with an irrevocable offer of dedication for the ultimate street right-of-way for any addition, enlargement, expansion, alteration, extension, reconstruction or replacement of an existing single-family dwelling and/or habitable accessory structure regardless of size.

4. No exemption from the requirement to construct street improvements shall be granted if the City Engineer determines that the lack of street improvements in this case would be a potential danger to the public health, safety, and welfare.

(Ord. 247, 1/15/2025)

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CHAPTER 17.130
AMENDMENTS TO PROJECTS

§ 17.130.010. Purpose and applicability.

A. Unless considered a minor amendment (see subsection B of this section), all amendments to previously approved entitlements require the submittal of a new land use application and are subject to the Zoning regulations currently in place.

B. The types of minor amendments set forth in this subsection to projects are permitted without a new application. Limited minor amendments to previously approved entitlements may be approved by the Community Development Director, as follows:

1. Floor plan changes which do not result in more than a 10% or 5,000 square foot change in total square footage, whichever is less;

2. Parking and circulation configurations which do not change the basic parking areas or circulation concept;

3. Outside building configurations which do not create a greater bulk or scale, or significantly alter window or door placement;

4. Building placements which do not change the general location of the building and layout of the site;

5. Grading alterations which do not change the basic concept, increase slopes or building elevations, or change course of drainage, which could adversely affect adjacent or surrounding properties;

6. Landscape modifications which do not alter the general concept or reduce the effect or amount originally intended;

7. Architectural changes which do not change the basic form and theme and are consistent with adopted design standards;

8. Exterior material or color changes which do not conflict with the original architectural form and theme, and which are consistent and compatible with the original materials and colors.

(Ord. 247, 1/15/2025)

§ 17.130.020. Consistency with original approval.

In addition to the guidelines set forth in Section 17.130.010(B) of this chapter, the Community Development Director must determine that the circumstances, standards, ordinances, conditions and findings applicable at the time of the original approval still remain valid.
(Ord. 247, 1/15/2025)

§ 17.130.030. Referral.

The Community Development Director may refer any minor amendments or modifications to the Planning Commission or City Council (depending on the approval authority for the original approval) for recommendations prior to his final decision.
(Ord. 247, 1/15/2025)

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CHAPTER 17.135
ZONING CLEARANCE AND VERIFICATION LETTER

§ 17.135.010. Purpose and applicability.

Zoning clearance shall be conducted by the Community Development Director as part of the building permit or other City application review. Zoning clearance is required for the following actions:

A. All structures that require a building permit;

B. Signs;

C. Business registrations;

D. All planning entitlement and permit approvals to ensure compliance with applicable conditions of approval; and

E. All other City applications that may be subject to the provisions of this Title, including, but not limited to, tree removal, business registration, encroachment, and grading and improvement plans.

(Ord. 247, 1/15/2025)

§ 17.135.020. Application contents.

No separate application form is necessary for Zoning clearance.
(Ord. 247, 1/15/2025)

§ 17.135.030. Approving authority and procedure.

The Community Development Director shall be the designated approving authority for Zoning clearance. The procedures shall be established by the Community Development Director.
(Ord. 247, 1/15/2025)

§ 17.135.040. Notice and hearing.

Public notice and public hearing are not required for Zoning clearance.
(Ord. 247, 1/15/2025)

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CHAPTER 17.136
OBJECTIVE DESIGN STANDARDS

Prior History: Former Ch. 17.140 C-C/V Commercial Citrus/Vineyard Zone, compiled of RCC Ch. 17.140; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

Refer to the City of Wildomar Single-Family Design Guidelines, Multi-Family Residential Objective Design Standards and Commercial Objective Design Standards for regulations and details.

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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 City Council, by application by property owners of parcels to be affected by zoning amendment, or by recommendation of the Community Development Director to clarify text, address changes mandated by state law, maintain General Plan consistency, address boundary adjustments affecting land use designations, or for any other reason beneficial to the City.
(Ord. 247, 1/15/2025)

§ 17.145.040. Findings for development code amendment.

Development code amendments shall be granted only when the City Council finds that the changes are consistent with the General Plan goals, policies, and implementation programs.
(Ord. 247, 1/15/2025)

§ 17.145.050. Conditions/restrictions.

When considering rezone applications, the City Council has the authority to impose restrictions on property including the restriction and/or condition of use.
(Ord. 247, 1/15/2025)

§ 17.145.060. Prezoning.

A. Purpose. The purpose of prezoning is to establish the zone for unincorporated property within the sphere of influence, prior to annexation.

B. Review Process. The method of accomplishing prezoning shall be the same as for a Zone Change.

C. Effective Date. Such prezoning shall become effective at the time annexation is complete.

D. As the date of Title 17 adoption, the City does not have any sphere of influence land.

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(Ord. 247, 1/15/2025)

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Article IV
Site Development Regulations And Performance Standards

CHAPTER 17.150

GENERAL SITE REGULATIONS

§ 17.150.010. Purpose.

The purpose of this of chapter is to prescribe site regulations that apply, except where specifically stated, to development in all zoning districts. These standards shall be used in conjunction with the standards for each zoning district established in Article II (Zoning Districts and Allowable Land Uses). If any section of this Title is in conflict with any other section thereof, or another City ordinance, then the more stringent requirements shall apply.
(Ord. 247, 1/15/2025)

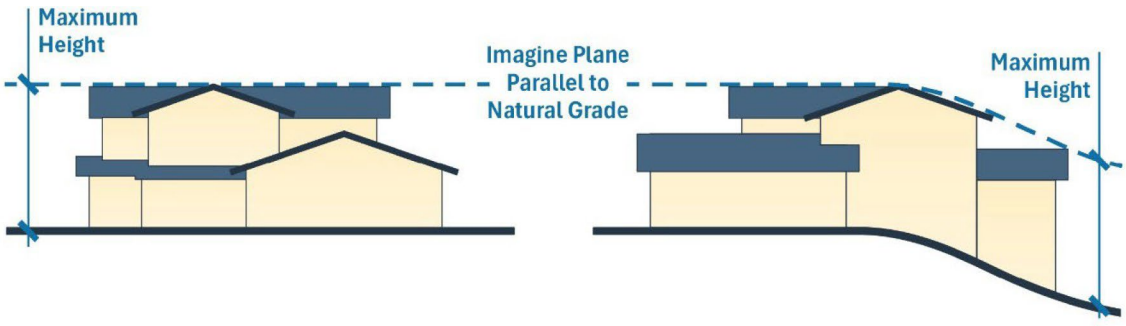
§ 17.150.020. Building height and exceptions.

The following rules apply to the calculation and determination of height of structures in the City. The intent of these regulations is to provide for compatibility in the measurement of building height under a variety of circumstances (e.g., sloped site).

A. Height Limits. Except as otherwise provided by this section or any other provisions of Title 17, all structures shall be limited to the maximum height identified in the underlying (or applicable overlay) zoning district as identified in Article II (Zoning Districts and Allowable Land Uses) and Article V (Standards Related to Specific Uses).

B. Height Measurement. The height of a structure shall be measured as the vertical distance from the finish grade of the site to an imaginary plane located within the allowed number of feet above and parallel to the grade (see Figure 17.150.020-1, Measurement of Height).

Figure 17.150.020-1 - Measurement of Height



C. Height Exceptions.

1. Public or semipublic buildings in the R-1 and R-2 zones may be erected to a height not exceeding four stories or 60 feet when the required yards are increased by an additional two feet for each foot by which the height exceeds 35 feet.

2. Structures necessary for the maintenance and operation of a building and flagpoles,

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wireless masts, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.

(Ord. 247, 1/15/2025)

§ 17.150.030. Setback adjustments and temporary use of land.

Notwithstanding any other provisions of this Title, the following matters may, without notice or public hearing, be approved, conditionally approved or denied in accordance with the following procedure:

A. The Community Development Director may approve, conditionally approve or deny a request for a setback adjustment to modify the front, rear or side yard minimum setback requirements of the various zone classifications in this Title.

B. The Community Development Director may approve, conditionally approve or deny a request for a temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time not to exceed 12 months.

C. The Planning Commission may approve, conditionally approve or deny a temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time in excess of 12 months.

D. Applications, containing all required information, shall be filed with the Community Development Director, upon the forms provided by the Planning Division, shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees), and shall be processed pursuant to the provisions of Table 17.125.100-1 (Designated Authority for Approval), including the appeal provisions thereof, except that when the application is for a temporary use for a period of time in excess of 12 months, the Community Development Director shall make a recommendation only, which shall be submitted to the Planning Commission for a decision.

E. No request for a setback adjustment shall be granted unless it is determined that the adjustment is: (1) consistent with the intent and purposes of this Title; (2) that there are special circumstances applicable to the property, including such factors as size, shape, topography, location or surroundings that justify the approval of the adjustment of the setback requirement; and (3) that the adjustment will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the adjustment is requested.

F. No request for a temporary use of land shall be granted unless it is determined that the temporary use of the land will not be detrimental to the health, safety or general welfare of the community or be detrimental to property in the vicinity of the parcel for which the temporary use is requested.

G. As a condition to approval for a setback adjustment or a temporary use of land, the performance of such condition(s) may be required as is determined to be necessary to assure that the granting of the setback adjustment or temporary use of land will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the request is made including the following conditions:

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1. Regulations of points of vehicle ingress and egress to the property;

2. Require any necessary landscaping, fencing or walls;

3. Require the restoration of the property to a natural appearance, including, but not limited to filling, grading and leveling;

4. Establish a time period within which the permission is to be used and required conditions are to be completed.

(Ord. 247, 1/15/2025)

§ 17.150.040. Yard measurements.

A. Yard and Setback Regulations.

1. Required Yard Area. Except as otherwise specified in this Title, required yard areas shall be kept free of buildings and structures. Building overhangs, bay windows, and other such elements may encroach as permitted (see Figure 17.150.040-1).

2. Lots Abutting Two Or More Streets. In the case of a lot abutting two or more streets, the main buildings and accessory buildings shall be erected so as not to encroach upon the required yards or setbacks of any of the streets (see Figure 17.150.040-1).

3. Through Lots. Where a through lot has a depth of 125 feet or more, said lot may be treated as two lots, with the rear line of each approximately equidistant from the front lot lines, provided all the yard requirements are met (see Figure 17.150.040-1).

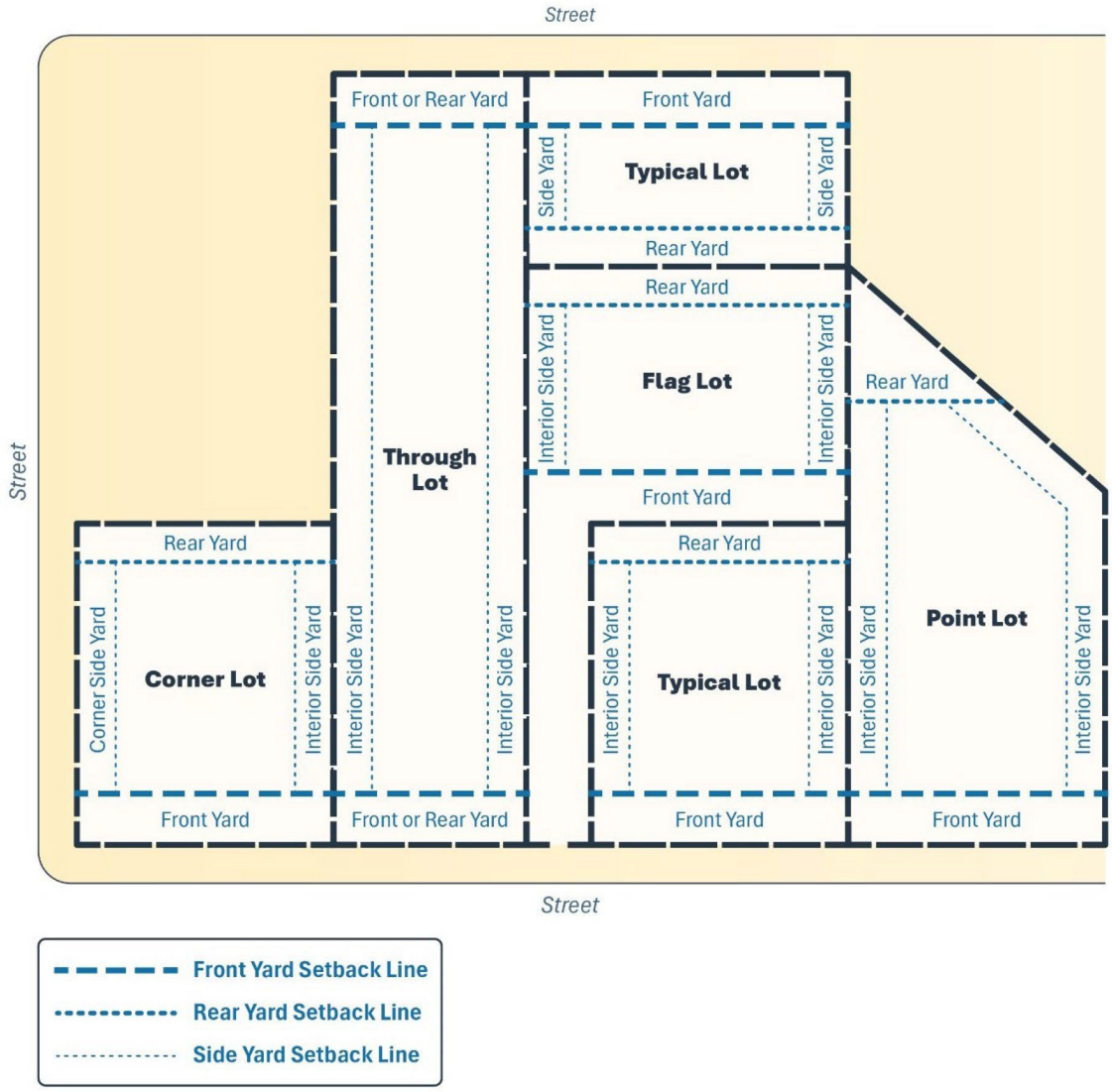
4. Lot Area, Depth, Width, and Setback Reduction. Where a lot area, lot width, lot depth, or setback has been reduced for an existing legally created lot by not more than 15% as a result of acquisition or dedication for a street/highway, road, drain, or other public purpose or as a result of dedication pursuant to a condition of approval, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.

5. Setback Measurement. The setback of all buildings and structures shall be determined by the exterior boundaries of the ultimate street and highway and their proposed widening and extensions as indicated in the Circulation Element of the General Plan. The width of any street or highway which does not appear in the Circulation Element shall be determined from the standards for street widths and improvements set forth in the City's Street Development Standards.

   See Article II, (Zoning Districts and Allowable Land Uses) for more detailed yard and setback requirements and refer to Article VI (Definitions) for definitions and illustrations of lot types.

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Figure 17.150.040-1 - Setback Designations



B. Yard Encroachments. Where yards are required by this Title, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

1. Outside stairways, landing places, and covered patios, if uncovered and unenclosed, may extend into a required side yard for not to exceed three feet and/or into the required rear yard a distance not to exceed five feet, inclusive of any eave or overhang.

2. Cornices, canopies eaves, fire places and other similar architectural features not providing additional floor space within the building may extend into a required rear or side yard not to exceed three feet.

    a. No canopies, carports, or temporary shade structures are permitted in front yard

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areas.

b. If placed within a rear or side yard, at least three of the sides of a canopy or temporary shade structure must be open and facing away from a structure.

c. The total area covered by canopies or temporary shade structures may not exceed 120 square feet.

C. Detached accessory structures as identified in Chapter 17.185 (Accessory Structures). (Ord. 247, 1/15/2025)

§ 17.150.050. Fences, walls, and screens.

Unless otherwise exempt, minor development review approval shall be required for fences and walls.

A. Exemptions. The following fences and walls shall be exempt from planning review (a building permit may be required as determined by the Chief Building Official):

1. Retaining Walls. Retaining walls less than 36 inches in height.

2. Residential Fences. Fences located on residential property (privacy fences) constructed in compliance with the standards of this section.

3. Required Fences. Fences and walls required by a state or federal agency, or by the City for public safety.

B. Height Limits and Locations. For all residential zoning districts in the City, each fence or wall (including landscaping used as a screen) shall comply with the height limits and locations shown in Table 17.150.050-1 (Maximum Height of Fences and Walls in Required Yard Areas).

Table 17.150.050-1 Maximum Height of Fences and Walls in Required Yard Areas

For lots less than one acre in size	
Location of fence/wall/screen	Maximum Height
Within required front yard area (Applies to the entire area in the front yard/setback area of a house, as defined by the front façade.)	3.5 feet (42") for solid fences/garden walls. 5 feet for ~~chain-link and~~ wrought-iron fencing. Decorative pilasters (w/cap) & gates (at the crown peak cannot exceed 6 feet).
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Fences/walls located at intersections of streets, alleys, and driveways must maintain clear visibility as defined by the City Engineer.
Fences, walls, and screening are not required between land uses unless otherwise specified in the Zoning Ordinance. Fences, walls, and screening must also be located outside of any public utility easement, except as authorized by the applicable utility agency.	

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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
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.

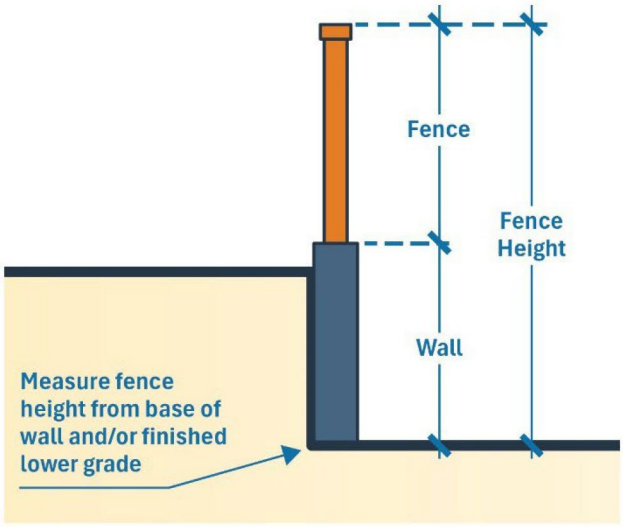
D. Retaining Walls

1. Retaining walls shall not exceed six feet in height except in front yard 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



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.

G. Nonresidential Walls and Fences. Fences, walls, and screening in Commercial and Industrial zones shall be constructed of long-lasting materials and architecturally integrated with the site design and surrounding area. The following regulations shall apply:

1. Fences and walls for screening purposes in commercial and industrial zones shall be approved by the Community Development Director and be constructed of decorative masonry walls, tubular steel, or wrought iron not to exceed six feet in height. When a screening wall is facing a public right-of-way or is not solid, a green wall or a landscaping strip with a minimum width of five feet shall be provided for the length of the wall and include planting of 15-gallon trees placed 10-feet on center. As an alternative, a three-foot high planter with vines and shrubs that will grow to six feet in height shall be installed adjacent to the wall. Wall materials are subject to the approval of the Community Development Director or Planning Commission as part of a proposed development review or CUP application.

2. Where a commercial or industrial zone abuts a residential zoning district, a solid decorative masonry (such as slump stone, split-face, etc.) wall six feet in height shall be constructed on the zone boundary line. Walls may be constructed up to eight feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed development review or CUP application.

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3. Fencing for all outdoor storage areas shall be screened from public view. Screening must include a combination of six-foot decorative block walls, and 36-inch box trees planted a maximum of 20 feet on center. Walls may be constructed up to eight feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed development review or CUP application. Storage of materials or equipment shall not exceed the wall height within 10 feet of street-fronting screening. Walls and fences within the front setback shall not exceed 48 inches (four feet).

4. Recreation and sports facilities such as driving ranges, ball fields, tennis courts, etc. may have fencing a maximum of 15 feet in height, provided the fencing is set back at least five feet from the property line, subject to the approval of the Community Development Director, or Planning Commission as part of a proposed development review or CUP application.

5. Security Fencing. Security fences may be permitted in Commercial and Industrial Zones. The design of the security fence may include a combination of wrought iron, tubular steel, or decorative masonry wall. In addition, barbed wire may be allowed at the top of a wall or fence with approval of the Community Development Director or Planning Commission as part of a proposed Development Review or CUP application. Barbed wire shall only be permitted when the property owner demonstrates there is a security or safety problem.

6. Commercial Fencing Security. Security fencing and walls shall have a maximum height of six feet. Additional height up to eight feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed development review or CUP application.

7. Industrial Fencing Security. Security fencing and walls shall have a maximum height of six feet. Additional height up to eight feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed development review or CUP application.

    a. Monitored electrified security fences are permitted with development review in Industrial Zones with the Community Development Director's approval as well as compliance of the following standards:

i. Monitored electrified security fences must be installed three to 12 inches behind a minimum five foot high non-electrified perimeter fence/wall (six feet if adjacent to a residential use or zone).

ii. Monitored electrified security fences must be two feet higher than the perimeter barrier, with a max of 10 feet.

iii. Warning signs shall be placed at maximum intervals of 30 feet apart, at least one sign per side of the area fenced, and at each access point to clearly identify electric fences. Warning signs should state "Danger-Electric Fence" and include a shock symbol.

iv. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The electric charge produced by the fence upon contact shall not exceed the energizer characteristics set forth

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in paragraph 22.108 of International Electrotechnical Commission (IEC) Standard 60335-2-76.

v. A "Knox Box Electrical Shunt Switch" and a "Knox Box" or other similar approved device shall be installed for emergency access by the Police and Fire Departments.

vi. All applicants issued permits to install or use an electrified fence as provided in this chapter shall agree, as a condition of permit issuance, to defend, indemnify and hold harmless the City of Wildomar and its agents, officers, consultants, independent contractors, and employees from any and all claims, actions or proceedings arising out of any personal injury, including death, or property damage caused by the electric fence.

(Ord. 247, 1/15/2025)

§ 17.150.060. Organic waste trash enclosures.

Commercial businesses and multifamily residential developments that subscribe to organic waste recycling services with the City's franchise waste haulers or otherwise engage in organic waste recycling shall comply with the following standards:

A. Bins or containers used for organic waste recycling collection shall be stored inside an existing trash enclosure area. If the existing trash enclosure cannot accommodate the extra waste bin or container, the business owner shall be required to enlarge the trash enclosure subject to Planning Division approval of a substantial conformance application.

B. Expansion of an existing trash enclosure, when required, shall be constructed with the same materials and match the design and color of the existing trash enclosure.

C. The expanded trash enclosure (and the existing enclosure) shall be completely covered to prevent rain from falling directly onto the trash containers or enclosure area to keep pollutants from flowing into the City's stormwater system in compliance with the San Diego Regional Water Quality Control Board requirements.

1. The roof cover shall be solid and sloped in all directions so that wind-blown rain will not enter the interior of the trash enclosure storage area.

2. Stormwater runoff from the roof cover shall drain away from the enclosure area.

3. A grade break or other acceptable design feature shall be used to prevent water runoff from entering the trash enclosure area.

4. Where feasible, runoff from the roof of the enclosure area shall drain to a landscape area, or other stormwater treatment system, before discharging to the storm drain system.

5. Where feasible, there shall be no storm drain inlets located inside the enclosure area.

6. Where feasible, the trash enclosure areas shall be plumbed to the sanitary sewer so that waste spills, leaks, and wastewater from trash bin washouts do not run out of the enclosure area and into the storm drain system.

D. Signage outlining best management practices (BMPs) shall be posted by the business

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owner inside the trash enclosure area. The signage shall be identified on the trash enclosure plans, for City review and approval. Signage shall list the following minimum requirements:

1. Trash enclosure areas shall be kept free of debris and liquid waste at all times.
2. Spills and leaks shall be cleaned up immediately using a spill kit and/or other approved method approved by the Public Works Department.
3. Trash waste container lids shall be closed at all times when not actively in use.
4. Washing down of the trash enclosure area is not permitted unless the runoff is captured and properly disposed.
5. FOG (fats, oils, and grease) waste is prohibited from being stored in the trash enclosure.

(Ord. 247, 1/15/2025)

§ 17.150.070. Swimming pools and spas.

Swimming pools may be constructed as follows:

A. Private, residential swimming pools for the use of the occupants of the premises and their nonpaying guests shall be located not nearer than five feet to any property line or dwelling.

1. Pool equipment for private, residential swimming pools shall be located not nearer than five feet to any property line or dwelling.

B. Public pools, pools associated with a club, hotel, or resort, and all other swimming pools shall be located not nearer than 10 feet from any property line or building.

1. Pool equipment for all nonresidential swimming pools shall be located not nearer than 10 feet to any property line or window opening.
2. A swimming pool may be constructed contrary to this section when it lies partially inside and outside a structure conforming with all other provisions of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.155
PARKING AND LOADING

§ 17.155.010. Purpose.

The purpose of this chapter is to provide sufficient off-street parking and loading spaces for all land uses in the City and to assure the provision and maintenance of safe, adequate and well-designed off-street parking facilities. It is the intent of this chapter that the number of required parking and loading spaces will meet the needs created by the particular uses. The standards for parking facilities are also intended to reduce street congestion and traffic hazards, promote vehicular and pedestrian safety and efficient land use.
(Ord. 247, 1/15/2025)

§ 17.155.020. Applicability.

Off-street vehicle parking shall be provided in accordance with this chapter when the associated building or structure is constructed, or the use is established. Additional off-street parking shall be provided in accordance with this chapter when an existing building is altered or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use.
(Ord. 247, 1/15/2025)

§ 17.155.030. Parking design standards.

A. Approval of Off-Street Parking Plan. Development review, pursuant to the provisions of Chapter 17.85 (Development Review), 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.

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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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
General Commercial/Retail Uses				
auditoriums, exhibition halls, theaters, movie theaters and similar places with fixed seats:	1 space/3 seats			
auditoriums, exhibition halls, theaters, movie theaters, and similar places without fixed seats:	1 space/30 sq. ft. of net assembly area			
automobile repair and service shops:	1 space/150 sq. ft. gross floor area			
automobile service stations:	4 spaces		4 spaces/service bay	
automobile washing and cleaning establishments—except self-serve:		1 space/3 employees of largest shift	2 spaces/stall	
automobile washing and cleaning establishments—self-serve:			2 spaces/stall	
banks, saving and loans, and other financial institutions:	1 space/250 sq. ft. gross floor area			Stacking for 6 vehicles prior to the drive-up window
barber and beauty shops and similar uses:	1 space/150 sq. ft. gross floor area			
clubs, discos, ballrooms, cabarets, cocktail lounges, dance halls, lodges & incidental dancing areas, and similar facilities where dancing is the principal use:	1 space/30 sq. ft. of dance floor area			
emergency shelters	Refer to Section 17.200.030			

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
general retail; including, but not limited to, freestanding convenience markets, liquor stores and supermarkets:	1 space/200 sq. ft. of gross floor area			
general retail; including but not limited to, neighborhood, community and regional shopping centers, including those with restaurants:	6 spaces/1,000 sq. ft. of net leasable floor area		When a use will be located within an existing retail center and requires a CUP or, the applicant shall prepare a parking analysis plan to demonstrate there is sufficient parking available on site to serve the new use without impacting existing parking demand. Said plan shall be reviewed and approved by the Planning Commission.	
furniture, drapery, plumbing, floor covering, and appliance stores:	1 space/750 sq. ft. of sale or display area			
laundries, self-serve:	1 space/250 sq. ft. of gross floor area			
mini-warehouses, self-storage:		2 spaces/3 employees		
professional business office:	1 space/200 sq. ft. of net leasable floor area			
restaurants, drive-thrus, walk-ups, cafés, lounges, bars and other establishments for the sale and consumption on the premises of food and beverages:	1 space/45 sq. ft. of serving area	1 space/2 employees	Drive-thru restaurants shall have stacking for 12 vehicles total behind the menu board either in a single lane or double lane	

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
uncovered sales area, including areas for new or used automobiles, boat or trailer sales, lumber or building materials yards, plant nurseries or similar uses:	1 space/1,000 sq. ft. of uncovered sales area to a maximum of 20 spaces	1 space/employee		
video arcades:	1 space/250 sq. ft. of gross floor area			
Sports and Recreational Uses				
basketball and volleyball courts	8 spaces/court			
billiard and pool rooms	1 space/250 sq. ft. of gross floor area			
bowling alleys			4 spaces/alley	
commercial athletic facilities (indoor or outdoor)	15 parking spaces per court/field		Other uses calculated separately	
driving ranges			1 space/tee	
tennis, racquetball and pickle ball facilities	3 space/court		Other uses calculated separately	
golf courses			6 spaces/hole	
golf course, miniature			3 spaces/hole	
gymnasiums, spas and health studios	1 space/200 sq. ft. of gross floor area			
indoor go-cart, etc. facilities	1 space/1,000 sq. ft. of building area	1 space/employee	Other uses calculated separately	
parks and recreational uses	1 space/8,000 sq. ft. of active recreational area within a park or playground		1 space/acre of passive recreational area within a park or playground	
skating rinks, ice and roller:	1 space/20 sq. ft. of seating area, and 1 space/250 sq. ft. of skating area			

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
stadiums and sport arenas:	1 space/30 sq. ft. of net assembly area			
swimming pools, commercial:	1 space/250 sq. ft. of pool area			
Industrial Uses				
industrial uses:	1 space/250 sq. ft. of office area, plus 1 space/500 sq. ft. of fabrication area, plus 1 space/1,000 sq. ft. of storage area, and 1 space/500 sq. ft. of floor plan which is uncommitted to any type of use	1 space/2 employees of largest shift, and 1 space/vehicle kept in connection with the use		
manufacturing or repair plants maintaining more than 1 shift of workers:	1 space/500 sq. ft. of gross floor area	2 spaces/3 employees on each of the 2 largest shifts	1 space/company operated vehicle	
salvage and junk yards, including but not limited to automobile dismantling, auto wrecking yards, storage yards, scrap metal processing and similar uses:	1 space/5,000 sq. ft. of lot area			
warehouses and wholesaling:	1 space/250 sq. ft. of office area, and 1 space/ 2,000 sq. ft. of gross floor area			
Residential Uses				
(Parking must be located on site conveniently distributed throughout the project. For multi-family residences, condominiums, planned residential developments and senior citizen residential developments, at least 1 of the required parking spaces per unit shall be located in a garage or carport which is architecturally harmonious with the main structure.				

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
single-family dwelling, including mobilehome or manufactured home not within a mobilehome park)	2 spaces per dwelling unit in an enclosed garage or covered carport onsite		Garage or carport may be attached or detached	Tandem space allowed if a third space is provided. If part of a residential subdivision, a 2-car enclosed garage is required
multiple-family dwelling units such as apartments, townhomes, or condominiums. (Parking must be conveniently distributed throughout the site, and within 200 feet of the building/unit they serve)		1 space/employee required		Tandem space allowed if a third space is provided.
studio and 1 bedroom units:	1 space/unit			
two bedroom units:	2 spaces/unit			
three or more bedroom units:	2.5 spaces/unit			
visitor parking	15% of total required spaces			
senior housing developments	.75 spaces/unit		1 visitor space for every 5 units	
planned residential development:				
single bedroom dwelling unit	1.5 spaces/unit			
two or more bedroom unit	2.5 spaces/unit			
mobilehome parks (including mobilehome subdivisions):	2 spaces/travel trailer or mobilehome space; spaces may be tandem		1 guest space/8 mobilehome spaces	
Lodging Uses				

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
boarding houses, lodging or rooming houses, dormitories, fraternity and sorority houses:			1 space/2 beds	
hotels and motels:			1 space/room, plus 2 spaces/resident manager	
recreational vehicle (RV) parks:	1 space/RV site		1 visitor space/5 RV sites	
Medical Uses				
home for the aged, sanitariums, convalescent homes, children's homes, asylums, assisted living, and nursing homes or similar institutions:		1 space/3 employees	1 space/3 beds, plus 1 space/vehicle owned and operated by the institution	
hospitals and clinics:		1 space/staff member of largest shift	1 space/2 patient beds, plus 1 space/vehicle owned and operated by hospital or clinic	
offices, clinics, including, but not limited to, medical, urgent care, dental, and chiropractic.	1 space/200 sq. ft. of net leasable floor area			
small animal hospitals and veterinary services (no outdoor facilities)	1 space per 300 sq. ft. of gross floor area			
Civic/Religious Institutions				
cemeteries and crematories, mausoleums, columbariums and funeral establishments when incidental to a cemetery:	1 space/30 sq. ft. of net assembly room area	1 space/employee	1 space/vehicle operated on the grounds by the proprietary institution	

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
religious Institutions	1 space/35 sq. ft. of net assembly area used simultaneously for assembly purposes	1 space per employee		
libraries, museums, art galleries or similar uses:	1 space/300 sq. ft. of gross floor area	1 space/employee		
mortuary and funeral homes:	1 space/35 sq. ft. of net assembly area	1 space/employee		
Public Utilities/Telecommunications				
public utility substations and storage buildings.		1 space	1 space/vehicle kept in connection with the use	
Educational Institutions*				
day care centers, including nurseries and pre-schools	1 space/500 sq. ft. of gross floor area		When a school bus is kept, there can be a reduction of 2 spaces/ bus	
private elementary and intermediate schools	Whichever is greater 1 space/classroom, OR 1 space/3 seats in the auditorium or multi-purpose room		When a school bus is kept, there can be a reduction of 2 spaces/ bus	Loading/unloading space for at least 2 school buses
private high schools		1 space/employee, PLUS 1 space/faculty member, AND 1 space/8 students	When a school bus is kept, there can be a reduction of 2 spaces/ bus	Loading/unloading space for at least 2 school buses
private colleges and universities,		1 space/employee, PLUS 1 space/2 students		
trade and vocational schools	1 space per 35 sq. ft. or instruction gross floor area OR	2 spaces per 3 people based on Maximum number of students and staff		

Notes:

* The City does not regulate parking for public schools.

4. Parking Requirements for Uses not Specified. When parking requirements for a use

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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 Division.

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 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 development review, 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, 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.

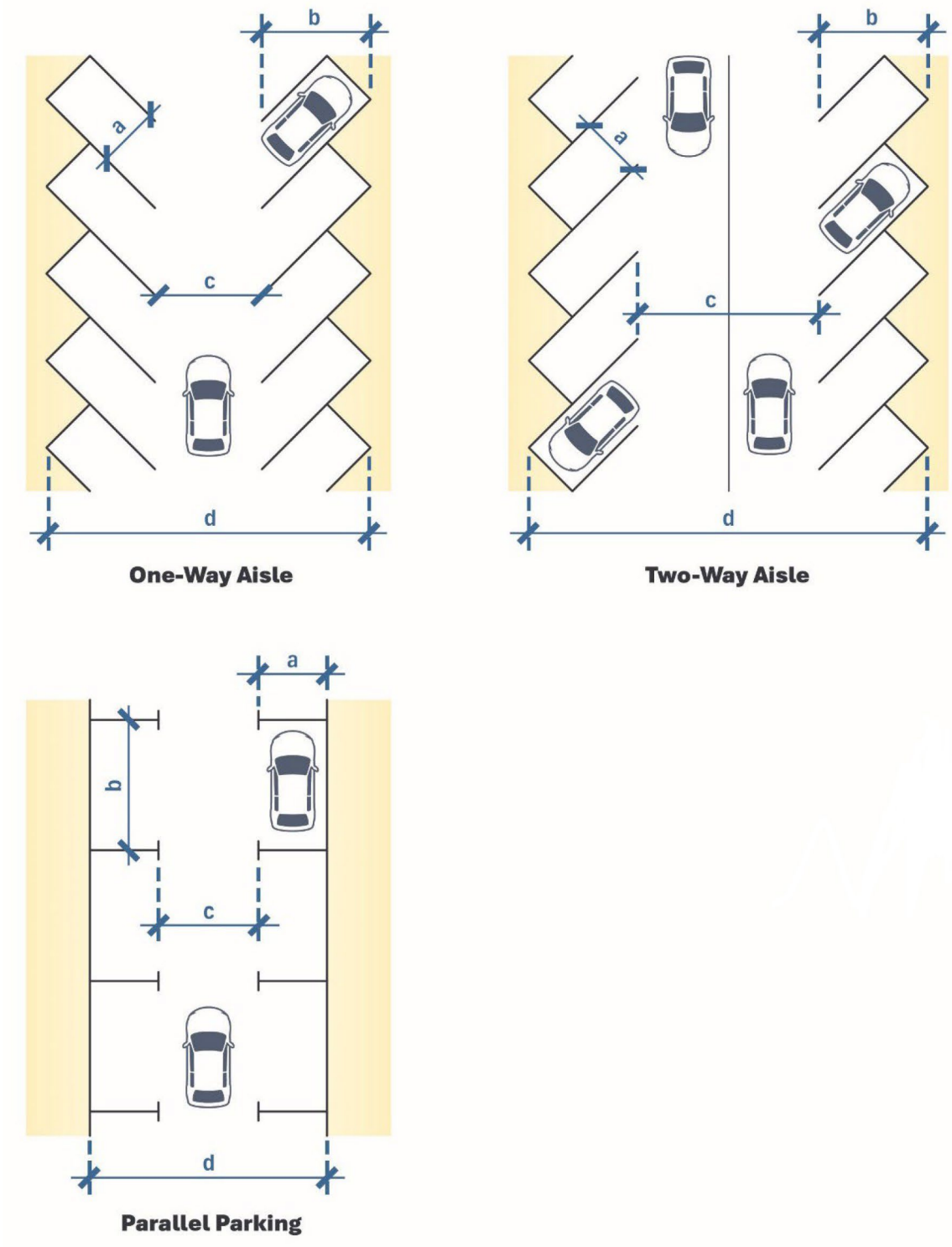
b. Parking Space and Driveway Specifications. The location and dimensions of parking spaces and aisles adjacent to parking spaces shall be arranged in accordance with the following tables entitled Dimensions of Parking Spaces and Aisles and Dimensions of Driveways.

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Table 17.155.030-2 Angle Parking Space and Drive Aisle Dimensions				
Angle	Stall Width	Stall To Curb	Aisle	Width of Two Rows and Aisle
Figure Label	**a**	**b**	**c**	**d**
0 degree (parallel parking)	9 ft. x 23 ft.; end stall:	9 ft. x 30 ft.	12 feet	30 feet
45 degrees	9 ft. x 19 ft.; end stall:	12.8 ft. x 19 ft.	14 feet	52 feet
60 degrees	9 ft. x 20 ft.; end stall:	10 ft. x 20 ft.	18 feet	58 feet
90 degrees	9 ft. x 18 ft.; end stall:	11 ft. x 18 ft.	24 feet	60 feet
Herringbone	9 ft. x 18 ft.		14 feet	Between 4.56 feet & 48.8 feet
Stacking Spaces				
N/A	25 ft. in length per vehicle	12 feet	N/A	
Parking Obstructions				
Parking spaces next to a wall, building, fence or other obstructions.	Space shall be 3 feet wider than the required width as listed above.			

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Figure 17.155.030-1 - Parking Aisle Standards



c. Compact Parking Spaces. Up to 20% of the total required parking may be sized for compact cars. Compact car parking spaces shall be clearly marked

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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 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.

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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i. Lighting.

ii. Parking Area Lighting is Not Required. However, if parking areas are lighted, such lighting facilities shall be located to prevent lights from shining directly onto adjoining properties or streets.

iii. Parking area lighting shall be of an energy-efficient type. However, when such lighting is located within 30 miles of the Mt. Palomar Observatory, low-pressure sodium lamps shall be used. These shall be oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminaire.

9. Walls. All paved parking areas, other than those required for single-family residential uses, which adjoin property zoned residential (R-1, R-2, R-3, R-4, R-A, R-R or R-T), shall have a six-foot high solid masonry wall provided with an anti-graffiti coating installed to preclude a view of the parking area from such adjoining property. However, any walls within 10 feet of any street or alley shall be 30 inches high.

(Ord. 247, 1/15/2025)

§ 17.155.040. Loading space requirements.

A. On each lot used for manufacturing, storage, warehousing, goods display, a department store, a wholesale store, a market, a hotel, a hospital, a laundry, dry cleaning or other uses which involve the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained adequate loading space for delivery vehicle stacking, and for loading activities. The loading space and delivery vehicle stacking area shall be located and designed so as to avoid undue interference with the public use of streets and alleys.

B. Each required loading space shall be paved with six inches of concrete over a suitable base and shall not be less than 10 feet wide, 35 feet long and 14 feet high.

C. The minimum number of loading spaces indicated in the following table shall be provided:

Table 17.155.040-1 Minimum Number of Loading Spaces

Gross Floor Area (Square Feet)	Number of Loading Spaces
7,499 or less	0
7,500—14,999	1
15,000—24,999	2
25,000—39,999	3
40,000—59,999	4

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Table 17.155.040-1 Minimum Number of Loading Spaces	
Gross Floor Area (Square Feet)	Number of Loading Spaces
60,000—79,999	5
80,000—100,000	6
for each additional 100,000	6, plus 1

(Ord. 247, 1/15/2025)

§ 17.155.050. Parking for persons with disabilities.

A. Parking spaces shall be provided for access by persons with disabilities in accordance with the number indicated by the following table. These numbers are based on the total number of parking spaces required, given the intended use of the site. At least one van accessible parking space shall be provided for every six parking spaces reserved for persons with disabilities.

Table 17.155.050-1 Number of Accessible Parking Spaces For Persons with Disabilities	
Total Number of Parking Spaces Required	Minimum Number of Spaces Required for Accessible Parking
02—25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501—1,000	Two percent of total number of required parking spaces
over 1,000	20 plus one for each 100, or fraction thereof over 1001

B. A higher percentage of accessible parking spaces is required for medical care outpatient facilities as follows: 10% of the total number of parking spaces provided for outpatient facilities; 20% of total numbers of parking spaces provided for facilities that specialize in treatment or services for persons with mobility impairments.

C. Accessible parking spaces shall be located so as to provide for safety and optimum proximity to curb ramps or other pedestrian ways thereby, providing the most direct access to the primary entrance of the building served by the parking lot.

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D. For a single accessible space, the space shall be 14 feet wide and outlined to provide a nine foot wide parking space and a five-foot wide loading/unloading area.

E. For multiple accessible spaces, two spaces shall be provided within a 23-foot wide area outlined to provide a five-foot wide loading/unloading area between the nine-foot wide parking spaces.

F. Each loading/unloading area for a van accessible space shall be eight feet wide with a minimum length of 18 feet.

G. A minimum of one in every eight accessible parking spaces shall be served by an access aisle with a minimum width of eight feet.

1. The parking space shall be designated van accessible.

2. All such van accessible parking spaces may be grouped on one level of a parking structure.

H. In each parking space, a wheel stop or curb shall be provided and located to prevent encroachment of cars over the walkways.

I. The parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.

J. Pedestrian ways which are accessible for persons with disabilities shall be provided from each such parking space to the related facilities and shall include curb cuts or ramps as needed.

1. Ramps shall not encroach into any parking space. However, ramps located at the front of accessible parking spaces may encroach into the length of such spaces when the encroachment does not limit the ability of persons with disabilities to leave or enter their vehicles, and when it is determined that compliance with any regulation of this subsection would create an unreasonable hardship.

2. Parking spaces may be provided which would require persons with disabilities to wheel or walk behind parking spaces that are not designed for accessibility when it is determined that compliance with the accessible parking regulations would create an unreasonable hardship.

K. Surface slopes for accessible parking spaces shall be the minimum possible and shall not exceed one-fourth inch per foot (2.083 percent gradient) in any direction.

L. Each accessible parking space shall be identified by a permanently affixed reflectorized sign displaying the international symbol of accessibility.

1. The sign shall be posted immediately adjacent to and visible from each accessible parking space;

2. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade; or

3. The sign may be centered on the wall of the interior end of the accessible parking space at a minimum height of three feet from the parking space finished grade or

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walkway.

M. An additional sign shall be posted in a conspicuous place, at each entrance to the off-street parking facilities. The sign shall not be less than 17 by 22 inches in size with lettering not less than one inch in height, which clearly and conspicuously states the following:

N. The surface of each accessible parking space shall have a surface identification duplicating the symbol of accessibility in blue paint of at least three square feet in size.

O. For additional accessible parking and site development standards, reference the California Code of Regulations, Title 24.

(Ord. 247, 1/15/2025)

§ 17.155.060. Bicycle parking facilities.

A. Bicycle Parking Facility Classifications. Bicycle parking facilities shall be classified as follows:

1. Class I: an enclosed box with a locking door, typically called a bicycle locker, where a single bicyclist has access to a bicycle storage compartment.

2. Class II: a stationary bicycle rack designed to secure the frame and both wheels of the bicycle, where the bicyclist supplies only a padlock.

3. Class III: a stationary bicycle rack, typically a cement slab or vertical metal bar, where the bicyclist supplies a padlock and chain or cable to secure the bicycle to the stationary object.

B. Bicycle Parking Requirements.

1. Minimum Bicycle Parking Facilities. The minimum bicycle parking shall be provided as follows:

Table 17.155.060-1 Bicycle Spaces for Bicycle Parking Facility Class

	Industrial	Restaurants and Cocktail Lounges	Commercial, Office and Service Uses not Otherwise Listed
EMPLOYEES	One bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required.	One bicycle space for every 50 parking spaces required. A minimum of 2 bicycle spaces required.	One bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required.
	Class I lockers or Class II racks in an enclosed lockable area.	Class I lockers or Class II racks in an enclosed lockable area.	Class I lockers or Class II racks in an enclosed lockable area.
PATRONS OR VISITORS	Number of bicycle spaces required: 0	Number of bicycle spaces required: 0	One bicycle space for every 33 parking spaces required. A minimum of 2 bicycle spaces required.

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Table 17.155.060-1 Bicycle Spaces for Bicycle Parking Facility Class			
	Industrial	Restaurants and Cocktail Lounges	Commercial, Office and Service Uses not Otherwise Listed
	Type of lockers/racks: N/A	Type of lockers/racks: N/A	Type of locker/racks: Class II racks

C. Additional Standards.

1. Where the application of the above table results in the requirement for a fraction of a bicycle parking space, such a space need not be provided unless the fraction exceeds 50%.

2. Where the application of the above table results in fewer than six required employee spaces, Class II racks need not be placed within an enclosed lockable area.

a. Design Standards. Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device when the facilities are occupied. General space allowances shall include a two-foot width and a six-foot length per bicycle and a five foot wide maneuvering space behind the bicycle. The facilities shall be located on a hard, dust-free surface, preferably asphalt or concrete.

b. Exemptions. Requests for exemptions from bicycle parking requirements shall be made in writing to the Community Development Director.

i. Exemptions from bicycle parking requirements shall be submitted and processed concurrently with the project application.

ii. Exemptions may be granted depending upon the location of the site with respect to an urbanized area, the nature and hours of operation of the proposed use, and the accessibility of the site by bicycle at present and in the future.

(Ord. 247, 1/15/2025)

§ 17.155.070. Recreational vehicle regulations.

A. This section regulates the parking and storage of recreational vehicles: motorhomes, camping trailers, fifth wheel camping trailers, campers, boats, off-road vehicles, and their trailers.

B. It shall be unlawful for any person to park or store any recreational vehicle in a residential zone in any manner other than defined as follows:

1. Inside any structure, which otherwise conforms to the zoning requirements where located.

2. Outside parking in the side yard, provided it is not nearer than two feet to the lot line.

3. Outside parking in the rear yard, provided it is not nearer than two feet to the lot line.

4. Outside parking in the front yard, provided:

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a. Space is not available or there is not reasonable access to either the side yard or rear yard. A corner lot shall be deemed to have reasonable access to the rear yard, unless natural topographical conditions otherwise preclude reasonable access (this applies to all recreational vehicles except self-propelled multipurpose vehicles, and applies to boats, off-road vehicles, and trailers designed and used specifically to transport boats or off-road vehicles mounted upon it).

b. Inside parking is not possible.

c. The unit is parked on the driveway or hard surface area that is either paved or prepared with a minimum of a three-inch base of decomposed granite or gravel.

d. The unit is parked perpendicular to the front curb, unless parked on a circular drive.

e. No part of the unit may extend over the public sidewalk or public thoroughfare (right-of-way).

5. Parking is permitted only for storage purposes, and no travel trailer, motorhome, recreational vehicle, or like facility shall be used for dwelling purposes in the City except as follows:

a. In an approved public campground, subject to rules established for the use thereof, which shall include limits as to the duration of stay, sanitary and noise regulations, and the fees to be charged for camping privileges.

b. Pursuant to subsection a above, units having installed sanitary facilities shall not use such facilities unless connected in an authorized manner to an approved sewer or septic tank system, or unless the unit is equipped with an approved holding tank. Holding tanks shall be emptied only at approved sanitary stations and shall at all other times be kept capped. Unused sanitary outlets not connected as above shall be capped at all times.

6. Parking is permitted only for storage purposes, and any motorhome, recreational vehicle, trailer, or like facility shall not be:

a. Permanently connected to sewer lines or water lines. The recreational vehicle may be connected to electricity for charging batteries and other purposes, but generators are not allowed.

b. Used for storage of goods, materials, or equipment other than those items considered to be part of the unit or essential for its immediate use.

c. Such recreational vehicles described in this section shall be maintained in a clean, well-kept state so as not to detract from the appearance of the surrounding area.

d. All units shall be maintained with proper registration and insurance when required. All units shall be kept operational and movable within a reasonable time.

e. Notwithstanding the provisions of subsection(B)(4) of this section, a unit may

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be parked anywhere on the premises during an active loading or unloading; and the use of propane fuel is permitted when necessary to prepare a recreational vehicle for use for a period not exceeding 48 consecutive hours.

C. Such recreational vehicles described in this section shall be maintained in a clean, well-kept state so as not to detract from the appearance of the surrounding area.

D. All units shall be maintained with proper registration and insurance when required. All units shall be kept operational and movable within a reasonable time.

E. If the parking of a recreational vehicle creates a parking shortage for other vehicles, it can be classified as a nuisance.

F. Units stored or parked which are nonconforming under this chapter shall be ordered removed pursuant to the laws and ordinances relating to abandoned and derelict vehicles.

(Ord. 247, 1/15/2025)

§ 17.155.080. Parking on private property visible from the street.

A. It is unlawful to park or store a vehicle on any portion of private property visible from a street if one or more the following is true.

1. Said vehicle is dismantled, or lacks any of the following: an engine, a transmission, a wheel or tire, a door, a windshield, or any other part or equipment necessary to operate safely and legally on the streets and highways.

2. Said vehicle is not parked in a driveway, such as a poured-in-place asphalt or concrete slab connected to the public right-of-way by a curb cut, or an unpaved strip of land covering an area between the curb cut and a garage or carport located on the property and used for ingress and egress into such garage or carport.

3. Said vehicle is not currently registered.

(Ord. 247, 1/15/2025)

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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, 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 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 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 Division. The remaining performance

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surety shall be released one year after installation is approved; provided that the planting has been adequately maintained.

(Ord. 247, 1/15/2025)

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CHAPTER 17.165
WATER EFFICIENT LANDSCAPES

§ 17.165.010. Purpose.

The purpose of this chapter is to establish water efficient landscape regulations that are "at least as effective in conserving water as" the State Model Water Efficient Landscape Ordinance in the context of conditions in the City in order to ensure that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. The intent of this chapter is to encourage the cooperation between the City and local water purveyors to achieve irrigation efficiency and water conservation goals.
(Ord. 247, 1/15/2025)

§ 17.165.020. Applicability.

This chapter shall apply to the following landscape projects:

A. New landscape installations or landscape rehabilitation projects by public agencies or private nonresidential developers, except for cemeteries, with a landscaped area, including water features but excluding hardscape, equal to or greater than 2,500 square feet, and which are subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature.

B. New landscape installations or landscape rehabilitation projects by developers or property managers of single-family and multifamily residential projects or complexes with a landscaped area, including water features but excluding hardscape, equal to or greater than 2,500 square feet, and which are subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature.

C. New landscape installations that are homeowner-installed, including homeowner-hired, in single-family or multifamily residential lots with a total project landscaped area equal to or greater than 5,000 square feet and which are otherwise subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for landscaping or water feature.

D. New cemeteries are only required to submit information on water calculations and irrigation scheduling and maintenance activities.

(Ord. 247, 1/15/2025)

§ 17.165.030. Exemptions.

This chapter shall not apply to:

A. Registered local, state, or federal historical sites;

B. Ecological restoration projects that do not require a permanent irrigation system;

C. Mined-land reclamation projects that do not require a permanent irrigation system;

D. Plant collections, as part of botanical gardens and arboretums open to the public;

E. Existing cemeteries, except that the water waster prevention provisions of Section

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17.165.070 are still applicable to the existing facilities;

F. The requirements of this chapter may be partially or wholly waived at the discretion of the City Manager or his/her designee, for landscape rehabilitation projects that are limited to the replacement of plantings with equal or lower water needs and where any modifications to the irrigation system do not require ministerial permits and the irrigation system is found to be designed, operable, and programmed consistent with minimizing water waste in accordance with local water purveyors regulations.

(Ord. 247, 1/15/2025)

§ 17.165.040. Landscape design plan.

As applicable, all persons and/or entities subject to the State Model Water Efficient Landscape Ordinance (23 CCR, Division 2, Chapter 2.7) shall comply with Sections 492.6(a)(3)(B), (C), (D), and (G), of the State Model Water Efficient Landscape Ordinance, as amended September 15, 2015, and as it may be amended in the future.

(Ord. 247, 1/15/2025)

§ 17.165.050. Landscape water use standards.

A. For applicable new landscape or landscape rehabilitation projects subject to Section 17.165.020, the estimated applied water use allowed for the landscaped area may not exceed the maximum applied water allowance calculated using an evapotranspiration adjustment factor of 0.7, except for the portion of the maximum applied water allowance applicable to any special landscaped areas within the landscape project, which may be calculated using an evapotranspiration adjustment factor of 1.0.

B. Where the design of the landscaped area can be otherwise shown to be equivalently water efficient, the applicant may submit alternative or abbreviated information supporting the demonstration that the annual estimated applied water use is less than the maximum applied water allowance, at the discretion of and review and approval of the Community Development Director and City Landscape Architect.

C. The irrigation of all landscaped areas installed pursuant to this chapter shall be conducted in a manner conforming to the rules and requirements of the program and the approved landscape documentation package. Violations are subject to penalties and/or incentives for water conservation and water waste prevention as determined and implemented by the City and/or local water purveyor.

(Ord. 247, 1/15/2025)

§ 17.165.060. Implementation procedures.

A. A landscape documentation package shall be submitted to the City for review and approval prior to the issuance of any permits to install or construct any landscape-related improvements.

B. A landscape documentation package submitted to the City shall comply with the provisions of this chapter and any adopted guidelines. The landscape documentation package shall include, at a minimum, a certification of preparation by the project landscape architect stating that the landscape design plan, soil management report, irrigation design plan, and water use calculations have been prepared by or under the supervision of the landscape

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professional and are in compliance with the provisions of this chapter and any applicable guidelines.

C. Prior to the final inspection of a new landscape installation, the applicant shall submit a certification of completion to the Community Development Director. The certification of completion shall, at a minimum, include information on the scheduling and timing of irrigation, system maintenance requirements, and identify City of Wildomar Planning Division approved changes to the approved plans that may have occurred during the construction/installation process.

D. The City may adopt guidelines to further refine, describe, and implement the requirements of this chapter.

(Ord. 247, 1/15/2025)

§ 17.165.070. Water waste prevention—Existing landscaping.

A. The irrigation of landscaping installed prior to the effective date of the ordinance codified in this chapter, or exempt from the provisions of this chapter, shall be operated and maintained to avoid wasteful practices such as the watering of adjacent hardscape areas, runof to the street, and watering during windy conditions.

B. Irrigation of all landscaped areas must be conducted in a manner conforming to the rules and requirements and be subject to penalties and incentives for water conservation and water waste prevention established by Elsinore Valley Municipal Water District Ordinance 185, as may be subsequently amended.

C. The City will work with the local water purveyor(s) to provide recommendations on how to increase water efficiency for existing landscapes.

(Ord. 247, 1/15/2025)

§ 17.165.080. Delegation.

The City may delegate to, or enter into an agreement with, one or more local agencies to implement, administer, and/or enforce any of the provisions of this chapter on behalf of the City. (Ord. 247, 1/15/2025)

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CHAPTER 17.170
LIGHT POLLUTION STANDARDS

Refer to Title 8, Chapter 8.64 of the Wildomar Municipal Code for requirements and standards.

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CHAPTER 17.175
DENSITY BONUS

§ 17.175.010. Purpose.

The purpose of this chapter is to implement the State Density Bonus Law, California Government Code Section 65915 et seq. To the extent practicable, the citation to the governing statutory provision is included next to the implementing ordinance section. If any provision of this chapter conflicts with state law, the latter shall control. Applicable statutes should be consulted for amendments prior to applying the ordinance provision.
(Ord. 247, 1/15/2025)

§ 17.175.020. General density bonus provisions.

A. Application. Any person that desires a density bonus must make an application on a form approved by the Director at the time of submitting an entitlement application for the housing development for which a density bonus is requested.

B. Incentives and Concessions. When an applicant seeks a density bonus for a housing development or for the donation of land for housing within the City, the City must provide the applicant incentives or concessions for the production of housing units and child care facilities as provided in this chapter.

C. Available Density Bonus Options. The approval authority will grant one density bonus, the amount of which will be as specified in Section 17.175.050, and incentives or concessions as described in Section 17.175.030, when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter, that will contain at least one of the following:

1. 10% of the total units of a housing development, including a shared housing building development, for lower income households.

2. Five percent of the total units of a housing development, including a shared housing building development, for very low-income households.

3. A senior citizen housing development. For purposes of this subsection, "development" includes a shared housing building development.

4. 10% of the total dwelling units in a common interest development for moderate income households, provided that all units in the housing development are offered to the public for purchase.

5. 10% of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the Federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Section 11301 et seq.).

6. 20% of the total units for lower income students in a student housing development that meets the requirements of Government Code Section 65915(b)(1)(F).

7. 100% of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, except

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that up to 20% of the units in the development, including total units and density bonus units, may be for moderate income households. For purposes of this subsection, "development" includes a shared housing building development.

D. Additional Density Bonus. Provided that the resulting housing development would not restrict more than 50% of the total units to moderate-income, lower income, or very low income households, an additional density bonus shall be calculated pursuant to Government Code Section 65915(v).

E. Applicant's Election of Basis for Bonus. For purposes of calculating the amount of the density bonus pursuant to Section 17.175.050, the applicant who requests a density bonus pursuant to this section must elect whether the bonus will be awarded on the basis of subsection (C)(1), (2), (3), (4), (5), (6), or (7) of this section.

F. Continued Affordability.

1. An applicant must agree to the continued affordability of all low- and very low-income rental units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by any applicable construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

a. Rents for the lower income density bonus units in a housing development receiving a density bonus under subsection (C)(1), (2), (3), (4), (5), or (6) must be set at an affordable rent.

b. Rents for all units in a housing development receiving a density bonus under subsection (C)(7) shall be as follows:

i. The rent for at least 20% of the units in the development shall be set at an affordable rent.

ii. The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee.

2. The City will require an equity-sharing agreement pursuant to Government Code Section 65915(c)(2), unless such an agreement would be in conflict with the requirements of another public funding source or law or may defer to the recapture provisions of the public funding source. The following apply to the equity sharing agreement:

a. Upon resale, the seller of the unit may retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City will recapture any initial subsidy and its proportionate share of appreciation, if any, which amount must then be used within five years for any of the purposes that promote home ownership, as described in California Health and Safety Code Section 33334.2(e).

b. The City's initial subsidy will be equal to the fair market value of the home at the time of initial sale, minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage

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assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale will be used as the initial market value.

c. The City's proportionate share of appreciation will be equal to the ratio of the initial subsidy to the fair market value of the unit at the time of initial sale.

3. Notwithstanding subsection (F)(2), for-sale units may be purchased by a qualified nonprofit housing corporation pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code and includes all of the requirements stated in Government Code Section 65915(c)(2)(A)(ii).

G. Eligibility. An applicant shall be ineligible for a density bonus or any other incentives or concessions under this chapter if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed housing development replaces those units, as "replace" is defined in Government Code Section 65915(c)(3)(B), and either of the following applies:

1. The proposed housing development, inclusive of the units replaced pursuant to this subsection, contains affordable units at the percentages set forth in subsection C of this section.

2. Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low-income household.

Table 17.175.020-1 Density Bonus Eligibility

Description of project	Qualifying Criteria: Percent Affordable by Income Category (to be calculated based on affordability of base units, unless otherwise noted)			Affordable Housing Benefit	
	Very Low	Low	Moderate[4]	Developer Incentives that may be requested[9, 11]	Percentage Density Bonus[11]
For-rent housing development[1, 2]	5% 10% 15% 16%	10% 17% 24%	n/a	1 2 3 4	Varies, see section 17.175.050 (Calculation of Density Bonus).
For-sale housing development[1, 2, 3, 4]	5% 10% 15% 16%	10% 17% 24%	10% 20% 30% 45%	1 2 3 4	

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Table 17.175.020-1 Density Bonus Eligibility					
Description of project	Qualifying Criteria			Affordable Housing Benefit	
	Percent Affordable by Income Category (to be calculated based on affordability of base units, unless otherwise noted)			Developer Incentives that may be requested[9, 11]	Percentage Density Bonus[11]
	Very Low	Low	Moderate[4]		
Transitional foster youth, disabled veterans, or homeless persons housing development[1, 5]	10%	n/a	n/a	2	20%[12]
Student housing development[1, 2, 6]	20%		n/a	1	35%[12]
Senior citizen housing development[1, 7]	One hundred percent of the units in a senior housing development of at least 35 units as defined in Sections 51.3 and 51.12 of the Civil Code or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Government Code Section 798.76 or 799.5.				20%[12]
One hundred percent affordable housing development[1, 7, 8]	100% very low, low, and moderate income			5[10]	80%[13]
	80% min.		20% max.		

1. A housing development project proposed on a site where residential uses were present at any point in the 5 years preceding the date of application may be subject unit replacement requirements.
2. Rents for such units shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.
3. For-sale units used to qualify the applicant for the award of an affordable housing benefit shall be subject the requirements of 10-2.2104(b), For-sale units.
4. For-sale moderate income units shall qualify a project as a qualified housing development project, provided all units in the development are offered to the public for purchase.
5. Units used to qualify a project in this category shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

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6.	All units in a student housing development shall be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges.
7.	Shared housing building development projects that meet other requirements shall qualify.
8.	All units in a 100% affordable housing project (including base units and bonus units granted under this chapter) must be affordable to very low, low, or moderate income households (with a maximum of 20% available to households with moderate income). At least 20% of the total units shall be rented at an affordable rate per Section 50056 of the Health and Safety Code.
9.	The rent for remaining units shall be consistent with the requirements for lower-income households as determined by the California Tax Credit Allocation Committee.
10.	Incentives and concessions shall be granted pursuant to Section 17.175.030 (Incentives and Concessions).
11.	If the project is located within one-half mile of a major transit stop, the applicant may also request a height increase of up to 3 additional stories, or 33 feet.
12.	If existing development standards will have the effect of physically precluding the construction of a qualified housing development project at the densities or with the concessions or incentives permitted under this section, an applicant may request a waiver or reduction of development standards.
13.	Density bonus shall be the percent of the number of the type of units giving rise to the density bonus, see Section 17.175.050 (Calculation of Density Bonus) for additional details.
14.	Density bonus shall be 80% of the number of units for lower income households unless the housing development is located within one-half mile of a major transit stop or within a very low vehicle travel area, in which case the City shall not impose any maximum controls on density. Projects that receive a waiver from any maximum controls on density shall only be eligible for a waiver or reduction of development standards per note 10 above unless the City agrees to additional waivers or reductions in development standards.

(Ord. 247, 1/15/2025)

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§ 17.175.030. Incentives and concessions.

A. Proposal by Applicant. An applicant for a density bonus pursuant to Section 17.175.020 may submit a proposal for the specific incentives or concessions that the applicant requests pursuant to this chapter and may request a meeting with the Director.

B. Number of Incentives. The applicant may receive the number of incentives and concessions as listed in Table 17.175.020-1.

C. Findings. The approval authority must grant the concessions or incentives requested by the applicant, unless it makes a written finding, based upon substantial evidence, that:

1. The concession or incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs or for affordable rents as specified in Section 17.175.020 (E);

2. The concession or incentive would have a specific, adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or

3. The concession or improvement would be contrary to state or federal law.

(Ord. 247, 1/15/2025)

§ 17.175.040. Waiver or reduction of development standards.

A. Proposal by Applicant. An applicant may submit to the City a proposal for the waiver or reduction of development standards that the applicant believes will have the effect of physically precluding the construction of the proposed housing development at the densities or with the concessions or incentives permitted by this chapter and may request a meeting with the Director. A proposal for the waiver or reduction of development standards shall neither reduce nor increase the number of incentives or concessions that the applicant is entitled to under Section 17.175.030 (Incentives and Concessions).

B. Findings. The approval authority must waive or reduce the development standard requested by the applicant, unless it makes a written finding, based upon substantial evidence, that:

1. The development standard does not physically preclude the construction of the proposed housing development at the densities or with the concessions or incentive permitted by this chapter;

2. The waiver or reduction would have a specific, adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; or

3. The waiver or reduction would be contrary to state or federal law.

(Ord. 247, 1/15/2025)

§ 17.175.050. Calculation of density bonus.

A. The amount of density bonus to which the applicant is entitled will vary according to the

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amount by which the percentage of affordable housing units exceeds the percentage established in Section 17.175.050 (Calculation of Density Bonus) the applicant may elect to accept a lesser percentage of density bonus.

B. For qualified for sale or rental housing development projects with at least 10% of base units affordable to lower income households, the density bonus shall be calculated as follows:

Table 17.175.050-1 Low-Income Unit Density Bonus	
Percentage Low-Income Units	Percentage Density Bonus
10	20.0
11	21.5
12	23.0
13	24.5
14	26.0
15	27.5
16	29.0

C. For qualified for sale or rental housing development projects with at least five percent of base units affordable to very low-income households, the density bonus shall be calculated as follows:

Table 17.175.050-2 Very Low-Income Unit Density Bonus	
Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

D. For qualified for-sale housing development projects with at least 10% of base units affordable to moderate income households, the density bonus shall be calculated as follows:

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Table 17.175.050-3 Moderate Income Unit Density Bonus	
Percentage Moderate Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75

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Table 17.175.050-3 Moderate Income Unit Density Bonus	
Percentage Moderate Income Units	Percentage Density Bonus
42	42.5
43	46.25
44	50

E. All other qualified housing development projects shall be granted density bonuses consistent with Section 17.175.020 (General Density Bonus Provisions).

F. Increased density bonus.

An increase in density bonus, in addition to any increase described in in Chapter 17.175.050, Sections B through E, above, shall be granted when a qualified housing development project includes rental or for-sale units affordable to very low-income households or moderate income households above the requirements identified in Section 17.175.050, and meets any of the following requirements:

1. Provides 24% of the total units to low-income households.
2. Provides 15% of the total units to very low-income households.
3. Provides 44% of the total units to moderate-income households.

Qualified housing development projects eligible for an increase in density bonus shall be granted an additional increase according to the amount by which the percentage of very low income units or moderate income units exceeds the percentages established in Chapter 17.175.050, Sections B through E. Eligibility under this section shall be calculated using total units.

The additional density bonus for eligible projects shall be calculated using the number of base units, and excluding bonus units, as follows:

Table 17.175.050-4 Very Low-Income Unit Second Density Bonus	
Percentage Very Low-Income Units	Percentage Density Bonus
5	20
6	23.75
7	27.5
8	31.25
9	35
10	38.75

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Table 17.175.050-5 Moderate Income Unit Second Density Bonus	
Percentage Moderate-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(Ord. 247, 1/15/2025)

§ 17.175.060. Additional density bonus through donation of land.

A. Criteria for Additional Density Bonus. An applicant for a housing development will be eligible for the additional density bonus described in this section if all of the following conditions are met:

1. The applicant donates and transfers land to the City no later than the date of approval of the final subdivision map or parcel map or residential development application.

2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low-income households, in an amount not less than 10% of the total number of residential units in the applicant's proposed housing development.

3. The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate General Plan land use designation, is appropriately zoned for development as affordable housing at the density described in Government Code Section 65583.2(c)(3), and is or will be served by adequate public facilities and infrastructure.

   a. The land must have appropriate zoning and development standards to make the development of the affordable units feasible.

   b. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land must have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, except that the local government may subject the proposed development to subsequent design review, to the extent authorized by California Government Code Section 65583.2(i), if the design is not reviewed by the City prior to the time of transfer.

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4. The transferred land and the affordable units will be subject to a deed restriction ensuring continued affordability of the units consistent with Section 17.175.020(F)(1) and (2), which restriction will be recorded on the property at the time of the transfer.

5. The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to such a housing developer.

6. The transferred land must be within the boundary of the proposed housing development or, if the City agrees, within one-quarter mile of the boundary of the proposed housing development.

7. A proposed source of funding for the very low-income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

B. Grant of Additional Density. When an applicant for a housing development approval donates land to the City that meets the criteria of subsection A of this section, the applicant will be entitled to an increase above the otherwise maximum allowable residential density under the applicable zoning and the land use designation of the Wildomar General Plan for the entire development, as follows:

Table 17.175.060-1 Additional Density Bonus Through Land Donation

Percentage (%) of Very Low Income	Percentage (%) Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31

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Table 17.175.060-1 Additional Density Bonus Through Land Donation	
Percentage (%) of Very Low Income	Percentage (%) Density Bonus
27	32
28	33
29	34
30	35

C. Limitations. This increase provided for in this section is in addition to any increase in density mandated by Section 17.175.050(C), up to a maximum combined density increase of 35%, if an applicant seeks increases required pursuant to both this section and Section 17.175.050(C).

1. All density calculations resulting in fractional units will be rounded up to the next whole number.

2. Nothing in this section will be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development.

(Ord. 247, 1/15/2025)

§ 17.175.070. Additional density bonus or concession or incentive through provision of child care facility.

A. Grant of Additional Density or Concessions. When an applicant proposes to construct a housing development that conforms to the requirements of Section 17.175.020(C) and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the housing development, the approval authority must grant one of the following:

1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or

2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

B. Conditions of Approval. The approval authority will require, as a condition of approving the housing development, that the following occur:

1. The child care facility must remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to Section 17.175.020(F).

2. Of the children who attend the child care facility, the children of very low income households, lower income households, or moderate income households must equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or moderate income households pursuant to Section 17.175.020(C).

C. Adequate Facilities Exception. Notwithstanding any requirement of this section, the Planning Commission or City Council is not required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the

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community has adequate child care facilities.
(Ord. 247, 1/15/2025)

§ 17.175.080. City's discretion in granting density bonus.

Nothing in this chapter will be construed to prohibit the approval authority from granting a density bonus greater than what is described in this chapter for a housing development that meets the requirements of this chapter, or from granting a proportionately lower density bonus than what is required by this chapter for housing developments that do not meet the requirements of this chapter.
(Ord. 247, 1/15/2025)

§ 17.175.090. Parking requirements.

A. Maximum Ratios. Upon the request of the applicant, the City will not require a vehicular parking ratio, inclusive of handicapped and guest parking, of a housing development meeting the criteria of Section 17.175.050 that exceeds the following ratios:

1. Zero to one bedroom: one on-site parking space.

2. Two to three bedrooms: one and one-half on-site parking spaces.

3. Four or more bedrooms: two and one-half parking spaces.

B. Special Situations.

1. If a development includes at least 20% low-income units for housing developments meeting the criteria of Section 17.175.020(C)(1) or at least 11% very low income units for housing developments meeting the criteria of Section 17.175.020(C)(2) is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, the City shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds one-half space per unit.

2. If a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, then, upon the request of the developer, the City shall not impose vehicular parking standards if the development meets either of the following criteria:

a. The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.

b. The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

3. If a development meets the criteria of Section 17.175.020(C)(7) then, upon the request of the developer, the City shall not impose vehicular parking standards if the development meets any of the following criteria:

a. The development is located within one-half mile of a major transit stop and there

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is unobstructed access to the major transit stop from the development.

b. The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

c. The development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. Development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

C. Provision of Parking. If the total number of parking spaces required for a housing development is other than a whole number, the number will be rounded up to the next whole number. For purposes of this section, a housing development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking.

D. Additional Incentives. This section applies to a development that meets the requirements of Section 17.175.050(C), but only at the request of the applicant. An applicant may request additional parking incentives or concessions beyond those provided in this section, subject to Section 17.175.030. A request pursuant to this section shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to Section 17.175.030.

(Ord. 247, 1/15/2025)

§ 17.175.100. Interpretation.

The granting of a density bonus, concession or incentive pursuant to this chapter shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, Zone change, or other discretionary approval.

(Ord. 247, 1/15/2025)

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CHAPTER 17.176
SIGNS

Prior History: Former Ch. 17.180 Standards for Planned Residential Developments, compiled of RCC Ch. 17.180; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.176.010. Purpose.

The purpose of this chapter is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements.
(Ord. 247, 1/15/2025)

§ 17.176.020. General sign standards.

Signs shall be consistent with the following standards:

A. Timing. Businesses must display a permanent sign within 30 days of opening.

B. General Plan. Signs shall be consistent with the General Plan.

C. Roof Mounts. No sign shall be affixed on or over the roof of any building and no display shall be affixed to the wall of a building so that it projects above the parapet of the building.

D. Display Movement. No sign shall move or rotate or display any moving and/or rotating parts. No propellers, flag, or other noise-creating devices, and no architectural embellishments which utilize mechanical or natural forces for motion, shall be permitted. Use of daylight reflective materials or electronic message boards using flashing, intermittent or moving light or lights is prohibited; provided, however, that electronic message boards displaying only time and/or temperature for periods of not less than 30 seconds is permitted.

E. Mobile Displays. No person shall place, use, maintain or otherwise allow a mobile vehicle, trailer, or sign not permanently affixed to the ground to be used as a sign. Incidental logos and graphics affixed to a vehicle are not considered signs.

F. Lighting and Illumination of Displays. A sign may be illuminated unless otherwise specified, provided that the displays are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the display face. Displays making use of lights to convey the effect of movement or flashing, intermittent or variable intensity shall not be permitted.

G. Illegal Signs. All illegal signs and all abandoned signs shall be removed or brought into conformance with this Title immediately.

H. Sign Maintenance and Construction.

1. All permanent signs shall be constructed of quality, low-maintenance materials such as metal, concrete, natural stone, glass or acrylics. All temporary signs and banners shall be made of a material designed to maintain and attractive appearance for as long as the sign is displayed;

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2. Signs shall be cleaned, updated and/or repaired as necessary to maintain an attractive appearance and to ensure safe operation;

3. All equipment related to the sign operation such as transformers, programmers and other items shall be concealed within the sign structure when possible or painted to match the building.

4. Banner shall be attached flat against the wall or fascia of a building and not hung from poles, awnings, eaves or similar structures. Banners shall be hung with permanent attachments, such as bolts or screws, and not be tied to a structure with rope, twine or similar materials. Banners that are faded and/or torn shall be removed or replaced.

(Ord. 247, 1/15/2025)

§ 17.176.030. Sign standards by type.

No person shall erect an on-site advertising structure or sign in the City in violation of the provisions contained within any specific zoning classification in this Title or in violation of the following provisions:

A. Freestanding Freeway Signs.

1. Located within 660 feet of the nearest edge of a freeway right-of-way line.

   a. The maximum height of a freeway identification sign shall not exceed 60 feet;

   b. The maximum surface area of a freeway identification sign shall not exceed 150 square feet per sign face.

2. Shopping Centers. Notwithstanding the provisions of subsection A above, a shopping center may have a freestanding center identification sign as follows:

   a. One center identification sign per street frontage is allowed. One additional center identification sign per street frontage may be allowed if approved by the Planning Commission as part of a sign program.

   b. The maximum surface area of the center identification sign shall not exceed 100 square feet per sign face.

   c. The maximum height of a center identification sign shall not exceed 20 feet.

   d. Signs for individual businesses within a shopping center are permitted as provided in this chapter and in accordance with any adopted sign program for the center.

3. Number of freestanding signs, other locations.

   a. The maximum height of a sign shall not exceed 20 feet;

   b. The maximum surface area of a sign shall not exceed 100 square feet per sign face.

   c. Not more than one freestanding sign shall be permitted on a parcel of land, except that if a business has frontage on two or more streets, the business shall be permitted one freestanding sign per street frontage provided that the signs are

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not located on the same street and are at least 100 feet apart.

B. Window Signs.

1. Dimensions.

a. The maximum width shall be 50% of the total width of the window.

b. The maximum height shall be 50% of the total height of the window.

c. The maximum size shall be 25% of the total area of the window.

2. Maximum one window sign per window.

3. Window signs are only permitted on ground floor windows and expressly prohibited on upper story windows.

4. Permanent window signs shall be individually painted, etched, or otherwise applied graphics surrounded by clear glass, and shall be painted, applied, or adhered to the interior surface of the glass.

5. Holiday window painting, such as for Christmas and Halloween, shall be permitted and shall be exempt from the window sign limitations. However, such painting shall contain no reference to named goods or services, and shall be removed within 12 days after the applicable holiday.

C. Signs Affixed to Building, All Areas.

1. No sign shall be affixed on, above or over the roof of any building, and no on-site advertising sign shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this section, a mansard-style roof shall be considered a parapet.

2. The maximum surface area of signs affixed to a building shall be as follows:

a. Front wall of building: surface area of the sign shall not exceed 10% of the surface area of the front face of the building.

b. Side walls of a building: surface area of the sign shall not exceed 10% of the surface area of the side face of the building.

c. Rear wall of a building: surface area of the sign shall not exceed five percent of the surface area of the rear face of the building.

D. Subdivision Signs. Subdivision signs shall be subject to the following minimum standards:

1. Signs must be within the subdivision boundaries;

2. No sign shall exceed 100 feet in surface area;

3. No sign shall be within 100 feet of any existing residence that is outside of the subdivision boundaries;

4. No more than two such signs shall be permitted for each subdivision;

5. No sign shall be artificially lighted.

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E. Electronic Message Signs (Board). This sign type is intended to provide for the location of centrally controlled message signs incorporating an illuminated LED panel at public facilities throughout the City for the purpose of providing information to the public. Electronic message board signs shall be subject to the following:

1. Type. Community electronic message signs must be one of the following types:

   a. Monument (ground-mounted on a base).

   b. Pole (elevated above the ground on a central support).

   c. Building-mounted (affixed to a building).

   d. Standards for each sign type are provided below.

2. Brightness. The electronic message portion of the sign shall comply with all applicable lighting provisions of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.

3. Enclosures and Supports. Sign enclosures and supports must be designed to be compatible with the architecture of the school or other buildings on the site.

4. Number and Spacing of Signs.

   a. No more than one sign may be placed on a site (school, park, public facility, etc.), except that two signs may be placed at the high school.

   b. No specific spacing is required between signs, except that the Planning Commission may impose a spacing requirement based on site-specific circumstances as part of the review of the 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 Director prior to the issuance of any building/electrical permit by the Building Division.

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 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 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 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 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.

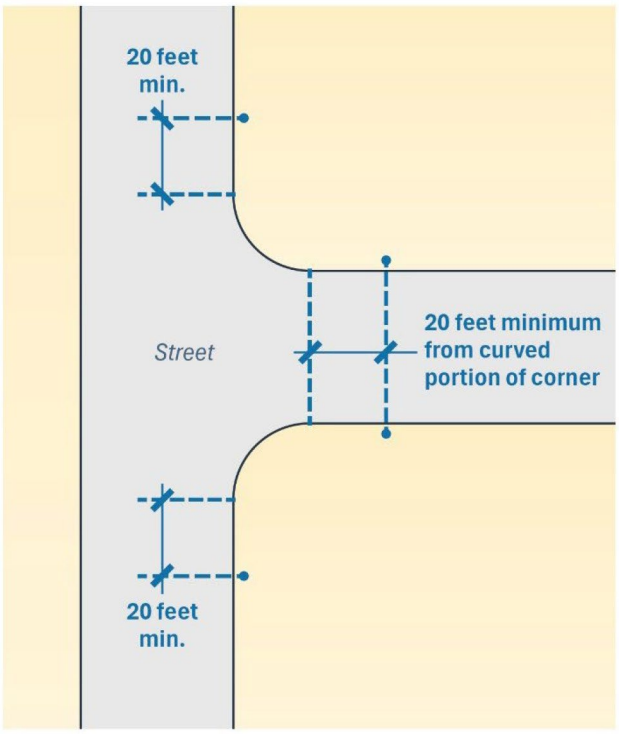
   c. Signs may not be placed on a sidewalk.

   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 Director 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 Director 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 Director 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 use permit, or other development entitlement, require any nonconforming sign on the applicable property to be removed or altered so as to comply with the provisions of this section.

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3. Sign structures which have no message attached to them for more than 90 days shall be considered abandoned signs and as such may be abated by the City. Adequate notice shall be provided to the property owner prior to any removal. For regulatory purposes, any factors indicating abandonment shall not begin occurring until 90 days after the effective date of the ordinance from which this section is derived.

(Ord. 247, 1/15/2025)

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CHAPTER 17.185
ACCESSORY STRUCTURES

§ 17.185.010. Purpose.

This chapter establishes regulations for the design and location of accessory structures in residential zones to help ensure that such structures are adequately designed and are integrated and compatible with the character of the primary structure on a lot and that of the surrounding properties. Provisions regulating the use of metal shipping containers as accessory storage facilities on residentially designated properties are also included in this chapter.
(Ord. 247, 1/15/2025)

§ 17.185.020. Applicability.

A. Detached Structures. The provisions of this section apply to roofed structures, including, but not limited to, garages, carports, sheds, workshops, gazebos, and covered patios which are detached from and accessory to a main building on the site. These provisions also apply to unroofed structures that are over 30 inches in height and are detached from and accessory to a main building on the site.

B. Attached Structures. The provisions of this section do not apply to accessory structures attached to a main building, which shall comply in all respects with the requirements of Title 17 applicable to the main building.

C. Accessory Dwelling Units. Accessory Dwelling Units, attached or detached, are subject to the standards of Chapter 17.195 (Accessory Dwelling Units)
(Ord. 247, 1/15/2025)

§ 17.185.030. Relationship to existing structures.

A detached accessory structure may only be constructed on a lot on which there is a permitted main building to which the accessory structure is related.
(Ord. 247, 1/15/2025)

§ 17.185.040. Development standards.

A. An accessory structure (not including metal shipping containers, see Section 17.185.070) is permitted in all residential zones subject to the following requirements, which are in addition to any requirements of that residential zone.

B. Where the principal use of a lot is a one-family dwelling, a detached accessory building shall be permitted subject to the following requirements. These requirements are in addition to the development standards of the applicable zone.

1. No detached accessory building shall be within five feet of the front half of an adjacent lot. For the purpose of this development standard a depth of not more than 75 feet shall be deemed to be such front half of such adjacent lot.

2. Where the average slope of the front half of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four feet above or below such established street elevation, a private garage may be built to the street and side lines.

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3. In the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot; provided, however, such detached accessory building need not be more than 75 feet from the street line.

4. In the case of a corner lot abutting upon more than two streets, no detached accessory building shall be nearer any street line than one-fifth of the width or length of the lot.

5. In the case of through lots, no detached accessory building shall encroach upon the required front yard on either street.

6. No detached accessory building shall be closer than 10 feet to the principal building and no closer than 10 feet to any other accessory structure. Eaves or roof overhangs may not extend more than one foot into this 10-foot area from either direction.

C. For lots one acre or smaller:

1. The minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall be 10 feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

2. Notwithstanding the height limitations of any zone, the height limit on any lot shall be 20 feet.

3. The total size of a detached accessory structure along with the size of the principal/main dwelling shall not exceed 50% of the lot area.

4. A detached accessory structure shall not be greater than 1,200 square feet.

D. For lots larger than one acre:

1. The minimum setback from a side property line and from a rear property line shall be 10 feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

2. Notwithstanding the height limitations of any zone, the height limit on any lot shall be 35 feet.

3. The total size of a detached accessory structure along with the size of the principal/main dwelling shall not exceed 30% of the lot area.

4. A detached accessory structure shall not be greater than 2,000 square feet.

E. In any residential zone or where a dwelling is the principal use, bare metal buildings (metal buildings without paint or exterior architectural coatings or treatments) shall not be located on a lot one acre or smaller. This prohibition shall not apply to single-story garden sheds, playhouses or similar buildings of 120 square feet or less.

F. Detached accessory structures shall be compatible with the materials and architecture of the main dwelling(s) on the property.

G. Accessory structures may be constructed in conjunction with or subsequent to (but not in advance of) construction of the primary building(s) on the site without approval of the Director.

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H. Notwithstanding the regulations in this chapter, detached single-story accessory structures, not more than 120 square feet in size and, therefore, not requiring a building permit, may be permitted with a minimum setback of two feet to interior side and rear property lines.

(Ord. 247, 1/15/2025; Ord. 256, 11/12/2025)

§ 17.185.050. Permit requirements.

In any residential zone where the principal use of a lot is a dwelling, a detached accessory structure is permitted by right (i.e., no development permit required) subject to the development standards of Section 17.185.040.

(Ord. 247, 1/15/2025)

§ 17.185.060. Exceptions.

The following accessory structures are exempt from Planning Division 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 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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CHAPTER 17.190
CLUSTER DEVELOPMENT SUBDIVISIONS

§ 17.190.010. Purpose.

The purpose of cluster development subdivision development is to provide:

A. Site planning and unity of design in harmony with the natural features and constraints of specific sites, and particularly on sites with unique or severe topographic or hydrologic features and biological resources.

B. Protection of natural, historic and man-made elements of scenic, environmental or cultural significance.

C. Design innovation.

D. Flexibility of siting of structures and roadways.

E. More cost-effective development due to decreased grading and more efficient servicing of the development with utilities, roads and other essential services.

F. Additional open space for private or community purposes.

G. A preferred planning tool for the development of land within constrained or otherwise lands suitable for preservation.

(Ord. 247, 1/15/2025)

§ 17.190.020. Authorization.

For the purpose set forth earlier in this chapter and to promote natural resource preservation and conservation and to minimize the construction and maintenance costs of community facilities and utilities, all directed toward the objective of fostering land development of good quality and design at reasonable economic cost, the Planning Commission is hereby authorized to review and act upon all cluster development subdivisions in accordance with the following provisions. In all cases, the Planning Commission shall have the full authority of subdivision approval, approval with conditions or denial, as authorized by the Subdivision Map Act (Government Code Sections 66410 through 66499.41) and Title 16 of the Wildomar Municipal Code.

(Ord. 247, 1/15/2025)

§ 17.190.030. Applicability.

This chapter applies to any proposed single-family residential development that would benefit from or achieve one or more of the purposes above. Cluster development subdivisions shall be permitted for a residential development consisting of five or more residential lots.

(Ord. 247, 1/15/2025)

§ 17.190.040. Development standards.

A. General Standards. Cluster development subdivisions, and adjustments of residential lot standards, shall comply with the following standards:

1. All development shall be located on the more level and unconstrained portions of the site, while steeper and environmentally sensitive areas shall be preserved in a natural

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state.

B. Lots developed through cluster development subdivisions may be smaller in size than would be allowed by the underlying zone, so long as the following occurs:

1. The resultant development generally retains the architectural mass, bulk and scale of surrounding/existing development.

2. The resultant development preserves, as much as feasible, other environmentally sensitive areas or habitat on site.

3. Those homes can be constructed meeting setback requirements without the need for a subsequent variance. Building areas shall be clearly marked on the development plans reviewed by the Commission.

C. Lot Count. The permitted number of dwelling units may not exceed the number which could be permitted, taking into consideration natural and regulatory constraints, if the parcel(s) were subdivided into lots conforming to all the normally applicable requirements of this Title, including the Subdivision Ordinance, and all other applicable laws and standards. The basis for this determination will be a conceptual conventional subdivision map layout for the subject parcel(s), and any other information as may be required by the Planning Commission.

D. Cluster Development Subdivisions. At the written request of the applicant, the Planning Commission may modify the zoning regulations in one-family residence districts with respect to lot area and dimensions provided that:

1. Such modifications result in design and development which promote the most appropriate use of the land, facilitate the adequate and economical provision of streets and utilities, and preserve the natural and scenic qualities of open lands.

E. The permitted number of dwelling units in no case exceeds the number which could be permitted, in the Planning Commission's judgment, if the entire property were subdivided into lots conforming to all the normally applicable requirements of this chapter, the Subdivision Ordinance, and all other applicable standards.

F. The maximum permitted building height and the minimum permitted floor area requirements shall be the same as those normally applicable to other dwellings in the zoning district in which the property is located.

G. The dwelling units permitted may be detached, semi-detached or attached structures, provided there shall be no more than six dwelling units in any single structure.

H. Open Space Requirements.

1. Cluster development subdivisions shall be designed to save as much of the natural open space as feasible, but in no case shall the open space be less than 25% of the gross site area.

2. Conservation open space ownership and control shall be only by one of the following:

a. As part of an individual, private lot with recorded open space covenants running with the land.

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b. By the City of Wildomar, as legally dedicated to and approved by the City Council.

c. By the Western Riverside County Resource Conservation Authority.

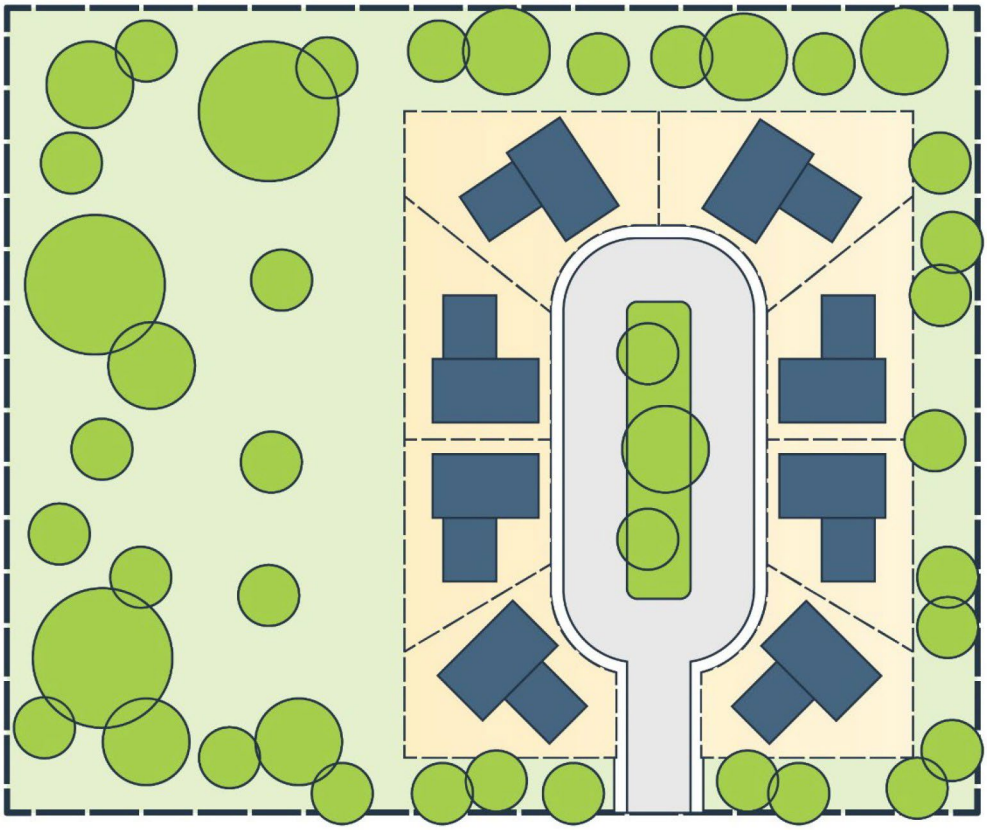
d. By a qualified nonprofit conservation organization as deemed acceptable by the City.

3. Conservation open space does not include public or private streets, driveways, parking areas, channelized drainage ways and disturbed, unvegetated areas.

I. In addition to compliance with any special standards, requirements and procedures as set forth in this chapter, cluster development subdivisions shall also be subject to review and public hearing by the Planning Commission in accordance with the same procedures as would otherwise be applicable to conventional subdivisions.

J. Upon the filing of the subdivision map in the office of the County Clerk, a copy shall be required to be filed with the City Clerk, who shall make the appropriate notations and references thereto on the official copy of the Zoning Map.

Figure 17.190.040-1 — Cluster Development Example



(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 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.
(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 permitted uses on all lots with a proposed or existing single-family or multifamily 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") will be approved ministerially in accordance with Government Code section 66323 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 consistent with 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 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.

No owner occupancy requirement applies to an accessory dwelling unit, consistent with 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)

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§ 17.195.030. Permits required for construction.

A. An accessory dwelling unit shall not be constructed without first obtaining a building permit.

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.

(Ord. 247, 1/15/2025)

§ 17.195.040. Application.

An application for an accessory dwelling unit building permit must be made in writing to the Building Division on forms provided by the said Division, and must include the applicable filing fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. The Building Division may distribute the application to the Planning, Fire and Engineering Departments for review. The 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; and

9. Additional information expressly identified 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.

D. 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.

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.

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A. An accessory dwelling unit shall only be permitted 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. 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.

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.

2. The parking space may match the existing parking surface of the principal dwelling unit.

3. Off-street parking shall be provided 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;

2. The accessory dwelling unit is located within a state or locally designated historic district;

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3. The accessory dwelling unit is part of the proposed or existing primary residence or an existing accessory structure;

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or

5. When there is a "car-share vehicle" located within one block of the accessory dwelling unit.

F. The 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.

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 on the premises.

K. 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 provided applicable objective setback, visibility, access, and safety standards are satisfied and the placement does not conflict with State ADU Law.

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.

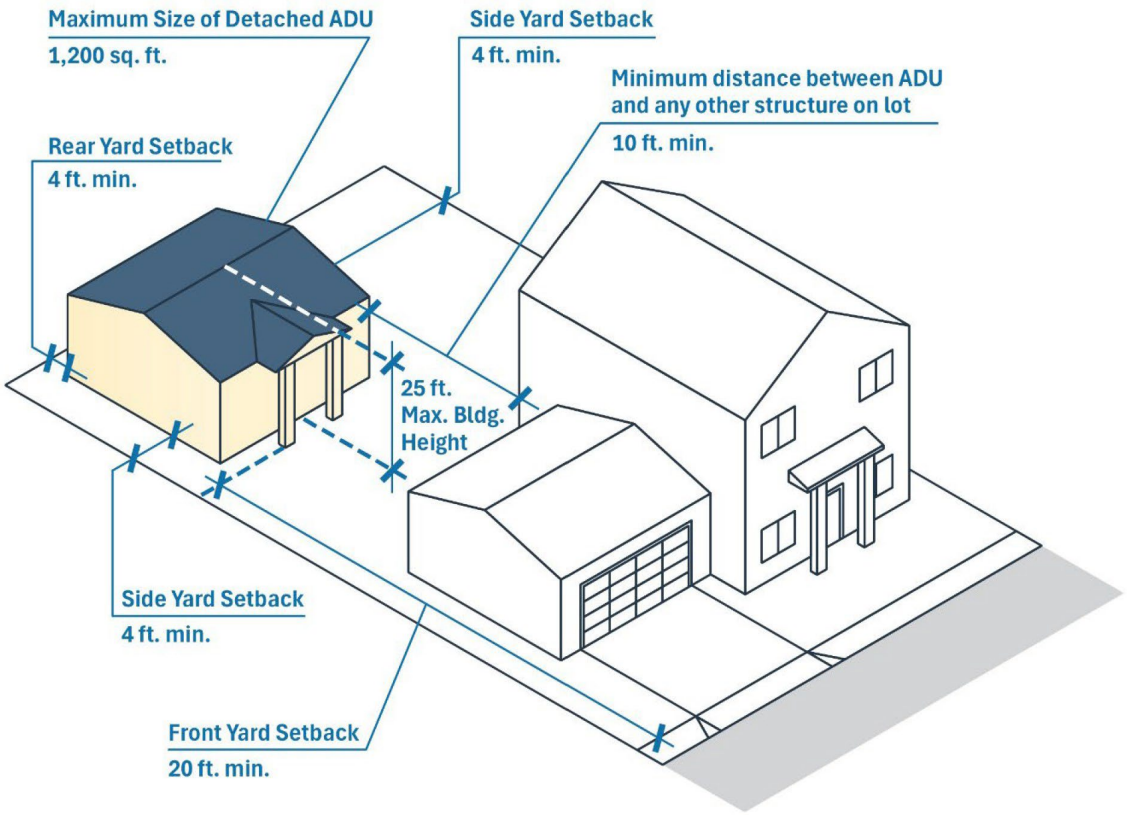
N. An accessory dwelling unit shall comply with the health requirements for water and sewerage as required by the appropriate agency.

O.

P. The City will not impose connection fees, capacity charges, or service requirements in a manner inconsistent with state law, including treating conversion ADUs or JADUs as new residential uses when state law prohibits that, or in a manner that delays or prevents approval of an ADU.

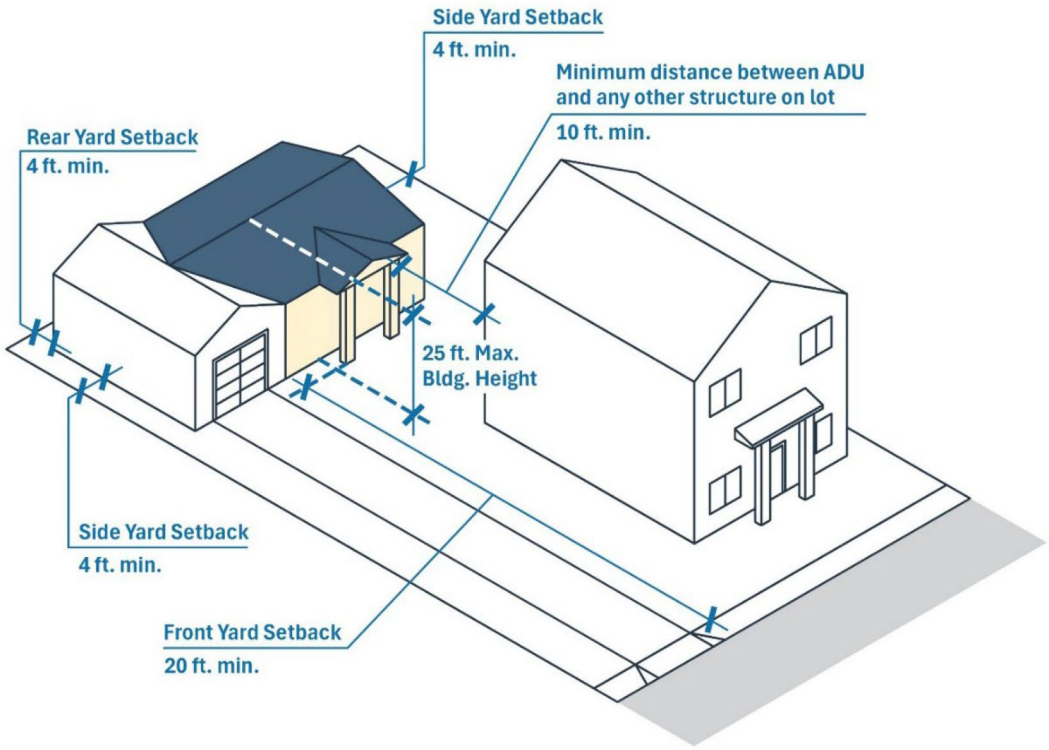
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Figure 17.195.050-1 Detached Accessory Dwelling Unit



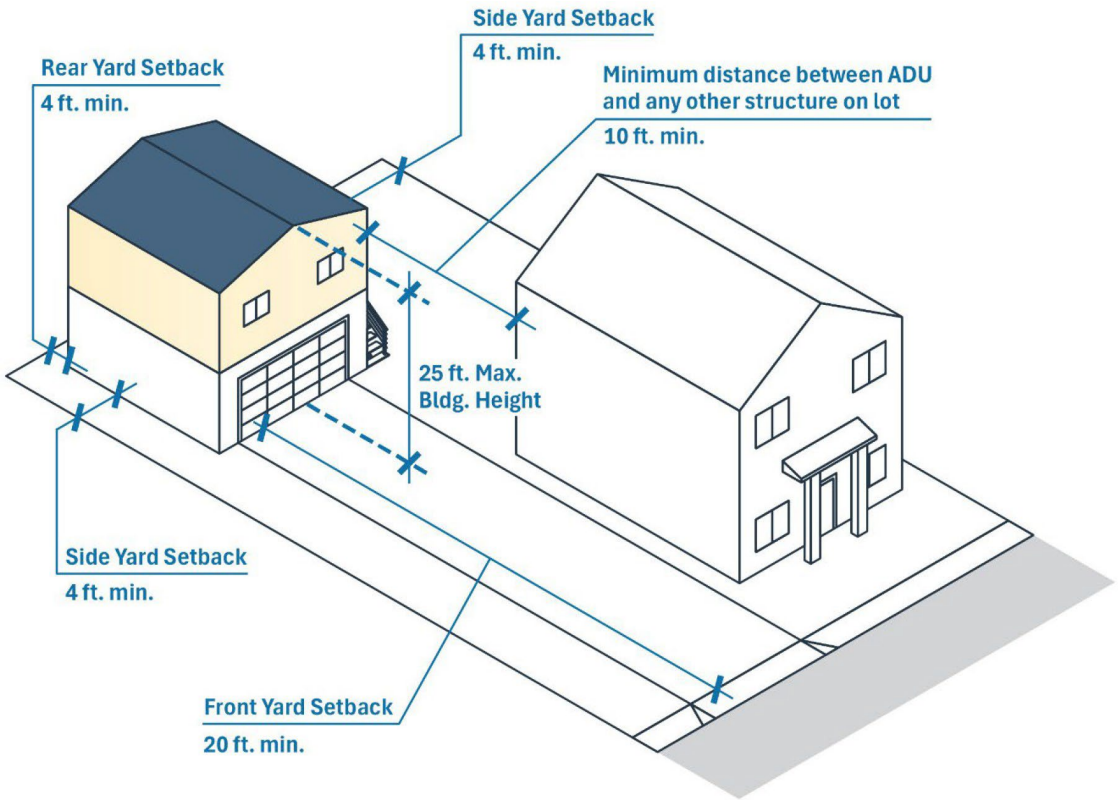
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Figure 17.195.050-2 Accessory Dwelling Unit — Attached to an Accessory Structure



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Figure 17.195.050-3 Accessory Dwelling Unit Above Detached Garage



(Ord. 247, 1/15/2025; Ord. 256, 11/12/2025)

§ 17.195.060. Supplemental development standards for junior accessory dwelling units.

Junior accessory dwelling units must comply with the following standards in addition to the standards in Section 17.195.050. To the extent there is any conflict between the standards in Section 17.195.050 and the standards in this section, this section shall take precedence.

A. One junior accessory dwelling unit (JADU) may be permitted per lot not to exceed 500 square feet. 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. 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 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.

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.

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.

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 will be processed ministerially and are subject only to the standards under State ADU Law.

(Ord. 247, 1/15/2025)

§ 17.195.070. Ministerial approval.

Pursuant to Government Code Section 66323, the Chief Building Official must 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 this 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 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 17.195.060.

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.

3. The height of the unit is no more than 16 feet, except as otherwise provided in this

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section or State ADU Law.

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 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 detached accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling, provided that 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 than 16 feet in height, and the untis comply with the four-foot rear and side 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 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 the existence of a moratorium or similar local limitation on residential development.

(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.

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.

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.

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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.

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. 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 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 with the City’s density limitations 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 landmark or historic 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 to a City or County ordinance.

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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.

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 entrances shall be designed to provide safe and functional pedestrian access consistent with applicable building and fire codes.

E. 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.

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::

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. Exterior building materials and colors may differ between units, provided the materials are durable and suitable for exterior residential construction.

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J. Utility connections and services shall comply with applicable utility provider requirements and state law.

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 comply with applicable objective privacy, setback, and building safety standards.

§ 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 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 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..

D. The Community Development Director shall deny the two-unit development if either of the following is found:

1. The two-unit development fails to meet or perform one or 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 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. 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.

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

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.

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§ 17.196.050. Performance Standards.

A. It shall be unlawful to rent, offer to rent, offer to rent or lease, 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.

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CHAPTER 17.197
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.

§ 17.197.010. 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)

§ 17.197.020. 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 Division.

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)

§ 17.197.030. 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)

§ 17.197.040. 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 17.205
LICENSED RESIDENTIAL CARE FACILITIES

§ 17.205.010. Purpose.

The purpose of this chapter is to implement the applicable state regulations in a manner that allows for the establishment of residential care facilities while preserving the character of the zone in which the uses are located.
(Ord. 247, 1/15/2025)

§ 17.205.020. Development standards.

The following standards of development shall apply to a large licensed residential care facility.

A. Development Standards. Unless otherwise indicated below, the large residential care facility must conform to the development standards for the zoning classification in which it is located.

B. Accessory Dwelling Units. The large licensed residential care facility shall not be located in an accessory dwelling unit unless the primary dwelling unit is used for the same purpose.

C. Kitchens. The large licensed residential care facility must provide either: (1) congregate dining facilities; or (2) kitchens in individual units.

D. Landscaping. The large licensed residential care facility shall provide minimum landscaped areas in accordance with Chapter 17.170.

E. Signs. The large licensed residential care facility shall comply with the provisions of Chapter 17.180 (Signs).

F. Lighting. The large licensed residential care facility shall comply with the provisions of Chapter 17.170 (Light Pollution Standards). Security night lighting must be shielded so that the light source cannot be seen from adjacent residential properties.

G. Parking. The number of required automobile storage spaces shall be determined in accordance with Chapter 17.155 (Parking and Loading) at the time of the approval of the project; however, notwithstanding any provision of this Title to the contrary, a 20% reduction in the total number of required vehicle parking spaces for residential purposes may be allowed if appropriate, and an additional five percent reduction may be allowed if the applicant proposes alternative senior citizen transportation programs; however, in no case shall the reduction of parking spaces exceed 25% of the total spaces required by Chapter 17.155 (Parking and Loading). Public street parking and tandem parking shall not be counted in this requirement. All required parking spaces shall be located entirely within the development, accessible to the units which they serve, and no parking space shall be located more than 150 feet from the unit it is designed to serve. Parking requirements for other facilities within the development shall be subject to the provisions of Chapter 17.155 (Parking and Loading) and may not be reduced. Not less than 10% of the required parking spaces shall be designed and designated for use by the handicapped; provided, however, that there shall be at least one designed and designated handicapped parking space provided for each handicapped resident. Handicapped parking spaces shall be distributed evenly throughout the parking areas.

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H. Common Areas and Open Space. The Large Licensed Residential Care Facilities shall include at least 350 square feet of indoor or outdoor common areas or open space, plus five square feet per resident. The common area(s) or open space shall be furnished. Appropriate furnishings for indoor spaces include, but are not limited to, such items as lounge chairs, couches, tables with chairs, writing desks, and televisions. Outdoor furnishings include, but are not limited to, such items as outdoor benches, tables with chairs, barbeques, and shade coverings like arbors, patio covers, garden shelters or trellises. A central dining room shall be provided. The size of the room shall be sufficient to accommodate all of the residents. The minimum room size shall be the product of the proposed maximum number of residents in the facility multiplied by five square feet per resident; however, in no instance shall the central dining room be less than 350 square feet.

I. Management. The large licensed residential care facilities shall have either: (1) a manager who resides on site; or (2) a number of persons acting as a manager who are either present at the facility on a 24-hour basis or who will be available 24 hours a day, seven days a week to physically respond within 45 minutes notice and who are responsible for the day-to-day operation of the facility. The provisions of this section shall be superseded by any management requirements imposed on the large licensed residential care facilities pursuant to state law.

J. Security. A designated area for on-site personnel shall be located at the main entrance to the facility for the purpose of controlling admittance to the facility and providing security. Emergency contact information shall be posted on the exterior of the facility adjacent to the main entrance, as well as on the interior in a location accessible to all residents.

K. Personal Storage. Each resident of the large licensed residential care facility shall be provided with at least one private storage area or private closet, with a lock or other security mechanism, in which to store their personal belongings.

L. Public Transit Access. A public transit turnout shall be included within the project's design.

M. A large licensed residential care facility that also qualifies as supportive housing or transitional housing shall be subject only to those restrictions and development standards that apply to other residential dwellings of the same type (e.g., single-family or multifamily) in the same zone. Notwithstanding the previous sentence, if the facility qualifies as "supportive housing" as defined in Government Code Section 65650 (which has a different definition of "target population" than the definition in Article 6 of this Title), then the facility shall be a use by right in all zones where multifamily and mixed uses are permitted and shall be processed as required by Government Code Sections 65650, et seq.

(Ord. 247, 1/15/2025)

§ 17.205.030. Application procedures.

An application for any large licensed residential care facility shall be processed as follows:

A. Application Requirements. The application for a large licensed residential care facility shall be submitted and processed in accordance with the requirements for residential developments in the zone in which the large licensed residential care facility is proposed, and with the requirements outlined in Chapter 17.80 (Conditional Use Permits). In addition, the application for a large licensed residential care facility shall include the following:

1. Applicant Information. The name and address of the applicant, including the name

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and address of the lessee, if the property is to be leased by someone other than the applicant; and the name and address of the owner of the property for which the conditional use permit is requested. If the applicant and/or lessee or owner is a partnership, corporation, firm, or association, then the applicant/lessee shall provide the additional names and addresses as follows and such persons shall also sign the application: (i) every general partners of the partnership; (ii) every owner with a controlling interest in the corporation; or (iii) the person designated by the officers of the corporation as set forth in a resolution of the corporation that is to be designated as the permit holder for the use permit.

B. Owner Authorization. If the operator of the large licensed residential care facility is not the legal owner of the property, the operator shall provide written documentation evidencing the owner's authorization and approval to operate the large licensed residential care facility at the property.

C. Parcel Information. The zoning and general plan designations and assessor's parcel number(s) of the site on which the large licensed residential care facility is proposed.

D. Project Description. A narrative project description of the large licensed residential care facility that summarizes the proposed use and its purpose.

E. Plan; Building Diagram and Floor Plan. A preliminary site plan, drawn to scale, showing the facility's building footprint and property lines as well a diagram intended to show: (1) all building(s) to be occupied, including a floor plan for all rooms intended for residents' use indicating the number of residents per bedroom, the location and number of beds for all residents; and (2) on-site parking, including designations of staff and visitor parking.

F. Facility Users. The projected number and types of users of the facility, including, but not limited to, residents, staff, clients, visitors, and students.

G. Transportation and Parking. Expected parking demand and vehicular use and the availability of and proximity to public transportation or other means to transport facility users.

H. Management Plan. A comprehensive management plan, which shall include, at a minimum, the following:

1. Detailed information on property management policies and operations, including information regarding maintenance and repairs;

2. An explanation of how the large licensed residential care facility, intends to meet the requirements of Section 17.205.020(I);

3. An explanation of how the large licensed residential care facility, intends to meet the requirements of Section 17.205.020(J);

4. A copy of the large licensed residential care facility's written resident intake procedures, including rental procedures and rates;

5. A copy of the large licensed residential care facility's written termination and eviction procedures;

6. A copy of the large licensed residential care facility's resident and guest rules; and

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7. If applicable, the large licensed residential care facility's plan for disposing of medical waste or other bio-waste.

I. Licensing. Proof of all required licensing from the California Department of Social Services, the California Department of Health and Human Services, the California Department of Health Care Services, or other applicable regulatory agency, along with a license and permit history of the applicant(s), including whether such applicant(s), in previously operating a similar use in this or another City, county or state under license and/or permit, has had such license and/or permit revoked or suspended, and the reason therefore.

J. Similar Facilities. A list of addresses of all other licensed facilities for which a conditional use permit is requested in the State of California owned or operated by the applicant(s) within the past five years and whether such facilities have been found by state or local authorities to be operating in violation of state or local law.

K. Project Review. The planning commission shall review an application for the large licensed residential care facility and shall approve, conditionally approve, or disapprove of the application for the large licensed residential care facility. The decision of the Planning Commission shall be final unless appealed to the City Council within the timeframes set forth in Section 17.125.110 (Appeals).

L. Findings and Decision. The Planning Commission shall only approve an application for a large licensed residential care facility if the Planning Commission makes all of the findings required pursuant to Chapter 17.80 (Conditional Use Permits) and conforms with all provisions of this chapter.

M. Design Review. The large licensed residential care facility shall require design review approval, pursuant to the City's single-family residential design guidelines prior to issuance of a building permit.

(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 Development Review application (refer to Chapter 17.85) as designated in Article II, Tables of Allowed Land Uses and Approval Requirements.
(Ord. 247, 1/15/2025)

§ 17.210.030. Development standards.

The following shall apply to all mobilehome parks:

A. Minimum Site Area. The minimum site that may be developed for a mobilehome park shall be five gross acres.

B. Mobilehome Park Access. Vehicular access to a mobilehome park shall be provided from a collector/rural collector street or larger.

C. Mobilehome Lot Access. Vehicular access to all mobilehome lots shall be from internal mobilehome park streets.

D. Minimum Mobilehome Space. The minimum size of each space shall be 2,500 square feet. Each space shall have a minimum width of 30 feet.

E. Recreation. On-site recreation shall be provided at a ratio of not less than 150 square feet per dwelling unit.

F. Perimeter Setbacks. All mobilehome subdivisions and mobilehome parks shall provide a setback along all adjoining boundary streets equal to the minimum setbacks of the applicable zone, but in no case less than 20 feet along an adjoining street nor less than 15 feet to side and rear setback along all non-street boundaries of the development.

G. Perimeter Wall. A six-foot decorative masonry wall shall be erected along all perimeter property lines, except that the wall shall be erected not less than 10 feet from the property line along the street side of the parcel, or the required front yard setback line of the applicable zone district, whichever is greater.

H. Opaque Skirt. The area between the ground level and floor level of the unit shall be screened by an opaque skirt.

I. Automobile Storage. Automobile storage shall be provided as required by Chapter 17.155 (Parking and Loading).

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J. Signs. Signs shall be permitted in accordance with the standards of Chapter 17.180 for a multi-family complex.

K. Modified Standards. The improvement and setback requirements contained in this section may be modified or eliminated when the approving authority finds that due to topographical conditions or property ownership patterns these requirements are impractical and will not serve to protect the present or future welfare of the public.

(Ord. 247, 1/15/2025)

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CHAPTER 17.212
RECREATIONAL VEHICLE (RV) STORAGE IN INDUSTRIAL AND AGRICULTURE AND RURAL RESIDENTIAL ZONES

Prior History: Former Ch. 17.220 Revocation Of Variances and Permits, derived from RCC Ch. 17.220; and Ord. 18; was repealed by Ord. 247, 1/15/2025.

Prior History: Former Ch. 17.220, Performance Standards for RV Storage in Commercial and Residential Zones, derived from Ord. 247, was amended in its entirety by Ord. 253, 9/10/2025.

§ 17.212.010. Purpose.

The purpose of this chapter is to establish standards for the development of RV storage facilities within the industrial and agriculture and rural residential zones.
(Ord. 253, 9/10/2025)

§ 17.212.020. Permit required.

RV storage facility shall be subject to approval of entitlement as designated in Article 2, Tables of Allowed Land Uses and Approval Requirements.
(Ord. 253, 9/10/2025)

§ 17.212.030. Development standards.

A. Setbacks. A minimum 25-foot street/front landscape setback buffer area shall be provided along the entire street frontage to enhance the streetscape aesthetics. Only landscaping (i.e., trees, turf, drought tolerant shrubs, etc.) is permitted within this setback buffer area. The 25-foot setback is measured from the ultimate street R-O-W line.

B. Lot Coverage. All RV and boat storage proposals must designate at least 20% of the front portion of the site to RV and boat sales, or other commercial retail uses. This area may be used for display of vehicles provided the vehicles are placed behind the 25-foot street/front landscape setback buffer area note above. The 20% standard shall not apply to RV and boat storage proposals located in residential zoning districts.

   1. The area designated for RV and boat storage shall occupy no more than 80% of the project site and be located behind the sales/commercial retail area.

C. Building Materials.

   1. All RV storage spaces shall include covered carports/canopies designed to blend in with the proposed buildings on the project site.

   2. All commercial structures/office buildings proposed shall be consistent with the City's commercial design standards and guidelines booklet.

D. Walls and Fences.

   1. The boundary line between the RV/boat storage area and RV sales/commercial retail area shall include a six-foot to eight-foot "green wall" to visually screen the storage area from public view.

   2. A decorative block wall (i.e., split-face, slumpstone, or similar) shall be required

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along the side and rear property lines of the area designated for RV and boat storage to visually screen the storage uses from adjacent residential or commercial zoned properties.

3. In addition, a five-foot-wide landscape planter strip shall be required along the interior side and rear property line of the area designated for RV and boat storage to visually screen the storage uses from adjacent residential or commercial zoned properties.

E. Surface Materials.

1. The RV/boat storage area shall be made of pervious concrete or standard concrete paving for all drive aisles throughout the project site.

2. The RV/boat storage parking stalls shall be made of 5-inch to 6-inch pervious asphalt base over six-inch sub-base layer to aid in percolation.

3. RV sales area paving system must be pervious concrete or standard concrete paving (higher quality product).

4. If security fencing is permitted provided it is located at the rear of the 10-foot landscape buffer noted above. In addition, security fencing shall comply with Section 17.150.050 of the Wildomar Municipal Code.

F. Major and Commercial Corridors and Freeway Off-Ramps.

1. No RV storage facility is allowed on property within 1,000 feet of any major or commercial corridors or freeway off-ramps as shown in Figure 2-3 and described in Table 2-2, specifically Focus Areas 3 through 8, of the Wildomar General Plan, Land Use Element (Chapter 2).

(Ord. 253, 9/10/2025)

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CHAPTER 17.221
CONVENIENCE STORES

§ 17.221.010. Purpose.

The purpose of this chapter is to provide for the orderly development within the City of Wildomar of convenience stores, not including the sale of motor vehicle fuel.
(Ord. 253, 9/10/2025)

§ 17.221.020. Major and commercial corridors and freeway off-ramps.

No convenience store facility is allowed on properties within 1,000 feet from any major or commercial corridors or freeway off-ramps as shown in Figure 2-3 and described in Table 2-2, specifically Focus Areas 3 through 8, of the Wildomar General Plan, Land Use Element (Chapter 2).
(Ord. 253, 9/10/2025)

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CHAPTER 17.225
ANIMAL KEEPING

§ 17.225.010. Purpose.

The purpose of this chapter is to provide reasonable standards for the keeping and raising of animals to avoid and minimize adverse impacts on adjacent properties and preserves the City's quality and character. This chapter will allow for keeping of animals in limited numbers with reasonable controls and safeguards to protect the character of the community.
(Ord. 247, 1/15/2025)

§ 17.225.020. Applicability.

A. The requirements contained in this chapter shall apply to all animal keeping in the City of Wildomar including domestic and farm animals, kennels, catteries, horse stables, boarding and riding academies.

B. Any legally established nonconforming animal keeping use that became nonconforming upon adoption of this ordinance shall be permitted to continue subject to Chapter 17.20 (Legal Nonconforming Structures and Uses).

C. Animals may be kept on legally established lots of record that are less than the minimum lot size reference in Table 17.205.030-1 (Animal Keeping Standards) subject to compliance with setback regulations of the underlying zoning district and subject to approval by the Community Development Director.

(Ord. 247, 1/15/2025)

§ 17.225.030. Keeping of animals—Noncommercial.

Animal keeping uses allowed in Article II (Zoning Districts and Allowable Land Uses) shall comply with the standards listed in Table 17.205.030-1 (Animal Keeping Standards) and with all other standards and requirements of this section and with all other applicable ordinances and regulations.

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Table 17.205.030-1 Animal Keeping Standards			
Types of Animals	Parcel Size	Max Number of Animals	Setbacks and Standards
Aquaculture	20,000+ sq ft	1 fish per 250 gallons of tank/pool/pond	Fish must be kept in a tank/pool/pond that is no closer than 30 feet from the front property line, 15 feet from any side or rear property line and no closer than 35 feet of any dwelling unit other than the dwelling unit on the subject lot.
Hogs	0.5 to 1 acre	2	Hogs shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
	1+ acres	5	
Miniature Pigs	< 20,000 sq ft	1	Miniature pigs must be kept in an enclosure that is no closer than 30 feet from the front property line, 15 feet from any side or rear property line and no closer than 35 feet of any dwelling unit other than the dwelling unit on the subject lot.
	10,890-19,999 sq feet	2	
	20,000+ sq ft	5	
Equids (horses, donkeys, mules, etc.)		5 per/acre	Equids must be kept not less than 100 feet from any street and 20 feet from any property line.
Ruminants (cattle, bison, deer, antelopes, goats, sheep, etc.)		5 per/acre	kept not less than 100 feet from any street, 20 feet from any property line, and 50 feet from any

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Table 17.205.030-1 Animal Keeping Standards			
Types of Animals	Parcel Size	Max Number of Animals	Setbacks and Standards
Camelids (alpacas, llamas, camels, etc.)		5 per/acre	Camelids shall not be kept not less than 100 feet from any street, 20 feet from any property line, and 50 feet from any residence.
Crowing Fowl (chickens, peafowl, roosters, turkeys, peacocks, guinea fowl, etc.)	Under 10,000 sq ft	4 crowing fowl (females only)	The crowing fowl shall be kept in an enclosed area located not less than 10 feet from any property line and 20 feet from any dwelling unit (primary or accessory) and shall be maintained on the rear portion of the lot in conjunction with a residential use.
	10,000 - 19,999 sq ft	6 crowing fowl (females only)	
	20,000 - 39,999 sq ft	12 crowing fowl (females only)	
	40,000+ sq ft	50 females and 10 males	
Waterfowl (ducks, geese, swans, etc.), Gamebirds (quail, partridges), and other Wildfowl	20,000 - 39,999 sq ft	4 fowl	The fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
	40,000+ sq ft	50 fowl	
Other Domestic Fowl (doves, parrots, budgies, etc.)	10,000+ sq ft	50 fowl	Any enclosed aviary shall be kept not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
	n/a	12 fowl	
Ratites (Ostriches, kiwis, rheas, emus, cassowaries, etc.)	20,000+ sq ft	3 ratites per 20,000 sq feet, maximum of 6 ratites permitted	Ratites must be kept not less than 100 feet from any street and 20 feet from any property line.
Small Animals (Rabbits, chinchillas, guinea pigs, fish, frogs, and other small animals)	n/a	n/a	n/a

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(Ord. 247, 1/15/2025)

§ 17.225.040. Keeping of animals — Commercial.

A. Kennels, with the exception of one to four dogs may be for commercial purposes, including for the raising of guard dogs, care animals, rescue animals, and breeding and boarding.

B. The following classes of kennels are allowed in the following zones pursuant to Table 17.205.040-1, Kennel Classes and Allowed Zoning pursuant to the following development standards:

Table 17.205.040-1 Kennel Classes and Allowed Zoning

Class of Kennels	Maximum Number of Animals per Site	Zones Allowed	Minimum Lot Size for Keeping Such Animals
No Kennel (non-commercial)	1—4 dogs	All zones	—
Class I Kennel	5—10 dogs	R-R, R-A, R-1, R-3, R-T	1 acre (gross)
		M-I	No minimum lot size
Class II Kennel/Cattery	11—25 dogs	R-R, R-A, R-T	1 acre (gross)
	10—25 cats	M-I	No minimum lot size
Class III Kennel/Cattery	26—40 dogs	R-R	1 acre (gross)
	26—40 cats	M-I	No minimum lot size
Class IV Kennel/Cattery	41 or more dogs or cats	R-R	1 acre (gross)
		M-I	No minimum lot size

(Ord. 247, 1/15/2025)

§ 17.225.050. Development and operational standards.

A. Class I kennels, such kennels may be placed upon parcels containing detached single-family dwelling units.

B. Class II kennels and all catteries shall include a single-family dwelling to be used by a live-in caretaker, as required by the City standards for kennels and catteries.

C. Multifamily dwelling units and attached single-family dwelling units shall not be permitted in conjunction with kennels or catteries; provided, however, that a guest dwelling or accessory dwelling unit shall be permitted in accordance with current City zoning regulations.

D. The applicant shall obtain and continuously maintain all necessary licenses from the Health Department.

(Ord. 247, 1/15/2025)

§ 17.225.060. Applications.

Every application for a kennel or cattery shall be made in writing to the Community

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Development Director on forms provided by the Planning Division and shall be accompanied by the filing fee set forth in Chapter 3.44.
(Ord. 247, 1/15/2025)

§ 17.225.070. Animal grazing.

The grazing of cattle, horses, sheep, goats or other farm stock or animals (excludes hogs) shall comply with the following standards:

A. Includes the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five animals per acre is permitted so long as the total number of permitted animals is not exceeded.

1. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three.

2. There shall be no limit to the permissible number of goats or sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops or weed abatement, provided that such grazing is not conducted for more than four weeks in any six-month period.

3. The provisions of this subdivision apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity.

4. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

5. Permitted on agricultural, open space and residential lots or parcels, including vacant lots without a house, over 20,000 square feet in area and 100 feet in width, provided they are kept, fed and maintained not less than 50 feet from any residence existing at the time such use is established. Two such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.

(Ord. 247, 1/15/2025)

§ 17.225.080. Animal maturity.

Whenever any section of this Title requires a determination as to the maturity of animals, the following periods of time shall be used to establish the age of maturity:

Classification	Age of Maturity
Birds and poultry	6 months
Cattle	18 months
Crowing fowl	2 months
Goats	9 months
Horses	24 months

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Classification	Age of Maturity
Pigs	8 months
Sheep	9 months
Other small farm animals	6 months

(Ord. 247, 1/15/2025)

§ 17.225.090. Residential beekeeping.

The raising, breeding, and maintenance of domestic honeybees (apis mellifera species) in residential zones shall comply with the following standards:

A. Residential beekeeping shall mean the keeping or maintenance of bees as an accessory use.

1. Any beekeepers in a residential zone shall obtain a residential beekeeping permit from the community development department.

2. Each residential lot shall have no more than four bee boxes.

3. Bee boxes shall not exceed six feet in height.

4. Bee boxes must be continuously occupied by bees under the control of the permit holder.

5. Hives shall be located on the property in the following manner:

   a. Bee boxes shall be located in the rear yard.

   b. Bee boxes location shall be secured from unauthorized access.

   c. Bee boxes shall be screened so that they cannot be seen from an adjacent public street.

6. It is declared a public nuisance to keep bees in a manner that through action or inaction allows for any of the following conditions to occur:

   a. Bees exhibit defensive or objectionable behavior, or interfere with the normal use of neighboring properties.

   b. Bees swarm and are not contained or relocated by the owner of the bees as quickly as possible, but no more than three days.

(Ord. 247, 1/15/2025)

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CHAPTER 17.230
FARMERS MARKETS

§ 17.230.010. Purpose.

The following provisions are intended to ensure that farmers' markets complement adjacent land uses and do not have negative impacts on nearby properties.
(Ord. 247, 1/15/2025)

§ 17.230.020. Development standards.

A. The market must be located within the buildable portion of the lot on which it is to be located.

B. All farmers' markets and their vendors shall comply with all federal, state, and local laws and regulations relating to the operation, use, and enjoyment of the market premises.

C. All farmers' markets and their vendors shall receive all required operating and health permits, and these permits (or copies) shall be in the possession of the farmers' market manager or the vendor, as applicable, on the site of the farmers' market during all hours of operation.

D. All farmers' markets shall have an established set of operating rules addressing the governance structure of the farmers' market, hours of operation, maintenance, and security requirements and responsibilities; and appointment of a market manager.

E. All farmers' markets shall have a market manager authorized to direct the operations of all vendors participating in the market on the site of the market during all hours of operation.

F. All farmers' markets shall provide for composting, recycling, and waste removal in accordance with all applicable City, health department and other outside agency codes and regulations.

(Ord. 247, 1/15/2025)

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CHAPTER 17.235
ALCOHOLIC BEVERAGE SALES

§ 17.235.010. Purpose.

The following provisions provide minimum development standards for alcoholic beverage sales in the City. These standards are designed to provide for the appropriate development of alcoholic beverage sales and to protect the health, safety and welfare of City residents by furthering awareness of laws relative to drinking.
(Ord. 247, 1/15/2025)

§ 17.235.020. Development standards.

A. A conditional use permit shall be required for on-site consumption for bars, nightclubs, and cocktail lounges. Alcohol sales for off-site consumption do not require a conditional use permit.

B. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to the public.

C. The Community Development Director may require that a notice of public hearing be given, in a manner the Director deems necessary or desirable, to other persons or public entities within a maximum radius of 600 feet.

D. The following additional development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

1. Only beer, wine, cider, hard seltzers, or other fermented alcoholic beverages may be sold.

2. The owner of each location and the management at each location shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

3. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

4. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

5. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

6. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

7. No sale of alcoholic beverages shall be made from a drive-in window.

(Ord. 247, 1/15/2025)

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§ 17.235.030. Additional development requirements.

Additional development standards may be required as conditions of approval. (Ord. 247, 1/15/2025)

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CHAPTER 17.236
CANNABIS

Prior History: Former Ch. 17.240 Mini-Warehouses, compiled of RCC Ch. 17.240; Ord. 18 § 2, 2008; Ord. 69 §§ 12, 13, 2012; repealed by Ord. 247, 1/15/2025.

§ 17.236.010. Purpose.

A. The purpose of this chapter is to regulate cannabis business land uses, as permitted by the Medicinal and Adult-Use Cannabis Regulation and Safety Act (Section 26200 of the California Business and Professions Code), in a manner designed to minimize negative impacts on the City and neighboring uses, and promote the health, safety, morals, and general welfare of residents and businesses within the City.

B. This chapter is further adopted and established pursuant to the specific authority granted to Wildomar in Section 7 of Article XI of the California Constitution and Section 26200 of the California Business and Professions Code. This chapter shall govern all cannabis businesses within the jurisdiction of Wildomar.

(Ord. 247, 1/15/2025)

§ 17.236.020. Relationship to other laws.

A. In the event of any conflict between the provisions of this chapter and the provisions of Medicinal and Adult-Use Cannabis Regulation and Safety Act or any other applicable State or local law, the more restrictive provision shall control.

B. Except as expressly stated herein, cannabis businesses must comply with all other City codes and regulations. Nothing in this chapter shall be construed as permitting a cannabis business to operate at any time in a manner that is in violation of all other applicable state and local laws.

(Ord. 247, 1/15/2025)

§ 17.236.030. Conditional use permit and development agreement required.

A. No person may operate a cannabis business of any type in the City unless the following are complied with:

1. The business is located in a zoning district where a cannabis businesses of that type are conditionally permitted, and a conditional use permit has been approved by the Planning Commission and City Council for the operation of a cannabis business of that type for the property; and

2. The business owner has entered into a development agreement with the City approved by the Planning Commission and City Council for the operation of the cannabis business that is; and

3. The business owner has valid state and local licenses to operate a cannabis business within the City.

B. Chapter 17.200 of this Code shall govern and apply to conditional use permits for cannabis businesses applied for or obtained pursuant to this chapter unless this chapter expressly

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states otherwise. All requirements contained in this chapter shall be in addition to the applicable requirements of Chapter 17.200.

C. Each cannabis business shall enter into a development agreement pursuant to Government Code Section 65864 et seq., with the City setting forth the terms and conditions under which the cannabis business will operate that are in addition to the requirements of this chapter and Chapter 5.76, including, but not limited to, public outreach and education, community service, payment of fees and other charges, and such other terms and conditions that will protect and promote the public health, safety, and welfare. The execution and recordation of the development agreement shall be a condition of approval for the conditional use permit for the cannabis business. The Planning Commission shall make a recommendation to the City Council on whether to approve a development agreement submitted to it by City staff. The City Council shall make a final decision on whether to approve a development agreement recommended to the City Council by the Planning Commission.

D. The Community Development 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 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 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 Director to administer this section or this chapter.

C. The Community Development 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 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 Director shall have the right to enter all cannabis businesses from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance with this chapter and the cannabis business' conditional use permit. Such inspections shall be limited to observing the premises for purposes of determining whether the cannabis business is being operated or maintained in compliance with this Code, state law, and other applicable laws and regulations.

C. Applicants and permittees must cooperate with employees and investigators of the City

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who are conducting inspections or investigations relevant to the enforcement of this chapter. No applicant or permittee shall by any means interfere with, obstruct or impede any City official from exercising their duties under the provisions of this chapter and all rules promulgated pursuant to it.

(Ord. 247, 1/15/2025)

§ 17.236.100. Enforcement.

The operation of a cannabis business in violation of any conditions of approval or the provisions of this chapter or Chapter 17.80 (Conditional Use Permits) is a violation of this Code, and a public nuisance. The City may seek to remedy such violations by any means provided for in law or equity, including, but not limited to, the enforcement mechanisms and remedies provided for in Chapter 1.16 (Code Violations) of this Code, or take action to revoke the conditional use permit pursuant to Section 17.125.150 of this Code.

(Ord. 247, 1/15/2025)

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CHAPTER 17.245
WIRELESS COMMUNICATION FACILITIES

§ 17.245.010. Purpose.

The purpose of this chapter is to establish uniform and comprehensive regulations and procedures for wireless communication facilities. It is the City's intent in establishing these regulations to allow for the development of wireless communication facilities where needed in accordance with the Federal Telecommunications Act of 1996, 42 U.S.C., Sections 151 et seq., for the orderly development and siting of wireless communication facilities in the City; Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012; applicable state laws; and administrative and court decisions and determinations relating to the same. The goals of this chapter are to:

A. Enhance the ability of telecommunication service providers to effectively and efficiently provide new wireless communication services in the City;

B. Encourage the design and placement of wireless communication facilities in a way that minimizes their impact to the visual character, health, economic vitality and biological resources of the City;

C. Encourage and maximize the use of existing and approved wireless communication facilities, buildings and other structures while taking into account the use of concealment technology in order to reduce the number of facilities needed to serve businesses and residents in the City;

D. Ensure continuous maintenance of new and existing wireless communication facilities; and

E. Ensure the timely removal of any unused or outdated wireless communication facilities.

(Ord. 247, 1/15/2025)

§ 17.245.020. Exclusions.

This chapter shall not apply to any of the following:

A. Any tower or antenna that is less than 105 feet in total height and that is owned and operated by a federally licensed amateur radio station operator.

B. Any tower or antenna used for emergency services radio, commercial radio or television purposes.

C. Government owned and operated telecommunications facilities.

D. Emergency medical care provider-owned and operated telecommunications facilities.

E. Mobile services providing public information coverage of news events of a temporary nature.

F. Any wireless telecommunications facilities exempted from this Code by federal law or state law.

(Ord. 247, 1/15/2025)

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§ 17.245.030. Concealed wireless communication facilities.

Concealed wireless communication facilities shall be subject to the following standards:

A. Appropriate Location. A concealed wireless communication facility may be located in any zone classification.

B. Permit Application. A minor development permit application shall be submitted to the Community Development Director in accordance with Chapter 17.90 of this Title accompanied by the required application fee. All the procedural provisions of Chapter 17.90 shall apply to the application for a concealed wireless communication facility, except as provided herein.

C. Requirements for Approval. No minor development permit application for a concealed wireless communication facility shall be approved unless it complies with the following:

1. The facility is designed so that it is not visible at all or, if visible, it is not recognizable as a wireless communication facility.

2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.

3. The application has met the processing requirements set forth in this chapter.

4. The application has met the location and development standards set forth in this chapter.

5. The application has met the requirements for approval set forth in Chapter 17.90 of this Title.

(Ord. 247, 1/15/2025)

§ 17.245.040. Disguised wireless communication facilities.

Disguised wireless communication facilities shall be subject to the following standards:

A. Appropriate Location. A disguised wireless communication facility may be located in nonresidential zone classifications and residential zone classifications.

B. Permit Application. A minor development permit application shall be submitted to the Community Development Director in accordance with Chapter 17.90 of this Title accompanied by the required application fee. All the procedural provisions of Chapter 17.90 shall apply to the application, except as provided herein.

C. Requirements for Approval. No minor development permit application for a disguised wireless communication facility shall be approved unless it complies with the following:

1. The facility is designed and sited so that it is minimally visually intrusive.

2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.

3. The application has met the processing requirements set forth in this chapter.

4. The application has met the location and development standards set forth in this chapter.

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5. The application has met the requirements for approval set forth in Chapter 17.90 of this Title.

(Ord. 247, 1/15/2025)

§ 17.245.050. Co-locations and modifications to existing wireless communication facilities.

A. Co-location and modifications to an existing wireless communication facility shall be subject to the following standards:

1. Appropriate Location. A co-located wireless communication facility may be located in any zone classification.

2. Permit Application. An application for substantial conformance shall be submitted to the Community Development Director in accordance with Section 17.125.130 of this Title accompanied by the required application fee if the co-location or modification does not constitute a substantial change to the wireless communication facility. If the co-location or modification request constitutes a substantial change, an application for a revised permit shall be made to the Community Development Director in accordance with Section 17.125.130 of this Title.

3. Requirements for Approval. A substantial conformance shall be issued for a co-location or modification that is not a substantial change to the existing wireless communication facility if all the application requirements for a substantial conformance have been satisfied. No revised permit application for a co-location or modification of an existing wireless communication facility shall be approved unless it complies with the following:

a. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.

b. The application has met the processing requirements set forth in this chapter.

c. The application has met the location and development standards set forth in this chapter.

d. The application has met the requirements for approval set forth in Section 17.125.130 of this Title.

4. A modification to an existing wireless telecommunication facility includes:

a. Supporting other wireless communication facilities.

B. Other wireless communication facilities shall be subject to the following standards:

1. Appropriate Location. Other wireless communication facilities may be located in the following zone classifications: M-I

2. Permit Application. A conditional use permit application shall be submitted to the Community Development Director in accordance with Chapter 17.80 of this Title accompanied by the required application fee. A public hearing on the application shall be required, and all procedural provisions of Chapter 17.80 of this Title shall apply to the application.

3. Requirements for Approval. No conditional use permit for another wireless

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communication facility shall be approved unless it complies with the following:

a. The facility is not located within a sensitive viewshed.

b. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.

c. The application has met the processing requirements set forth in this chapter.

d. The application has met the location and development standards set forth in this chapter.

e. The application has met the findings for approval as set forth in Chapter 17.80 of this Title.

(Ord. 247, 1/15/2025)

§ 17.245.060. Effect of location on public property.

Whether located on public or private property, wireless communication facilities cannot be constructed unless a permit has first been obtained in accordance with this chapter.
(Ord. 247, 1/15/2025)

§ 17.245.070. Effect on encroachment permit issuance.

An encroachment permit does not, under any circumstances, authorize the construction of wireless communication facilities.
(Ord. 247, 1/15/2025)

§ 17.245.080. Processing requirements—New, co-location and modifications.

A. In addition to the application requirements of the appropriate permit, all of the following shall be submitted with an application for a new wireless communication facility (Refer to Table 17.245.110-1 for summary of location, permit and development standards):

1. Evidence that the applicant has all current licenses and registrations from the FCC, the CPUC, and any other applicable regulatory bodies necessary to provide wireless communication services utilizing the proposed wireless communication facility.

2. A site plan drawn to scale by a California licensed land surveyor or civil engineer showing property lines; the location of the proposed facility; the distance of the proposed facility from property lines; adjacent roadways and rights-of-way; contours; the height of the proposed facility and the facility type; guy wires and anchors; facility dimensions; setbacks; existing structures on the underlying property; elevation drawings depicting the typical design of the proposed facility; parking; access easements; and fencing.

3. A conceptual landscape plan indicating all existing vegetation, identifying landscaping that is to be retained on the site and identifying any additional vegetation that is needed to satisfactorily control erosion and screen the facility from adjacent land uses and public vistas. All existing trees larger than four inches in diameter at a height of four and one-half feet shall be identified in the landscape plan by species type and the plan shall indicate whether the trees are to be retained or removed. Landscape plans are not required for concealed wireless communications facilities.

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4. Propagation diagrams showing the existing network coverage within one mile of the site and the proposed coverage based upon the proposed facility at the proposed height.

5. Photo simulations showing the proposed facility from all public roads and all residential developments within a one-half mile radius of the site.

6. A letter stating whether or not Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.

7. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement shall include a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement shall also include a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the City may remove the facility at the property owner's expense and lien the property for the cost of such removal. Proprietary information in the lease may be redacted.

8. A list of all towers owned by the applicant located within the City. The list shall include the following information:

    a. Zoning permit numbers.

    b. Assessor's parcel number(s).

    c. GPS coordinates.

    d. Street addresses.

    e. Thomas Brothers map page and coordinates (identify edition used).

    f. Type of facility (concealed, disguised, co-located, other).

    g. Number of antennas on each facility.

9. If required by the City Engineer, a geotechnical report that shall include the following:

10. Soils and geologic characteristics of the site based upon site-specific sampling and testing;

    a. Foundation design criteria for the proposed facility;

    b. A slope stability analysis;

    c. Grading criteria for ground preparation, cuts and fills and soil compaction;

    d. A geologic hazards evaluation to include regional seismicity, potential for strong ground shaking, all appropriate primary and secondary seismic hazards, and recommended mitigation measures;

    e. A detailed fault hazard valuation prepared by a California registered geologist

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or certified engineering geologist for any wireless communication facility located within an Alquist-Priolo Special Studies Zone, County Fault Zone, or within 150 feet of any other active or potentially active fault; and

f. A detailed liquefaction hazard evaluation prepared by a California registered geologist or certified engineering geologist for wireless communication towers located within a county liquefaction zone.

11. If required by the Community Development Director, a biological assessment that shall include the following:

    a. A proposed facility description including location, height of tower as measured from the ground, description of associated equipment, width and length of access roads and driveways, and length and right-of-way width of power and communication lines;

    b. Existing biological resources on-site including quantification of vegetation and habitat types, color photo documentation of on-site and surrounding vegetation, a description of water resources, potential habitat for federal and state-listed species, and sensitive species habitats;

    c. The results of any focused surveys for federally listed species (if required); and

    d. Impacts to biological resources including quantification of the habitat to be removed as a result of the proposed facility.

12. A variance application pursuant to Chapter 17.70 of this Title, a variance application shall be required accompanied by the required application fee, if the wireless communication facility exceeds the maximum height allowed or the applicant desires not to comply with any other development standard herein.

13. The applicable wireless communication facility application fee established by City Council resolution as set forth in Chapter 3.44.

14. A map that indicates existing, identifiable wireless communication facilities within a one-mile radius of the proposed location of the new wireless communication facility, and an explanation of why collocation on these existing facilities, if any, is not feasible. This explanation must include such technical information and other factual justifications as are necessary to document the reasons why collocation is not a viable option. The applicant must provide a list of all existing structures considered as alternatives to the proposed location, together with a general description of the site design considered at each location. The applicant must also provide a written explanation for why the alternatives considered were unacceptable or infeasible, unavailable, or not as aesthetically desirable as the proposed location. This explanation must include such technical information and other factual justification as are necessary to document the reasons why each alternative is unacceptable, infeasible, unavailable, or not as aesthetically desirable as the proposed location. If an existing wireless communication facility is listed among the alternatives, the applicant must specifically address why the modification of such wireless communication facility is not a viable option. The written explanation must also state the radio frequency coverage and capacity needs and objectives of the applicant and must include maps of existing coverage and predicted new coverage with the

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proposed facility.

15. A statement that the proposed wireless communication facility is available for collocations, or an explanation of why future collocation is not technically feasible or potentially available.

16. A radio frequency (RF) report prepared and certified by an RF engineer acceptable to the City that certifies that the proposed facility, as well as any collocated facilities, will comply with applicable federal RF exposure standards and exposure limits. The RF report must include the frequency and power levels (in watts ERP) for all existing and proposed transmitters at the site and exhibits that show the location and orientation of all transmitters and the boundaries of areas with exposures in excess of the uncontrolled/general population limit and the controlled/occupational limit.

17. A noise study prepared and certified by an engineer for the proposed facility and all associated equipment including all environmental control units, sump pumps, temporary backup power generators, and permanent backup power generators demonstrating compliance with the City's noise regulations. The noise study must also include an analysis of the manufacturers' specifications for all noise-emitting equipment and a depiction of the proposed equipment relative to all adjacent property lines.

B. Any applicant seeking to modify an existing wireless communication facility or to co-locate on an existing wireless communication facility need only submit items 1, 2, 3, 5, 7, 12, 11, 15, and 16 from subsection A above, as applicable.

C. The proposed facility height shall be stated in all hearing notices.

D. A cash or other sufficient deposit for any third-party peer review determined by the Community Development Director to be necessary to ensure compliance with the technical requirements of this chapter.

(Ord. 247, 1/15/2025)

§ 17.245.090. Development standards.

All wireless communication facilities shall comply with the following development standards (Refer to Table 17.245.110-1 for a summary of location, permit and development standards).

A. Area Disturbance. Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.

B. Fencing and Walls. All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence, or other screening option at a maximum height of six feet as deemed appropriate by the Community Development Director.

C. Height Limitations. The height of any wireless communication facility may not exceed the following standards:

1. Concealed wireless communication facilities may not exceed the maximum building height in the applicable zone.

2. Disguised wireless communication facilities may not exceed 50 feet in residential

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zone classifications and may not exceed 70 feet in nonresidential zone classifications.

3. Co-located facilities that are not substantial changes to the existing wireless communication facility are not subject to any height limitation.

4. Co-located facilities that are substantial changes to the existing wireless communication facility may not exceed the maximum building height applicable to the type of tower on which the co-located facilities will be installed.

5. Other wireless communication facilities may not exceed the maximum building height in the applicable zone.

D. Impacts. All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.

1. Landscaping. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. Wireless communication facilities construed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If a water source is not available, indigenous plants shall be used and manually watered until established.

2. Lighting. Outside lighting is prohibited unless required by federal or state law. Any security lighting shall meet the requirements of Chapter 8.64 of the Wildomar Municipal Code. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.

E. Noise. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 dBA inside the nearest dwelling and 60 dBA at the property line.

F. Parking. Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. No vehicles may remain parked overnight, with the exception of technicians working at the site during the night. If a new wireless communication facility is placed on existing parking spaces required by the use currently on site, the parking spaces shall be replaced so that the current use has the necessary parking required by this Title. If such replacement of spaces is not feasible, a variance may be requested.

G. Paved Access. All wireless communication facilities located within residential developments containing lots 18,000 square feet or smaller shall be accessed via a paved road. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface.

H. Power and Communication Lines. No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrate that undergrounding such lines

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would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires. All underground utilities shall be installed in a manner to minimize disturbance of existing vegetation and wildlife habitats during construction. Removal of underground equipment upon the abandonment of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety or sensitive resources.

I. Roof-Mounted Facilities. Wireless communication facilities mounted on a roof shall be less than 10 feet above the roofline.

J. Sensitive Viewshed. Wireless communication facilities proposed on ridgelines and other sensitive view-sheds shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction.

K. Setbacks. Wireless communication facilities shall meet the following setback requirements:

1. Concealed wireless communication facilities shall meet the setback requirements of the zone classification in which they are located.

2. Disguised wireless communication facilities in and adjacent to nonresidential zone classifications shall be set back from habitable dwellings a distance equal to 125% of the facility height. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be set back from habitable dwellings a distance equal to 200% of the facility height or shall be set back from residential property lines a distance equal to 100% of the facility height, whichever is greater.

3. Co-located wireless communication facilities that are a substantial change to the existing wireless communication facility shall meet the setback requirements applicable to the type of tower on which the co-located facilities will be installed.

4. Co-located facilities that are not a substantial change to the existing wireless communication facility are not subject to any setback requirements.

5. Other wireless communication facilities shall be set back from habitable dwellings a distance equal to 1,000 feet.

L. Support Facilities. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the City's Design Standards and Guidelines where appropriate. Where there are no structures in the immediate vicinity, equipment closures shall blend with existing naturally occurring elements of the viewing background shall be screened from view by landscaping, fencing/ walls or other methods. Equipment enclosures shall not exceed 13 feet in height.

M. Treatment. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture. All finishes shall be dark in color with a matte finish and have a reflective rating of 38%.

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Table 17.245-110-1 - Location, Permit Application and Development Standards Summary			
Type of Facility	M-1	C-G	R-R, R-A, R-1, R-2, R-T
Concealed	Minor development permit	Minor development permit	Minor development permit
	Height limitation of zone.		
	Setback requirements of zone.		
Disguised	Minor development permit	Minor development permit	Minor development permit
	Maximum height of 70'.		Maximum height of 50'.
	Setback from habitable dwelling 125% of facility height (if adjacent to residential zone apply residential setback).		Setback from a habitable dwelling (200% of facility height or setback from a property line 100% of facility height, whichever is greater).
Co-located, Substantial Change	Revised permit	Revised permit	Revised permit
	Height limitation applicable to tower type.		
	Setback requirements of tower type.		
Co-located, Not Substantial Change	Substantial conformance	Substantial conformance	Substantial conformance
	No height limit.		
	No setback		
Other	Conditional Use Permit	Not allowed	
	Height limitation of zone.		
	Setback from a habitable dwelling - 1,000 feet.		

(Ord. 247, 1/15/2025)

§ 17.245.100. Abandoned sites.

A. Any wireless communication facility that is not continuously operated for a period of 60 days shall be conclusively deemed abandoned.

B. The telecommunications service provider shall have 60 days after a notice of abandonment is mailed by the City to either make the facility operable, replace the facility with an operable facility, or remove the facility.

C. Within 90 days of the date the notice of abandonment is mailed, the City may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal.

D. The owner of the property shall, within 120 days of the City's removal, return the site to its approximate natural condition. If the owner fails to do so, the City can restore and revegetate the site at the property owner's expense.

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E. If there are two or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it.

(Ord. 247, 1/15/2025)

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CHAPTER 17.250
RECYCLING FACILITIES

§ 17.250.010. Purpose.

These standards are designed to provide appropriate development of recycling facilities pursuant to the 1986 California Beverage Container Recycling and Litter Reduction Act (Public Resources Code Section 14500 et seq.).
(Ord. 247, 1/15/2025)

§ 17.250.020. Development standards.

A. Reverse Vending Machines.

1. Location. Reverse vending machines shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to development review or use permits, and shall be located within 30 feet of the entrance to the commercial or industrial structure, without obstructing pedestrian or vehicular traffic, or occupying parking spaces required by the primary use.

2. Parking. No additional parking spaces for access or use shall be required.

3. Size. Reverse vending machines shall occupy no more than 50 square feet of floor area per machine, and shall be no more than eight feet in height.

4. Design. Reverse vending machines shall be constructed and maintained with durable waterproof and rustproof material, and shall be clearly marked to identify material to be deposited, operating instructions, and the identity and the telephone number of the operator or responsible person to contact in the event of machine malfunction or if the machine is inoperative.

5. Signs. Signs shall have a maximum surface area of four square feet.

6. Maintenance. Units shall be maintained in a clean litter-free condition, and shall be sufficiently illuminated to ensure safe operations at all times.

7. Operating Hours. Such facilities shall have operating hours at least the same as the primary use.

B. Mobile Recycling Units.

1. Mobile recycling units shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to approved development review or conditional use permits.

2. Mobile recycling units shall be no larger than 500 square feet and occupy no more than five parking spaces not including space needed for material removal or transfer.

3. Such facilities shall accept only glass, metals, plastics, papers and such other nonhazardous materials suitable for recycling.

4. Parking. No additional parking spaces for customer use at facilities located in established parking lots of a primary use, shall be required. Mobile recycling units

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shall have an area which is clearly marked to prohibit other vehicular parking during times when the mobile unit is scheduled to be present.

5. Setbacks.

   a. Units shall be set back at least 10 feet from any street line and shall not obstruct pedestrian or vehicular traffic.

   b. The storage, operation and concealment of materials shall conform to the setback and development standards of the zone in which the project is located.

   c. Containers for 24-hour material donation shall be at least 30 feet from any residentially zoned property unless superseded by an acoustic barrier approved by the Community Development Director.

6. Storage.

   a. Storage containers shall be securable and constructed of waterproof and rustproof materials.

   b. Storage of recyclable materials outside of containers or mobile unit when an attendant is not present is prohibited.

   c. Containers shall be clearly marked to indicate the type of material acceptable for collection. The facility shall identify the operator and hours of operation.

7. Maintenance facilities shall be maintained in a safe and litter-free condition.

8. Hours of Operation. Attended facilities located within 100 feet of any residentially zoned property shall operate only between the hours of 9:00 a.m. and 7:00 p.m.

9. Signs.

   a. All on-site signs shall comply with the provisions of Chapter 17.180 (Signs).

   b. Directional signs may be installed, as approved, if necessary to facilitate traffic circulation.

   c. A sign shall be affixed to the facility prohibiting the deposit of hazardous or toxic materials after hours or at any time an attendant is not present.

10. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

11. Landscaping. Facilities shall be located so as not to affect the landscaping required for any concurrent land use.

12. Additional Development Requirements. Additional development standards may be required as conditions of approval.

C. Recycling Collection Facilities. Containers provided for after-hours donation shall be set back at least 50 feet from any property zoned or occupied for residential use, and shall be constructed of sturdy and durable containers that have the capacity to accommodate donated materials.

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1. Storage of Materials.

    a. All exterior storage of materials shall be in sturdy weather and rustproof containers which are covered, baled or palletized; and which are secured and maintained in good condition.

    b. Storage for flammable materials shall be in nonflammable containers.

    c. Storage for the recycling of oil shall be in containers approved by the Health Department.

2. Parking. Parking shall be provided for six vehicles or the anticipated peak customer demand load, whichever is greater. One additional parking space for each commercial vehicle operated by the facility shall be provided.

3. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

4. Hours of Operation. If the facility is located within 500 feet of property zoned or designated for residential use subsequent to the General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.

5. Signs. All on-site signs shall be in conformance with the standards set forth in Chapter 17.180 (Signs), and shall clearly identify the responsible operating parties and their telephone numbers.

6. Power-Driven Machinery. The use of power-driven machinery shall be limited to state-approved reverse vending machines. In addition:

    a. Machinery which is necessary for the temporary storage, efficient transfer, or securing of recyclable materials may be permitted with the approval of a minor development permit.

    b. In the M-I zones power-driven machinery which is used to briquette, shred, transform and otherwise process recyclable materials may be approved with a conditional use permit.

7. Additional Development Requirements. Additional development standards may be required as conditions of approval.

D. Recycling Processing Facilities.

1. The processing facility shall operate totally within an enclosed building with no outside storage, and shall be located at least 150 feet from property zoned or designated for residential use pursuant to the General Plan. Outside storage shall not be permitted.

2. Setbacks, landscaping and structural requirements shall comply with the development standards of the underlying zone.

3. Storage of Materials.

    a. All outside storage of materials shall be in sturdy weather and rustproof

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containers which are covered, baled, or palletized; and which are secured and maintained in good condition.

b. Storage for flammable materials shall be in nonflammable containers.

c. Storage for the recycling of oil shall be in containers approved by the Health Department.

d. Storage of recyclable materials outside of containers or mobile/recycling unit when attendant is not present is prohibited.

e. Containers shall be clearly marked to indicate the type of material accepted for collection.

4. Parking. Parking shall be provided on site for the peak load circulation and parking of customers. If the facility is to service the public, parking spaces shall be provided for a minimum of 10 customers, or the peak customer demand load whichever is greater.

5. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

6. Hours of Operation. The facility shall identify the operator and the hours of operation. If the facility is located within 500 feet of property zoned or planned for residential use pursuant to the General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.

7. Signs. All on-site signs shall be in conformance with the standards set forth in Chapter 17.180 (Signs), and shall clearly identify the responsible operating parties and their telephone numbers.

8. The site shall be maintained in a safe and litter-free condition on a daily basis.

9. Additional Development Requirements. Additional development standards may be required as conditions of approval.

(Ord. 247, 1/15/2025)

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CHAPTER 17.255
MINI-WAREHOUSES/SELF-STORAGE FACILITIES

§ 17.255.010. Purpose.

The City Council has enacted the following provisions to provide minimum development standards for mini-warehouses in the City. These standards are designed to provide for the appropriate development of mini-warehouses and to protect the health, safety and welfare of City residents using such facilities or who live or conduct business adjacent to such facilities.
(Ord. 247, 1/15/2025)

§ 17.255.020. Permitted uses.

Mini-warehouse/self-storage facilities shall only be permitted in the M-I industrial zone and subject to the approval of a conditional use permit. The facility use shall be designed and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation.
(Ord. 247, 1/15/2025)

§ 17.255.030. Development/Performance standards.

A. The size of individual storage spaces within a mini-warehouse facility shall have a maximum gross floor area of 500 square feet.

B. Lot Coverage. The maximum lot coverage shall be 65%.

C. Location. No mini-warehouse buildings shall be located in the front 25% of the lot (as measured from the front property line). The front 25% of the lot shall be reserved for business offices, caretakers' quarters and similar commercial type uses.

D. Screening. The area designated for mini-warehouse buildings (rear 75%) shall be separated from the front portion of the site by a six-foot high decorative masonry wall combined with an earthen berm or landscaping to provide an eight foot high screen wall.

E. RV and Boat Storage. All mini-warehouse projects shall designate an area equal to 10% of the rear portion of the site for the storage of RVs and boats. This storage area shall be screened from public streets with a decorative masonry wall (or green wall) six feet in height.

F. Perimeter Walls. Perimeter walls (e.g., side and rear property lines) shall be decorative block six to eight feet in height. The rear and sides of mini-warehouse buildings may be used in place of portions of the required perimeter wall where no individual storage units are accessible from the building sides. The exterior side of all perimeter decorative masonry walls and storage building sides (if used in place of portions of the walls), shall be coated with a protective coating that will facilitate the removal of graffiti. Building exteriors shall not be corrugated metal or similar surface but shall be of finished quality.

G. Surface Covering. All surfaces shall be color coated in coordinating colors as approved by the hearing body.

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H. Roofing. Roofing materials shall be compatible with area development. To the extent feasible, roofs shall be designed to accommodate solar panels if proposed with a mini-warehouse development.

I. Lighting. Mini-warehouse facilities shall comply with the following lighting standards:

1. All lighting shall be indirect, hooded and positioned so as not to reflect onto adjoining property or public streets.

a. All mini-warehouse complexes shall comply with the City's light pollution ordinance provisions (Chapter 8.64)

b. Lighting fixtures may be installed in each individual storage space, provided that the fixtures shall not include or be adaptable to provide electrical service outlets.

J. Gates. All gates shall be decorative wrought iron, or other metal type. All gates shall be painted a color which blends in with the rest of the mini-warehouse development. All gates shall be subject to review and approval by the Fire Department to assure adequate emergency access.

K. Parking. Parking shall be provided in accordance with the requirements set forth in Chapter 17.155.

L. Landscaping. All street setbacks and setbacks between the mini-warehouse use and residentially zoned property shall be landscaped. This landscaping shall include shrubs, trees, vines or a combination thereof which act to soften the visual effect of the walls. This landscaping shall be in addition to and coordinated with the landscaping required for parking areas under Chapter 17.155.

M. Setbacks.

1. Front/Street Setback. The front/street setback shall be a minimum of 25 feet from ultimate street right-of-way line. The mini-warehouse structures must be located on the rear 75% of the site and maintain a minimum setback of 100 feet.

a. Side/Rear Setbacks. Where the side or rear setback areas adjoins a lot with a commercial or industrial zoning designation, there is no minimum setback. If the use is adjacent to a residential zoning designation, a minimum side/rear setback of 35 feet shall be required. Walls shall be located so as to provide a buffer between the residential zone and the mini-warehouse zone.

b. All open areas, including interior setbacks, may be used for driveways, parking, outdoor storage or landscaping.

N. Caretaker's Residence. One caretaker's residence (located within the front 25% of the lot) is permitted with the mini-warehouse facility. Where a caretaker's residence is proposed, a minimum of two parking spaces shall be provided for the caretaker's residence in addition to those required for the mini-warehouse land use outlined in Chapter 17.155.

O. Prohibited Materials. The following materials shall not be stored in mini-warehouses:

1. Flammable or explosive matter or material;

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a. Matter or material which creates obnoxious dust, odor or fumes;

b. Truck or vehicular rental;

c. Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et seq.).

P. Prohibited Facilities.

1. No water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage spaces.

a. Prefabricated shipping containers shall not be used as mini-warehouse facilities.

b. No individual storage space shall be used for a residence or any business activity.

2. No mini-warehouse facility with or without outdoor storage is allowed on properties within 1,000 feet from any major or commercial corridors or freeway off-ramps as shown in Figure 2-3 and described in Table 2-2, specifically Focus Areas 3 through 8, of the Wildomar General Plan, Land Use Element (Chapter 2).

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

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CHAPTER 17.256
RURAL EVENT VENUE

Prior History: Former Ch. 17.260 Mobilehomes, compiled of RCC Ch. 17.260; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.256.010. Purpose.

The purpose of this section is to provide for the orderly development within the City of Wildomar of rural event venues and bed and breakfast lodging, as these terms are defined in Article VI (Definitions). Additionally, this chapter is intended to protect the rural character and ensure the rural event venue will not result in a change to the residential character of the surrounding community.
(Ord. 247, 1/15/2025)

§ 17.256.020. Rural event venue application.

No person shall rent, offer to rent, or advertise for rent a rural event venue without a valid conditional use permit by the City pursuant to Chapter 17.80 and in the manner provided for by this chapter.
(Ord. 247, 1/15/2025)

§ 17.256.030. Development and operational standards.

A. Minimum Lot Size.

Table 17.256.020-1 Rural Event Venue Lot Size Requirements	
Event Center Type	Minimum Lot Size
Small rural event venue	5 acres
Intermediate rural event venue	10 acres
Large rural event venue	25 acres
Bed and breakfast lodging	40,000 sq. ft.

B. Setbacks. All rural event venues shall be required to have all outdoor activities associated with the agricultural event venue (with the exception of parking) a minimum of 200 feet from the exterior property lines or as specified by the conditional use permit. An application must delineate where all outdoor activities will occur.

C. Parking. Adequate on-site parking facilities, pedestrian and vehicular circulation, and vehicular ingress and egress, shall be provided in compliance with Chapter 17.155 (Parking and Loading). Additional standards include:

1. All on-site parking areas do not need to be paved; however, they must be stabilized in order to minimize any off-site dust impacts and for compliance with water quality control purposes;

2. Adequate parking must be provided based on maximum occupancy of the site.

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Occupancy will be determined based on the seating capacity of the venue.

3. If buses or limousines are proposed for off-site transport, adequate drop off and pick up locations must be provided on site.

4. Any parcel where a facility is proposed shall have access to a paved and maintained public street.

D. Signs. One externally illuminated monument sign shall be permitted and shall be located at access points to the parcel, subject to the following criteria:

1. Signs are allowed only for frontages adjoining a public street;

2. Monument signs shall not be located closer than five feet from a property line;

3. The maximum sign area shall be 20 square feet per side and not exceed four feet in height;

4. Monument signs shall contain an address plate identifying the project or use by specific street address. The address plate shall not exceed four square feet in area. Numbers shall be a minimum of six inches in height. Address plates shall not be calculated against the allowed sign area;

5. Illumination shall be down lit and shall not be allowed to spill over into, or provide glare, to adjacent properties or rights-of-way;

6. On-site directional signage shall be no larger than 12 square feet in area and its design shall be complimentary to the monument sign.

E. Ancillary Structures.

1. If an ancillary structure is provided as part of the project approval, ancillary structures shall be permanent construction, shall be fully enclosed, or enclosable on four sides, and shall have a roof. Ancillary structures shall be complimentary in terms of size, scale, and materials used on the primary structure on the site;

2. Ancillary structures shall be consistent with all development standards of the R-R zone, as shown in Table 17.30.030-1.

F. Venue Size.

1. Small rural event venues shall be allowed a maximum event size of 150 guests or as specified by the conditional use permit.

2. Intermediate rural event venues shall be allowed a maximum event size of 250 guests or as specified by the conditional use permit.

3. Large rural event venues shall be allowed a maximum event size of 500 guests or as specified by the conditional use permit.

4. Bed and breakfast lodging - maximum capacity shall be no more than the equivalent of three guests per bedroom, excluding bedrooms utilized by the property owner and other permanent residents.

G. Number of Events.

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1. Small rural event venues shall be limited to 104 events per year.

2. Intermediate and large rural event venues shall be limited to 260 events per year.

H. Hours of Operation.

1. Rural event venues shall be allowed to operate from 10:00 a.m. to 10:00 p.m. on Friday and Saturday and from 10:00 a.m. to 8:00 p.m. Sunday through Thursday or as specified by the conditional use permit.

I. Noise. Noise levels generated from events shall be subject to the following criteria:

1. All noise generated by the event use shall conform to Chapter 9.48 (Noise Regulation), and shall be subject to the provisions contained therein;

2. Noise levels for events shall not exceed the City's noise standards, either during set up or as part of the event;

3. The applicant shall monitor and ensure that the noise levels shall not exceed City of Wildomar noise standards;

4. Any noise generating activities shall be terminated at 10:00 p.m.

J. Sanitary Facilities.

1. The Community Development 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 Director shall require any other conditions which will ensure the operation of the facility in an orderly and efficient manner and in full compliance with the purpose/intent of this section.

(Ord. 247, 1/15/2025)

§ 17.256.040. Inspections.

The owner shall permit the City to inspect the rural event venue and/or bed and breakfast and property at any time prior to issuance of a permit, or during the operation of the rural event venue and/or bed and breakfast for the purpose of making a reasonable inspection to observe and enforce compliance with all applicable laws, rules and regulations, including the provisions of this chapter and all applicable requirements of Title 17 of this Municipal Code. The owner may be required to reimburse the City for the cost of an inspection, not to exceed the actual cost of

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such inspection.
(Ord. 247, 1/15/2025)

§ 17.256.050. Public nuisance.

It shall be unlawful and a public nuisance for any person to commit, cause or maintain a violation of this chapter. The City may, in addition to, or in lieu of, prosecuting a criminal action hereunder, commence proceedings for the abatement, removal and/or enjoinment thereof in any manner provided by law.
(Ord. 247, 1/15/2025)

§ 17.256.060. Violations and penalties, enforcement.

A. It shall be unlawful for any person to fail to comply with any of the requirements of this chapter, or operate a rural event venue and/or bed and breakfast within the jurisdiction of the City contrary to or in violation of any of the provisions of this chapter, any applicable provisions of Title 17 of this Municipal Code, or any other applicable laws, rules and regulations.

B. Violations of this chapter may be enforced by any method allowed in this Municipal Code, or any other applicable enforcement mechanism available to the City.

(Ord. 247, 1/15/2025)

§ 17.256.070. Denial, suspension, and revocation of permits.

A. Denial, Suspension or Revocation. In addition to any other remedy provided by this chapter, a rural event venue permit may be denied, and if already issued, may be suspended or revoked by the City Manager, pursuant to this section.

B. Grounds. A permit issued under this chapter, and/or a City business registration issued by the City may be denied, suspended or revoked upon any of the following grounds:

1. A material misrepresentation, false or misleading information was included on the application or renewal application for a permit and/or City business registration application.

2. A violation of any provision under this chapter, any applicable provision under Title 17 of this Municipal Code, and/or any other applicable law, rule or regulation has occurred on the premises of the rural event venue.

3. An authorized official has given notification of existing health or safety violations on the property or non-compliance with applicable laws, rules and regulations relating to health and safety.

4. A rural event venue permit for the property has been suspended or revoked in the previous 12 months, unless the property has been sold and the new owner can demonstrate to the City a change of property ownership during that time period.

5. The applicant is delinquent in the payment of any outstanding fees, assessments or taxes owed to the City related to any property located in the City that is owned by the applicant, including, but not limited to, Transient Occupancy Taxes (TOT).

6. Appeal of Denial, Suspension or Revocation. The appeal procedures for the denial,

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suspension or revocation of a permit shall be those set forth in Section 17.125.110 (Appeals) of this Municipal Code.

7. Public Notice of Suspension or Revocation. If a rural event venue permit is suspended or revoked pursuant to this section, notification shall be provided by the City to all record property owners located within 300 feet of the subject rural event venue and/or bed and breakfast of any imposed suspension or revocation of the permit. Posting of the suspension or revocation shall also be provided on the City's rural event venue webpage.

8. Prohibited Operations. If a rural event venue permit is revoked pursuant to this section, the applicant shall not operate a rural event venue and/or bed and breakfast at the property for a period of 12 months from the date of such revocation. No permit that is revoked by the City may be transferred to any other person or entity to operate a rural event venue at the property during such period of revocation. Termination of property use as a rural event venue.

(Ord. 247, 1/15/2025)

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Article VI
Definitions

CHAPTER 17.265
UNIVERSAL DEFINITIONS

§ 17.265.010. Purpose.

This chapter provides definitions of terms and phrases used in Title 17 that are technical or specialized, or that may not reflect common usage. If any of the definitions in this chapter conflict with definitions in other provisions of the Municipal Code, these definitions shall take precedent for the purposes of Title 17. If a word is not defined in this chapter, or other provisions of the Municipal Code, the Community Development Director shall determine the most appropriate definition in compliance with Chapter 17.15 (Interpretation). State law definitions, as they may be amended from time to time, take precedent over the definitions in this section. (Ord. 247, 1/15/2025)

§ 17.265.020. "A" Definitions.

Abandoned Sign. Means:

1. Any outdoor advertising display that is allowed to continue for more than six months without a poster, bill, printing, painting, or other form of advertisement or message;
2. Any outdoor advertising display that does not appear on the inventory required by Chapter 17.176 (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 (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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Acre, Net. The portion of a site outside of the public right-of-way not reserved for public use. The following are not included in the net acreage of a site: public or private road rights-of-way, common or public open space, and floodways.

Action. A decision on a permit application or other land use matter, made by the approval authority.

Addition. An extension or increase in floor area or height of an existing building or structure.

Adverse Impact. A condition that creates, imposes, aggravates or leads to inadequate, impractical, unsafe, unsightly or unhealthy conditions.

Affordable Housing. Dwelling units with a sales price or rent within the means of a low- or moderate-income household as defined by state or federal legislation. As used in this Development Code:

Very low income refers to family units/households whose annual income is 50% or less of the area's median income as defined in Health and Safety Code Section 50105 (Government Code Section 65915(b)(1)(B)).

Low income refers to family units/households whose annual income is between 50% and 80% of the area's median income as defined in Health and Safety Code Section 50079.5 (Government Code Section 65915(b)(1)(A)).

Moderate income refers to family units/households whose annual income is between 80% and 120% of the area's median income as defined in Health and Safety Code Section 50093 (Government Code Section 65915(b)(1)(D)).

Affordable Rent. The definition set forth in California Health and Safety Code Section 50053.

Agricultural Operations, Commercial. Use of land for the propagation, care, maintenance, production of food and fiber, including the growing of crops and/or the grazing of animals on natural or improved pastureland for the purpose of sale of goods and/or crops for profit. Agriculture uses include agricultural labor housing (see Agricultural Labor Housing).

Agricultural Operations, Noncommercial. Use of land for the propagation, care, maintenance, production of food and fiber, including the growing of crops and/or the grazing of animals on natural or improved pastureland for personal use. Agriculture uses include agricultural labor housing (see Agricultural Labor Housing).

Agricultural/Employee Housing.

Six or fewer persons is treated as a single-family structure and residential use as described in California Health and Safety Code Sections 17021.5 and employee housing as defined in California Health and Safety Code Section 17008, including farm worker housing means any attached or detached dwelling unit used to house farm/agricultural workers and their family members, including temporary mobilehomes.

Group quarters. Farm worker/Employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use as described in 17021.6, and employee housing as defined in California Health and Safety Code Section 17008, including farm worker housing.

Aisle. The traveled way by which cars enter and depart parking spaces.

Alcoholic Beverage Sales. An activity or business engaged primarily in the sale of alcoholic

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beverages for on-site or off-site consumption in accordance with the state Alcohol Beverage and Control (ABC) agency.

Alley. A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Alteration. Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders and all interior partitions; any change in doors, windows or means of ingress or egress; any enlargement or diminution of a building or structure, whether horizontally or vertically; or the moving of a building or structure from one location to another.

Amenity. Aesthetics or other characteristics of a development that increase its desirability to the community, such as swimming pools, tennis courts, security systems, views, landscaping or enhanced open space.

Amusement Park. Facilities or uses that provide participant recreation indoors or outdoors. Amusements parks may include a variety of recreational uses, including but not limited to go carts, amusement arcades, miniature golf courses, batting cages and other similar uses.

Animal. Except for humans, any living, breathing creature, including mammals, birds, rodents, dogs, livestock, pets, reptiles, insect, fish, horse, livestock or other non-human creature, whether wild or domestic.

Small. Pygmy goats, potbelly pigs, poultry, rabbits, domestic dogs and cats and other comparably sized animals distinguished from those defined as medium or large animals.

Medium. Swine, pygmy horses, goats, sheep and other comparably sized animals distinguished from those defined as small or large animals.

Large. Horses, cows and other animals so categorized by their size, weight and/or appearance to be large animals.

Animal Hospital. A place where animals or pets are given medical or surgical treatment and care.

Animal Keeping, Commercial. The keeping, breeding, caring, boarding, training, or marketing of animals for sale or for profit.

Animal Keeping, Non-Commercial. The keeping, breeding, caring, boarding, training, or marketing of animals for personal use.

Animal Rescue. The care and boarding of animals at a residence for noncommercial or not for profit purposes. The number and type of animals allowed are limited to that which would otherwise be allowed as pets.

Annexation. The incorporation of a land area into an existing City or district resulting in a change in the boundaries of the City or district.

Antenna. A device used for the purpose of transmitting and/or receiving wireless communication signals.

Antenna structure. An antenna and its associated support structure, such as a monopole or tower.

Apartment. A building, or group of buildings, in which all dwelling units in the building are owned by a single party and rented out to individual tenants.

Apiary. A facility for the keeping of bees.

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Appeal. A request for a review of a decision or action taken on a proposed permit application or other land use matter by the approving authority.

Appeal Authority. The agency, board, group or legally designated individual empowered to review and deny, uphold, or refer back to the approval authority, an appeal of an action taken by an approval authority.

Applicant. The owner(s) or lessee(s) of property, or their authorized agent(s), or person(s) who have contracted to purchase property contingent upon their ability to obtain the required entitlements, and who requests in writing, on the appropriate forms, the approval of a permit, license, certificate or other entitlement from the City.

Application, Accepted. An application filed with and accepted for processing by the City in accordance with the requirements of this Title, containing all items required as stated on the applicable application form.

Application, Complete. An application that has been deemed complete in accordance with California Government Code Section 65943 (Permit Streamlining Act).

Applied Water. The portion of water supplied by the irrigation system to the landscape.

Approval Authority. The City Council, Planning Commission, or Community Development Director.

Approved Plan. A final plan that has been approved by the appropriate approval authority.

Assessed Value. The assessed value of the structure as shown in the current Riverside County property assessment roll in effect at the time of the occurrence of the casualty, or at the time the repair and maintenance is first conducted.

Assisted Living Facility. See Residential Care Facility.

Attached. Any structure that has an interior wall or roof in common with another structure.

Auction. The sale of new and used merchandise offered to bidders by an auctioneer for money or other consideration.

Aviary. A facility for the keeping of birds.

Awning. A roof-like cover attached to and extending from the wall of a building to provide shielding of windows and/or entrances.
(Ord. 247, 1/15/2025)

§ 17.265.030. "B" Definitions.

Balcony. A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade or parapet.

Bar. Premises used primarily for the dispensing of alcoholic beverages by the drink for on-site consumption.

Base Station. The transmission equipment and non-tower support structure at a fixed location that enable FCC-licensed or authorized wireless communications between user equipment and a communications network. A "non-tower support structure" means any legally existing structure (whether built for wireless purposes or not) that supports wireless transmission equipment.

Bed and Breakfast. A business operated in an owner-occupied residence offering short-term rental of overnight accommodations, which provides on-site breakfast service.

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Bedroom. A private room for sleeping, separated from other rooms, and accessible to a bathroom without crossing another bedroom.

Berm. A mound of earth or the act of pushing earth into a mound.

Boarding House. A residence or dwelling, other than a hotel, wherein a room or rooms, with or without individual or group cooking facilities, are rented, leased or subleased under two or more separate written or oral rental agreements, leases or subleases, whether or not the owner, agent or rental manager resides within the dwelling unit. Transitional housing and supportive housing, as defined in California Health and Safety Code Sections 50675.2(h) and 50675.14(b)(2), are not boarding houses for the purposes of this Title.

Buffer Area. A strip of land established to protect one type of land use from another land use.

Buildable Area/Building Envelope. The area of a lot remaining after the minimum setback and open space requirements have been met; the area within which primary and accessory structures may be located, unless an encroachment into the setback is otherwise permitted.

Building. Any structure having a roof, or fully enclosed by walls, and intended for the shelter, housing or enclosure of persons, animals, or property.

Building Height. Building height shall be measured in accordance with Section 17.150.020.B (Height Measurement).

Building Permit. Written permission, issued by the City, for the construction, repair, alteration or addition to a structure or building.

Building, Accessory. See Structure, Accessory.

Building, Primary. A building in which the principal use is conducted.

Business day. Refers to any day in which normal business operations, Monday through Thursday from 8:00 a.m. to 5:00 p.m. local time and excludes weekends and public holidays.

Business Services. Rendering services to business establishments on a fee or contract basis. (Ord. 247, 1/15/2025)

§ 17.265.040. "C" Definitions.

Cannabis Business. Any person engaged in commercial cannabis activity as defined in California Business and Professions Code Section 26001.

Cannabis Distribution Site. A facility where cannabis and cannabis products are stored or inspected by a licensed cannabis distributor for the purposes of distribution and transportation between licensed cannabis businesses.

Canopy. A fixed roofed structure of any material projecting from and connected to a building, column or post or supported by a frame extending from a building and/or post.

Caretaker Residence. Separate or attached living quarters, usually including kitchen facilities, for employees living on-site.

Carport. A permanently roofed structure with not more than two enclosed sides, used or intended to be used for motor vehicle shelter and storage.

Carwash. A commercial facility for washing automobiles, light duty trucks, and vans where facility employees wash or dry the vehicles; the customer washes the vehicle using on-site equipment or drives through an automated car washing and drying facility; or the customer

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washes the vehicle using on-site equipment.

Cat. A domestic cat of the species Felis catus, including its young or kittens.

Cattery. Any building, structure, enclosure, or premises whereupon, or within which, ten or more cats, four months of age or older, are kept or maintained.

Cattle. All species of bovine.

Cemetery, Mausoleum, Crematory. Property used for the preparation and/or interring of the dead.

Certificate of Compliance. A document issued by the City and recorded by the County Recorder certifying that a specified real property complies with the provisions of the Subdivision Map Act (Government Code Sections 66410 et seq.).

Certificate of Use/Occupancy. A document issued by a governmental authority allowing the occupancy or use of a building and certifying that the structure has been constructed in compliance with all the applicable municipal codes and ordinances.

Change of Use. A conversion of use that substantially differs from the previous use of a building or land.

Changeable Copy Sign, Electronic. A sign, or portion thereof that displays electronic, static text information, defined by a small number of matrix elements using different combination 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 changeable copy signs include computer programmable, microprocessor controlled electronic or digital displays. This sign type includes projected messages onto buildings or other objects.

Charging Levels, Electric Vehicles. The standardized voltage at which an electric vehicle battery is recharged.

Child Care Facility. A child daycare facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.

Church. See Religious Facility.

City. The City of Wildomar.

Cluster Development. Development in which the allowable number of dwelling units for a site are placed in closer proximity than usual, or are attached, with the purpose of retaining or protecting open space areas or natural resources.

Co-Location. The placement or installation of wireless communication facilities, including antennas and related transmission equipment, on an existing and permitted support structure for the purpose of transmitting or receiving radio frequency signals for communications purposes.

Collection Container. Any unattended drop-off box, container, receptacle, or similar facility that is operated by a person, organization for the primary purpose of receiving or storing collected items, including household goods, clothing, or other salvageable personal items.

College. An educational institution authorized by the state, awarding associate or higher degrees. Commercial Use. An activity involving the sale of goods or services for profit.

Commercial Event Center. A facility located on private property located in a commercial zone district that primarily functions to provide a facility for any type of social gathering and

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consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups for such activities as meetings, parties, weddings, receptions, and dances Community Garden. The use of land for and limited to the cultivation and tillage of soil for the production, growing, and harvesting of any agricultural, floricultural, or horticultural commodity for public use and access.

Commercial Event Center. A facility located on private property located in a commercial zone district that primarily functions to provide a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups for such activities as meetings, parties, weddings, receptions, and dances.

Commercial Sign. Any sign that is intended to attract attention to a commercial or industrial business.

Commission. The Planning Commission of the City of Wildomar.

Common Open Space. Land within or serving as a part of a development, not individually owned, or dedicated for public use, which is designed and intended for the common use or enjoyment of the occupants of the development.

Community Center. A building used for recreational, social, educational and cultural activities, open to the public or a designated part of the public.

Community Center. A facility, which may be located on public or private property, that functions primarily to provide a community-centered meeting hall for members of the public to carry out local community-oriented activities and public and civic functions. Examples of such facilities include grange halls, community sponsored meeting halls, and veterans' halls, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as public assemblies, meetings, private meetings, parties, weddings, receptions, and dances.

Community Development Department. The Community Development Department of Wildomar, which is responsible for implementing the City's vision and goals for community development and land use as established in the General Plan and Development Code.

Community Development Director. The Community Development Director of the City of Wildomar or their designee.

Concession or Incentive. A reduction in site development standards or a modification of Development Code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, as provided in Part 2.5 (the State Building Code commencing with California Health and Safety Code Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements, and in the ratio of vehicular parking spaces that would otherwise be required, that results in identifiable and actual cost reductions to provide for affordable housing costs or affordable rents.

Conditional Use. A use allowed in a particular zone district upon showing that such use will comply with all the conditions and standards as specified in the Development Code and authorized by the approval authority.

Conditional Use Permit. A permit for land use classifications with unusual site development

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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. 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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Motor Vehicles, designed and equipped to prepare, or serve, and sell food, and temporarily stored in a location where food items are sold to the general public.

Footprint, Building. The outline of a building at all of those points where it meets the ground.

Freestanding Sign. Any sign which is supported by one or more columns or uprights imbedded in the ground, and which is not attached to any building or structure.

Freeway. A divided arterial highway for through traffic with full control of access and with grade separations at intersections.

Frontage. See Lot Frontage or Yard, Front.

Funeral Home, Mortuary. A building used for the preparation of the deceased for burial or cremation and the display of the deceased and ritual connected therewith before burial or cremation.
(Ord. 247, 1/15/2025)

§ 17.265.080. "G" Definitions.

Garage. A building or a parking structure, or part thereof, used or intended to be used for the parking and storage of vehicles.

Garage, Private. A garage used exclusively for the parking and storage of vehicles owned by residents of nearby dwelling units and their guests, which is not operated as a commercial enterprise and is not available to the public and which is owned, leased or cooperatively operated by such residents.

General Plan. The City of Wildomar General Plan as adopted by the City Council.

Glare. The effect produced by brightness sufficient to cause annoyance, discomfort or loss of visibility.

Golf Driving Range. A commercial recreational use, or accessory use to a golf course, where persons may practice long distance shots.

Goods or Merchandise. Any item that is not food or a food product and can be sold and immediately obtained from a sidewalk vendor. Items for rent, subscription plans, and other services shall not be considered goods or merchandise. For example, tangible items such as T-shirts and cameras are appropriate for sale as merchandise; however, cell phone service is not acceptable.

Governing Body. The local governing unit empowered to adopt and implement regulations to provide for the public health, safety, and general welfare of its citizenry.

Government Facility. Offices and support facilities for any seat of any federal, state, county or City agency, or special district providing services to the general population.

Government(al) Agency. Any department, commission, independent agency or instrumentality of the United States, or a state, county, incorporated local municipality, authority, district, or any other agency so recognized as a governmental unit.

Greenhouse. A building with roof and sides made largely of transparent or translucent material used for the cultivation of plants.

Ground Floor. The first floor of a building other than a cellar or basement.

Group Home. Any boarding house that provides temporary, interim, or permanent housing to

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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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patios or screened enclosures.

Loading Space. An off-street space or berth used for the loading or unloading of cargo, products or materials from vehicles.

Local License. A license granted by the local licensing authority pursuant to Chapter 5.76 of this Code.

Local Licensing Authority. The City Manager or designee.

Lot. Any parcel of real property approved by a record of survey, plat, parcel map, subdivision map, or certificate of compliance, or any parcel legally created or established pursuant to the applicable zoning or subdivision regulations in effect prior to the effective date of application of Title 17 to such parcel.

Corner. A lot or parcel of land abutting upon 2 or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.

Flag. A lot which utilizes a narrow strip as its means of providing frontage on a street and/or providing access to the lot.

Interior (Typical). A lot other than a corner lot.

Reverse Corner Lot. A lot, the rear of which abuts the side of another lot.

Substandard. A parcel of land that has less than the required minimum area or dimensions.

Through. A lot that fronts upon two streets that do not intersect at the boundaries of the lot.

Lot Area, Gross. The total area of a parcel within the lot lines of a lot, and which is measured to the centerline of any adjacent street.

Lot Area, Net. The total area within the lot lines of a lot, excluding any street rights-of-way, and other non-buildable areas.

Lot Coverage. See Coverage, Lot.

Lot Depth. The average distance measured from the front lot line to the rear lot line.

Lot Frontage. The length of the front lot line measured at the street right-of-way line. For flag lots, that portion of a lot, not including the pole portion, that is generally parallel to the access street.

Lot Line. A line of record bounding a lot that divides the lot from another lot or from a public or private street or any other public space.

Front. The lot line parallel to the street. On a corner lot, the shorter lot line abutting a street, or the line designated as the front lot line by a subdivision or parcel map. On a flag lot, the interior lot line most parallel to the nearest street from which access is obtained.

Interior. A lot line which does not abut a street.

Rear. The lot line which intersects a side lot line, and which is most distant from and most closely parallel to the front lot line.

Side. Any lot line other than a front or rear lot line.

Lot of Record. A lot that exists as shown or described on a recorded plat or deed in the records of the County Recorder.

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Lot Width. The horizontal distance between the side lines, measured at the required front setback line.
(Ord. 247, 1/15/2025)

§ 17.265.140. "M" Definitions.

Major Transit Stop. A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods pursuant to Public Resources Code Section 21155(b).

Manufactured Home. A factory-built structure that is manufactured or constructed under authority of 42 U.S.C. Sec. 5403, National Manufactured Housing Construction and Safety Standards Act of 1974, and/or California law and is to be used as a place for human habitation. The structure is manufactured either in whole or in substantial part at an off-site location, transported to the site, assembled on-site, and placed on a permanent foundation. For the purpose of Title 17, a manufactured home shall be considered the same as any site-built, single-family detached dwelling. A manufactured home is not inclusive of a mobilehome unless the mobilehome has been converted to real property and is taxed as a site-built dwelling.

Manufacturing. To assemble, fabricate, compound, process, treat or remanufacture.

Manufacturing Site. The premises where persons engage in the manufacture of products.

Manufacturing, Handcrafted. On-site production, within an enclosed structure, of goods by hand manufacturing that involves the use of hand-tools and small-scale, light mechanical equipment (e.g., drills and saws; hammers and chisels; paint brushes and sprayers; pottery wheels and kilns; sewing machines; spinning wheels; welding) and that has no negative external impacts on surrounding properties. Handcraft manufacturing also includes the incidental direct sale to consumers of those goods produced on-site. Handcraft manufacturing does not include specialized retail uses (see Retail, Specialized).

Manufacturing, Light-Intensity. The manufacturing, assembling, processing, storage or packaging of products, including:

1. The manufacturing of electric and electronic circuits and instruments and devices, such as, but not limited to, radio and television, phonographic equipment, calculators, computers, semi-conductors and transistors, and similar uses.

2. The manufacturing, assembly, processing, storage, or packaging of products from previously prepared materials such as, but not limited to, cloth plastic, paper, leather, and precious or semi-precious metals or stones.

3. The manufacturing of pharmaceutical products.

Light-intensity manufacturing does not include such operations as saw and planing mills, any manufacturing uses involving primary production of wood, metal or chemical products from raw materials and similar uses, uses involving the manufacturing, processing, storage or packaging of petroleum, and heavy agricultural products or other hazardous materials, or vehicle-dismantling yards, scrap and waste yards.

Manufacturing, Medium-Intensity. Any manufacturing, storage, and distribution that does not include hazardous wastes or result in large truck usage/parking on the site.

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Heavy-Intensity Manufacturing. The manufacturing, assembly, processing, storage, or packaging of products involving chemicals, petroleum, and heavy agricultural products or other hazardous materials.

Maximum Allowable Residential Density (or Base Density). The maximum number of units allowed under the Zoning Ordinance, specific plan, or land use element of the General Plan, or if a range of density is permitted, the maximum number of units allowed by the specific zoning range, specific plan, or land use element of the General Plan applicable to the project.

Maximum Applied Water Allowance. The upper limit of annual applied water for the landscaped area. It is based upon the area's reference evapotranspiration, the ET adjustment factor, and the size of the landscaped area. Also known as "MAWA."

Maximum Height. The highest point of the structure or sign measured from the average natural ground level at the base of the supporting structure. "maximum height" shall mean the height measured from the average adjacent finish grade (excluding artificial berms and raised planters) to the uppermost portion of the border of the surface area of the sign, except that:

1. Structural supports and non-sign architectural features may project above the maximum height limit to the limits prescribed in the applicable zoning ordinances; and

2. Signs affixed to the building may be placed at any height as long as the sign conforms to the other regulations of this Title.

Medicinal and Adult-Use Cannabis Regulation and Safety Act or "MAUCRSA." Division 10 of the California Business and Professions Code.

Membership Club. A group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and/or dues, regular meetings, and a constitution and bylaws.

Membership Organization. A group of people formally organized for a common interest, usually cultural, religious or entertainment, with regular meetings, rituals, and formal written membership requirements.

Metal Shipping Container. Any metal container designed, built as, or formerly used for transporting seagoing cargo.

Mined-Land Reclamation Projects. Any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

Ministerial Decision. An action taken by a governmental agency that calls for only objective determinations in deciding whether to approve and/or how to carry out a project.

Mitigation. Methods used to alleviate or lessen the impact of development.

Mobile Food Truck. Motorized vehicles that function as transportable retail food and beverage facilities. This use includes mobile food trucks that provide sales to the public of food and beverage (pre-packaged or prepared and served from the vehicle or an attached trailer) for consumption on or off of the premises.

Mobile Food Vendor. A person or business that operates or assists in the operation of a vending vehicle.

Mobile Home. A trailer that is transportable in one or more sections, was built before the enactment of 42 U.S.C. Sec. 5403, National Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976, is over eight feet in width and 40

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feet in length and is sited with or without a permanent foundation. Mobile home does not include recreational vehicle, commercial coach, or factory built housing.

Mobile Home Park. Any area or tract of land where two or more lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium or other form of resident ownership, to accommodate mobilehomes used for human habitation. The rental paid for a mobilehome shall be deemed to include rental for the lot it occupies.

Mobile Outdoor Advertising Sign. The use of a moving trailer, automobile, truck, or any other vehicle to display a commercial or noncommercial sign primarily for advertising purposes.

Model Home Complex. Residential units used as a temporary sales office to illustrate the design of the units to potential homebuyers.

Modification. A change or alteration to an approved permit or plan.

Monopole. A vertical, un-guyed structure erected on the ground to support an antenna.

Motel. An establishment providing transient sleeping accommodations with most rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

Motor Vehicle. A vehicle that is self-propelled by a motor or engine.

Multi-Vision Sign. A sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one or two or more images.

Multifamily Dwelling. The definition is set forth in California Government Code Section 65863.4(d).

Multiple Family Dwelling. See Dwelling, Multiple Family.

Museum. A building or room, or any grouping thereof, open to the public, used to exhibit works of art or displays of historic objects, scientific objects or memorabilia.
(Ord. 247, 1/15/2025)

§ 17.265.150. "N" Definitions.

New landscape. A new building with a landscape or other new landscape such as a park, playground, or greenbelt without an associated building for this chapter.

Nightclub. An establishment dispensing liquor with or without meals and in which music, dancing or entertainment is featured.

Noise Attenuation. Reduction of noise level using a substance, material or surface, such as earth berms and/or solid concrete walls.

Non-Crowing Fowl. Poultry other than crowing fowl.

Noncommercial Message. Any wording, logo or other representation that does not directly or indirectly, name, advertise or call attention to a commercial or industrial business, product, good, service, or other commercial or industrial activity.

Noncommercial Sign. A sign that does not name, advertise or call attention to a commercial or industrial business, commodity, product, good, service, or other commercial or industrial activity

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for a commercial or industrial purpose.

Nonconforming Lot. A lot, the area or dimensions of which was lawful and legally established prior to the adoption, revision or amendment of the Development Code but that fails by reason of such adoption, revision or amendment to conform to the present requirements of the Development Code.

Nonconforming Structure. Any lawfully established structure or portion thereof that, due to an amendment to the Zoning Code adopted subsequent to the establishment of the structure, does not comply with all of the zoning regulations applicable to the structure.

Nonconforming Structure or Building. A structure or building, the size, dimension, or location of which was lawful and legally established, prior to the adoption, revision, or amendment of the Development Code but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Development Code.

Nonconforming Use. A use or activity that was lawful and legally established prior to the adoption, revision, or amendment of the Development Code, but that fails by reason of such adoption, revision or amendment to conform to the present requirements of the Development Code.

Nonconforming Use. Any lawfully established use that, due to an amendment to the Zoning Code adopted subsequent to the establishment of the use, does not comply with all of the zoning regulations applicable to the use.

Nonresidential Zone. The following zones are considered nonresidential zone classifications: C-G, C-H, M-I, O-S, and PF.

Nuisance. An interference with the enjoyment and legal use of property, including any act, condition or thing that is illegal and/or interferes with the rights of the public generally.
(Ord. 247, 1/15/2025)

§ 17.265.160. "O" Definitions.

Occupancy or Occupied. The residing of an individual(s) overnight in a dwelling unit or the storage or use of equipment, merchandise, or machinery in any building.

Occupancy Permit. See Certificate of Use/Occupancy.

Off-Site. Located outside the lot lines of the lot in question.

Off-Site Improvements. Improvements required as a result of development and including, but not limited to, curb, gutter, sidewalk, road widening and upgrading, stormwater facilities and traffic improvements.

Off-Site Parking. Parking provided for a specific use but located on a site other than the one on which the specific use is located.

Off-Site Sign. Means either:

1. A commercial sign not located on the site of the business or entity indicated or advertised by the sign, or a commercial sign advertising a commodity, good, product, service or other commercial or industrial activity which originates on a site other than where the sign is maintained.

2. On-site sign. Any sign which directs attention to an occupancy, business, commodity, good, product, service or other activity conducted, sold, or offered upon the site where the

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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.

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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Project. The total development, including subdivision of land, within the boundaries as defined on the plan for development.

Project, Non-Subdivision. The total development, not including subdivision of land, within the boundaries as defined on the plan for development.

Projection. That part of a building or structure which extends beyond the main wall of a building, Property. A piece or parcel of land or real estate, including buildings and easements.

Public Areas. Parks, playgrounds, trails, paths, recreation areas, open spaces, scenic and historic sites, schools and other buildings and structures for public use.

Public Improvement. Any improvement or facility, together with the right-of-way necessary to provide transportation, drainage, utilities or other facilities that are usually owned, operated and/or maintained by a government agency.

Public Property. Property owned by a governmental agency or held open to the public, including, but not limited to, parks, streets, sidewalks and alleys.

Public Right-of-Way. An area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

Public Utility. An agency that provides electricity, gas, communications, transportation, water, sewage collection or other similar service deemed necessary for the public health, safety and welfare. See also Utility Service.
(Ord. 247, 1/15/2025)

§ 17.265.180. "Q" Definitions.

"Qualified Nonprofit Housing Corporation". Is a nonprofit housing corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low income families who participate in a special no-interest loan program.
(Ord. 247, 1/15/2025)

§ 17.265.190. "R" Definitions.

Real Estate Sign. A temporary sign advertising that a property or structure is for sale, lease, rent or exchange. The advertising contained on a real estate sign shall be limited to the following information:

1. That the property is for sale, lease, rent or exchange by the owner or his/her agent;
2. The property is in escrow or there is an "open house";
3. Directions to the property;
4. The owner's or agent's name, address and telephone number.

Reasonable Accommodation. In the land use and zoning context, reasonable accommodation means providing individuals with disabilities or developers of housing for people with disabilities with flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to provision of housing or service opportunities.

Recommending Authority. The person or body granted authority to review and make a

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recommendation of final action to the approval authority.

Recreation, Active. Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites or fields.

Recreation, Passive. Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers and other table games.

Recreational Vehicle. A vehicle which is either:

1. A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency or other occupancy, that meets all of the following criteria:

2. A park trailer, as defined in California Health and Safety Code Section 18009.3.

Recreational Vehicle (RV) and Boat Storage. A facility for the storage of operative recreational vehicles or boats. A commercial facility provides storage of RV and boats for a fee.

Recyclable Material. Reusable material, including, but not limited to, metals, glass, plastic, paper and wood, intended for reuse, remanufacture or reconstitution for the purpose of being used in an altered form.

Recycled Water (or Reclaimed Water). Treated or recycled wastewater of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

Recycling Collection Facility. An attended facility for the acceptance, by donation, redemption, or purchase, of recyclable materials from the public.

Recycling Processing Facility. A facility for the collection and processing of recyclable material. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

Reference Evapotranspiration. A standard measurement of environmental parameters which affect the water use of plants. Reference evapotranspiration factor is expressed in inches per day, month, or year as represented in the Guidelines, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the maximum applied water allowances. Also known as "ETo."

Religious Facility. A building or structure, or groups of buildings or structures, that are primarily intended for conducting organized religious services and associated accessory uses. Church includes mosque, temple, synagogue, cathedral, or similar religious institutions.

Residential Care Facility.

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Unlicensed Residential Care Facility. Any family home, group home, group care facility, or similar facility, not required to be licensed by the state and operated as a single housekeeping unit, maintained and operated to provide 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual.

Licensed Residential Care Facility. Any family home, group care facility, or similar facility, licensed by the state, that is maintained and operated to provide 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual. A large licensed residential care facility serves seven or more clients, while a small licensed residential care facility serves six or fewer clients.

Resorts, Group Quarters, Group Camp. Any facility, place or building for the purpose of recreational activities, which may include overnight accommodations, or camp areas.

Restaurant. An establishment where food and drink are prepared and served.

Retail Sales. The selling of goods or merchandise not specifically listed under another land use, to the general public for personal or household consumption and rendering of services incidental to the sale of goods.

General. Retail establishments that sell goods or merchandise to the general public for profit. General retail stores may include specialized retail stores (see Retail, Specialized) but does not include adult businesses, medical marijuana dispensaries, or secondhand stores.

Specialized. Retail establishments that sell goods or merchandise to the general public for profit but that are focused exclusively on a limited line of related products. Examples include, but are not limited to, bicycle shops, flower shops, bookstores, music stores, gift shops, etc.

Reverse Vending Machine. An automated mechanical device which accepts one or more types of empty beverage containers and issues a cash refund or other type of redemption bonus. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine.

Rezoning. An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, intensity or regulation of uses allowed on a designated parcel or land area; an amendment to procedures regarding implementation of zoning regulations.

Ridgeline. A relatively narrow elevation that is prominent because of the steep angle at which it rises; an elongated crest, or series of crests, with or without individual peaks, significantly higher than the adjoining ground.

Right-of-Way. See Public Right-of-Way.

Rural Event Venue.

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Small. A facility located on rurally zoned land that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of 150 or less persons for such activities as meetings, parties, weddings, receptions, and dances.

Intermediate. A facility located on rurally zoned land that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of 250 or less persons for such activities as meetings, parties, weddings, receptions, and dances.

Large. A facility located on rurally zoned land that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of 500 or less persons for such activities as meetings, parties, weddings, receptions, and dances.

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.265.200. "S" Definitions.

Scenic Highway. Any officially designated state or City scenic highway as defined in Streets and Highway Code, Sections 154 and 261, et seq.

School. Any institution of learning for public or private, which offers instruction in those courses of study required by the California Education Code, or which is maintained pursuant to standards set by the California Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of education.

School District. A district that serves as a unit for state financing and administration of elementary and secondary schools.

School, Commercial. Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or art form for commercial purposes.

School, Private. Any building or group of buildings the use of which meets state requirements for elementary, secondary or higher education and which use does not secure the major part of its funding from any governmental agency.

School, Public or Private. Any location appearing in the California Department of Education School Directory as the location of a public or private school.

School, Secondary. Any school licensed by the state, authorized to award diplomas for secondary education.

Screening. A method of visually shielding or obscuring a structure or use from another by fencing, walls, berms or densely planted vegetation.

Secondhand Store. Retail establishment that buys and sells used products.

Self-Storage. A storage facility in which individual units are rented to the public. The term includes mini-storage and mini-warehouse.

Senior Center. An assembly building intended to provide nonresidential services for senior citizens.

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Senior Citizen. Any retired person over the age of 55 or any person over the age of 62 years.

Senior Citizen Housing Development. The definition is set forth in California Civil Code Section 51.3.

Service Station. A commercial facility that sells gasoline, diesel, or alternative fuel for the on-site fueling of individual vehicles. May include incidental "minor" maintenance and repair of automobiles and light duty trucks, vans, or similar size vehicles. May also be know as "fuel station" or "gas station." May also include a convenience store operated by the service station owner (see “Convenience Store.”)

Setback Line. The line that establishes the area of the property within which structures or other designated uses may be erected or placed.

Setback, Building. The required distance between the building and any lot line. See Figure 17.150.040-1 (Setback Designations).

Front. The required distance between the building and the front lot line.

Rear. The required distance between the building and the rear lot line.

Side. The required distance between the building and the interior side lot line.

Street Side. The required distance between the building and the side lot line adjacent to a public right-of-way.

Shared Housing Unit. One or more habitable rooms, not within another dwelling unit, that includes a bathroom, sink, refrigerator, and microwave, is used for permanent residence, that meets the "minimum room area" specified in Section R304 of the California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations) and complies with the definition of "guestroom" in Section R202 of the California Residential Code. If a local ordinance further restricts the attributes of a shared housing building beyond the requirements established in this chapter, the local definition shall apply to the extent that it does not conflict with the requirements of Government Code Section 65915. For purposes of calculating a density bonus granted pursuant to this chapter for a shared housing building, "unit" means one shared housing unit and its pro rata share of associated common area facilities.

Shooting Range. An area or structure specially designed for the safe discharge and use of rifles, shotguns, pistols, silhouettes, skeet, trap, or any similar firearm for the purpose of sport shooting or military/law enforcement training.

Shopping Center. A parcel of land not less than three acres in size, on which there exists four or more separate business uses that have mutual parking facilities.

Sidewalk. A paved, surfaced, or leveled area paralleling and usually separated from the street, used as a pedestrian walkway.

Sight Visibility Area. The area established in accordance with the Public Works Department Standard 81 "Intersection Sight Distance."

Sign. Any device, display, fixture, painting, placard or structure, housing, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person, and which is to be viewed from any public street, road, highway, right-of-way or parking area.

Significant Resources. Any City, state or federal site which has significant or potentially

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significant social, cultural, historical, archaeological, recreational, or scenic resources, or which plays or potentially could play a significant role in promoting tourism. For the purposes of this article, the term "significant resources" shall include, but not be limited to, the following:

1. Scenic highways;
2. A corridor 500 feet in width adjacent to both sides of all highways within three-tenths of a mile of any regional, state or federal park or recreation area;
3. A corridor 500 feet in width adjacent to both sides of Grand Avenue from Corydon Road south to Clinton Keith Road, and adjacent to both sides of Clinton Keith Road from Interstate 15 to the City limits of the City of Murrieta;
4. A corridor 500 feet in width, measured from the edge of the right-of-way line adjacent to both sides of Interstate 15 extending from north City limits to south City limits.

Similar Use. A use that has the same characteristics as the specifically cited uses in terms of the following: trip generation and type of traffic, parking and circulation, utility demands, environmental impacts, physical space needs and clientele.

Single Housekeeping Unit. See Family.

Single Room Occupancy (SRO). A residential facility containing housing units that may have individual or shared kitchen and/or bathroom facilities and are guest rooms or efficiency units as defined by the California Health and Safety Code. Each housing unit is offered on a monthly rental basis or longer.

Single-Family Dwelling. See Dwelling, Single-Family.

Site. A parcel of land or contiguous parcels where land alterations or activities, including grading, clearing or construction, are performed or proposed.

Slope. The land gradient described as the vertical rise divided by the horizontal run and expressed in terms of percentage.

Smart Automatic Irrigation Controller. An automatic timing device used to remotely control valves that operate an irrigation system and which schedules irrigation events using either evapotranspiration (weather-based) or soil moisture data.

Solar Farm. A solar facility which is developed for purposes of generating solar power for purchase or sale, regardless of size or scale. Power generated from such fields is supplied to an electric distribution system for use by a utility service or energy provider with electric energy for wholesale or retail sale or use. A commercial solar field can be one of several solar technologies including, but not limited to, concentrating solar power (CSP), photovoltaics (PV) or concentrating photovoltaics (CPV). A solar farm does not include small-scale solar systems designed to provide electricity directly to a user on the same site, where the system is designed only to service the peak energy demand of the on-site user.

Special Landscape Area. An area of the landscape dedicated solely to edible plants such as orchards and vegetable gardens; areas irrigated with recycled water; water features using recycled water; and areas dedicated to active play where turf provides a playing surface, such as parks, sports fields, and golf courses.

Specific Plan. A plan for the long-range development of properties, consistent with the local General Plan, regulating such things as uses permitted, density allowances, and distribution of uses and services, and including a program for the implementation of the plan.

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Specific, Adverse Impact. The definition is set forth in California Government Code Section 65589.5(d)(2).

Stable, Horse. Riding academy, or any place where horses are rented or held for rent to the public, or where such horses are stabled, kept, or maintained for a fee, or where horses are boarded or cared for by a person or persons other than their owner.

Staff. The staff of the various departments or divisions of the City of Wildomar.

Standard. A rule or measure establishing a level of quality or quantity that must be complied with or satisfied; requirements of Title 17 regarding building and development specifications such as minimum lot area, height limit, frontage, landscaping and floor area ratio.

State Law(s). All laws and regulations of the State of California.

State Outdoor Advertising Permit. A permit required and issued for an outdoor advertising display by the state under the Outdoor Advertising Act (California Business and Professions Code Section 5200 and following).

Steep Slope. Land with a natural gradient of at least 25% (25 feet of vertical distance for every 100 feet of horizontal distance) and a vertical elevation of at least 50 feet.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Street Improvements. Any or all concrete curbs, gutters, sidewalks, driveway approaches and drainage structures; asphalt curbs; asphalt paving; connecting pavement; and related improvements such as back-filling and preparation of the road surface to rough grade, and the placement of paving.

Street, Private. A street that has not been accepted by the City or other governmental entity.

Structure. Anything constructed or erected which requires location on the ground or attached to something having a location on the ground, but not including fences or walls used as fences six feet or less in height. All buildings are structures.

Structure, Accessory. A structure which is detached from the main building on a parcel or lot, the use of which is incidental to that of the primary building.

Structure, Temporary. A structure without a foundation which is capable of being moved.

Subdivision. The division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, as defined in Section 66424 of the Subdivision Map Act.

Supportive Housing. Dwelling units with no limit on the length of stay, that are occupied by the target population as defined in California Health and Safety Code Section 50675.14, and that are linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community.

Surface Area. Area of a sign as measured by the smallest geometric form such as a square, rectangle, triangle, or circle, or combination thereof, which will encompass the face of the sign on which the message is displayed.

Swap Meet. Any indoor or outdoor place, location, or activity where new or used goods are offered for sale or exchange to the general public by a multitude of vendors, usually in compartmentalized spaces. The term swap meet is interchangeable with and applicable to flea

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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 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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pursuant to this chapter or any local law granting a greater density bonus are not included.

Tower. A structure that supports, holds, or contains equipment that sends and/or receives wireless communication signals, including, but not limited to, antennas.

Toxic Substances. Any combination of contaminants, including disease-carrying agents, that, after discharge and upon exposure, ingestion, inhalation, or assimilation into any organism, can cause death or disease, mutations, deformities or malfunctions in such organisms, or their offspring, and that adversely affect the environment.

Tract Map. A map showing a subdivision of five or more 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.

Transit. The conveyance of persons or goods from one place to another by means of a public transportation system.

Transitional Housing. Dwelling units configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the beginning of assistance.

Transportation Station. A place where transfer between modes of transportation takes place; a terminating point where goods are transferred from a truck to a storage area or to another form of transportation.

Turf. The groundcover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermuda grass, Kikuyu grass, Seashore Paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass are warm-season grasses. (Ord. 247, 1/15/2025)

§ 17.265.220. "U" Definitions.

Underground Facility. Any facility or structure built completely below grade to be used for storing personal property of the property owner such as a root cellar or a wine cellar or serving as a shelter or bunker for safety purposes in the event of a disaster, either natural or man-made. No underground facility may be rented for any purpose.

Urgent Care Clinics. A business that provides medical care for illnesses or injuries which require prompt attention but are typically not of such seriousness as to require the services of an emergency room.

Use. The purpose or activity for which land or buildings are designed, arranged or intended or for which land or buildings are occupied or maintained.

Use, Accessory. A use incidental to and customarily associated with a specific primary use, located on the same lot or parcel.

Use, Primary. The principal or predominant use of any lot or parcel.

Utility. See Public Utility.

Utility Services. The generation, transmission and/or distribution of electricity, gas, communications and water; the collection and treatment of sewage and solid waste; and the provision of mass transportation.

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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 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 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 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 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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of zone districts.
(Ord. 247, 1/15/2025)

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SUBJECT: Notice of Completion - Bundy Canyon Road Rehab and Slurry Seal Project (CIP 057-3, 058-3)

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

PREPARED BY: Cameron Luna, Associate Engineer

ACTION:
1. Authorize the City Manager to approve the Task Order First Amendment for Construction Management Services with Interwest Consulting Group for the Bundy Canyon Road Rehab and Slurry Seal Project (CIP 057-3, 058-3) in the amount not to exceed $17,000.

2. Adopt a Resolution entitled:

RESOULTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACCEPTING THE BUNDY CANYON ROAD REHAB PROJECT (057-3) AND SLURRY SEAL PROJECT (058-3) AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

SUMMARY:
This item will accept the Bundy Canyon Road Rehab and Slurry Seal Projects (CIP 057-3, 058-3) as complete, authorize the filing of a Notice of Completion, and begin the one-year warranty period for the Project.

BACKGROUND:
On February 10, 2026, the City Council awarded a construction contract to All American Asphalt, Inc. (AAA, Contractor) in the amount of $2,567,666.02 for the Bundy Canyon Road Rehab and Slurry Seal Project (CIP 057-3, 058-3) ("Project"). The City Council also authorized the Public Works Director to execute Task Agreements for Construction Management/Inspection services with Geocon West, Inc. for a total not to exceed of $64,999, Labelle-Marvin Inc. for a total not to exceed of $74,999, and Interwest Consulting Group for a total not to exceed of $109,999. The City Council also authorized the Public Works Director/City Engineer to approve change orders not to exceed 25% of the construction contract amount ($641,916) (contingency).

On May 13, 2026 the City Council authorized the City Manager to execute a Memorandum of Understanding (MOU) with the City of Menifee for resurfacing Scott Road/Bundy Canyon Road as part of CIP 057-3. The City Council also authorized the Public Works Director to execute a three-party Escrow Agreement with Citizens Business Bank and Project Contractor All American Asphalt as allowed under Public Contract Code Section 22300. The City Council also approved a supplemental appropriation of $100,000 in expenditures and increase in

revenue budget for Fund 507 to allocate available grant funds to CIP 057-3.

On August 12, 2026, the City Council further authorized the Public Works Director/City Engineer to approve change orders not to exceed 37% of the construction contract amount, in the amount of $950,036 (contingency). This action was made to account for the reimbursement agreement made with the City of Menifee (Menifee MOU) for including a segment of Bundy Canyon Road/Scott Road within CIP 057-3. The City Council also 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. These funds were utilized for executing a Change Order to construct the Wildomar Trail Rehab and Restriping Improvements identified under CIP 103 as part of the CIP 057-3 Construction Contract.

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

Contingency and Contract Change Orders
The original construction contract amount was $2,567,666.02 with an authorized 25% contingency ($641,916). The City Council subsequently authorized a 37% contingency ($950,036) to account for the Men. A few change orders were required during construction to allow for extra work requested by the City that provided additional public benefit. These change orders included:

1. Inclusion of Wildomar Trail street improvements from Margaret Lane to Western Way
2. Extension of pavement rehabilitation strategy on Orange Street, Gruwell Street and Via Sarah
3. Addition of F-Mix asphalt crack fill treatment on Slurry Seal streets
4. Striping and Signage adjustments on several Rehab and Slurry Seal streets
5. Inclusion of Bundy Canyon/Scott Road street improvements from Sunset Ave. to Murrieta Road (Menifee MOU)

At project completion, the final construction contract cost was $3,517,773 (37% increase). The Menifee MOU portion of extra work accounted for $313,241.65 (12.2% of the contingency) and is fully reimbursable to the City of Wildomar. As a result, the net contingency used within the City of Wildomar was 24.8% of the contingency.

Interwest Task Order Amendment
The total construction contract period extended beyond the originally anticipated schedule due to additional working days being granted for additional work performed and requested as part of the contract change orders. Additional Construction Management and Inspection services were needed to provide the required oversight for the extended duration of construction. With construction now complete, the City requested Interwest to prepare a First Amendment to their Task Agreement for the additional construction management and inspection services for the Project. This First Amendment is for an additional fee amount not to exceed $17,000, bringing the total Agreement amount to $126,999. This First Amendment does not include any hourly rate increases for the consultant's staff and instead honors the original billing rates as included in the Task Agreement approved on February 10, 2026. The First Amendment is included as Attachment B. Approval of this amendment will allow staff to close out its Task Agreement with

Interwest for the Project.

Acceptance and Notice of Completion

AAA has completed the Project improvements in accordance with the contract documents, and the Project is ready for acceptance and filing of the Notice of Completion (NOC) with the Riverside County Recorder. If no liens or claims have been filed within 30 days of filing the NOC, the City will authorize the Contractor's escrow bank account to release the remaining 5% retention funds ($175,885) to the Contractor. City staff recommends that the City Council adopt the attached Resolution to accept the Project as complete and authorize staff to file the attached NOC (Attachment A) with the Riverside County Recorder within 10 days.

FISCAL IMPACT:

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

Funding Source	Original Project Budget (approved FY 25/26)	Final Costs (estimated)
CIP 057-3		
Measure AA (Fund 120)	$500,000	$700,000
Measure A (Fund 201) - Staff and Consultant Costs	$222,600	$222,600
Capital Reinvestment/Menifee MOU (Fund 500)	$0	$313,242
RMRA (Fund 501)	$2,480,000	$1,852,579
Misc. State Funds (Fund 507)	$100,000	$100,349
TOTAL	**$3,302,600**	**$3,188,770**
CIP 058-3		
General Fund (Fund 100)	$15,000	$12,995
Measure AA (Fund 120)	$350,000	$350,000
Measure A (Fund 201)	$378,000	$0
Measure Z (Fund 690)	$20,000	$19,210
CFD (Fund 606)	$150,000	$150,000
TOTAL	**$913,000**	**$532,205**
COMBINED TOTAL	**$4,215,600**	**$3,720,975**

Final costs are within the original Project budget, including subsequent budget approvals to account for the Menifee MOU Agreement and Wildomar Trail Rehab and Restriping (Measure AA transfer of $200,000) made through the FY 25/26 and FY 26/27 budget cycles. It should be noted that the total Final Costs also include City staff costs, construction management/inspection costs, as well as costs from the City's contract traffic engineer and traffic signal maintenance contractor for construction support services provided. No additional budget adjustments are necessary to close-out the Project. During construction, the 5% retention funds ($175,885) were paid to the Contractor's escrow bank account and no additional funds or budget adjustments are needed. Those funds could now be released/paid to the Contractor once the NOC is recorded and the 30-day window to file claims has surpassed.

Due to efficiencies during Construction, an estimated $378,000 in Measure A (Fund 201) and $627,421 in RMRA (Fund 501) will return to the Capital Improvement Program for re-programming. Capital Reinvestment/Menifee MOU (Fund 500) and Misc. State Funds (Fund 507) expenditures are 100% reimbursable to the City through two cooperative funding agreements with the City of Menifee and CalRecycle Rubberized Grant Program.

ATTACHMENTS:

Resolution__Notice_of_Completion.docx
A - Notice of Completion
B - Interwest 1st Amendment

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACCEPTING THE BUNDY CANYON ROAD REHAB PROJECT (057-3) AND SLURRY SEAL PROJECT (058-3) AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

WHEREAS, on February 10, 2026, the City Council awarded a construction contract to All American Asphalt, Inc., for the Bundy Canyon Road Rehab and Slurry Seal Projects (CIP 057-3/058-3) ("Project"); and

WHEREAS, All American Asphalt, Inc. has completed the work in accordance with the contract documents for the Project; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Wildomar City Council, in regular session assembled on October 14, 2026, that:

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

PASSED, APPROVED, AND ADOPTED this 14th day of October, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

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

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

The Above Space For Recorder's Use Only

NOTICE OF COMPLETION
Civil Code 3093

1. Prime Contractor: All American Asphalt, Inc.

2. Project Name: Bundy Canyon Road Rehab and Slurry Seal Projects (CIP 057-3/058-3)

3. Date of Completion (Acceptance): October 14, 2026

4. Description of Work or Materials Furnished: Street improvements including asphalt pavement, striping, and signage on Bundy Canyon Road between Mission Trail and Cherry Street, Bundy Canyon Road between Oak Canyon Drive and Murrieta Road, Wildomar Trail between Margaret Lane and Western Way, and Slurry Seal resurfacing on several public streets Citywide.

5. Site Location:
   A. Bundy Canyon Road between Mission Trail and Cherry Street
   B. Bundy Canyon Road between Oak Canyon Drive and Murrieta Road
   C. Wildomar Trail between Margaret Lane and Western Way
   D. Citywide Public Streets

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

7. Owner: City of Wildomar, 23873 Clinton Keith Road, Suite 110, Wildomar, CA 92595

City of Wildomar:

Dated: _____, 2026

_____
Jason Farag
Public Works Director/City Engineer

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

Executed at Wildomar, California, this 14th day of October, 2026.

City of Wildomar:

_____
Jason Farag
Public Works Director/City Engineer

TASK ORDER AGREEMENT AMENDMENT

TASK AGREEMENT #CIP 057-3/058-3
Interwest Consulting Group

TO PROFESSIONAL SERVICES AGREEMENT
FOR ON-CALL/STAFF AUGMENTATION SERVICES
Bundy Canyon Road Rehab Project and Slurry Seal Project
CIP 057-3 and CIP 058-3

Amendment #1

This PROJECT AGREEMENT AMENDMENT is made this 14th day of October 2026 to amend the Scope of Services and Price of Task Agreement #CIP 057-3/058-3 dated the 10th day of February 2026, by and between the City of Wildomar, a municipal corporation, hereinafter called "CITY" and Interwest Consulting Group, hereinafter called "CONSULTANT".

1. This **PROJECT AGREEMENT AMENDMENT** includes all the terms and conditions contained in that certain Task Agreement #CIP 057-3/058-3, executed by the parties, and approved by the Wildomar City Council on February 10, 2026.

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

3. **PRICE.** The additional services shall be provided on a time & materials basis with a not to exceed price of $17,000.00 as attached hereto as Exhibit "A".

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

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

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

EXHIBIT A
SCOPE OF SERVICES & PRICE

Attached

October 06, 2026

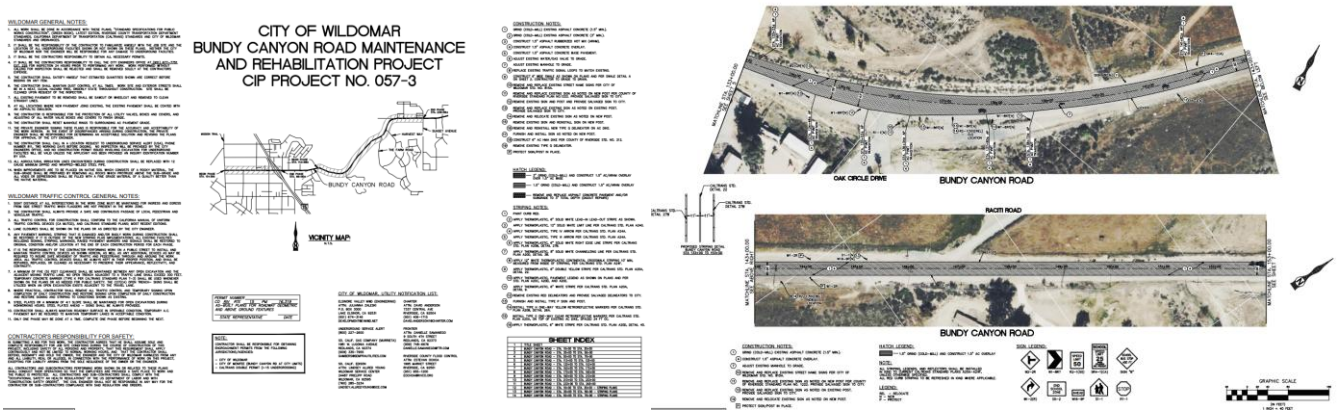
Cameron Luna, Associate Engineer
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Re: Amendment #1 to Task Agreement for Construction Management, and Inspection Services for the Bundy Canyon Road Rehab Project (CIP 057-3) and Slurry Seal Project (CIP 058-3)

Dear Mr. Luna,

We are pleased to present this Amendment #1 to the City of Wildomar (City) for the Construction Management and Inspection Services for the **Bundy Canyon Road Rehab Project (CIP 057-3) and Slurry Seal Project (CIP 058-3)** (Projects).
We understand that the City is requesting an amendment to original Task Agreement due to additional work to provide Construction Management and Inspection services for these projects.
The changes in original scope of work are:

1. Change Order 1: Adding "Pavement resurfacing on Bundy Canyon Road/Scott Road, between Sunset Avenue and Murrieta Road" per MOU with City of Menifee.
2. Change Order 2: Adding "Wildomar Trail / I-15 Restriping CIP No. 103": Installation of fog seal and restriping Wildomar Trail at/near the I-15 Interchange, as approved by Caltrans under Permit 08-25-N-MC-0519, Permit Rider 08-26-N-RD- 0832.



PROJECT UNDERSTANDING

Based on the email dated January 15, 2026, we understand the Project entails: Removal of existing asphalt concrete pavement, AC repairs to 3" total depth, Construct 6" AC Dike, Perform Crack Seal, Asphalt surfacing, ARHM surfacing, Type I and Type Il PME-RAP Slurry, Reinstall pavement markings, striping, signage and traffic loops, Adjust utility manholes and valves to grade, Construct 6' Wide Swale, Traffic Control, Construction Survey, and all items not mentioned but indicated in the Plans, Specifications, and the Technical Specifications within the Contract Documents.

Furthermore, we understand that the project construction duration was previously estimated at 50 Working Days (WD's) with pre-con Phase around 10 WD's, and Post-Con Phase around 20 WD's. The contractor has been given additional working days until end of September 2026 to complete all additional work. We are estimating

the mid October 2026 to close out activities. The Amendment #1 will allow Interwest to continue its service to the project completion by mid of October 2026.

SCOPE OF WORK

Based on the proposal request for Construction Management and Inspection services our scope of work will continue as described in the original proposal letter dated February 2nd, 2026. Additional Scope consists of providing Construction Management, Administration, and Inspection Services to the project completion date which is projected by mid of October 2026.

FEE SCHEDULE

The Amendment #1 proposal for Construction Management and Inspection services with additional Fee for a Not-To -Exceed Estimate amount is shown in the table below:

Task	Position (See Note 1)	Rates (*Prevailing Wage)	Estimated Working Days (in October)	Estimated Total Hours (in October)	Total
CCOs Construction /Close Out	**Ali Luedtke** *Supervising Public Works Observer*	*$165	10	20	$3,300
	Henry Ngo, PE *Construction Services Manager*	$158.15	10	20	$3,163
				September Invoice Budget deficit:	$9,712.33
				Estimated October Invoice Budget deficit	$6,463.00
				Sub Total Amendment #1:	$16,175.33
				Task Agreement #CIP 057-3 & 058-3 Contingency	$109,999.00
				Grand Total	$126,174.33

Notes:
1 – Additional Interwest staff may be used for coverage/backup during the project and remain within the NTE.

Furthermore, we appreciate the opportunity to submit this amendment proposal to the City of Wildomar. Please contact Scott Harrison, CPRP at 407.739.4805 or sharrison@interwestgrp.com should you have any questions.

Sincerely,

Scottharrison

Scott Harrison, CPRP
Professional Services Director for the Southern Region
Interwest Consulting Group

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.8
Meeting Date: October 14, 2026

SUBJECT: Third Task Order Amendment with Placeworks, Inc. for Environmental and Regulatory Permit Processing Services for the Clinton Keith Road Widening Project (CIP 025-1)

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

PREPARED BY: Terri Abercrombie, Senior Management Analyst

ACTION:
Approve and authorize the City Manager to execute a Task Order Amendment with Placeworks, Inc., in the amount of $28,669 for required additional environmental support for the Clinton Keith Road Widening Project (CIP 025-1).

SUMMARY:
The City previously entered into a Task Order with Placeworks, Inc., under their existing on-call agreement with the City, to provide Environmental and Regulatory Permit processing services for the Clinton Keith Road Widening Project (CIP 025-1, Project). Additional services are required to complete the required processing with the regulatory agencies.

BACKGROUND:
On November 8, 2023, the City Council approved and authorized the City Manager to execute a Task Order with Placeworks, Inc., in the amount of $226,164, for Environmental and Permit Processing Services related to the Clinton Keith Road Widening Project (I-15 to eastern City Limits). Subsequent contract amendments executed on June 9, 2025, and February 10, 2026, increased the total amount to $301,518.

DISCUSSION:
During the processing of regulatory permit documents through the resource agencies (RWQCB, USACOE, CDFW) and the local Regional Conservation Agency (RCA), several unanticipated issues were identified and are required to be addressed to complete the regulatory permitting process. Placeworks has provided a scope of work and fee in the amount of $28,669 to complete these services.

Staff recommends that the City Council approve and authorize the City Manager to execute a Third Task Order Amendment in the amount of $28,669 to provide the remaining required environmental services, bringing the Task Order total amount to $330,187. A copy of the Task Order Amendment with the Placeworks proposal is included in Attachment A.

ACCOUNT CODE:
Project: CIP 025-1
Fund: 503-4500-52115
Phase: Design/PS&E

FISCAL IMPACT:
The expenses for the additional services are eligible expenses under the Western Riverside Council of Governments (WRCOG) Transportation Uniform Mitigation Fee program (TUMF). There are adequate TUMF funds in the current fiscal year budget and no budget adjustments are needed at this time.

There is no impact to the General Fund.

ATTACHMENTS:
A - Task Order Amendment No. 3

TASK ORDER AGREEMENT #CIP 025-1

AMENDMENT #3

Placeworks, Inc.

PROFESSIONAL ON-CALL
PLANNING/CEQA CONSULTANT SERVICES
CLINTON KEITH ROAD WIDENING PROJECT, CIP 025-1
ENVIRONMENTAL SERVICES

This PROJECT AGREEMENT is made this 14th day of October, 2026, by and between the City of Wildomar, a municipal corporation, hereinafter called "CITY" and Placeworks, Inc., hereinafter called "CONSULTANT".

1. This PROJECT AGREEMENT includes all of the terms and conditions contained in that certain Professional Services Agreement for On-Call Planning/CEQA Services (ON-CALL AGREEMENT), executed by the parties and approved by the Wildomar City Council on June 15, 2017, including subsequent amendments approved on June 8, 2022, and November 8, 2023.

2. **SCOPE OF SERVICES.** CONSULTANT shall provide professional services as directed by the City Project Manager as required for CIP 025-1 (CLINTON KEITH ROAD WIDENING PROJECT ENVIRONMENTAL SERVICES). These services shall include the scope of work outlined in the CONSULTANT's proposal shown in Exhibit "A".

3. **PRICE.** The services shall be provided on a time and materials basis, based on Consultants Proposal, Exhibit "A" and adds an additional $28,669 to the February 10, 2026, Task Order in the amount of $301,518 for a total not to exceed price of $330,187.

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

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

Dated: _____, 2026	Dated: _____, 2026
CITY OF WILDOMAR, a municipal corporation	CONSULTANT
By _____ Signature	By _____ Signature
Chris Mann, City Manager	Mark Teague, AICP, Managing Principal Environmental Services

EXHIBIT “A”

September 10, 2026

Warren Repke, PE
Senior Project Manager
City of Wildomar – Public Works Department
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595

Subject: CIP 025-1 Clinton Keith Widening Project – Contract Amendment #4 – Pre-Construction Tasks for Fiscal Years 2026-2027 and 2027-2028

Dear Mr. Repke:

Understanding of the Project

This contract amendment provides an estimate of the costs and scope of work for Fiscal Year 2026-2027 and Fiscal Year 2027-2028 necessary to advance the proposed Clinton Keith Widening Project (CIP 025-1) through the completion of design and pre-construction support services. Construction is currently anticipated to begin in Fiscal Year 2028–2029.

Scope of Work

TASK 1 – SECTION 401 WATER QUALITY CERTIFICATION AND WASTE DISCHARGE REQUIREMENTS, AGENCY MEETINGS, AND NEGOTIATIONS

ECORP has submitted the permit application to the Regional Water Quality Control Board (RWQCB) and any additional information needs the RWQCB may have during the permit process will be identified and ECORP will consult with the City to provide additional information. ECORP will continue to participate in meetings, communications, and negotiations with the City, the Regional Conservation Authority (RCA) and the RWQCB for the purposes of supporting the regulatory permitting efforts for the Project.

Communications may include phone calls and emails related to the permitting and may also include providing input to the agencies while they are preparing permit language. ECORP will request approval from the City prior to providing assistance, graphics, verbiage, or acreages to the agencies. ECORP will summarize agency communications in emails to the City's Project team or through phone communication.

ECORP will assist the City with the negotiations related to permit conditions, mitigation requirements, or requests from the agency in relation to the permit or other Project components, including the Project design. Once the permit is issued, ECORP will assist the City by reviewing the permit and providing comments on the conditions or other aspects for agency consideration. A compiled list of ECORP and City comments on the permits will be provided to the RWQCB, as applicable.

Deliverables:

» Final Application for Water Quality Certification/Waste Discharge Requirements.

Assumptions:

» ECORP will assume that three (3) online meetings (no more than one hour each) could potentially be required during the course of the permitting for the Project.

TASK 2– PROJECT MANAGEMENT, PERMIT COMPLIANCE, CITY REQUESTS AND/OR TECHNICAL ASSISTANCE

Upon receipt of the Notice to Proceed, ECORP's Project Manager will attend one (1) kick-off meeting prior to the start of the Project. ECORP's Project Manager will continue to coordinate with the City and PlaceWorks to discuss contract responsibilities, site access, field restrictions, scheduled deliverables, and other Project-related issues. Coordination will be conducted via phone or other convenient methods, as mutually agreed upon by the participants. During the course of the Project, as needed, ECORP will attend Project meetings or conference calls with the City and Project planning team and/or lead agencies, provide general technical support, prepare Project status reports and updated schedules, and maintain appropriate communication with the City, PlaceWorks, and team members.

ECORP will provide permit compliance assistance to the City during the construction phase of the Project. These services will include but are not limited to the following tasks:

» ECORP will assist the City and PlaceWorks with getting qualified Designated Biologists (DBs) and Biological Monitors (BMs) approved by CDFW at least 30 days prior to initiation of ground or vegetation disturbing activities, who will serve as the Project Biologists for the monitoring and reporting elements of this scope of work. Receiving resource agency approval of the Biologists is required by the CDFW (Measures 2.1 and 4.3 of the SAA).

» ECORP will submit a list of qualified DBs and BMs available to provide the services required by the resource agencies. ECORP will include two-page resumes for each Biologist on the list, summarizing their qualifications and experience to meet the requirements of the SAA.

  The qualified DBs, per CDFW SAA requirements, is an individual who holds a bachelor's degree from an accredited university and 1) is knowledgeable in relevant species' life histories and ecology, 2) can correctly identify relevant species, 3) has conducted field surveys for relevant species, 4) is familiar with relevant survey protocols, and 5) is knowledgeable of state and federal laws regarding the protection of sensitive species.

  The BMs, per CDFW SAA requirements, is an individual who shall have academic and professional experience in biological sciences and related resource management activities as it pertains to this Project, experience with construction-level biological monitoring, be able to recognize species that

may be present within the Project area and be familiar with the habitats and behaviors of those species.

Managing the various permit elements requires a high degree of coordination and compliance tracking to help the City maintain conformance with the permits. ECORP intends to create and maintain a permit matrix as part of the Project Management services to the City and PlaceWorks. Specifically, our services include the following tasks:

» ECORP will prepare a permit matrix for the Project to keep track of all the avoidance and minimization measures, reporting, and permit conditions for the regulatory agency.

» During the course of the Project, ECORP will attend Project meetings or conference calls with PlaceWorks and the Project planning team and/or City, as needed, to provide general technical support, prepare Project status reports and updated schedules, and maintain an appropriate level of communication with the City, PlaceWorks, and team members.

» ECORP will periodically review the Project binder which shall include copies of the SAA, Nationwide Permit and any extensions or amendments to ensure the Project remains in compliance, other regulatory permits, and California Environmental Quality Act (CEQA) documents and maps, that will be available to the contractors, subcontractors and/or inspectors working on the Project.

Deliverables:

» List of all ECORP Qualified Biologists that would be on-call for Project services.

» Resumes in CDFW format for ECORP Biologists provided in said list.

» Permit Matrix.

Assumptions:

» This is an as-needed task, billed on a time and materials basis. If the number of hours (up to 70, 20 hours Year 1, 20 hours Year 2, and 30 hours Year 3) or type of requests for out-of-scope assistance exceeds what can be accommodated by this budget, based on a best-efforts basis, then a finalized contract amendment will be required prior to a response.

» The resume forms need to be approved by CDFW; therefore, this task includes responding to CDFW comments and finalizing resumes.

» ECORP assumes that the City will notify the resource agencies, per Measure 1.7 and 4.1 of the SAA, at least 5 working days prior to initiation of Project activities and at least 5 days prior to completion of Project activities and mitigation activities.

» ECORP assumes that the City/PlaceWorks will seek any approvals of the reports that may be required from the lead agencies and ECORP will respond to one round of non-conflicting comments on the reports before finalizing them.

TASK 3. PLACEWORKS PROJECT MANAGEMENT

This task includes hours for PlaceWorks to communicate and meet with the City and ECORP and to ensure the project progresses according to schedule and that both the City and ECORP are up to date on the status of the project.

Cost Estimate

PlaceWorks submits this cost estimate for each fiscal year, as shown in Table 1, *Cost Estimate*. Please note that Table 1 does not include daily biological monitoring during construction as the length of time will be determined by the City and its contractor.

TASK	FY 26-27 COST	FY 27-28 COST
Task 1 – Section 401 Water Quality Certification and Waste Discharge Requirements, Agency Meetings, and Negotiations	$4,389	N/A
Task 2 – Project Management, Permit Compliance, Client Requests, and/or Technical Assistance	$4,620	$6,380
Task 3 – PlaceWorks Project Management	$3,800	$9,480
Total	**$12,809**	**$15,860**

Acknowledgment

This contract amendment shall remain valid for a period of 30 days from the time of submittal. If you have any questions regarding the contents of this proposal, please contact Mark Teague at 916.245.7500 ext. 2730 / mteague@placeworks.com. As a Principal, I am authorized to bind PlaceWorks and the project team to the contents of this proposal.

We look forward to working with you to bring about the successful completion of this project.

Respectfully submitted,

PLACEWORKS

Mark Teague, AICP – Principal Advisor, Land Use and Environmental Strategies

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.9
Meeting Date: October 14, 2026

SUBJECT: Acceptance of Public Improvements of Parcel Map No. 32833 - Kreg McCoy

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

PREPARED BY: Carlos Geronimo, Principal Engineer

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR PARCEL MAP NO. 32833 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

SUMMARY:
McCoy Homes, LLC, has completed public improvements for Parcel Map No.32833, located at APNs: 368-110-059, 368-110-060, 368-110-057, and 368-110-014. The City is now ready to accept the improvements into the maintained road system and release the bonds associated with the Subdivision Improvement Agreement.

BACKGROUND:
Parcel map No. 32833 (Attachment A and Attachment B) is a four-lot single family residential subdivision located on Gruwell Street and Union Street. The Project was approved by the County of Riverside on February 6, 2007. The Final Map was approved by the City of Wildomar on March 29, 2018, and recorded on April 11, 2018. As part of the conditions of development for the project, the developer, McCoy Homes, LLC (Developer), was required to construct certain public improvements. These improvements included improvements to Gruwell Street, Union Street, and Sexton Street along the Project boundaries. A Subdivision Improvement Agreement for the Project between the City of Wildomar and the Developer was executed and recorded on May 10, 2023. The Subdivision Improvement Agreement identifies the Developer's obligations to complete the public improvements and provides the City with bonds for the public improvements.

DISCUSSION:
The Developer has completed the required public improvements and the City's Public Works/Engineering Department has completed the inspections of the public improvements. Staff is recommending that the improvements be accepted at this time and that a Notice of Completion (Attachment C) be filed. Upon acceptance, the improvements will become part of the City's maintained assets. The improvements will automatically enter into a one-year warranty period as required by the Public Improvement Agreement. In addition, upon

acceptance of the Public Improvements the City of Wildomar will release the improvement securities related to this project in accordance with the Public Improvement Agreement as follows:

Security Type	Time of Release	Percentage
Faithful Performance Security	After Council acceptance. City will hold 10% for one year as warranty and release the 10% after the warranty period expires and any warranty issues are resolved.	90% now 10% after one-year warranty
Labor and Material (Payment) Security	180 days after Council acceptance, provided no claims have been filed.	100%
Monument Security	After Council acceptance.	100%

ACCOUNT CODE:
Fund 606 CFD 2013-1, Zone 12

FISCAL IMPACT:
The City will be responsible to maintain the public improvements built by the Developer. Costs associated with maintenance may be paid from a combination of fund sources including the Highway User Tax (HUTA Gas Tax), Measure A, Measure AA, and Community Facilities District 2013-1 Zone 12.

ATTACHMENTS:
PM32833 Acceptance Resolution.docx
Attachment A Location Map.pdf
Attachment B CFD Maintenance Exhibit.pdf
Attachment C PM32833 NOC.pdf

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR PARCEL MAP No. 32833 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

WHEREAS, McCoy Homes, LLC. proposed development of Parcel Map No. 32833 which included, in part, the construction of public improvements; and

WHEREAS, Parcel Map 32833 was originally adopted and conditioned by the Riverside County Planning Department Board of Supervisors on February 6, 2007, and

WHEREAS, The Final Map No. 32833 was approved by the City of Wildomar on March 29, 2018, and recorded on April 11, 2018; and

WHEREAS, on May 10, 2023, the City of Wildomar executed the Subdivision Improvement Agreement for Final Map No. 32833; and

WHEREAS, McCoy Homes, LLC. provided Faithful Performance Security and Materials Security, a Warranty Security (part of the Faithful Performance Security); and

WHEREAS, McCoy Homes, LLC. has completed the public improvements on Gruwell Street, Union Street, and Sexton Street right-of-way and in accordance with City Standards and the City is ready to accept the improvements for maintenance;

NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Wildomar City Council, in regular session assembled on September 9, 2026, the following:

1. The City Council accepts the completed required public improvements and as part of the City maintained road system, subject to the conditions of the Public Improvement Agreement for Parcel Map No. 32833; and

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

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

PASSED, APPROVED, AND ADOPTED this 14th day of October 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

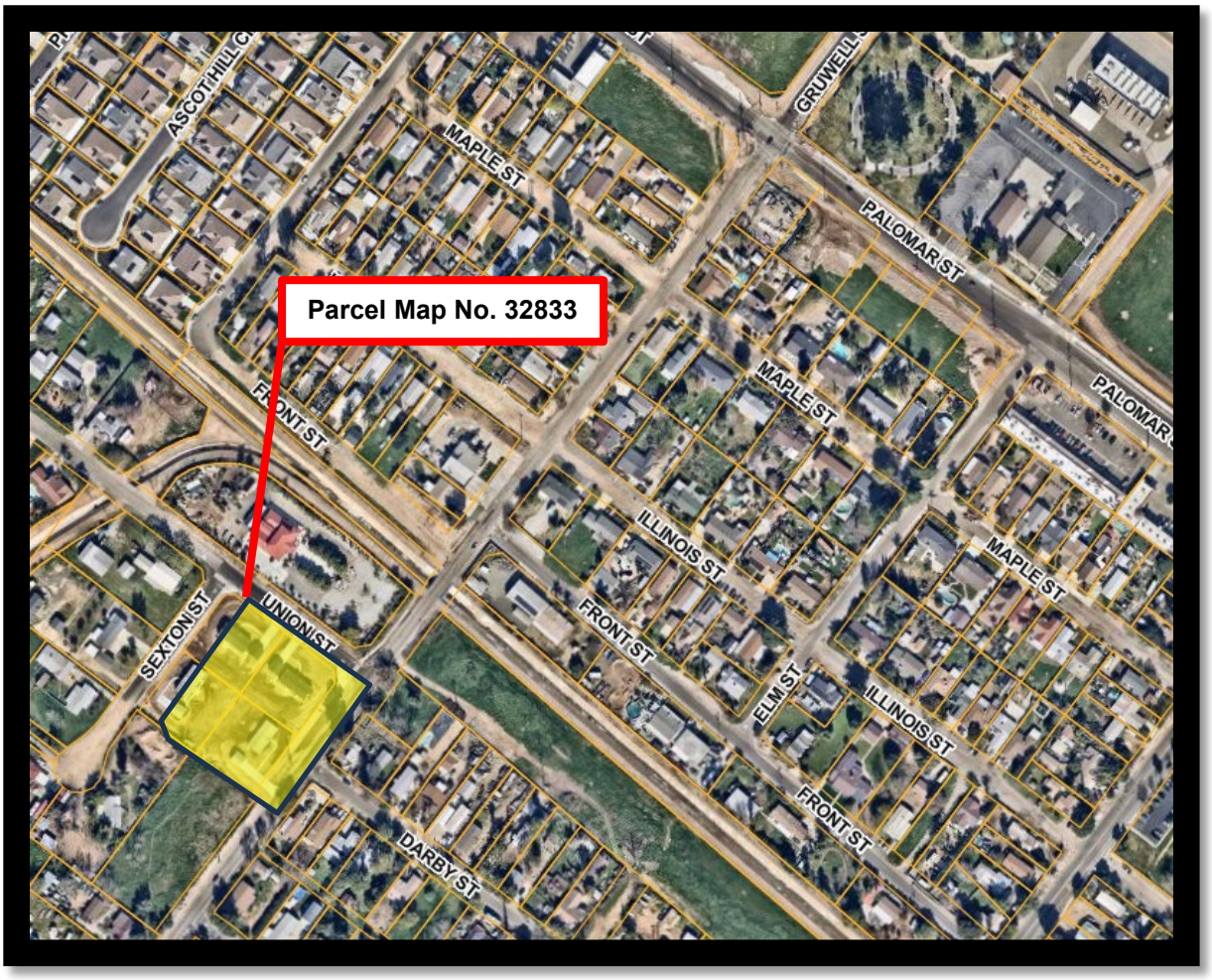
_____
Thomas D. Jex
City Attorney

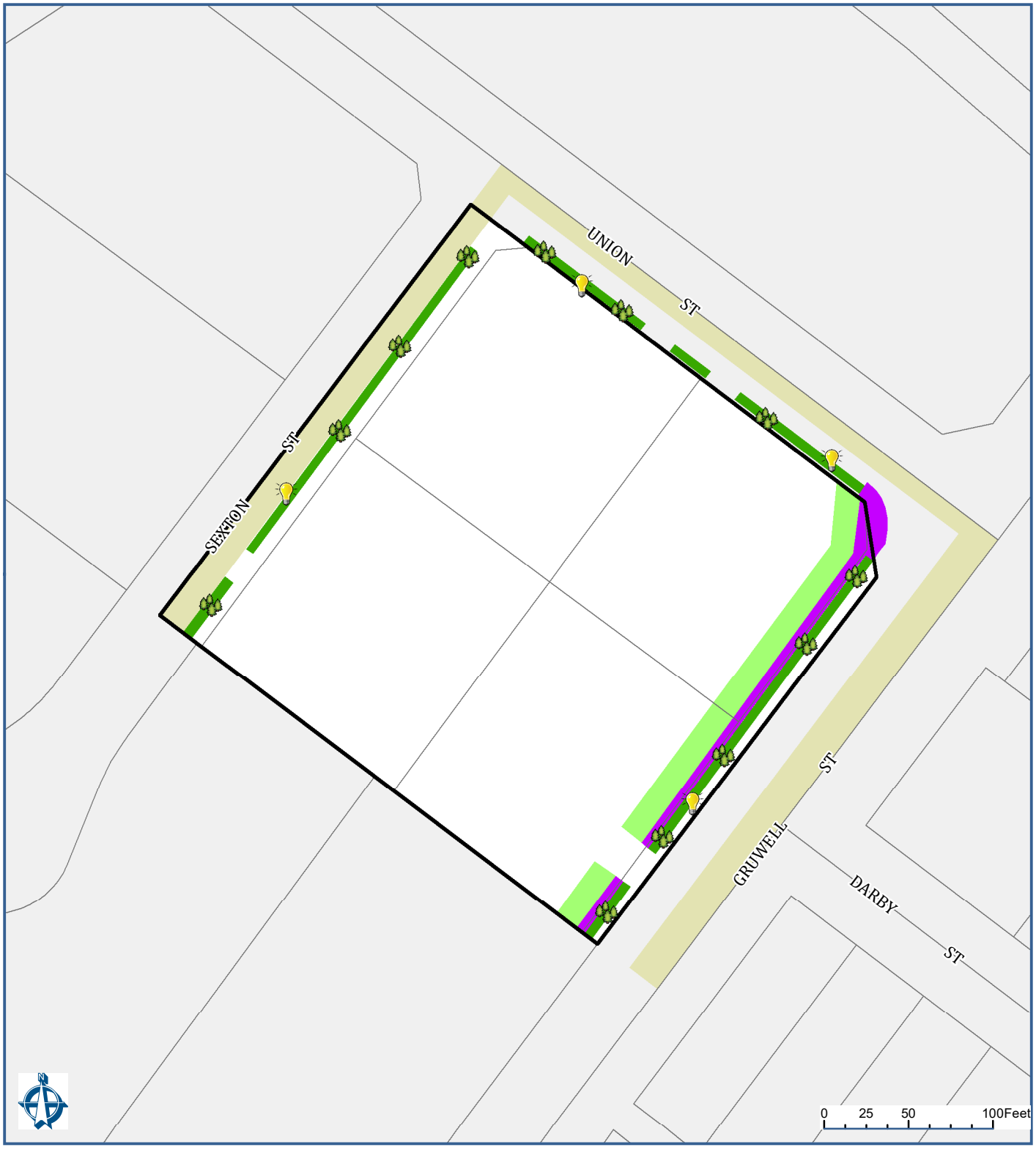
ATTEST:

_____
Janet Morales Garcia, MMC
City Clerk

ATTACHMENT A

Site Location Map for Parcel Map No. 32833





CITY OF WILDOMAR
MAINTENANCE EXHIBIT

COMMUNITY FACILITIES DISTRICT 2013-1
ZONE 12

14 Trees (estimated) | 4 Street Lights (estimated)

5,076 sq. ft. Landscaping | 6,211 sq. ft. Open Space | 9,525 sq. ft. Pavement | 3,893 sq. ft. Trail

SPICER CONSULTING GROUP

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

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

The Above Space For Recorder's Use Only

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the Public Improvement Agreement between the City of Wildomar, California, and McCoy Homes, LLC, whose mailing address is 31620 Railroad Canyon Road. Canyon Lake, California 92587, Developer of Parcel Map No. 32833, requires the Developer to complete the construction of public street improvements along the project's frontage streets in the City of Wildomar, California.

The public improvements were completed on or about September 2026, according to plans and specifications and to the satisfaction of the City Engineer of the City of Wildomar, and that said work was accepted by the City of Wildomar at 23873 Clinton Keith Rd., Suite 110, Wildomar, California 92595 as owner of the public improvements, at a regular meeting thereof held on the 14th day of October 2026, by Resolution No. 2026-_____.

That upon said contract, Wildomar Housing Partners, LLC was surety for the bond(s) given by the said company as required by law.

Dated at the City of Wildomar, this 14th day of October 2026.

Jason B. Farag
Public Works Director/City Engineer

VERIFICATION

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

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

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

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.1
Meeting Date: October 14, 2026

SUBJECT: Public Hearing for Annexation No. 3, (Bell Ranch Wildomar Cottages) Consideration of Territory to be Annexed to Community Facilities District No. 2025-S (Services), Calling an Election, Ordering the Levy and Collection of Special Taxes, and Declaring the Election Results for CFD 2025-S (Services), Annexation No. 3

SUBMITTED BY: Carlos Geronimo, Principal Engineer

PREPARED BY: Carlos Geronimo, Principal Engineer

ACTION:
1. Open the public hearing;
2. Take testimony;
3. Close the public hearing;
4. Adopt Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) (ANNEXATION NO. 3)

5. Hold the election;
6. Canvass the election; and
7. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ELECTION RESULTS FOR COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) (ANNEXATION NO. 3)

SUMMARY:
Hold a Public Hearing to consider annexing Bell Ranch – Wildomar Cottages into CFD No. 2025-S for Maintenance Services, hold a special election, and declare the election results.

BACKGROUND:
On September 9, 2026, the City Council adopted Resolution No. 2026-56, declaring its intention to annex territory to Community Facilities District No. 2025-S (Services) (the “CFD No. 2025-S” or “CFD”) and commence the annexation proceedings for the territory to be annexed, also known as Annexation No. 3. A public hearing has been set for October 14, 2026, to conduct an election for the landowners and to declare the results of that election.

DISCUSSION:
As required by the Resolution of Intention, an annexation map was recorded on September 17, 2026, at 2:42 p.m. in Book 100, Page 12, Document No. 2026-0291936 of Maps of Assessment and Community Facilities Districts with the Riverside County Recorder.

The Resolution of Intention was adopted by the City Council in response to a petition filed by the property owners, Wildomar Family Housing, L.P., for APN 365-180-004 containing 8.98 gross acres within the City and have requested that the City assist them in annexing territory into CFD No. 2025-S (Services) 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.

The area proposed within Annexation No. 3 will encompass 8.98 acres to include 130 multi-family affordable housing residential units, with a 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 unit per year for maintenance services of public facilities, and Maximum Special Tax B of $430.50 per unit per year for safety services. 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 (Services) and consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to conduct the election.

ACCOUNT CODE:
Fund 616 - CFD 2025-S Special Tax A

FISCAL IMPACT:
The projected levy for Tax Zone 3 in FY 2026-27 is $32,630 for the first year of Special Tax A maintenance services. Special Tax B 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. Costs associated with the processing of this annexation are covered by developer fees and deposits. There is no impact to the General Fund.

ATTACHMENTS:
Attachment 1 - Project Map
Attachment 2 - Resolution Calling an Election
Attachment 2A - RMA, Ballot
Attachment 3 - Reso Declaring Election Results
Attachment 3A - Exhibit A Certification of Election Results

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



SPICER CONSULTING GROUP

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) (ANNEXATION NO. 3)

WHEREAS, on October 13, 2025, the City Council (the "City Council") of the City of Wildomar (the "City") approved Resolution No. 2025-53 declaring the City's intention to establish Community Facilities District No. 2025-S (Services) of the City of Wildomar, County of Riverside, State of California (the "CFD No. 2025-S") 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 as a result of the development of said real property; and

WHEREAS, the City Council set a public hearing for January 14, 2026, after which the Council adopted Resolution No. 2026-05 forming the CFD No. 2025-S and calling a special election at which the questions of levying a special tax and establishing an appropriations limit with respect to the CFD No. 2025-S were submitted to the qualified electors within the CFD No. 2025-S; and

WHEREAS, on January 14, 2026, the City Council adopted Resolution No. 2026-06 declaring the results of the special election and finding that more than two-thirds (2/3) of all votes cast at the special election were cast in favor of the proposition presented, and such proposition passed; and

WHEREAS, the City Council is authorized by Article 3.5 (commencing with Section 53339) of Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code as amended (the "Act"), to annex territory into an existing community facilities district by complying with the procedures set forth in said Article 3.5; and

WHEREAS, the City Council on September 9, 2026, duly adopted Resolution No. 2026-56 (the "Resolution of Intention") declaring its intention to annex certain territory to CFD No. 2025-S (Services) and to levy a special tax within that territory to pay for certain services and setting a time and place for the public hearing on the proposed annexation for October 14, 2026; and

WHEREAS, the territory proposed to be annexed is identified in the map entitled "Annexation Map No. 3 Community Facilities District No. 2025-S (Services)" a copy of which was recorded, on September 17, 2026, in Book 100 of Maps of Assessment and Community Facilities Districts at Page 12, in the office of the Riverside County Recorder; and

WHEREAS, pursuant to the Act and the Resolution of Intention, a public hearing was convened by the City Council on October 14, 2026, not earlier than the hour of 6:00

p.m. at the City Hall located at 23873 Clinton Keith Road, Wildomar, California 92595, relative to the proposed annexation of said territory to CFD No. 2025-S; and

WHEREAS, written protests have not been filed by fifty percent (50%) or more of the registered voters residing within the CFD No 2025-S, or by fifty percent (50%) or more of the registered voters residing within the territory to be annexed, or by the owners of one-half (1/2) or more of the area within the CFD No. 2025-S, or by the owners of one-half (1/2) or more of the territory to be annexed; and

WHEREAS, the City Council has determined that there are fewer than twelve registered voters residing in the territory proposed to be annexed to the CFD No. 2025-S and that the qualified electors in such territory are the landowners; and

WHEREAS, on the basis of all of the foregoing, the City Council has determined at this time to call an election to authorize the annexation of territory to the CFD No. 2025-S and the levying of a special tax as described in Exhibit A hereto; and

WHEREAS, the City Council has received a written instrument from each landowner in the territory proposed to be annexed to the CFD No. 2025-S consenting to the shortening of election time requirements, waiving analysis and arguments, waiving all notice requirements, and waiving word limit requirements for the ballot relating to the conduct of the election; and

WHEREAS, the City Clerk has concurred in the election date set forth herein.

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 2025-S (SERVICES) OF THE CITY OF WILDOMAR, DETERMINE AND ORDER AS FOLLOWS:

Section 1 Recitals. The foregoing recitals are true and correct.

Section 2. Confirmation of Finding in Resolution of Intention. The City Council reconfirms all of its findings and determinations as set forth in the Resolution of Intention.

Section 3. Findings Regarding Protests. The City Council finds and determines that written protests to the proposed annexation of territory to the CFD No. 2025-S and the levy of the special tax within such territory are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all such protests are hereby overruled.

Section 4. Findings Regarding Prior Proceedings. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the annexation of territory to CFD No. 2025-S are valid and in conformity with the requirements of the Act.

Section 5. Levy of Special Tax. As stated in the Resolution of Intention, except where funds are otherwise available, subject to the approval of the qualified electors of territory proposed to be annexed to CFD No. 2025-S, a special tax sufficient to pay the costs of the Services (including incidental expenses as described in the Resolution of Intention), secured by recordation of a continuing lien against all nonexempt real property in CFD No. 2025-S, will be levied annually in CFD No. 2025-S. The rate and method of apportionment, and manner of collection of the special tax are specified in Exhibit A hereto.

Section 6. Apportionment of Tax. The special tax as apportioned to each parcel is based on the cost of making the Services available to each parcel, or other reasonable basis, and is not based on or upon the ownership of real property.

Section 7. Tax Roll Preparation. The office of the Public Works Director, 23873 Clinton Keith Road., City of Wildomar, is hereby designated as the office that will be responsible for annually preparing a current roll of special tax levy obligations by assessor's parcel number and that will be responsible for estimating future special tax levies pursuant to Government Code section 53340.2. The Public Works Director may cause these functions to be performed by his or her deputies, assistants, or other designated agents.

Section 8. Accountability Measures. Pursuant to Section 50075.1 of the California Government Code, the City shall create a separate account into which tax proceeds will be deposited; and the Public Works Director annually shall file a report with the City Council that will state (a) the amount of funds collected and expended and (b) the status of the Services financed in CFD No. 2025-S.

Section 9. Special Election; Voting Procedures. The City Council hereby submits the questions of levying the special tax within the territory proposed to be annexed to the qualified electors, in accordance with and subject to the Act. The special election shall be held on October 14, 2026, and shall be conducted as follows:

(a) Qualified Electors. The City Council hereby determines that the Services are necessary to meet increased demands placed upon the City as a result of development occurring within the boundaries of CFD No. 2025-S. Because fewer than twelve registered voters resided within the territory proposed to be annexed to CFD No. 2025-S on September 14, 2026 (a date within the 90 days preceding the close of the public hearing on the territory proposed to be annexed to CFD No. 2025-S), the qualified electors shall be the landowners within territory proposed to be annexed, and each landowner who was the owner of record at the close of the hearing shall have one vote for each acre or portion of an acre of land that such landowner owns within the territory proposed to be annexed to CFD No. 2025-S.

(b) Consolidation of Elections; Combination of Propositions on Ballot. The election on the question of levying the special tax and establishing an appropriations limit for CFD No. 2025-S shall be consolidated, and the two propositions shall be combined into a single ballot proposition for submission to the voters, as authorized by Government Code Section 53353.5.

(c) Mail Ballot Election. Pursuant to Government Code section 53327.5, the election shall be conducted as a mail ballot election. The City Council hereby ratifies the City Clerk's delivery of a ballot to each landowner within the territory proposed to be annexed to CFD No. 2025-S. The City Council hereby ratifies the form of the ballot, which is attached hereto as Exhibit B. The full text of the ballot for said elections shall be as set forth in Exhibit C and shall be included in the ballot pamphlet mailed to each qualified elector.

(d) Return of Ballots. The City Clerk shall accept the ballots of the landowners up to 6:00 p.m. on October 14, 2026. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(e) Canvass of Election. The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed (on October 14, 2026, or when all qualified electors have voted) at the City Clerk's office. At the conclusion of the canvass, the City Clerk shall declare the results of the election.

(f) Declaration of Results. The City Council shall declare the results of the special election following the completion of the canvass of the returns and shall cause to be inserted into its minutes a statement of the results of the special election as ascertained by the canvass of the returns.

Section 10. Filing of Resolution and Map with City Clerk. The City Council hereby directs the City Clerk to file a copy of this resolution and the annexation map of the boundaries of CFD No. 2025-S in his/her office.

PASSED, APPROVED AND ADOPTED this 14th day of October 2026:

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, MMC
City Clerk

EXHIBIT A

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 Appendix C 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 Family Housing, 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

COPY

100
12

SHEET 1 OF 1 SHEET

PROPOSED ANNEXATION MAP NO. 3

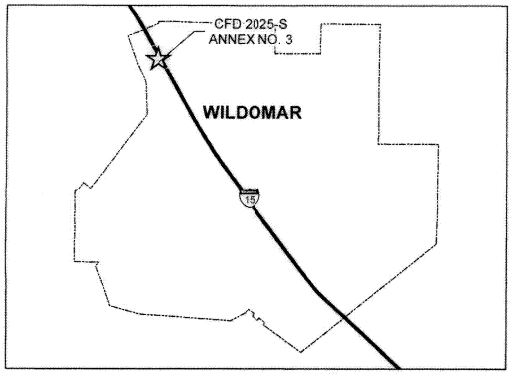
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

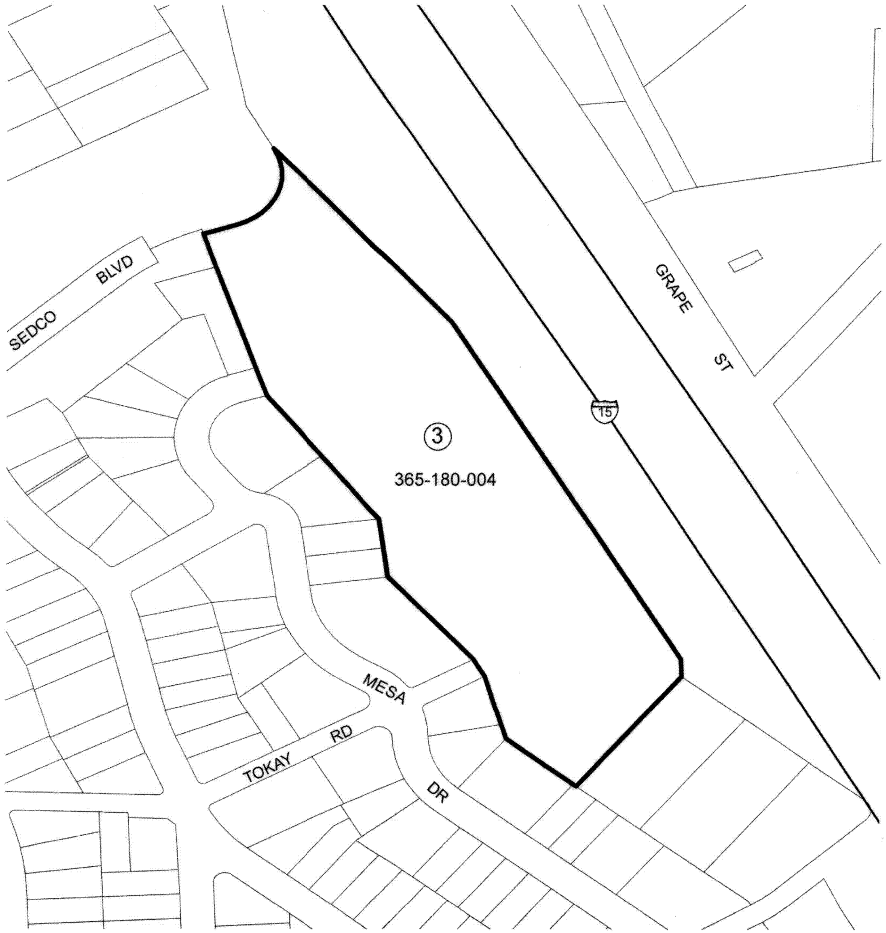
THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

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 9th DAY OF September, 2026, BY RESOLUTION NO. 2026-56

Janet Morales Garcia
CITY CLERK
CITY OF WILDOMAR





FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR THIS 10th DAY OF September 2026.

Janet Morales Garcia
CITY CLERK
CITY OF WILDOMAR

RECORDED THIS 17th DAY OF September, 2026 AT THE HOUR OF 2:42 O'CLOCK P M IN BOOK 100 PAGE 12 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.: 2026-0291936
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: Cortez
DEPUTY

LEGEND

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

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 2026-27.

SPICER CONSULTING GROUP

N W E S

0 200 400 800 Feet

COPY

97/67

SHEET 1 OF 1 SHEET

BOUNDARIES - POTENTIAL ANNEXATION AREA

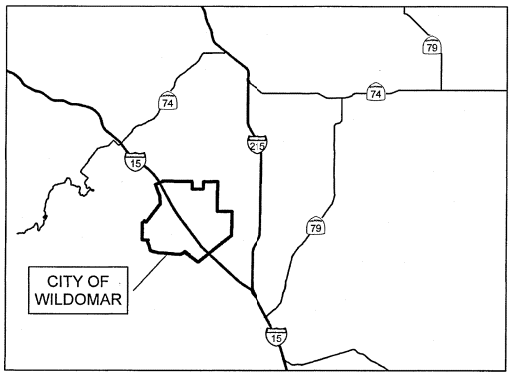
COMMUNITY FACILITIES DISTRICT NO. 2025-S
(SERVICES)
CITY OF WILDOMAR,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

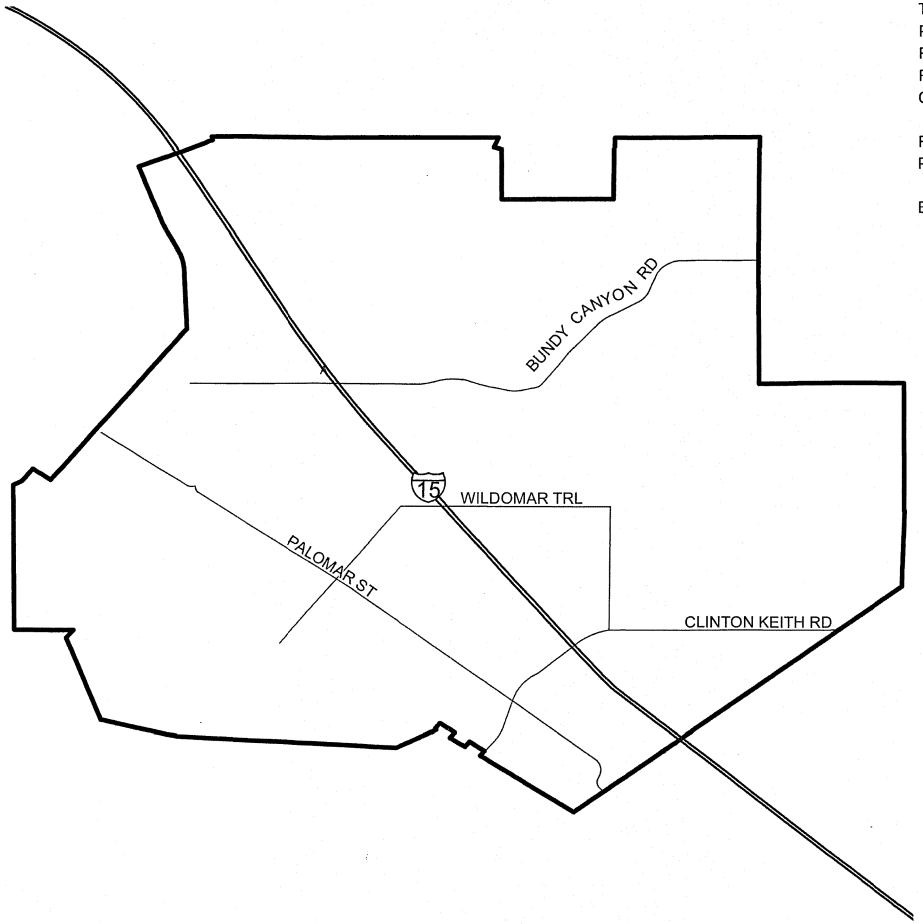
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE POTENTIAL ANNEXATION AREA OF COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES), CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY OF WILDOMAR AT A REGULAR MEETING THEREOF, HELD ON October DAY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

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 September 30, 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 Garcia
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 11673 George Cook Express Drive San Diego, CA 92127	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. 2026-56 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_____.

Wildomar Family Housing, L.P.
James Silverwood
President

_____
Signature

_____
Print Name

_____
Title

EXHIBIT C

FULL TEXT OF PROPOSITION

SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) (ANNEXATION NO. 3)

October 14, 2026

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. 2026-56 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?

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ELECTION RESULTS FOR COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) ANNEXATION NO. 3

WHEREAS, the City Council (the "City Council") of the City of Wildomar (the "City") has heretofore conducted proceedings for the area proposed to be annexed to Community Facilities District No. 2025-S (Services) (the "CFD No. 2025-S") of the City of Wildomar, including conducting a public hearing pursuant to Section 53339.5 of the Government Code; and

WHEREAS, at the conclusion of said public hearing, the City Council adopted a resolution calling a special election for October 14, 2026, and submitting to the qualified electors of the territory to be annexed to the CFD No. 2025-S the question 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 as a result of the development of said real property as provided in the form of special election ballot; and

WHEREAS, a Certificate of Election Results, attached thereto as Exhibit A, dated October 14, 2026, executed by the City Clerk (or, in the absence of the City Clerk, the Acting City Clerk – in either case, the "Clerk"), has been filed with this Council, certifying that a completed ballot has been returned to the Clerk for each landowner-voter(s) eligible to cast a ballot in said special election, with all votes cast as "Yes" votes in favor of the ballot measure, and further certifying on said basis that the special mailed-ballot election was closed; and

WHEREAS, this Council has received, reviewed and hereby accepts the Clerk's Certificate of Election Results and wishes by this resolution to declare the results of the special mailed-ballot election;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR:

Section 1. Recitals. This Council finds and determines that the foregoing recitals are true and correct.

Section 2. Ballot Measure. This Council hereby finds, determines and declares that the ballot measure submitted to the qualified electors of the territory to be annexed to CFD No. 2025-S has been passed and approved by those qualified electors in accordance with Sections 53328 and 53329 of the Government Code.

Section 3. Annexation. This Council hereby finds, determines and declares that pursuant to Section 53339.8 of the Government Code, the City Council is authorized to determine that the territory to be annexed has been added to and become a part of the

CFD No. 2025-S with full legal effect, and the City Council is also authorized, pursuant to said Section 53339.8, to annually levy special taxes within the territory to be annexed to pay the costs of the services to be provided by the CFD No. 2025-S as specified in Resolution No. 2026-56 adopted by the City Council on September 9, 2026. The boundaries of the territory annexed are shown on the map entitled, "Annexation Map No. 3 Community Facilities District No. 2025-S (Services)" a copy of which was recorded, on September 17, 2026, in Book 100 of Maps of Assessment and Community Facilities Districts at Page 12, in the office of the Riverside County Recorder.

Section 4. Notice of Special Tax Lien. Pursuant to Section 53339.8 of the Government Code and Section 3117.5 of the Streets and Highways Code, the City Clerk shall cause to be filed with the County Recorder of the County of Riverside an amendment of the notice of special tax lien and a map of the amended boundaries of the CFD No. 2025-S including the annexed territory.

Section 5. Effect. This resolution shall take effect from and after its adoption.

PASSED, APPROVED AND ADOPTED this 14th day of October, 2026.

Carlos Marquez
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Janet Morales Garcia, MMC
City Clerk

EXHIBIT A

CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES)
ANNEXATION NO. 3

CERTIFICATE OF ELECTION RESULTS

I, the undersigned, being the Deputy City Clerk or the City Clerk, as the case may be, hereby certify:

In connection with the special mailed-ballot election called by the City Council (the "City Council") of the City of Wildomar (the "City") on this same date in the proceedings of the City Council for the annexation of territory to the above-entitled community facilities district, I personally received (a) a signed and dated waiver and consent form and (b) a signed, dated and marked election ballot(s) on behalf of the owner(s) listed below, the entity named as the sole landowner of the land within the boundary of the above-entitled community facilities district in the Certificate Regarding Registered Voters and Landowners, dated September 14, 2026, and on file in the office of the City Clerk of the City in connection with the City Council actions on that date. Copies of the completed waiver and consent form and the completed ballot received by me and on file in my office are attached hereto.

Following such receipt, I have personally, and in the presence of all persons present, reviewed the ballot to confirm that it is properly marked and signed, and I hereby certify the result of that count to be that the ballot was cast in favor of the measure.

Based upon the foregoing, all votes that were cast having been cast "Yes", in favor of the ballot measure, the measure has therefore passed.

Landowner	Qualified Landowner Votes	Votes Cast	YES	NO
Wildomar Family Housing, L.P.	9	9		

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 _____, 2026.

Janet Morales Garcia
City Clerk
City of Wildomar

By: _____

(Attach completed copies of Waiver/Consent and Ballots)

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.2
Meeting Date: October 14, 2026

SUBJECT: Public Hearing for Adoption of New Stephen's Kangaroo Rat Fee Schedule and Ordinance

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Adopt the first reading of an Ordinance entitled:

ORDINANCE NO. ____
AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING TITLE 3, CHAPTER 3.43 WHICH ESTABLISHES THE RIVERSIDE COUNTY STEPHENS' KANGAROO RAT HABITAT CONSERVATION PLAN FEE ASSESSMENT AREA AND MITIGATION FEES

SUMMARY:
Public Hearing for Revised Fee Schedule for Stephens' Kangaroo Rat Mitigation Fee.

BACKGROUND:
The Stephens' Kangaroo Rat Habitat Conservation Plan ("SKR HCP") was established to provide for the long-term conservation of the Stephens' kangaroo rat while allowing development within the Plan Area to proceed. The Riverside County Habitat Conservation Agency ("RCHCA") administers the SKR HCP. The City of Wildomar is located within the SKR HCP Fee Area and collects the applicable mitigation fee from development subject to the program. Fee revenues are remitted to RCHCA and are used for implementation of the SKR HCP, including reserve management, biological monitoring, administration, and other conservation activities.

The existing SKR mitigation fee structure has remained unchanged since 1996. To evaluate the ongoing cost of implementing the SKR HCP and determine the appropriate contribution from new development, RCHCA retained Economic & Planning Systems, Inc. ("EPS") to prepare the 2026 Stephens' Kangaroo Rat Habitat Conservation Plan Nexus Study ("2026 Nexus Study"). The RCHCA Board of Directors adopted the 2026 Nexus Study on July 9, 2026. The study was prepared pursuant to the Mitigation Fee Act (Government Code §§ 66000 et seq.) and documents the purpose and use of the fee, the relationship between new development and the need for continued HCP implementation, and the proportional relationship between the fee and the impacts attributable to new development.

DISCUSSION:
The 2026 Nexus Study estimates that RCHCA requires approximately $1.9 million annually, in 2025 dollars, to meet its ongoing obligations under the SKR HCP. After accounting for

approximately $300,000 in annual non-fee revenues, the study identifies approximately $1.6 million in annual funding that must be generated through mitigation fees. Based on forecasted average development of approximately 1,770 acres per year within the Plan Area, the study calculates a required mitigation fee of $900 per gross acre for development subject to the standard per-acre fee, and $500 per gross acre for agricultural developments. The proposed fees remain below the amount that would have resulted if the existing fees had been adjusted annually for inflation since 1996. The single family residential fee for individual parcels is proposed to remain unchanged.

Based on the 2026 Nexus Study, the proposed updated fee schedule is:

(1) Individual Single-Family Home Construction (Single Parcel): $250 flat fee
(2) Agricultural Development: $500 per gross acre
(3) All Other Development: $900 per gross acre

The $250 fee applies only to construction of a single-family residence on a single legally created lot where the building permit is issued to an individual property owner and the project is not part of a subdivision, tract development, or coordinated multi-unit residential development. Agricultural development would be assessed at $500 per gross acre. All other development would be assessed at $900 per gross acre. The Nexus Study also provides that qualifying nonprofit development projects may receive a fee reduction of up to 75 percent when the implementing jurisdiction makes the required findings and identifies other funding sufficient to avoid a shortfall in implementation of the SKR HCP.

The revised fee schedule shall go into effect January 17th, 2026.

ACCOUNT CODE:
100-0000-2293

FISCAL IMPACT:
Fees related to the Habitat Conservation Program are calculated and collected by the City and remitted to the RCHCA on a monthly basis. The City does not receive any portion of the fees. Therefore, adoption of the updated fee will not generate any General Fund revenue. However, the City will continue to incur routine administrative costs associated with calculating, collecting, and remitting the fee.

ATTACHMENTS:
Ordinance_SKR Fee.docx
2026 Stephen's Kangaroo Rate Nexus Study.pdf
SKR Code Update Redline.pdf
Stephens' Kangaroo Rat Fee Update Presentation.pdf

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING TITLE 3, CHAPTER 3.43 WHICH ESTABLISHES THE RIVERSIDE COUNTY STEPHENS' KANGAROO RAT HABITAT CONSERVATION PLAN FEE ASSESSMENT AREA AND MITIGATION FEES

WHEREAS, the City adopted Ordinance No. 18 on September 10th 2008, which adopted by reference portions of the Riverside County Code; and

WHEREAS, of the portions adopted, Title 3 Chapter 3.43, which authorizes participation in the Stephens' Kangaroo Rat fee program, was included; and

WHEREAS, the Riverside County Habitat Conservation Agency (RCHCA) Board of Directors adopted the 2026 Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan Nexus Study on July 9, 2026; and

WHEREAS, the Nexus Study is incorporated by reference; and

WHEREAS, the Nexus Study establishes a proposed amount and provides an evaluation of the need for an updated Fee and establishes the nexus between the imposition of the new Fee and the estimated reasonable cost of providing the service for which the fee is charged; and

WHEREAS, the Nexus Study includes information that supports the City's actions, as required by subdivision (a) of Section 66001 of the Government Code and establishes the reasonable relationship and proportionality required under Government Code section 66001; and

WHEREAS, the Nexus Study was made publicly available at least 30 days prior to the public hearing in compliance with Government Code section 66016.5; and

WHEREAS, a notice of a public hearing on the proposed fee update was published on the City's website along with the Nexus on September 14th, and the notice was published twice in the Press Enterprise, a newspaper of general circulation, on October 1st and 9th; and

WHEREAS, on October 14, 2026, the City Council held a noticed public hearing to consider the proposed new Fee at which time all interested persons were given an opportunity to comment.

The City Council of the City of Wildomar Ordains as Follows:

SECTION 1. TITLE. This ordinance shall be known as the Stephens' Kangaroo Rat Mitigation Fee Ordinance.

SECTION 2. The recitals above are true and correct and incorporated herein by this reference.

SECTION 3. The Ordinance has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines. The Ordinance is not project under Public Resources Code Section 21065 and California Environmental Quality Act ("CEQA") Guidelines Section 15378(b)(4) because the Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The Ordinance is also exempt from CEQA as there is no possibility for causing a significant effect on the environment, per CEQA Guideline Section 15061(b)(3). When and if a specific project is proposed for implementation, the environmental impacts of such project would be evaluated in accordance with CEQA and City practice.

SECTION 4. The City Council finds and determines that the Nexus Study complies with California Government Code section 66000 et seq. and is consistent with the General Plan, and hereby approves and adopts the Nexus Study.

SECTION 5. The City Council hereby adopts the Mitigation Fees identified in this Ordinance at Section 3.43.060 below.

SECTION 6. Title 3, Chapter 3.43, Section 3.43.020 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.020 Findings

(a) The Stephens' Kangaroo Rat is listed as a threatened species by the State of California Department of Fish and Wildlife.

(b) The U.S. Fish and Wildlife Service has listed the Stephens' Kangaroo Rat as an endangered species, effective October 31, 1988, pursuant to the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1531 et. seq., which was downlisted to threatened on March 21, 2022.

(c) Following the federal listing of the Stephens' Kangaroo Rat as a threatened species, occupied habitat of the species may not be altered without a Section 10(a) permit issued by the Secretary of the Interior. All requests for a Section 10(a) permit must be accompanied by a Habitat Conservation Plan approved by the U.S. Fish and Wildlife Service. Said permit will then allow for the loss of occupied habitat due to development on the basis that the Habitat Conservation Plan will provide protection for the species and guarantee its survival.

(d) Development within the historic range of the Stephens' Kangaroo Rat has resulted in loss and degradation of occupied Stephens' Kangaroo Rat habitat, increased isolation of Stephens' Kangaroo Rat populations, reduction of potential habitat areas for future colonization, and elimination of corridors which allow the species to relocate as environmental conditions warrant.

(e) The Stephens' Kangaroo Rat's survival cannot be insured on small, isolated acreages surrounded by, or in close proximity to, development or human

populations.

(f) Impacts to the Stephens' Kangaroo Rat are not limited to loss or degradation of actually occupied habitat only.

(g) The successful completion and implementation of a Habitat Conservation Plan for the Stephens' Kangaroo Rat would be jeopardized by not implementing a procedure that requires review of each proposed development within the Fee Assessment Area to determine the best means of mitigating impacts to the Stephens' Kangaroo Rat.

(h) Each proposed development project shall be reviewed to determine the most appropriate course of action to ensure the survival of the species through one or more of the following: (1) on-site mitigation of impacts to the Stephens' Kangaroo Rat through the reservation or addition of lands included within or immediately adjacent to a potential habitat reserve site, or (2) payment of the Mitigation Fee set by this Chapter or (3) any combination of (1) and (2) consistent with the intent and purpose of this Chapter. A proposed development project may be referred, for review, to Federal and State resource agencies based upon criteria which may be established and agreed upon by the City and said agencies.

(I) A program providing for off-site project mitigation in accordance with the development of a Habitat Conservation Plan will provide a mechanism for establishing sufficient habitat areas which can be effectively protected and managed for the Stephens' Kangaroo Rat's survival and recovery.

(j) The Stephens' Kangaroo Rat Habitat Conservation Plan provides a regional conservation and permitting framework necessary to allow development within the SKR Plan Area. All Mitigation Fees collected pursuant to the provisions of this Chapter shall be used for the development, preparation and implementation of a Habitat Conservation Plan for the Stephens' Kangaroo Rat, including, but not limited to, the management of habitat reserve sites, and for the application of a Section 10(a) permit under the Federal Endangered Species Act of 1973, as well as authorization to take the species pursuant to the California Endangered Species Act.

(k) This Chapter 3.43 will facilitate mitigation for projects within the historical range of the Stephens' Kangaroo Rat allowing said projects to proceed during the implementation of the updated Habitat Conservation Plan for the Stephens' Kangaroo Rat, provided said projects are not located in areas identified as and meeting the criteria for potential habitat reserve sites needed for the conservation of the species. The approval of such development projects could jeopardize the survival of the species and therefore would be inconsistent with a Habitat Conservation Plan, even if the Mitigation Fee is paid.

(l) Adoption and implementation of this Chapter 3.43 demonstrates the City's intent to cooperate with federal and state agencies to provide for the survival of the Stephens' Kangaroo Rat.

(m) The passage of this Chapter is intended to be consistent with the requirements of state and federal environmental legislation, including the California Environmental Quality Act.

(n) The Riverside County Habitat Conservation Agency Board of Directors adopted the 2026 SKR Habitat Conservation Plan Nexus Study on July 9, 2026.

(o) The Nexus Study was made publicly available at least 30 days prior to the public hearing in compliance with Government Code section 66016.5.

(p) The Nexus Study establishes the reasonable relationship and proportionality

required under Government Code section 66001.

(q) The City of Wildomar has reviewed and considered the Nexus Study and incorporates it herein by reference."

SECTION 7. Title 3, Chapter 3.43, Section 3.43.030 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.030 Purpose

The purpose of this Chapter is to fund implementation of the Updated Stephens' Kangaroo Rat Habitat Conservation Plan to maintain incidental take authorization for development within the Fee Assessment Area. It is the further purpose of this Chapter to provide a method for mitigation of impacts to the Stephens' Kangaroo Rat caused by the loss of its habitat due to development during the implementation of the Updated Habitat Conservation Plan and provide for habitat mitigation to be identified in the Habitat Conservation Plan. Mitigation of impacts to the Stephens' Kangaroo Rat will be accomplished through the review of each proposed development project within the Fee Assessment Area to determine whether on-site mitigation through the reservation or addition of lands included within or immediately adjacent to a potential habitat reserve site or payment of the Mitigation Fee or a combination of both is appropriate and furthers the ultimate Habitat Conservation Plan objectives. A proposed development project may be referred, for review, to Federal and State resource agencies based upon criteria which may be established and agreed upon by the City and said agencies.

This Chapter provides for the establishment of this review process and satisfaction of on-site mitigation to protect potential habitat reserve sites or payment of the Mitigation Fee or a combination of both, which upon implementation will satisfy U.S. Fish and Wildlife Service and California Department of Fish and Wildlife."

SECTION 8. Title 3, Chapter 3.43, Section 3.43.040 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.040 Definitions

As used in this Chapter, the following terms shall have the following meanings:

(a) **CITY COUNSEL**. The City Council for the city of Wildomar.

(b) **CERTIFICATE OF OCCUPANCY**. "Certificate of Occupancy" shall mean a certificate of occupancy as defined by Section 17.265.040 or state law.

(c) **CITY.** The city of Wildomar

(d) **DEVELOPMENT PERMIT.** City approval of a tentative tract map, tentative parcel map, conditional use permit, public use permit, plot plan, surface mining permit, or grading permit pursuant to the provisions of all applicable city ordinances. Where a development project has been previously reviewed and approved

pursuant to the provisions of this Chapter, any subsequent implementing development permit shall not be subject to further review under this Chapter.

(e) **FEE ASSESSMENT AREA**. All real property located within the area as described at Section 3.43.050.

(f) **FINAL INSPECTION**. A final inspection as defined by Ordinance No. 457 of the County of Riverside or state law.

(g) **HABITAT CONSERVATION PLAN**. A plan prepared pursuant to Section 10(a) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539.

(h) **MITIGATION FEE**. The fee imposed pursuant to the provisions of this Chapter.

(i) **PARCEL**. All real property for which a development permit is applied for.

(j) **RESIDENTIAL UNIT**. A building or portion thereof used by one (1) family and containing but one (1) kitchen, and designed for single family residential purposes only.

(k) **SECTION 10(a) PERMIT**. A permit issued by the Secretary of the Interior pursuant to Section 10(a) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539.

(l) **STEPHENS' KANGAROO RAT**. An animal species known as *Dipodomys Stephensi*.

(m) **GRADING PERMIT.** "Grading Permit" shall mean a grading permit as defined by Ordinance No. 457 of the County of Riverside, provided, however, that for purposes of this Chapter, 'grading permit' shall not include the following:

(1) A grading permit wherein grading was previously performed pursuant to a grading permit issued within one (1) year prior to November 15, 1988, and subsequently inspected and approved by the City of Wildomar Department of Building and Safety. In addition, the area to be graded pursuant to said permit shall be the same or substantially the same area previously graded.

(2) A grading permit for real property upon which a detached or attached second unit will be constructed pursuant to Sections 18.28a and 18.28b of Ordinance 348 of the County of Riverside."

SECTION 9. Title 3, Chapter 3.43, Section 3.43.050 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.050 Designation of Fee Assessment Area.

All those certain lands located in the unincorporated areas of the County of Riverside, State of California, as hereinafter particularly described, are hereby designated as the Fee Assessment Area. Said Fee Assessment Area is described as follows:

Beginning at the intersection of the West line of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 2 South, Range 5 West with the northerly boundary line of the County of Riverside, California.

Thence Southerly along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 11 to the Southwest corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 11 to the Southeast corner thereof.

Thence Southerly along the West line of Sections 12 and 13, Township 2 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of said Section 13 and the South line of Secti9ns 18 and 17, Township 2 South, Range 4 West to the Southeast corner thereof.

Thence Southerly along the West line of Sections 21, 28 and 33, Township 2 South, Range 4 West to the Southwest corner thereof.

Thence Westerly along the North line of Section 5, Township 3 South, Range 4 West to the Northwest corner thereof.

Thence Southerly along the West line of said Section 5 to the Southwest corner thereof.

Thence Westerly along the North line of Section 7, Township 3 South, Range 4 West and the North line of Sections 12, 11 and 10, Township 3 South, Range 5 West to its intersection with the centerline of Victoria Avenue in the City of Riverside, California.

Thence Southwesterly along said centerline of Victoria Avenue to its intersection with the North line of Section 19, Township 3 South, Range 5 West.

Thence Westerly along the North line of said Section 19 and the North line of Section 24, Township 3 South, Range 6 West to the Northwest corner thereof.

Thence Southerly along the West line of said Section 24 to the Southwest corner thereof.

Thence Westerly along the North line of Sections 26 and 27, Township 3 South, Range 6 West to the Northwest corner thereof.

Thence Southerly along the West line of the Northwest 1/4 of said Section 27 to the Southwest corner thereof.

Thence Westerly along the North line of the Southeast 1/4 of Section 28, Township 3 South, Range 6 West to the Northwest corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 28 and the West line of the East 1/2 of Section 33, Township 3 South, Range 6 West to the Southwest corner thereof.

Thence Southerly along the West line of the East 1/2 of the West 1/2 of Section 4, Township 4 South, Range 6 West to the Southwest corner thereof.

Thence Easterly along the South line of the East 1/2 of the West 1/2 and the South line of the West 1/2 of the East 1/2 of said Section 4 to the Southeast corner thereof.

Thence Southerly along the West line of the East 1/2 of the East 1/2 of Section 9, Township 4 South, Range 6 West to the Southwest corner thereof.

Thence Easterly along the South line of the East 1/2 of the East 1/2 of said Section 9 to the Southeast corner thereof.

Thence Southerly along the West line of Section 15, Township 4 South, Range 6 West to the centerline of Cajalco Road.

Thence Southwesterly along the said centerline of Cajalco Road to its intersection with the centerline of Interstate 15.

Thence Southeasterly along said centerline Interstate 15 to its intersection with the West line of Section 1, Township 5 South, Range 6 West.

Thence Southerly along the West line of said Section 1 and the West line of the Northwest 1/4 of Section 12, Township 5 South, Range 6 West to the Southwest 1/4 thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 12 to the Southeast corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 12 to the Southwest corner.

Thence Easterly along the South line of said Section 12 to the Southeast corner thereof.

Thence Southerly along the West line of the North 1/2 of the North 1/2 of Section 18, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the North 1/2 of the North 1/2 of said Section 18 to the Southeast corner thereof.

Thence Southerly along the West line of the South 1/2 of the North 1/2 of Section 17, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the South 1/2 of the North 1/2 of said Section 17 to the Southeast corner thereof.

Thence Southerly along the West line of the South 1/2 of Section 16, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of said Section 16 to the Southeast corner thereof.

Thence Southerly along the West line of the North 1/2 of Section 2, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the North 1/2 of said Section 22 to the Southeast corner thereof.

Thence Southerly along the West line of the Southwest 1/4
of Section 23, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the Southwest 1/4 of said Section 23 to the Southeast corner thereof.

Thence Southerly along the West line of the Northeast 1/4 of Section 26, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of said Section 26 to the Southeast corner thereof.

Thence Southerly along the West line of the Southwest 1/4 of Section 25, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the Southwest 1/4 of said Section 25 to the Southeast corner thereof.

Thence Southerly along the West line of the East 1/2 of Section 36, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the East 1/2 of said Section 36 to the Southeast corner thereof.

Thence Southerly along the West line of the Northwest 1/4 of Section 6, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 6 to the Southeast corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 6 to the Southwest corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of said Section 6 to the Southeast corner thereof.

Thence Southerly along the West line of the Northwest 1/4 of Section 8, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 8 to the Southeast corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 8 to the Southwest corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of said Section 8 to the Southeast corner thereof.

Thence Southerly along the West line of Section 16, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of said Section 16 to the Southeast corner thereof.

Thence Southerly along the West line of the West 1/2 of Section 22, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the West 1/2 of said Section 22 of the Southeast corner thereof.

Thence Southerly along the West line of the Northeast 1/4 of Section 27, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of said Section 27 to the Southeast corner thereof.

Thence Southerly along the West line of the Southwest 1/4 of Section 26 and the West line of the Northwest 1/4 of Section 35, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 35 to the Southeast corner thereof.

Thence Westerly along the South line of projected Section 35 and Section 34, Township 6 South, Range 4 West to its intersection with the Northerly Boundary Line of The Santa Rosa Rancho.

Thence Southerly along the West line of the Southeast 1/4 of said Section 35 to the Southwest corner thereof.

Thence Northwesterly and Southwesterly along said boundary line to its intersection with the centerline of Via Serreno.

Thence Southwesterly along said centerline of Via Serreno and the centerline of Hombre Lane to its intersection with the centerline of Avenida La Cresta.

Thence Southeasterly along said centerline of Avenida La Cresta to its intersection with the centerline of Sierra Maria Road.

Thence Northerly along the centerline of Sierra Maria Road to its intersection with the centerline of Buenos Tiempos Road.

Thence Northwesterly along said centerline of Buenos Tiempos Road to its intersection

with the centerline of Via Caballos.

Thence Southwesterly and Northwesterly along said centerline of Via Caballos to its intersection with the centerline of Avenida Castilla.

Thence Northeasterly along said centerline of Avenida Castilla to its intersection with the centerline of Avenida La Cresta.

Thence Northwesterly along said centerline of Avenida La Cresta to its intersection with Calle Centro.

Thence Northerly along said centerline of Calle Centro to its intersection with Avenida Arbolos.

Thence Easterly along said centerline of Avenida Arbolos to its intersection with the centerline of Via Majorca.

Thence Northeasterly along said centerline of Via Majorca ot its intersection with Via Vista Grande.

Thence Northeasterly along said centerline of Via Vista Grande to the most Westerly corner of Parcel 7 of Record of Survey recorded in Book 54, Page 59, in The County of Riverside, California.

Thence North 74 Degrees 38'39" East a distance of 532.45'.

Thence North 04 Degrees 15'22" East a distance of 800.00'.

Thence South 85 Degrees 44'38" East a distance of 4011.73'.

Thence North 54 Degrees 49'53" East a distance of 1308.88' to the Northeasterly boundary line of The Santa Rosa Rancho.

Thence Southeasterly along said Northeasterly boundary line to the most Easterly corner of Parcel 3 of a Parcel Map recorded in Book 106, Pages 29 through 36, in The County of Riverside, California.

Thence continuing South 47 Degrees 19'01" East along said Northeasterly boundary line a distance of 8883.69'.

Thence leaving said boundary line South 41 Degrees 42'23" West a distance of 185.62'.

Thence South 13 Degrees 07'27" East a distance of 185.97'.

Thence South 43 Degrees 24'26" West a distance of 1230.44'.

Thence South 11 Degrees 33'09" West a distance of 1121.89'.

Thence South 64 Degrees 12'10" West a distance of 1753.24" to an angle point in the boundary of Parcel Map No. 19515 recorded in Book 119, Pages 27 and 28, in the County of Riverside, California.

Thence Southwesterly along said boundary South 85 Degrees 50'07" West a distance of 1083.42'.

Thence North 02 Degrees 26'46" East a distance of 1171.03'.

Thence North 51 Degrees 08'17" East a distance of 311.41'.

Thence North 42 Degrees 05'20" West a distance of 443.63'.

Thence North 17 Degrees 33'08" West a distance of 556.92'.

Thence North 03 Degrees 11'26" East a distance of 751.38'.

Thence North 47 Degrees 40'31" West a distance of 226.42'.

Thence South 49 Degrees 25'04" West a distance of 740.54'.

Thence North 54 Degrees 33'51" West a distance of 1187.10'.

Thence North 30 Degrees 57'50" East a distance of 870.64'.

Thence North 79 Degrees 18'05" West a distance of 584.42'.

Thence North 39 Degrees 00'28" West a distance of 386.67'.

Thence South 60 Degrees 08'58" West a distance of 358.06'.

Thence South 35 Degrees 51'19" West a distance of 1063.12'.

Thence North 12 Degrees 26'34" West a distance of 858.58'.

Thence North 30 Degrees 44'33" East a distance of 481.79'.

Thence North 68 Degrees 19'30" West a distance of 462.92'.

Thence South 72 Degrees 55'47" West a distance of 418.38'.

Thence North 79 Degrees 18'03" West a distance of 397.36'.

Thence North 08 Degrees 58'06" East a distance of 701.96'.

Thence North 79 Degrees 34'51" West a distance of 817.94'.

Thence South 69 Degrees 36'06" West a distance of 329.91'.

Thence South 26 Degrees 53'49" West a distance of 580.01'.

Thence South 79 Degrees 38'43" West a distance of 785.06'.

Thence leaving said Parcel Map boundary in a Northwesterly direction North 52 Degrees 24'41" West a distance of 4453.07' to an angle point in the boundary line of Parcel Map No. 19516, recorded in Book 119, Pages 22 through 26, in the County of Riverside, California. Thence continuing Northwesterly along said boundary line North 69 Degrees 45'26" West a distance of 661.92' to the centerline of Slinton Keith Road as shown on said Parcel Map.

Thence Southerly along said centerline of Clinto Keith Road South 15 Degrees 58'45" West a distance of 1167.82' to the beginning of a tangent curve, concave to the East, and having a radius of 3600.00'.

Thence Southerly along said curve through a central angle of 14 Degrees 21'20" and having a length of 901.99'.

Thence South 01 Degrees 37'25" West a distance of 1010.95' to the beginning of a tangent curve, concave to the East, and having a radius of 6000.00'.

Thence Southerly along said curve Through a central angle of 05 Degrees 03'33" and having a length of 529.79'.

Thence South 03 Degrees 26'08" East a distance of 456.53' to the beginning of a tangent curve, concave to the West, and having a radius of 2000.00'.

Thence Southerly along said curve through a central angle of 15 Degrees 40'22" and having a length of 547.08'.

Thence leaving said centerline in a Westerly direction North 74 Degrees 25'38" West a distance of 7844.89' to an angle point on the most Westerly boundary line of Parcel Map No. 22375, recorded in Book 144, Pages 7 through 10, in The County of Riverside, California.

Thence Southerly along said boundary line South 12 Degrees 47'19" West a distance of 1707.19'.

Thence South 21 Degrees 58'58" West a distance of 3527.68' to a point on the centerline of Sierra Allena as shown on said Parcel Map.

Thence Easterly and Southeasterly along said centerline to its intersection with the centerline of Tenaja Road as shown on said Parcel Map.

Thence Southwesterly and Southerly along said centerline to a point, said point also being

an intersection with the centerline of Avacado Mesa as shown on Parcel Map 19516, recorded in Book 77, Page 77, in The County of Riverside, California. Said point also being the beginning of a non-tangent curve, concave to the North, and having a radius of 1400.00'. A radial line from said point bears South 00 Degrees 22'28" West.

Thence Easterly along said curve and said centerline of Avacado Mesa through a central angle of 10 Degrees 04'02" and having a length of 245.99'.

Thence North 80 Degrees 18'26" East a distance of 559.10'.

Thence leaving said centerline along the Southerly boundary line of said Parcel Map South 01 Degrees 58'18" East a distance of 1125.46'.

Thence North 55 Degrees 45'24" East a distance of 819.60'.

Thence South 75 Degrees 03'27" East a distance of 797.86'.

Thence South 47 Degrees 33'58" East a distance of 608.30'.

Thence North 35 Degrees 37'25 East a distance of 978.34'.

Thence North 87 Degrees 44'52" East a distance of 839.89'.

Thence North 62 Degrees 38'14" East a distance of 2703.03'.

Thence South 54 Degrees 15'29" East a distance of 617.25'.

Thence North 78 Degrees 40'27" East a distance of 1462.83'.

Thence South 69 Degrees 27'30" East a distance of 2370.44'.

Thence South 20 Degrees 06'29" East a distance of 1570.29'.

Thence North 56 Degrees 07'25" East a distance of 777.48'.

Thence North 15 Degrees 23'24" East a distance of 906.54'.

Thence North 86 Degrees 25'18" East a distance of 1321.76'.

Thence North 65 Degrees 36'25" East a distance of 300.23'.

Thence North 19 Degrees 24'52" West a distance of 4974.39'.

Thence North 01 Degrees 51'13" East a distance of 785.93'.

Thence North 32 Degrees 04'45" West a distance of 380.82'.

Thence North 61 Degrees 22'38" West a distance of 669.33'.

Thence leaving the boundary of said Parcel Map North 45 Degrees 01'03" East a distance of 5251.91' to an angle point in the Northwesterly boundary line said Parcel Map No. 19516.

Thence Southeasterly along said boundary line South 15 Degrees 08'17" East a distance of 1653.19'.

Thence South 27 Degrees 02'39" West a distance of 368.26'.

Thence South 02 Degrees 47'23" East a distance of 742.67'.

Thence South 53 Degrees 14'19" East a distance of 720.31'.

Thence South 19 Degrees 31'44" East a distance of 916.70'.

Thence North 84 Degrees 07'41" East a distance of 711.71'.

Thence South 11 Degrees 22'53" East a distance of 424.06'.

Thence South 54 Degrees 58'53" East a distance of 179.72'.

Thence North 61 Degrees 33'54" East a distance of 396.56'.

Thence South 18 Degrees 51'58" East a distance of 636.64'.

Thence North 52 Degrees 26'17" East a distance of 1090.83'.

Thence South 54 Degrees 33'49" East a distance of 612.68'.

Thence South 13 Degrees 02'07" East a distance of 1024.25'.

Thence South 36 Degrees 58'48" East a distance of 526.98'.

Thence South 76 Degrees 34'31" East a distance of 681.25'.

Thence South 54 Degrees 54'12" East a distance of 941.25'.

Thence North 69 Degrees 28'21" East a distance of 553.52'.

Thence South 74 Degrees 21'23" East a distance of 653.97'.

Thence North 38 Degrees 52'12" West a distance of 2216.15'.

Thence North 28 Degrees 21'03" East a distance of 456.68'.

Thence North 81 Degrees 12'02" East a distance of 709.99'.

Thence leaving the boundary line of said Parcel Map South 24 Degrees 58'52" East a distance of 405.02' to the most westerly corner of Parcel 84 of Parcel Map recorded in Book 2, pages 42 through 68, in The County of Riverside, California.

Thence Northeasterly along the Northwesterly boundary line of said Parcel 84 North 43 Degrees 04'23" East a distance of 1355.03'to the most Westerly corner of Parcel 85 of said Parcel Map.

Thence Northeasterlly along the Northwesterly boundary line of said Parcel 85 North 65 Degrees 35'21" East a distance of 1437.56' to the centerline of DeLuz Road.

Thence Northerly and Northeasterly along said centerline to its intersection with the Northeasterly boundary line of The Santa Rosa Rancho.

Thence along said boundary line South 47 Degrees 19'01" East a distance of 6731.56'.

Thence South 47 Degrees 18'54" East a distance of 2168.17'.

Thence South 39 Degrees 48'45" East a distance of 5192.67'.

Thence leaving said boundary line North 44 Degrees 52 56" East a distance of 2590.77'.

Thence South 45 Degrees 05'53" East a distance of 1431.39'.

Thence South 44 Degrees 55'54" West a distance of 793.37'.

Thence South 38 Degrees 21'30" East a distance of 2638.92' to the beginning of a non-tangent curve, concave to the North, and having a radius of 4550.00'. A radial line bears North 00 Degrees 37'07" West.

Thence Northwesterly along said curve through a central angle of 06 Degrees 19'00" and having a length of 501.62'.

Thence North 83 Degrees 03'53" East a distance of 1140.23'.

Thence South 06 Degrees 56'07" East a distance of 44.00'.

Thence South 26 Degrees 16'04" East a distance of 369.98'.

Thence South 00 Degrees 43'59" West a distance of 259.98'.

Thence South 71 Degrees 46'11" East a distance of 305.00'.

Thence South 54 Degrees 16'11" East a distance of 380.00'.

Thence South 85 Degrees 16'27" East a distance of 439.97'.

Thence South 53 Degrees 46'16" East a distance of 269.99'.

Thence South 33 Degrees 59'30" East a distance of 348.67'.

Thence South 45 Degrees 28'43" East a distance of 300.81'.

Thence South 45 Degrees 30'01" East a distance of 226.24'.

Thence South 45 Degrees 28'43" East a distance of 1954.04'.

Thence South 44 Degrees 31'14" West a distance of 206.39'.

Thence South 15 Degrees 39'21" East a distance of 1945.58'.

Thence South 45 Degrees 26'04" East a distance of 1495.92'.

Thence South 19 Degrees 54'54" East a distance of 235.93'.

Thence South 70 Degrees 12'40" West a distance of 1495.31'.

Thence South 33 Degrees 28'43" East a distance of 543.70'.

Thence South 39 Degrees 45'49" East a distance of 408.24'.

Thence South 49 Degrees 04'11" East a distance of 1528.81'.

Thence South 50 Degrees 07'21" West a distance of 2306.79'.

Thence North 39 Degrees 47'24" West a distance of 370.04' to the Southeasterly boundary line of The Santa Rosa Rancho.

Thence Southwesterly along said Southeasterly boundary line of the Santa Rosa Rancho to its intersection with the West line of Section 24, Township 8 South, Range 3 West.

Thence Southerly along the West line of said Section 24 and the West line of Sections 25 and 36, Township 8 South, Range 3 West to the Southwest corner thereof. Said corner also being a point on the Southerly boundary line of the County of Riverside, California.

Thence Easterly along said Southerly boundary line to its intersection with the East line of the West 1/2 of the West 1/2 of Section 33, Township 8 South, Range 2 West.

Thence Northerly along the East line of the West 1/2 of the West 1/2 of said Section 33 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of the West 1/2 of Section 28, Township 8 South, Range 2 West to the Southeast corner thereof.

Thence Northerly along the East line of the East 1/2 of the West 1/2 of said Section 28 to its intersection with the Southeasterly boundary line of the Little Temecula Rancho.

Thence from said intersection Northeasterly to the intersection of the centerline of De Portola Rd. and the centerline of Butterfield Stage Rd.

Thence along said centerline of De Portola Rd. a distance of 1110.00' said point being on a line between the Southeast corner of Section 14, Township 7 South, Range 2 West and the intersection of the North-South quarter section line of Section 28, Township 8 South, Range 2 West with the Southerly boundary line of The Little Temecula Rancho. Said line hereinafter referred to as Line "A".

Thence along said line "A" South 21 Degrees 03'43" West a distance of 3503.49'.

Thence leaving said line "A" North 83 Degrees 52'28" East a distance of 1391.95' to the beginning of a tangent curve concave to the Northeast and having a radius of 2000.00.

Thence Northwesterly along said curve through a central angle of 01 Degrees 07'57" a distance of 39.53'.

Thence North 22 Degrees 56'22" West a distance of 295.47' to the beginning of a tangent curve concave Southerly and having a radius of 3000.00'.

Thence Easterly along said curve through a central angle of 01 Degrees 24'38" a distance of 73.86'.

Thence tangent from said curve North 81 Degrees 39'22" East a distance of 2497.32' to the beginning of a tangent curve concave Northwesterly and having a radius of 4200.00'.

Thence Easterly along said curve Through a central angle of 10 Degrees 54'22" a distance of 799.46'.

Thence tangent from said curve North 70 Degrees 45'00" East a distance of 51147.52' to the beginning of a tangent curve concave Southerly and having a radius of 4200.00'.

Thence Northeasterly along said curve through a central angle of 17 Degrees 00'24" a distance of 1246.29'.

Thence tangent from said curve North 87 Degrees 45'06" East a distance of 1635.73' to the beginning of a curve concave Northwesterly and having a radius of 6250.00'.

Thence Easterly along said curve through a central angle of 36 Degrees 39'21" a distance of 3998.53'.

Thence tangent from said curve North 51 Degrees 05'45" East a distance of 2355.02' to the

beginning of a tangent curve concave Southeasterly and having a radius of 10540.00'.

Thence Easterly along said curve through a central angle of 15 Degrees 30'13" a distance of 2852.04'.

Thence South 20 Degrees 58'19" East a distance of 325.30' to the beginning of a non-tangent curve concave Southerly and having a radius of 3000.00'. A radial line bears North 23 Degrees 23'40" West.

Thence Southerly along said curve through a central angle of 57 Degrees 07'25" a distance of 2991.74'.

Thence South 86 Degrees 39'42" East a distance of 284.32'.

Thence South 46 Degrees 49'32" East a distance of 555.37'.

Thence South 38 Degrees 39'35" East a distance of 224.11'.

Thence South 51 Degrees 24'55" East a distance of 185.07'.

Thence South 80 Degrees 50'16" East a distance of 157.00'.

Thence North 88 Degrees 31'25" East a distance of 194.06'.

Thence North 62 Degrees 25'22" East a distance of 632.91'.

Thence North 38 Degrees 17'25" East a distance of 435.73'.

Thence North 22 Degrees 28'46" East a distance of 156.92'

Thence North 40 Degrees 01'49" East a distance of 163.25'.

Thence South 65 Degrees 57'21" East a distance of 142.35'.

Thence North 10 Degrees 10'09" East a distance of 226.56'.

Thence North 61 Degrees 41'57" East a distance of 295.30'.

Thence North 88 Degrees 27'06" East a distance of 185.07'.

Thence South 66 Degrees 48'05" East a distance of 228.47'.

Thence South 15 Degrees 27'30" East a distance of 420.20'.

Thence South 29 Degrees 10'58" East a distance of 303.53'.

Thence South 43 Degrees 59'42" East a distance of 201.56'.

Thence South 56 Degrees 18'36" East a distance of 246.33'.

Thence South 78 Degrees 06'41" East a distance of 97.08'.

Thence South 01 Degrees 58'03" East a distance of 145.09'.

Thence South 25 Degrees 13'16" East a distance of 152.54'.

Thence North 27 Degrees 26'06" East a distance of 206.19'.

Thence South 49 Degrees 53'57" East a distance of 248.39'.

Thence North 87 Degrees 03'51" East a distance of 390.51'.

Thence North 68 Degrees 38'01" East a distance of 397.40'.

Thence North 56 Degrees 46'06" East a distance of 173.35'.

Thence North 62 Degrees 06'10" East a distance of 288.53'.

Thence North 53 Degrees 23'34" East a distance of 218.00'.

Thence South 04 Degrees 23'55" West a distance of 130.38".

Thence South 26 Degrees 33'54" West a distance of 368.95'.

Thence South 36 Degrees 09'30" West a distance of 322.02'.

Thence South 27 Degrees 19'26" West a distance of 337.68'.

Thence South 22 Degrees 30'46" West a distance of 445.19' to the beginning of a tangent curve concave Northeasterly and having a radius of 250.00'.

Thence Southeasterly along said curve through a central angle of 112 Degrees 58'16" a distance of 492.93'.

Thence tangent to said curve Nroth 89 Degrees 32'30" East a distance of 247.52'.

Thence South 81 Degrees 07'09" East a distance of 161.94'.

Thence South 13 Degrees 14'26" West a distance of 87.32'.

Thence South 73 Degrees 14'15" East a distance of 86.68'.

Thence North 19 Degrees 17'24" East a distance of 127.14'.

Thence North 77 Degrees 49'43" East a distance of 260.86'.

Thence South 85 Degrees 41'60" East a distance of 133.38'.

Thence North 62 Degrees 51'01" East a distance of 131.49'.

Thence North 78 Degrees 41'24" East a distance of 127.48'

Thence South 69 Degrees 26'38" East a distance of 128.16'.

Thence South 42 Degrees 46'03" East a distance of 544.89'.

Thence North 25 Degrees 38'28" East a distance of 544.89'.

Thence South 49 Degrees 53'57" East a distance of 248.39'.

Thence South 17 Degrees 06'10" East a distance of 136.01'.

Thence North 11 Degrees 04'13" East a distance of 234.36'.

Thence South 86 Degrees 54'21" East a distance of 185.27'.

Thence South 09 Degrees 51'57" East a distance of 116.73'.

Thence North 46 Degrees 32'54" East a distance of 130.86'.

Thence North 82 Degrees 114'05" East a distance of 111.02'.

Thence South 71 Degrees 33'54" East a distance of 110.68'.

Thence South 20 Degrees 11'39" East a distance of 92.70'.

Thence South 00 Degrees 58'16" West a distance of 118.02'.

Thence South 17 Degrees 44'41" West a distance of 131.24'.

Thence North 71 Degrees 04'31" East a distance of 185.00'.

Thence North 23 Degrees 11'55" East a distance of 190.39'.

Thence South 75 Degrees 57'50" East a distance of 103.08'.

Thence South 23 Degrees 57'45" East a distance of 147.73'.

Thence South 33 Degrees 18'38" East a distance of 209.40'.

Thence North 58 Degrees 14'26" East a distance of 123.49'.

Thence South 72 Degrees 05'22" East a distance of 276.39'.

Thence South 06 Degrees 52'54" West a distance of 292.10'.

Thence South 22 Degrees 39'34" West a distance of 111.62'.

Thence South 44 Degrees 20'02" West a distance of 121.63'.

Thence South 16 Degrees 14'20" East a distance of 107.28'.

Thence South 06 Degrees 28'59" West a distance of 132.85'.

Thence South 38 Degrees 13'13" West a distance of 101.83'.

Thence South 02 Degrees 07'16" East a distance of 270.19'.

Thence South 34 Degrees 31'41" West a distance of 303.45'.

Thence South 29 Degrees 21'28" West a distance of 91.79'.

Thence South 11 Degrees 33'36" East a distance of 224.56'.

Thence South 04 Degrees 05'08" West a distance of 140.36'.

Thence South 41 Degrees 11'09" West a distance of 106.30'.

Thence South 11 Degrees 46'06" West a distance of 122.58'.

Thence South 23 Degrees 11'55" West a distance of 114.24'.

Thence South 53 Degrees 07'48" West a distance of 125.00'.

Thence South 38 Degrees 59'28" West a distance of 96.30' to the beginning of a tangent curve concave Northwesterly and having a radius of 325.00'.

Thence Westerly along said curve through a central angle of 56 Degrees 17'56" a distance of 319.35'.

Thence tangent to said curve North 84 Degrees 42'36" West a distance of 97.26'.

Thence South 78 Degrees 53'13" West a distance of 130.45' to the beginning of a tangent curve concave Southeasterly and having a radius of 75.00'.

Thence Southerly along said curve through a central angle of 128 Degrees 19'41" a distance of 167.98'.

Thence tangent to said curve South 49 Degrees 26'28" East a distance of 137.31'.

Thence South 86 Degrees 33'09" East a distance of 83.15'.

Thence South 31 Degrees 13'35" West a distance of 187.11'.

Thence North 82 Degrees 14'05" East a distance of 111.02'.

Thence South 36 Degrees 42'10" West a distance of 205.80'.

Thence South 78 Degrees 115'57" West a distance of 255.34 to the beginning of a tangent curve concave Easterly and having a distance of 30.00'.

Thence Southerly along said curve through a central angle of 142 Degrees 41'04" a distance of 74.71'.

Thence tangent to said curve South 64 Degrees 25'07" East a distance of 223.80'.

Thence South 59 Degrees 02'10" East a distance of 145.77'.

Thence South 39 Degrees 02'08" East a distance of 238.17'.

Thence West a distance of 170.00'.

Thence South 25 Degrees 12'04" East a distance of 187.88'.

Thence South 36 Degrees 52'12" East a distance of 102.01' to the beginning of a tangent curve concave Westerly and having a radius of 95.00'.

Thence Southerly along said curve through a central angle of 91 Degrees 46'27" a distance of 152.17'.

Thence tangent to said curve South 54 Degrees 54'15" West a distance of 128.12'.

Thence South 68 Degrees 27'32" West a distance of 204.27'.

Thence South 41 Degrees 11'09" West a distance of 106.30'.

Thence South 81 Degrees 01'39" West a distance of 96.28'.

Thence South 03 Degrees 00'46" East a distance of 95.13'.

Thence South 39 Degrees 59'13" West a distance of 202.30'.

Thence South 07 Degrees 07'30" East a distance of 241.87'.

Thence South 55 Degrees 29'29" West a distance of 291.25'.

Thence South 77 Degrees 04'26" West a distance of 120.28' to the beginning of a tangent curve concave Southeasterly and having a radius of 300.00'.

Thence Westerly along said curve through a central angle of 65 Degrees 24'53" a distance of 342.51'.

Thence North 65 Degrees 00'00" East a distance of 125.00'.

Thence North 55 Degrees 00'29" East a distance of 122.07'.

Thence North 72 Degrees 53'50" East a distance of 204.02'.

Thence North 81 Degrees 42'51" East a distance of 416.35'.

Thence East a distance of 50.00'.

Thence North 19 Degrees 39'14" West a distance of 193.26'.

Thence North 39 Degrees 48'20" East a distance of 101.53'.

Thence North 17 Degrees 39'00" East 115.43'.

Thence North 32 Degrees 32'30" East 124.56'.

Thence North 47 Degrees 24'48" East a distance of 184.72'.

Thence South 04 Degrees 21'25" West a distance of 105.30'.

Thence South 30 Degrees 52'00" East a distance of 101.36'.

Thence South 47 Degrees 45'22" East a distance of 145.78'.

Thence North 55 Degrees 26'15" East a distance of 109.29'.

Thence South 89 Degrees 27'16" East a distance of 210.01'.

Thence South 27 Degrees 12'58" East a distance of 393.57'.

Thence South 33 Degrees 41'24" East a distance of 108.17'.

Thence South 66 Degrees 48'05" East a distance of 114.24'.

Thence South 27 Degrees 17'58" East a distance of 174.43'.

Thence North 16 Degrees 41'57" East a distance of 104.40'.

Thence North 74 Degrees 49'38" East a distance of 183.39'.

Thence South 74 Degrees 11'51" East a distance of 110.16'.

Thence North 10 Degrees 18'17" East a distance of 134.16'.

Thence South 86 Degrees 11'09" West a distance of 120.27'.

Thence South 76 Degrees 33'05" West a distance of 94.59'.

Thence North 66 Degrees 22'14" West a distance of 174.64'.

Thence North 43 Degrees 34'04" West a distance of 113.17'.

Thence North 00 Degrees 46'27" West a distance of 148.01'.

Thence East a distance of 110.00'.

Thence North 73 Degrees 47'28" East a distance of 83.84' to the beginning of a tangent curve concave Northwesterly and having a radius of 180.00'.

Thence Easterly along said curve through a central angle of 55 Degrees 47'13" a distance of 175.26'.

Thence tangent to said curve North 18 Degrees 00'15" East 157.08'.

Thence East a distance of 130.00'.

Thence North 06 Degrees 37'57" West a distance of 173.16'.

Thence North 66 Degrees 25'31" West a distance of 120.02'.

Thence North 24 Degrees 05'15" West a distance of 93.11'.

Thence North 40 Degrees 47'41" East a distance of 96.43'.
Thence North 01 Degrees 28'08" West a distance of 117.04'.

Thence North 75 Degrees 41'20" East a distance of 101.14'.

Thence North 34 Degrees 59'31" West a distance of 122.07'.

Thence South 87 Degrees 16'25" East a distance of 210.24'.

Thence North 15 Degrees 51'22" West a distance of 277.22'.

Thence North 15 Degrees 56'43" West a distance of 109.20'.

Thence North 19 Degrees 08'01" West a distance of 259.33'.

Thence South 87 Degrees 47'51" East a distance of 130.10'.

Thence South 68 Degrees 11'55" East a distance of 107.70'.

Thence South 51 Degrees 20'25" East a distance of 192.09'.

Thence North 13 Degrees 12'04" West a distance of 166.40'.

Thence South 80 Degrees 45'52" East a distance of 124.62'.

Thence North 33 Degrees 10'43" West a distance of 155.32'.

Thence North 53 Degrees 15'09" East a distance of 93.60'.

Thence North 85 Degrees 06'03" East a distance of 140.51'.

Thence South 72 Degrees 53'50" East a distance of 136.02'.

Thence North 76 Degrees 51'10" East a distance of 140.69'.

Thence North 80 Degrees 52'11" West a distance of 113.44'.

Thence North 52 Degrees 07'30" West a distance of 114.02'.

Thence North 76 Degrees 45'34" West a distance of 174.64'.

Thence South 86 Degrees 03'17" West a distance of 145.34'.

Thence North 40 Degrees 54'52" East a distance of 99.25'.

Thence North 50 Degrees 11'40" East a distance of 195.26'.

Thence North 03 Degrees 10'47" East a distance of 90.14'.

Thence North 48 Degrees 07'20" East a distance of 194.74'.

Thence South 79 Degrees 02'45" East a distance of 157.88'.

Thence North 14 Degrees 51'01" West a distance of 136.56'.

Thence North 83 Degrees 22'45" East a distance of 112.75'.

Thence North 25 Degrees 10'25" West a distance of 110.49'.

Thence North 36 Degrees 28'09" West a distance of 143.00'.

Thence North 57 Degrees 59'41" East a distance of 94.34'.

Thence North 29 Degrees 03'17" East a distance of 102.96'.

Thence North 59 Degrees 02'10" West a distance of 87.46'

Thence North 01 Degrees 47'24" East a distance of 160.08'.

Thence North 14 Degrees 11'37" West a distance of 265.09'.

Thence North 22 Degrees 55'56" West a distance of 141.16'.

Thence North 03 Degrees 24'23" West a distance of 168.30'.

Thence South 67 Degrees 54'46" East a distance of 372.32'.

Thence South 80 Degrees 13'03" East a distance of 176.57'.

Thence South 42 Degrees 17'14" East a distance of 283.87'.

Thence South 41 Degrees 49'13" West a distance of 127.48'.

Thence South 30 Degrees 22'45" West a distance of 168.08'.

Thence South 65 Degrees 39'32" West a distance of 230.49'.

Thence South 79 Degrees 27'58" East a distance of 246.15'.

Thence South 20 Degrees 28'20" East a distance of 80.06'

Thence South 27 Degrees 00'46" West a distance of 286.23'.

Thence South 11 Degrees 53'19" West a distance of 194.16'.

Thence South 03 Degrees 21'59" East a distance of 170.29'.

Thence South 28 Degrees 26'34" East a distance of 272.95'.

Thence South 05 Degrees 48'24" East a distance of 296.52'.

Thence South 39 Degrees 28'21" East a distance of 110.11'.

Thence South 71 Degrees 33'54" East a distance of 94.87'.

Thence South 04 Degrees 23'55" East a distance of 130.38'.

Thence South 21 Degrees 20'13" East a distance of 343.55'.

Thence North 43 Degrees 31'52" East a distance of 137.93'.

Thence South 62 Degrees 14'29" East a distance of 107.35'.

Thence South 14 Degrees 02'10" East a distance of 144.31'.

Thence South 26 Degrees 33'54" East a distance of 122.98'.

Thence North 19 Degrees 39'14" East a distance of 222.99'.

Thence South 80 Degrees 32'16" East a distance of 91.24'.

Thence South 23 Degrees 52'06" East a distance of 123.57'.

Thence North 49 Degrees 23'55" East a distance of 92.20'.

Thence South 85 Degrees 06'03" East a distance of 140.51'.

Thence South 02 Degrees 43'35" West a distance of 105.12'.

Thence North 59 Degrees 32'04" East a distance of 98.62'.

Thence South 56 Degrees 18'36" East a distance of 90.14'.

Thence North 87 Degrees 42'34" East a distance of 125.10'.

Thence North 80 Degrees 04'26" East a distance of 203.04'.

Thence North 74 Degrees 21'28" East a distance of 129.81'.

Thence South 33 Degrees 16'30" East a distance of 191.38'.

Thence South 31 Degrees 25'47" West a distance of 105.48'.

Thence South 08 Degrees 52'51" West a distance of 129.55'.

Thence North 73 Degrees 18'03" East a distance of 167.04'.

Thence South 01 Degrees 35'28" East a distance of 180.07'.

Thence South 17 Degrees 01'14" West a distance of 102.49'.

Thence South 80 Degrees 44'39" East a distance of 136.78'.

Thence South 19 Degrees 42'51" West a distance of 127.47'.

Thence South 61 Degrees 36'25" West a distance of 252.36'.

Thence North 79 Degrees 37'27" East a distance of 228.72' to the beginning of a tangent curve concave Southwesterly and having a radius of 80.00'.

Thence Southerly along said curve through a central angle of 117 Degrees 37'57" a distance of 164.25'.

Thence tangent to said curve South 17 Degrees 15'24" West a distance of 113.90'.

Thence North 67 Degrees 02'10" East a distance of 128.16'.

Thence South 11 Degrees 46'06" West a distance of 122.58'.

Thence South 72 Degrees 38'46" West a distance of 167.63'.

Thence South 67 Degrees 53'26" East a distance of 172.70'.

Thence South 21 Degrees 02'15" East a distance of 139.28'.

Thence South 46 Degrees 50'51" West a distance of 109.66'.

Thence South 69 Degrees 08'44" East a distance of 112.36'.

Thence North 38 Degrees 17'25" East a distance of 242.07'.

Thence South 43 Degrees 52'36" East a distance of 180.35'.

Thence North 41 Degrees 59'14" East a distance of 134.54'.

Thence South 49 Degrees 14'11" East a distance of 191.44'.

Thence South 03 Degrees 41'29" West a distance of 155.32'.

Thence South 26 Degrees 33'54" West a distance of 111.80'.

Thence South 03 Degrees 34'35" East a distance of 160.31'.

Thence North 50 Degrees 37'51" East a distance of 252.24'.

Thence South 74 Degrees 03'17" East a distance of 109.20'.

Thence North 27 Degrees 33'10" East a distance of 103.77'.

Thence North 32 Degrees 44'07" West a distance of 199.72'.

Thence North 26 Degrees 33'54" East a distance of 100.62'.

Thence North 88 Degrees 21'48" East a distance of 105.04'.

Thence North 72 Degrees 04'56" East a distance of 315.29'.

Thence South 60 Degrees 15'18" East a distance of 161.25'.

Thence East a distance of 72.00'.

Thence South 20 Degrees 15'57" East a distance of 138.58'.

Thence South 33 Degrees 10'43" West a distance of 155.32'.

Thence North 87 Degrees 36'51" East a distance of 120.10'.

Thence South 05 Degrees 54'22" West a distance of 145.77'.

Thence South 30 Degrees 15'23" West a distance of 138.92'.

Thence South 04 Degrees 45'49" East a distance of 120.42'.

Thence South 15 Degrees 25'20" West a distance of 150.42'.

Thence South a distance of 235.00'.

Thence South 06 Degrees 34'55" East a distance of 130.86'.

Thence South 08 Degrees 58'21" West a distance of 192.35'.

Thence South 51 Degrees 48'33" East a distance of 95.43'.

Thence South 28 Degrees 47'12" West a distance of 103.83'.

Thence South 14 Degrees 02'10" East a distance of 103.08'.

Thence South 05 Degrees 11'40" West a distance of 165.68'.

Thence South 22 Degrees 50'01" East a distance of 103.08'.

Thence South 61 Degrees 11'21" West a distance of 114.13'.

Thence South 71 Degrees 33'54" East a distance of 126.49'.

Thence South 05 Degrees 26'25" East a distance of 105.48'.

Thence South 46 Degrees 32'54" East a distance of 130.86'.

Thence South 41 Degrees 20'52" East a distance of 133.21'.

Thence South 50 Degrees 49'15" East a distance of 292.84'.

Thence South 10 Degrees 00'29" East a distance of 86.31'.

Thence South 45 Degrees 00'00" East a distance of 205.06'.

Thence South a distance of 130.00'.

Thence North 86 Degrees 25'25" East a distance of 320.62'.

Thence South 60 Degrees 01'06" East a distance of 150.08'.

Thence South 24 Degrees 26'38" East a distance of 120.83'.

Thence South 49 Degrees 41'09" East a distance of 216.39'.

Thence North 55 Degrees 42'47" East a distance of 266.27'.

Thence North 62 Degrees 02'56" East a distance of 277.35'.

Thence North 72 Degrees 21'00" East a distance of 230.87'.

Thence North 59 Degrees 02'10" East a distance of 204.08'.

Thence North 77 Degrees 00'19" East a distance of 133.42'.

Thence North 47 Degrees 07'16" East a distance of 95.52'.

Thence North 24 Degrees 13'40" East a distance of 109.66'.

Thence North 43 Degrees 09'09" East a distance of 219.32'.

Thence North 55 Degrees 00'29" East a distance of 122.07'.

Thence North 49 Degrees 11'06" West a distance of 145.34'.

Thence North 68 Degrees 37'46" East a distance of 123.49'.

Thence North 82 Degrees 41'39" East a distance of 196.60'.

Thence South 63 Degrees 26'06" East a distance of 212.43'.

Thence South 49 Degrees 23'55" East a distance of 92.20'.

Thence South 71 Degrees 50'02" East a distance of 336.79'.

Thence South 43 Degrees 15'51" East a distance of 233.45'.

Thence South 47 Degrees 01'17" East a distance of 300.71'.

Thence South 42 Degrees 11'04" East a distance of 215.93'.

Thence South 48 Degrees 53'16" East a distance of 365.00'.

Thence South 47 Degrees 47'51" East a distance of 280.00'.

Thence South 71 Degrees 42'59" East a distance of 500.00' to the beginning of a tangent curve concave Southwesterly and having a radius of 2500.00'.

Thence Easterly along said curve through a central angle of 17 Degrees 31'51" to a point on the East boundary line of The Pauba Rancho.

Thence Southwesterly along said rancho boundary line to the most Southeasterly corner thereof.

Thence Westerly along said rancho boundary line to the Northwest corner of Section 24, Township 8 South, Range 1 West.

Thence Southerly along the West line of said Section 24 to the Southwest corner thereof.

Thence Easterly along the South line of said Section 24 to the Southeast corner thereof.

Thence Southerly along the West line of Section 30, Township 8 South, Range 1 East to the Southwest corner thereof.

Thence Easterly along the South line of said Section 30 and the South line of Section 29, Township 8 South, Range 1 East to the Southeast corner thereof.

Thence Southerly along the West line of Section 33, Township 8 South, Range 1 East to the Southwest corner thereof. Said corner also being a point in the Southerly boundary line of the County of Riverside, California.

Thence Easterly along said Southerly boundary line to its intersection with the East line of Section 35, Township 8 South, Range 1 East.

Thence Northerly along the East line of said Section 35 to the Northeast corner thereof.

Thence Westerly along the North line of said Section 35 to the Northwest corner thereof.

Thence Northerly along the East line of Sections 27 and 22, Township 8 South, Range 1 East to the Northeast corner thereof.

Thence Easterly along the South line of the West 1/2 and the West 1/2 of the East 1/2 of Section 14, Township 8 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the East 1/2 of said Section 14 to the Northeast corner thereof.

Thence Westerly along the North line of said Section 14 and the North line of Section 15, Township 8 South, Range 1 East to the Northwest corner thereof.

Thence Southerly along the West line of said Section 15 and the West line of Section 22, Township 8 South, Range 1 East to the Southwest corner thereof.

Thence Westerly along the North line of Sections 28 and 29, Township 8 South, Range 1 East to the Northwest corner thereof.

Thence Northerly along the East line of Section 19, Township 8 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of said Section 19 to the Northwest corner thereof.

Thence Northerly alogn the East line of Section 13, Township 8 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 13 to its intersection with the Easterly boundary line of the Pauba Rancho.

Thence Southwesterly along said rancho boundary line a distance of 3800.00'.

Thence leaving said rancho boundary line South 77 Degrees 12'23" West a distance of 1542.24' to the beginning of a non-tangent curve concave Northeasterly and having a radius of 600.00'. A radial line bears North 03 Degrees 16'45" East.

Thence Westerly along said curve through a central angle of 35 Degrees 39'40" a distance of 373.44'.

Thence leaving said curve North 33 Degrees 45'20" East a distance of 484.24'.

Thence North 47 Degrees 46'03" East a distance of 700.84'.

Thence North 54 Degrees 32'56" East a distance of 152.89'.

Thence North 82 Degrees 13'56" East a distance of 187.36'.

Thence North 87 Degrees 54'05" East a distance of 390.53'.

Thence North 78 Degrees 01'53" East a distance of 201.31'.

Thence South 80 Degrees 36'13" East a distance of 353.91' to a point on the Easterly boundary line of The Pauba Rancho.

Thence along said rancho boundary line North 13 Degrees 35'32" East a distance of 224.85'.

Thence North 80 Degrees 21'04" West a distance of 630.44'.

Thence South 87 Degrees 33'13" West a distance of 511.46'.

Thence South 72 Degrees 43'11" West a distance of 184.78'.

Thence South 59 Degrees 31'31" West a distance of 429.17'.

Thence South 67 Degrees 09'37" West a distance of 577.07'.

Thence South 29 Degrees 09'59" West a distance of 480.00'.

Thence South 46 Degrees 38'12" West a distance of 123.79'.

Thence North 85 Degrees 01'49" West a distance of 230.87'.

Thence North 55 Degrees 48'50" West a distance of 120.00'.

Thence North 19 Degrees 42'53" East a distance of 191.37'.

Thence North 39 Degrees 18'41" East a distance of 406.86'.

Thence North 41 Degrees 53'28" East a distance of 609.71'.

Thence North 37 Degrees 14'26" East a distance of 60.83'.

Thence North 52 Degrees 27'24" West a distance of 80.09'.

Thence South 60 Degrees 33'10" West a distance of 553.62'.

Thence South 37 Degrees 53'43" West a distance of 800.00'.

Thence South 54 Degrees 41'20" West a distance of 147.05'.

Thence West a distance of 160.00'.

Thence South 78 Degrees 31'05" West a distance of 326.53'.

Thence South 72 Degrees 33'10" West a distance of 183.44'.

Thence North 59 Degrees 32'04" West a distance of 98.62'.

Thence South 80 Degrees 32'16" West a distance of 121.66'.

Thence North 78 Degrees 13'54" West a distance of 122.58'.

Thence North 60 Degrees 15'18" West a distance of 161.25'.

Thence North 34 Degrees 17'13" West a distance of 133.14'.

Thence North 12 Degrees 05'41" East a distance of 143.18'.

Thence North 79 Degrees 00'41" West a distance of 104.92'.

Thence North 11 Degrees 18'36" West a distance of 112.18'.

Thence North 21 Degrees 48'05" West a distance of 107.70'.

Thence North 08 Degrees 07'48" West a distance of 282.84'.

Thence North 70 Degrees 33'36" East a distance of 90.14'.

Thence North 49 Degrees 45'49" West a distance of 170.29'.

Thence North 15 Degrees 22'35" West a distance of 207.42'.

Thence North 51 Degrees 50'34" East a distance of 178.04'.

Thence South 58 Degrees 23'13" East a distance of 152.64'.

Thence South 85 Degrees 36'05" East a distance of 130.38'.

Thence North 45 Degrees 00'00" West a distance of 169.71'.

Thence North 40 Degrees 36'05" East a distance of 92.20'.

Thence North 59 Degrees 20'57" West a distance of 156.92'.

Thence South 83 Degrees 39'35" East a distance of 90.55'.

Thence North 70 Degrees 20'46" West a distance of 148.66'.

Thence South 34 Degrees 22'49" West a distance of 115.11'.

Thence South 54 Degrees 09'44" West a distance of 111.02'.

Thence North 69 Degrees 08'44" West a distance of 112.36'.

Thence North 39 Degrees 24'03" East a distance of 362.35'.

Thence South 70 Degrees 01'01" West a distance of 117.05'.

Thence South 54 Degrees 14'46" West a distance of 154.03'.

Thence North 34 Degrees 59'31" West a distance of 122.07'.

Thence North 09 Degrees 39'36" East a distance of 238.38'.

Thence North 77 Degrees 35'33" East a distance of 255.98'.

Thence North 35 Degrees 32'16" West a distance of 86.02'.

Thence North 55 Degrees 42'47" East a distance of 266.27'.

Thence North 87 Degrees 08'15" East a distance of 200.25'.

Thence North 63 Degrees 26'06" East a distance of 223.61'.

Thence South 86 Degrees 59'14" West a distance of 190.26'.

Thence North 74 Degrees 28'33" West a distance of 280.22'.

Thence North 11 Degrees 53'19" West a distance of 97.08'.

Thence South 15 Degrees 49'09" West a distance of 187.09'.

Thence South 67 Degrees 22'48" West 130.00'.

Thence South 61 Degrees 23'22" West a distance of 125.30'.

Thence North 06 Degrees 06'56" East a distance of 140.80'.

Thence North 07 Degrees 07'30" West a distance of 120.93'.

Thence South 29 Degrees 03'17" West a distance of 102.96'.

Thence South 68 Degrees 11'55" West a distance of 107.70'.

Thence North 20 Degrees 00'15" East a distance of 149.03'.

Thence North 13 Degrees 11'26" East a distance of 328.67'.

Thence North 00 Degrees 40'56" West a distance of 420.00'.

Thence North 50 Degrees 42'38" West a distance of 142.13'.

Thence North 22 Degrees 50'01" West a distance of 103.08'.

Thence North 43 Degrees 01'30" West a distance of 102.59'.

Thence North 21 Degrees 48'05" West a distance of 107.70'.

Thence North 47 Degrees 36'09" West a distance of 155.72'.

Thence North 77 Degrees 28'16" West a distance of 58.37' to the beginning of a tangent curve concave Northeasterly and having a radius of 125.00'.

Thence Northerly along said curve through a central angle of 90 Degrees 27'57" a distance of 197.37'.

Thence tangent to said curve North 12 Degrees 59'41" East a distance of 74.10'.

Thence North 85 Degrees 14'10" East a distance of 120.42'.

Thence South 79 Degrees 06'52" East a distance of 132.38'.

Thence East a distance of 120.00'.

Thence North 77 Degrees 28'16" East a distance of 507.70'.

Thence South 88 Degrees 05'27" East a distance of 300.17'.

Thence South 51 Degrees 20'25" East a distance of 96.05'.

Thence North 81 Degrees 24'59" East a distance of 268.00'.

Thence North 52 Degrees 07'30" West a distance of 171.03'.

Thence North 31 Degrees 15'49" East a distance of 163.78'.

Thence North 52 Degrees 48'55" East a distance of 182.00'.

Thence North 41 Degrees 49'13" East a distance of 127.48'.

Thence North 27 Degrees 17'59" East a distance of 174.43'.

Thence North 43 Degrees 36'10" East a distance of 145.00'.

Thence North 72 Degrees 07'17" East a distance of 162.86'.

Thence North 51 Degrees 50'34" West a distance of 89.02'.

Thence North 05 Degrees 11'40" East a distance of 110.45'.

Thence North 15 Degrees 04'07" East a distance of 134.63'.

Thence North 72 Degrees 28'28" East a distance of 99.62'.

Thence North 54 Degrees 27'44" West a distance of 86.02'.

Thence North 11 Degrees 00'13" West a distance of 183.37'.

Thence North 79 Degrees 54'29" East a distance of 228.54'.

Thence South 68 Degrees 33'08" East a distance of 150.42'.

Thence North 03 Degrees 56'43" East a distance of 145.34'.

Thence North 56 Degrees 18'36" East a distance of 144.22'.

Thence South 37 Degrees 18'14" East a distance of 132.00'.

Thence South 46 Degrees 07'24" East a distance of 180.35'.

Thence South 47 Degrees 38'33" East a distance of 230.05'.

Thence North 03 Degrees 21'59" East a distance of 85.15'.

Thence North 17 Degrees 21'14" East a distance of 83.82'.

Thence North 22 Degrees 46'57" West a distance of 271.15'.

Thence North 61 Degrees 41'57" East a distance of 147.65'.

Thence South 21 Degrees 58'28" East a distance of 196.17' to the beginning of a tangent curve concave Northeasterly and having a radius of 120.00'.

Thence Easterly along said curve through a central angle of 85 Degrees 37'05" a distance of 179.32'.

Thence tangent to said curve North 72 Degrees 24'27" East a distance of 103.90'.

Thence North 56 Degrees 18'36" East a distance of 90.14'.

Thence South 58 Degrees 40'17" East a distance of 134.63'.

Thence South 39 Degrees 17'22" East a distance of 142.13'.

Thence North 10 Degrees 07'29" East a distance of 142.21'.

Thence North 08 Degrees 21'57" West a distance of 171.83'.

Thence North 36 Degrees 15'14" West a distance of 186.01'.

Thence North 59 Degrees 32'04" East a distance of 98.62'.

Thence North 82 Degrees 05'34" East a distance of 181.73'.

Thence North 65 Degrees 43'32" East a distance of 279.73'.

Thence North 46 Degrees 23'50" East a distance of 145.00'.

Thence North 35 Degrees 50'16" East a distance of 111.02'.

Thence North 59 Degrees 02'10" East a distance of 204.08'.

Thence North 35 Degrees 45'14" East a distance of 154.03'.

Thence North 55 Degrees 55'22" East a distance of 205.24'.

Thence North 75 Degrees 46'26" East a distance of 366.23'.

Thence North 68 Degrees 11'55" East a distance of 188.48'.

Thence North 74 Degrees 57'44" East a distance of 346.88'.

Thence North 66 Degrees 15'02" East a distance of 136.57'.

Thence North 30 Degrees 34'45" East a distance of 127.77'.

Thence North 11 Degrees 58'34" West a distance of 168.67'.

Thence South 60 Degrees 38'32" East a distance of 91.79'.

Thence South 34 Degrees 59'31" East a distance of 122.07'.

Thence South 41 Degrees 38'01" East a distance of 120.42'
.

Thence North 12 Degrees 31'44" West a distance of 92.20'.

Thence South 81 Degrees 28'09" East a distance of 101.12'.

Thence North 67 Degrees 50'01" West a distance of 145.77'.

Thence South 75 Degrees 59'45" East a distance of 915.00' to a point on the Easterly boundary line of The Pauba Rancho.

Thence along said rancho boundary line North 13 Degrees 35'32" East a distance of 655.26'.

Thence leaving said rancho boundary line North 44 Degrees 20'36" West a distance of 114.98' to the beginning of a tangent curve concave Easterly and having a radius of 150.00'.

Thence Northerly along said curve through a central angle of 105 Degrees 00'00 a distance of 274.89'.

Thence tangent from said curve North 60 Degrees 39'24" East a distance of 150.00'.

Thence North 06 Degrees 50'36" West a distance of 92.39'.

Thence North 74 Degrees 20'36" West a distance of 300.00'.

Thence North 70 Degrees 45'43" West a distance of 491.69'.

Thence North 48 Degrees 04'02" West a distance of 505.79'.

Thence North 18 Degrees 21'47" East a distance of 458.89'.

Thence South 87 Degrees 10'09" West a distance of 1250.40'.

Thence South 08 Degrees 12'01" West a distance of 385.08'.

Thence South 27 Degrees 12'07" East a distance of 223.45'.

Thence South 13 Degrees 42'18" West a distance of 120.01'.

Thence South 77 Degrees 25'51" West a distance of 631.86'.

Thence North 45 Degrees 05'45" West a distance of 178.80'.

Thence North 23 Degrees 39'02" West a distance of 724.70'.

Thence North 34 Degrees 49'03" West a distance of 211.87'.

Thence North 62 Degrees 41'17" West a distance of 254.81.'

Thence North 86 Degrees 37'15" West a distance of 334.80'.

Thence South 66 Degrees 05'48" West a distance of 261.74'.

Thence South 67 Degrees 10'15" West a distance of 293.59'.

Thence South 85 Degrees 01'36" West a distance of 375.77'.

Thence North 85 Degrees 49'14" West a distance of 446.34'.

Thence North 57 Degrees 51'27" West a distance of 292.38'.

Thence North 29 Degrees 42'26" West a distance of 214.87'.

Thence North 07 Degrees 53'17" East a distance of 210.39'.

Thence North 35 Degrees 38'42" East a distance of 394.07'.

Thence North 86 Degrees 55'06" West a distance of 417.69'.

Thence South 43 Degrees 16'41" West a distance of 211.99'.

Thence South 15 Degrees 17'49" West a distance of 573.11'.

Thence South 41 Degrees 49'02" West a distance of 255.56'.

Thence South 38 Degrees 27'42" East a distance of 391.47'.

Thence South 13 Degrees 21'05" East a distance of 767.66'.

Thence South 14 Degrees 02'10" East a distance of 176.87' to the beginning of a tangent curve concave Westerly and having a radius of 140.00'.

Thence Southerly along said curve through a central angle of 39 Degrees 14'14" a distance of 95.88'.

Thence tangent to said curve South 25 Degrees 12'04" West a distance of 17.44' to the beginning of a tangent curve concave Northerly and having a radius of 50.00'.

Thence Westerly along said curve through a central angle of 134 Degrees 56'37" a distance of 117.76'.

Thence tangent to said curve North 19 Degrees 51'19" West a distance of 70.84'.

Thence West a distance of 80.00'.

Thence South a distance of 130.00'.

Thence North 70 Degrees 01'01" West a distance of 117.05'.

Thence South 22 Degrees 14'56" West a distance of 118.85'.

Thence South 62 Degrees 06'10" East a distance of 96.18'.

Thence South 16 Degrees 18'50" West a distance of 213.60'.

Thence South 72 Degrees 28'28" West a distance of 99.62'.

Thence North 48 Degrees 48'51" West a distance of 106.30'.

Thence South 41 Degrees 11'09" West a distance of 159.45'.

Thence North 23 Degrees 57'45" West a distance of 98.49'.

Thence South 71 Degrees 33'54" West a distance of 94.87'.

Thence North 53 Degrees 36'56" West a distance of 118.00'.

Thence North 23 Degrees 25'43" East a distance of 163.48'.

Thence North 06 Degrees 20'25" West a distance of 90.55'.

Thence North 23 Degrees 11'55" East a distance of 76.16'.

Thence South 48 Degrees 48'51" West a distance of 106.30'.

Thence South 33 Degrees 41'24" West a distance of 108.17'.

Thence South 48 Degrees 10'47" West a distance of 127.48'.

Thence North 12 Degrees 31'44" West a distance of 138.29'.

Thence South 82 Degrees 24'19" West a distance of 75.66'.

Thence North 11 Degrees 18'36" West a distance of 50.99'.

Thence North 71 Degrees 33'54" West a distance of 63.25'.

Thence North 08 Degrees 07'48" West a distance of 70.71'.

Thence South 75 Degrees 04'07" West a distance of 155.24'.

Thence North 81 Degrees 52'12" West a distance of 106.07'.

Thence South 34 Degrees 41'43" West a distance of 79.06'.

Thence South 69 Degrees 26'38" West a distance of 128.016'.

Thence North 80 Degrees 32'16" West a distance of 91.24'.

Thence South 63 Degrees 26'06" West a distance of 67.08'.

Thence North 33 Degrees 41'24" West a distance of 72.11'.

Thence West a distance of 130.00'.

Thence North 18 Degrees 26'06" East a distance of 73.99' to the beginning of a tangent curve concave Southeasterly and having a radius of 150.00'.

Thence Easterly along said curve through a central angle of 58 Degrees 34'13" a distance of 153.34'.

Thence tangent to said curve North 77 Degrees 00'19" East a distance of 182.70'.

Thence North 40 Degrees 36'05" East a distance of 92.20'.

Thence North 66 Degrees 02'15" West a distance of 98.49'.

Thence North 29 Degrees 21'28" West a distance of 91.79'.

Thence North 77 Degrees 54'19" West a distance of 71.59'.

Thence South 62 Degrees 21'14" West a distance of 118.53'.

Thence North 02 Degrees 12'09" East a distance of 130.10'.

Thence North 17 Degrees 39'00" West a distance of 115.43'.

Thence North a distance of 85.00'.

Thence South 62 Degrees 06'10" West a distance of 96.18'.

Thence South 16 Degrees 59'27" West a distance of 188.22'.

Thence South 36 Degrees 01'39" West a distance of 136.02'.

Thence South 15 Degrees 56'43" West a distance of 145.60'.

Thence South 37 Degrees 34'07" West a distance of 82.01'.

Thence South 18 Degrees 26'06" West a distance of 79.06'.

Thence North 83 Degrees 36'35" West a distance of 135.83'.

Thence South 62 Degrees 06'10" West a distance of 96.18'.

Thence North 26 Degrees 33'54" West a distance of 78.26'.

Thence North 38 Degrees 59'28" East a distance of 135.09'.

Thence North 54 Degrees 46'57" East a distance of 104.04'.

Thence North 20 Degrees 19'23" East a distance of 143.96'.

Thence North 05 Degrees 21'21" East a distance of 321.40'.

Thence South 31 Degrees 49'39" West a distance of 170.66'.

Thence South 12 Degrees 31'34" West a distance of 92.20'.

Thence South 40 Degrees 06'03" West a distance of 124.20'.

Thence South 76 Degrees 36'27" West a distance of 107.94'.

Thence South 55 Degrees 29'29" West a distance of 97.08'.

Thence South 19 Degrees 39'14" West a distance of 74.33'.

Thence North 82 Degrees 52'30" West a distance of 80.62'.

Thence South 12 Degrees 05'41" West a distance of 143.18'.

Thence South 86 Degrees 43'46" West a distance of 175.29'.

Thence South 46 Degrees 16'23" West a distance of 159.14'.

Thence West a distance of 70.00'.

Thence North 42 Degrees 16'25" West a distance of 74.33'.

Thence North a distance of 105.00'.

Thence North 78 Degrees 01'26" West a distance of 168.67'.

Thence North 56 Degrees 18'36" West a distance of 126.10'.

Thence North 60 Degrees 15'18" East a distance of 120.93'.

Thence South 87 Degrees 30'37" East a distance of 115.11'.

Thence North 60 Degrees 38'32" East a distance of 183.58'.

Thence North 73 Degrees 00'33" East a distance of 188.22'.

Thence North 76 Degrees 45'34" West a distance of 174.64'.

Thence North 01 Degrees 38'12" West a distance of 175.07'.

Thence North 08 Degrees 31'51" West a distance of 303.36'.

Thence South 39 Degrees 48'20" West a distance of 78.10'.

Thence South 05 Degrees 26'25" East a distance of 105.48'.

Thence South 15 Degrees 38'32" West a distance of 129.81'.

Thence South 03 Degrees 34'35" West a distance of 80.16'.

Thence South 31 Degrees 25'47" West a distance of 105.48'.

Thence North 43 Degrees 09'09" West a distance of 109.66'.

Thence South 25 Degrees 27'48" West a distance of 116.30'.

Thence North 59 Degrees 44'37" West a distance of 138.92'.

Thence North 80 Degrees 04'26" West a distance of 203.04'.

Thence South 51 Degrees 20'25" West a distance of 96.05'.

Thence South 20 Degrees 33'22" West a distance of 85.44'.

Thence South 82 Degrees 38'51" West a distance of 312.57'.

Thence South 57 Degrees 22'51" West a distance of 148.41'.

Thence North 29 Degrees 14'56" East a distance of 143.27'.

Thence North 10 Degrees 26'15" East a distance of 193.20'.

Thence South 41 Degrees 25'25" West a distance of 113.36'.

Thence South 33 Degrees 01'26" West a distance of 119.27'.

Thence South 83 Degrees 17'25" West a distance of 171.17'.

Thence North 40 Degrees 21'52" West a distance of 131.24'.

Thence North 04 Degrees 34'10" East a distance of 125.45'.

Thence North 07 Degrees 35'45" West a distance of 75.61'.

Thence North 36 Degrees 23'04" East a distance of 118.00'.

Thence South 71 Degrees 01'47" West a distance of 169.19'.

Thence South 36 Degrees 52'12" West a distance of 100.00'.

Thence North 05 Degrees 42'38" East a distance of 100.50'.

Thence 38 Degrees 22'03" East a distance of 153.05'.

Thence North 31 Degrees 40'32" East a distance of 276.13'.

Thence North a distance of 125.00'.

Thence North 14 Degrees 02'10" East a distance of 144.31'.

Thence North 45 Degrees 00'00" East a distance of 141.42'.

Thence North 06 Degrees 50'34" West a distance of 125.90'.

Thence South 45 Degrees 00'00" West a distance of 113.14'.

Thence South 21 Degrees 02'15" West a distance of 69.64'.

Thence North 75 Degrees 04'07" West a distance of 77.62'.

Thence North 11 Degrees 46'05" West a distance of 122.58'.

Thence North 27 Degrees 45'31" West a distance of 107.35'.

Thence South 02 Degrees 07'16" West a distance of 135.09'.

Thence South 06 Degrees 34'55" West a distance of 130.86'.

Thence South 04 Degrees 34'26" East a distance of 125.40'.

Thence South 11 Degrees 00'13" West a distance of 183.37'.

Thence South 63 Degrees 26'06" West a distance of 145.34'.

Thence South 38 Degrees 39'35" West a distance of 96.35'.

Thence South 70 Degrees 42'36" West a distance of 105.95'.

Thence South 25 Degrees 38'28" West a distance of 138.65'.

Thence North 33 Degrees 41'24" West a distance of 108.17'.

Thence North 09 Degrees 43'39" East a distance of 177.55'.

Thence North 18 Degrees 26'06" East a distance of 110.68'.

Thence North 49 Degrees 05'08" West a distance of 99.25'.

Thence South 12 Degrees 31'44" West a distance of 92.20'.

Thence North 71 Degrees 33'54" West a distance of 94.87'.

Thence South 02 Degrees 43'35" East a distance of 105.12'.

Thence South 57 Degrees 22'51" West a distance of 148.41'.

Thence North 59 Degrees 02'10" West a distance of 87.46'.

Thence South 89 Degrees 07'55" West a distance of 174.53' to the beginning of a tangent curve concave Easterly and having a radius of 25.00'.

Thence Southerly along said curve through a central angle of 161 Degrees 44'04" a distance of 70.57'.

Thence tangent to said curve North 70 Degrees 51'59" East a distance of 103.82'.

Thence North 32 Degrees 44'07" East a distance of 83.22'.

Thence North 10 Degrees 05'51" West a distance of 74.15'.

Thence North 33 Degrees 00'11" East a distance of 115.66'.

Thence North 19 Degrees 21'32" East a distance of 196.09'.

Thence North 23 Degrees 57'45" West a distance of 98.49'.

Thence North 20 Degrees 51'16" East a distance of 112.36'.

Thence South 67 Degrees 45'04" West a distance of 118.85'.

Thence South 10 Degrees 32'21" West a distance of 218.69'.

Thence South 87 Degrees 08'15" West a distance of 100.12'.

Thence South 08 Degrees 44'46" East a distance of 65.75'.

Thence South 49 Degrees 05'08" West a distance of 99.25'.

Thence North 30 Degrees 57'50" West a distance of 145.77'.

Thence South 14 Degrees 32'04" West a distance of 139.46'.

Thence North 67 Degrees 50'01" West a distance of 145.77'.

thence South a distance of 90.00'.

Thence South 25 Degrees 51'59" West a distance of 183.37'.

Thence North 54 Degrees 09'44" West a distance of 111.02'.

Thence North 02 Degrees 56'09" West a distance of 195.26'.

Thence North 27 Degrees 45'31" East a distance of 107.35'.

Thence North 23 Degrees 29'55" West a distance of 125.40'.

Thence South 20 Degrees 37'48" West a distance of 454.12'.

Thence South 07 Degrees 18'21" East a distance of 196.60'.

Thence North 78 Degrees 13'54" West a distance of 122.58'.

Thence North 12 Degrees 59'41" West a distance of 200.12'.

Thence North 08 Degrees 58'21" East a distance of 192.35'.

Thence North a distance of 205.05'.

Thence North 29 Degrees 44'42" West a distance of 241.87'.

Thence South 02 Degrees 17'26" East a distance of 125.10'.

Thence South 10 Degrees 29'29" East a distance of 137.30'.

Thence South 15 Degrees 56'43" West a distance of 145.60'.

Thence South 33 Degrees 41'24" West a distance of 108.17'.

Thence South 23 Degrees 57'45" West a distance of 98.49'.

Thence South 16 Degrees 35'14" West a distance of 245.20'.

Thence South 68 Degrees 57'45" West a distance of 139.28'.

Thence North a distance of 95.01'.

Thence South 54 Degrees 27'44" West a distance of 86.02'.

Thence North 10 Degrees 18'17" West a distance of 111.80'.

Thence North 02 Degrees 23'09" East a distance of 120.10'.

Thence North 04 Degrees 23'55" West a distance of 130.38'.

Thence North 38 Degrees 39'35" West a distance of 128.06'.

Thence South 07 Degrees 54'26" East a distance of 181.73'.

Thence South 16 Degrees 41'57" West a distance of 156.60'.

Thence South 08 Degrees 31'51" West a distance of 202.24'.

Thence South 82 Degrees 52'30" West a distance of 80.62'.

Thence North 26 Degrees 33'54" East a distance of 111.80'.

Thence North 05 Degrees 42'38" West a distance of 100.50'.

Thence North 32 Degrees 37'09" West a distance of 148.41'.

Thence North 47 Degrees 38'33" West a distance of 230.05'.

Thence North 84 Degrees 41'08" West a distance of 215.93'.

Thence North a distance of 90.03'.

Thence South 30 Degrees 34'45" West a distance of 127.77'.

Thence South 59 Degrees 32'04" East a distance of 197.23'.

Thence South 12 Degrees 31'44" East a distance of 92.20'.

Thence South 66 Degrees 22'14" East a distance of 87.32'.

Thence South 39 Degrees 33'35" East a distance of 119.16'.

Thence South 26 Degrees 33'54" West a distance of 167.71'.

Thence South 10 Degrees 18'17" West a distance of 111.80'.

Thence South 45 Degrees 00'00" East a distance of 98.99'.

Thence East a distance of 100.00'.

Thence South 23 Degrees 57'45" East a distance of 98.49'.

Thence South 45 Degrees 00'00" East a distance of 113.14'.

Thence South 41 Degrees 38'01" West a distance of 120.42'.

Thence South 77 Degrees 28'16" West a distance of 138.29'.

Thence South 87 Degrees 56'17" West a distance of 139.09'.

Thence South 30 Degrees 57'55" West a distance of 93.29'.

Thence North 82 Degrees 45'20" West a distance of 118.95'.

Thence South 37 Degrees 34'07" West a distance of 246.02'.

Thence North 54 Degrees 09'44" West a distance of 111.02'.

Thence North 86 Degrees 25'25" West a distance of 160.31'.

Thence South 49 Degrees 45'49" West a distance of 85.15'.

Thence North 61 Degrees 36'25" West a distance of 210.30'.

Thence South 84 Degrees 30'28" West a distance of 261.20'.

Thence North 75 Degrees 57'50" West a distance of 268.00'.

Thence South 71 Degrees 06'50" West a distance of 200.81'.

Thence North 59 Degrees 25'15" West a distance of 127.77'.

Thence North 45 Degrees 00'00" West a distance of 212.13'.

Thence North 78 Degrees 41'24" West a distance of 127.48'.

Thence North 49 Degrees 14'11" West a distance of 114.87'.

Thence South 85 Degrees 42'00" West a distance of 133.38'.

Thence North 86 Degrees 22'01" West a distance of 315.63'.

Thence South 47 Degrees 36'09" West a distance of 155.72'.

Thence North 74 Degrees 44'42" West a distance of 114.02'.

Thence South 67 Degrees 22'48" West a distance of 260.00'.

Thence North 11 Degrees 00'13" West a distance of 183.37'.

Thence North 14 Degrees 55'53" East a distance of 155.24'.

Thence North 67 Degrees 45'04" East a distance of 118.85'.

Thence South 73 Degrees 29'44" East a distance of 140.80'.

Thence North 34 Degrees 35'32" West a distance of 176.14'.

Thence North 19 Degrees 32'12" East a distance of 164.47'.

Thence North 75 Degrees 10'25" East a distance of 175.86'.

Thence North 25 Degrees 16'40" West a distance of 199.06'.

Thence North 33 Degrees 30'12" East a distance of 425.73'.

Thence North 03 Degrees 30'50" East a distance of 571.07'.

Thence North 47 Degrees 02'43" West a distance of 198.12'.

Thence South 78 Degrees 41'24" West a distance of 356.93'.

Thence South 86 Degrees 59'14" West a distance of 380.53'.

Thence South 63 Degrees 26'06" West a distance of 301.87'.

Thence South 58 Degrees 46'54" West a distance of 192.94'.

Thence South 39 Degrees 33'35" West a distance of 149.16'.

Thence South 75 Degrees 15'23" West a distance of 196.47'.

Thence North 77 Degrees 11'45" West a distance of 225.61'.

Thence North 65 Degrees 53'52" West a distance of 208.15'.

Thence North 31 Degrees 14'21" West a distance of 356.72'.

Thence North 25 Degrees 36'56" West a distance of 809.57'.

Thence North 55 Degrees 05'51" West a distance of 262.15'.

Thence North 82 Degrees 28'03" West a distance of 244.11'.

Thence South 60 Degrees 10'08" West a distance of 164.84'.

Thence South 71 Degrees 43'56" West a distance of 542.33'.

Thence South 37 Degrees 24'19" West a distance of 214.01'.

Thence South 47 Degrees 21'12" West a distance of 206.65'.

Thence South 34 Degrees 23'22" West a distance of 545.31'.

Thence South 47 Degrees 29'23" West a distance of 162.79'.

Thence North 87 Degrees 13'47" West a distance of 310.36'.

Thence North 50 Degrees 11'40" West a distance of 117.15'.

Thence North 69 Degrees 46'30" West a distance of 202.48'.

Thence North 38 Degrees 59'28" West a distance of 135.09'.

Thence North 23 Degrees 47'35" West a distance of 240.44'.

Thence North 01 Degrees 38'12" West a distance of 280.10'.

Thence North 40 Degrees 36'05" East a distance of 92.20'.

Thence North 03 Degrees 04'44" East a distance of 181.92'.

Thence North 54 Degrees 46'57" West a distance of 1546.13' to the beginning of a tangent curve concave Southerly and having a radius of 1000.00'.

Thence Northwesterly and westerly along said curve through a central angle of 29 Degrees 44'48" a distance of 519.18'.

Thence tangent to said curve North 84 Degrees 31'45" West a distance of 492.72' to the Southeasterly corner of Parcel 7 of Parcel Map 38 as recorded in Book 4, Pages 12 through 13, records of Riverside County, California.

Thence Northeasterly to a turning point in the boundary line of The Pauba Rancho. Said point lies in the North 1/2 of Section 5, Township 8 South, Range 1 West.

Thence leaving said boundary line on a Northeasterly bearing to a point. Said point being an intersection of the East line of Section 8, Township 7 South, Range 1 West with the Northerly boundary line of the Pauba Rancho.

Thence Northerly along the East line of said Section 8 and the East line of Section 5, Township 7 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 5 and the North line of the East 1/2 of Section 6, Township 7 South, Range 1 West to the Northwest corner thereof.

Thence Northerly along the East line of the West 1/2 of Sections 31 and 30, Township 6 South, Range 1 West to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of Section 19, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of said Section 19 to the Northeast corner thereof.

Thence Easterly along the South line of the West 1/2 of the West 1/2 of Section 17, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the West 1/2 of said Section 17 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of the West 1/2 of Section 8, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the East 1/2 of the West 1/2 of said Section 8 to the Northeast corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of Section 5, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the Southeast 1/4 of said Section 5 to the Northeast corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of Section 4, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 4 to the Northeast corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of Section 33 and the South line of the Southwest 1/4 of Section 34, Township 5 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of said Section 34 to the Northeast corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of said Section 34 and the South line of the South 1/2 of the North 1/2 of Section 35, Township 5 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the South 1/2 of the North 1/2 of said Section 35 to the Northeast corner thereof.

Thence Easterly along the South line of the North 1/2 of the North 1/2 of Section 36, Township 5 South, Range 1 West and the South line of the North 1/2 of the North 1/2 of Section 31, Township 5 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the North 1/2 of the North 1/2 of said Section 31 to the Northeast corner thereof.

Thence Easterly along the South line of the South 1/2 of Section 29 and 28, Township 5 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the South 1/2 of said Section 28 to the Northeast corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of Section 27, Township 5 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 27 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of Section 22 and the South line of the West 1/2 of the West 1/2 of Section 23 to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the West 1/2 of said Section 23 to the Northeast corner thereof.

Thence Westerly along the North line of the West 1/2 of the West 1/2 of said Section 23 to the Northwest corner thereof.

Thence Northerly along the East line of the East 1/2 of Section 15, Township 5 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the East 1/2 of said Section 15 to the Northwest corner thereof.

Thence Northerly along the East line of the West 1/2 of Sections 10 and 3, Township 5 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the West 1/2 of said Section 3 to the Northwest corner thereof.

Thence Northerly along the East line of the East 1/2 of Section 33, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the East 1/2 of said Section 33 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 28, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 28 to the Northwest corner thereof.

Thence Northerly along the East line of the Northeast 1/4 of Section 29, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Northeast 1/4 of said Section 29 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 20, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 20 to the Northwest corner thereof.

Thence Northerly along the East line of the Northeast 1/4 of Section 19, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Northeast 1/4 of said Section 19 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 18, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 18 and the North line of the Southeast 1/4 of Section 13, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 13 to the Northeast corner thereof.

Thence Westerly along the North line of the Northwest 1/4 of said Section 13 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 11, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 11 to the Northwest corner thereof.

Thence Northerly along the East line of the Northeast 1/4 of Section 10, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the Northeast 1/4 of said Section 10 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 3, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Easterly along the South line of the South 1/2 of the Northeast 1/4 of said Section 3 to the Southeast corner thereof.

Thence Northerly along the East line of the South 1/2 of the Northeast 1/4 of said Section 3 to the Northeast corner thereof.

Thence Easterly along the South line of the North 1/2 of the North 1/2 of Sections 2 and 1, Township 4 South, Range 1 West and the South line of the Northwest 1/4 of the Northwest 1/4 of Section 6, Township 4 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 6 to the Northeast corner thereof.

Thence Easterly along the South line of the West 1/2 and the South line of the West 1/2 of the East 1/2 of Section 31, Township 3 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the East 1/2 of said Section 31 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of the East 1/2 of Section 30, Township 3 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of said Section 30 to the Northeast corner thereof.

Thence Westerly along the North line of said Section 30 to the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 25 and the East line of the South 1/2 of Section 24, Township 3 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 24 and the North line of the Southeast 1/4 of Section 23, Township 3 South, Range 1 West to the Northwest corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 23 and the West line of the East 1/2 of Section 26 and the West line of the Northeast 1/4 of Section 35, Township 3 South, Range 1 West to the Southwest corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 35 and the North line of the Southeast 1/4 and the North line of the East 1/2 of the Southwest 1/4 of Section 34, Township 3 South, Range 1 West to the Northwest corner thereof.

Thence Westerly along the North line of the West 1/2 of the Northwest 1/4 of Section 3 and the North line of Section 4, Township 3 South, Range 1 West to the Northwest corner thereof.

Thence Northerly along the East line of the Section 32, Township 3 South, Range 1 West

to the Northeast corner thereof.

Thence Westerly along the North line of said Section 32 to the Northwest corner thereof.

Thence Northerly along the East line of Section 30, Township 3 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the said Section 30 to the Northwest corner thereof.

Thence Northerly along the East line of the East 1/2 of Section 24, Township 3 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of the East 1/2 of said Section 24 to the Northwest corner thereof.

Thence Northerly along the East line of the West 1/2 of Sections 13 and 12, Township 3 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of the West 1/2 of said Section 12 and the North line of Sections 11 and 10, Township 3 South, Range 2 West to the Northwest corner thereof.

Thence Northerly along the East line of Section 4, Township 3 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 4 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 32, Township 2 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 32 of the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 31, Township 2 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 31 to the Northwest corner thereof.

Thence Northerly along the East line of the Southeast 1/4 of Section 25, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the Southeast 1/4 of said Section 25 to the Northwest corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 25 to the Northeast corner thereof.

Thence Westerly along the North line of the Northwest 1/4 of said Section 25 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 23, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 23 to the Northwest

corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 22, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the North 1/2 of said Section 22 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 16, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 16 to the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 17, Township 2 South, Range 3 West to the Northeast corner thereof. Said point also being a point in the Northerly boundary line of the County of Riverside, California.

Thence following said boundary line Westerly, Northerly and Westerly to the TRUE POINT OF BEGINNING."

SECTION 10. Title 3, Chapter 3.43, Section 3.43.060 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.060 Mitigation Fee

All applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation as determined through the environmental review process shall pay a Mitigation Fee of $900.00 per gross acre of the parcels proposed for development. However, for single-family residences on a single legally created lot, where the building permit is issued to an individual property owner and is not part of a subdivision, tract development, or any coordinated multi-unit residential development, a Mitigation Fee of $250.00 shall be paid; and for agricultural development which requires a development permit excluding the construction of single family residences in connection with said agricultural development, a Mitigation Fee of $500 per gross acre shall be paid."

SECTION 11. Title 3, Chapter 3.43, Section 3.43.070 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.070 Imposition Of Fee

No development permit for real property located within the boundaries of the Fee Assessment Area shall be issued or approved except upon the condition that on-site mitigation will be provided as determined through the environmental review process or the Mitigation Fee required by this Chapter be paid, and it is determined that said development will not jeopardize the implementation of a Habitat Conservation Plan for the Stephens' Kangaroo Rat."

SECTION 12. Title 3, Chapter 3.43, Section 3.43.080 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.080 Payment Of Fee

The Mitigation Fee shall be paid upon issuance of a grading permit or a certificate of occupancy or upon final inspection, whichever occurs first. Payment of the Mitigation Fee shall satisfy City conditions of approval previously placed on development permits with regard to impact mitigation for the Stephens' Kangaroo Rat which have not been previously satisfied and no further review and approval pursuant to the provisions of this Chapter shall be required.

For a parcel subject to a surface mining permit, the Mitigation Fee due pursuant to the provisions of this Chapter shall be paid upon submission of an application for a special inspection permit under Ordinance No. 555 of the County of Riverside, prior to the commencement of the mining operation or in the alternative, may be paid in increments upon submission of an application for a special inspection permit under Ordinance No. 555 prior to the commencement of each phase of the mining operation authorized by the surface mining permit. Each increment of payment shall be equal to $1,950.00 multiplied by the sum of (1) the total number of surface acres of land within the applicable phase pursuant to the surface mining permit and (2) the quotient which results from dividing the total number of acres of land covered by the surface mining permit and subject to this Chapter, which are prohibited from disturbance or designated as setback or buffer areas pursuant to the surface mining permit, by the total number of approved phases. The total number of surface acres of land within each phase shall be determined through a physical survey prepared by a licensed surveyor or registered civil engineer."

SECTION 13. Title 3, Chapter 3.43, Section 3.43.090 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.090 Deferral Of Payment Of The Fee

At the option of the applicant for a grading permit, payment of the Mitigation Fee may be deferred until the issuance of the first building permit within the parcels proposed for development. Prior to issuance of the grading permit, an instrument shall be recorded by the applicant in the City of Wildomar Public Works / Engineering Department which gives notice that prior to issuance of the first building permit, the entire Mitigation Fee as calculated prior to issuance of the grading permit shall be required to be paid."

SECTION 14. Title 3, Chapter 3.43, Section 3.43.100 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.100 Reduction for Non-Profit Entities

The fees required pursuant to Section 6 shall be reduced by 75 percent for non-profit

entities. For purposes of this section, non-profit entities shall be defined as those entities identified in 26 U.S.C. Section 501(c)(3)."

SECTION 15. Title 3, Chapter 3.43, Section 3.43.110 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.110 Exemptions

For purposes of this Chapter, the following types of development shall not be required to pay the Mitigation Fee unless such development voluntarily participates in order to mitigate the disturbance of occupied Stephens' Kangaroo Rat habitat:

(a) Reconstruction of any structure damaged or destroyed by fire or other natural causes;

(b) Rehabilitation or remodeling of existing structures, or additions to existing structures;

(c) Development of any parcel for which the California Department of Fish and Wildlife and United States Fish and Wildlife Service has approved other mitigation procedures;

(d) Development of any parcel used by local, state or federal entities for governmental purposes (i.e. public works, schools);

(e) Development of any parcel for which the Mitigation Fee has been previously paid. However, in instances where the fee previously paid was the fee for single family residential development, wherein all lots within the development were greater than 1/2 gross acre in size, and the applicant for a development permit subsequently requests an increase in residential density or a change from a residential to a non-residential use, or in instances where the fee previously paid was the fee for agricultural development and the applicant for a development permit subsequently requests a change from an agricultural to a residential, commercial or industrial use, the fee shall be recalculated for the new density or use pursuant to the provisions of this Chapter. Any difference between the recalculated fee and the previously paid fee shall be required to be paid by the applicant. Development of any parcel for which approval of an amendment, minor change or revision to a tentative tract map or tentative parcel map is sought; or development of any parcel for which approval of a request for substantial conformance or a revised conditional use permit, public use permit or plot plan is sought; or development of any parcel for which approval of an application for substantial conformance or a minor change to a surface mining permit is sought; and all grading permits necessary for the development of the parcel have previously been issued."

SECTION 16. Title 3, Chapter 3.43, Section 3.43.120 of the Wildomar Municipal Code is

hereby amended to read as follows:

"3.43.120 Refund

(1) In the event that the fee provided for by the final Habitat Conservation Plan is less than the Mitigation Fee paid, the current property owner of record may apply for a partial refund of said fee. The amount of any refund due shall be determined by the City in its sole discretion after review of said application and shall be limited to the funds collected in excess of any amount received as a credit against the Habitat Conservation and Open Space Land Bank Fee pursuant to the provisions of Ordinance No. 659 of Riverside County.

(2) If an applicant for a grading permit has paid the Mitigation Fee pursuant to the provisions of this Chapter and said fee would not have been required to be paid, had Subsections (m)(l) and (2) of Section 4 of Ordinance No. 663 of Riverside County been in effect at the time of payment, the applicant may apply for a refund of the Mitigation Fee paid. The Building Director shall make the determination as to whether the applicant is entitled to a refund of the fee paid and shall provide a refund, if appropriate."

SECTION 17. Title 3, Chapter 3.43, Section 3.43.130 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.130 Fee Adjustment

The Mitigation Fee shall be that amount established by the Riverside County Habitat Conservation Agency Board of Directors, as may be amended from time to time, consistent with Government Code sections 66000 et seq. The Board of Supervisors hereby authorizes implementation of such fee as adopted by the RCHCA Board.

Beginning July 1, 2027, and annually thereafter, the fee shall be adjusted automatically based on the Consumer Price Index for All Urban Consumers (CPI-U) for the Los Angeles-Riverside-Orange County region, or a successor index.

Any adjustment to the mitigation fee that increases the fee beyond an authorized annual inflation adjustment shall be supported by findings consistent with Government Code section 66001 and shall be based upon an adopted or updated nexus study where required by law. Prior to adoption of any such adjustment, the nexus study and supporting data shall be made publicly available in accordance with Government Code section 66016, including posting at least thirty (30) days before the public hearing. Any substantive increase in the mitigation fee shall become effective no earlier than sixty (60) days following adoption, consistent with Government Code section 66017.

Adjustments to the Mitigation Fee shall be prospective only and shall become effective on the date specified in the adopting ordinance or resolution, consistent with Government Code section 66017. The amount of the Mitigation Fee applicable to any development permit shall be the fee in effect at the time of payment.

Nothing herein shall preclude the Board from considering changes in projected development levels, anticipated revenues, availability of other funding sources, or updated cost information in determining the appropriate Mitigation Fee amount."

SECTION 18. Title 3, Chapter 3.43, Section 3.43.140 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.140 Fee Administration

All Mitigation Fees collected pursuant to the provisions of this Chapter shall be deposited into a Mitigation Fee Account.

Funds in said account shall be expended solely for the development, preparation and implementation of a Habitat Conservation Plan for the Stephens' Kangaroo Rat, including the acquisition of habitat reserve sites, and for the application for a Section 10(a) permit under the Federal Endangered Species Act of 1973."

SECTION 19. A new Section 3.43.145 under Title 3, Chapter 3.43, of the Wildomar Municipal Code is hereby established and reads as follows:

"3.43.145 Validity

This Chapter and the various parts, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid, the remainder of this Chapter shall not be affected thereby. If any part, sentence, paragraph, section or clause of this Chapter, or its application to any person or entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect only such part, sentence, paragraph, section or clause of this Chapter, or person or entity; and shall not affect or impair any of the remaining provisions, parts, sentences, paragraphs, sections or clauses of this Chapter, or its application of other persons or entities. The City Council hereby declares that this Chapter would have been adopted had such unconstitutional or invalid part, sentence, paragraph, section or clause of this Chapter not been included herein; or had such person or entity been expressly exempted from the application of this Chapter."

SECTION 20. Title 3, Chapter 3.43, Section 3.43.150 of the Wildomar Municipal Code is hereby amended to read as follows:

"3.43.150 Credit

Where a development project is subject to the provisions of a Development Agreement entered into with the City pursuant to the provisions of Government Code Section 65864 et seq. and the project involves the construction of residential units, the Mitigation Fee required to be paid pursuant to the provisions of this Chapter shall be reduced by $175.00 per residential unit."

SECTION 21. EFFECTIVE DATE. Pursuant to Government Code section 66017, this Ordinance shall take effect January 17st, 2027, which is at least sixty (60) days following adoption. The Mitigation Fee is a required component of the Updated Habitat Conservation Plan for the Stephens' Kangaroo Rat. The Council declares that this Ordinance shall be construed as a continuation of existing Ordinance No. 18 and not as a new enactment, except as to any provisions of this Ordinance which are inconsistent therewith. Any development permit previously issued pursuant to Ordinance No. 18 and complying therewith shall be deemed to comply with this ordinance.

SECTION 22. The City Clerk is directed to cause this Ordinance to be published in the manner required by law.

INTRODUCED by the City Council and attested by the City Clerk this 14th day of October, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

Economic & Planning Systems, Inc.
The Economics of Land Use

STEPHENS' KANGAROO RAT HABITAT CONSERVATION PLAN NEXUS STUDY

REPORT

Prepared for:
Riverside County Habitat Conservation Agency

Prepared by:
Economic & Planning Systems, Inc.

June 4, 2026

EPS #244054

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1. Introduction and Summary of Findings

This report provides the technical documentation required to update the Stephens' Kangaroo Rat (SKR) mitigation fee under the State of California's Mitigation Fee Act (MFA). The SKR fee is a critical component of the funding approach for SKR Habitat Conservation Plan (Plan) implementation. The fee has not been updated since 1996 and this update will help ensure the continued successful implementation of the plan and the associated benefits of the streamlined incidental take permitting it provides to new development.

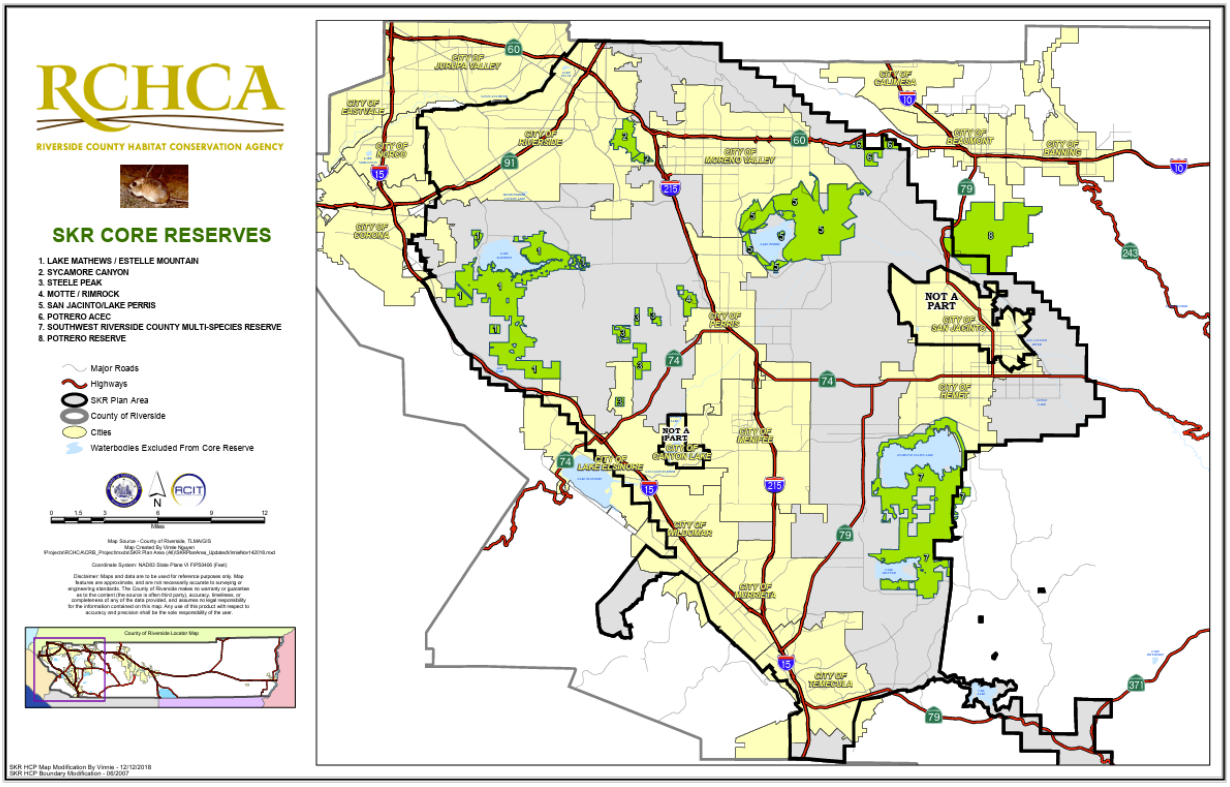
This first chapter includes background on the SKR HCP, the recommended updated fee schedule, and a summary of the technical findings. The subsequent chapters provide detailed technical analysis and the required nexus findings for fee updates under the Mitigation Fee Act.

SKR HCP Background

The Riverside County Habitat Conservation Agency (RCHCA) was formed as a Joint Powers Authority to implement the SKR HCP. Today, there are eleven member jurisdictions in the SKR Plan Area (see **Figure 1**). RCHCA's activities include managing approximately 46,000 acres of reserve lands in Riverside County and biological research to study and protect the SKR population. As of 2022, the SKR is considered a federal and state threatened species, downlisted from its original federal endangered status. The SKR mitigation fee is a critical funding source for RCHCA's ongoing activities.

The original SKR mitigation fee was set at $1,950 per acre in 1988 and was decreased to $500 per acre in 1996 at the time of completion and approval of the Plan. Unlike many mitigation fees, no adjustments have been made for inflation, reducing the fee level in inflation-adjusted terms over time.

Figure 1 Map of SKR Plan Area



Source: Riverside County Habitat Conservation Agency

Recommended Fee Program Updates

This technical analysis indicates that the SKR fee on most forms of new private development should be increased from $500 per acre to $900 per acre. The fees on the development of large lot single family residences and on new agriculture uses would remain unchanged. Fees on the development of single homes on single lots by individual households would also pay the lower fee. **Table 1** summarizes the proposed changes, where applicable, between the current fee and the recommended updated fee.

Table 1 Summary of Existing and Proposed SKR Mitigation Fees

Use Type	Fee Basis	Existing Fee	Proposed Fee
Individual Single-Family Home Construction (Single Parcel)[1]	per dwelling unit	$250	$250
Agriculture[2]	per gross acre	$100	$500
All Other Development[3]	per gross acre	$500	$900

[1] This fee category applies only to the construction of a single-family residence on a single legally created lot, where the building permit is issued to an individual property owner and is not part of a subdivision, tract development, or any coordinated multi-unit residential development. This category may include one accessory dwelling unit (ADU) constructed in conjunction with the primary residence. This category shall not apply to any subdivision or parcel map creating multiple residential lots, tract or master-planned developments, or any development involving multiple residential units constructed pursuant to a common development plan, whether built simultaneously or in phases. All such developments shall be subject to the applicable per gross acre fee.

[2] Agriculture developments pay an existing fee of $100 per development 1% of the valuation of a building, whichever is greater and not to exceed $500 per gross acre.. The proposed updated mitigation fee is simplified to $500 per gross acre of development.

[3] This fee category applies to all development not otherwise classified as agricultural development or qualifying under Footnote 1. Nonprofit development projects may qualify for a fee reduction of up to seventy-five (75) percent, as determined by the implementing jurisdiction, provided that the reduction is supported by findings that the remaining mitigation costs are funded through other available sources and that the reduction does not create a funding shortfall for implementation of the Habitat Conservation Plan.

As a point of reference, the cumulative level of inflation based on the Consumer Price Index for All Urban Consumers in the United States (CPI-U) between 1996 and 2025 was 106 percent, equivalent to an average annual inflation rate of about 2.5 percent. If automatic annual inflationary adjustments had been integrated into the fee, the $500 per acre SKR mitigation fee would have been over $1,000 per acre in today's dollar terms. To avoid falling behind in the future, it is recommended that the RCHCA update the fee annually and automatically based on an inflation index.

Summary of Technical Findings

1. **The revised, required SKR Mitigation Fee is calculated at $900 per acre.** This is the mitigation fee estimated required to ensure new development in the SKR Plan area provides sufficient average annual funding to cover the annual HCP implementation costs. This represents an 80 percent increase from the current fee set in 1996, an increase which remains below the overall level of inflation since that time.

2. **RCHCA requires approximately $1.9 million annually (in 2025 dollars) in funding to cover its ongoing activities and obligations under the Plan.** The RCHCA is responsible for a broad range of ongoing reserve management activities and biological research under the Plan and has annual costs associated with staffing, consultants, services, and supplies.

3. **The required annual funding from the SKR mitigation fee is about $1.6 million annually.** Through interest revenues from its funding balances and payments for contract services, the RCHCA accrues about $300,000 annually in non-fee revenues. As a result, the net annual funding required from SKR fees to ensure the HCP can cover its implementation obligations is about $1.6 million annually.

4. **The required $900 per acre fee level is derived from the required fee funding and the expected level of annual development**. Within the Plan Area, the forecast, average annual development is estimated to be about 1,770 acres per year. Spreading the net HCP implementation costs evenly and proportionately across this expected level of development results in a required fee of $900 per acre. The level of future development and fee payment should be tracked carefully by the RCHCA. Variations by year are to be expected, but systematic differences from the forecasts may require further review and update of the nexus study.

5. **To keep up with the effects of cost inflation on annual HCP implementation costs, the SKR mitigation fee should be automatically updated annually based on an inflation index.** The updated fee level is expected to provide the necessary fee revenues in 2025 dollar terms. Inflation will increase the costs of Plan implementation annually and to keep pace, the SKR fee should be updated automatically each year based on an inflation index.

2. Technical Analysis

This chapter provides the more detailed technical analysis and associated process, assumptions, and calculations that were used to derive the updated SKR fee. The fee analysis is designed to reflect the need for and planned use of fee revenues as well as to establish their reasonableness and proportionality with the impacts of new development consistent with the Mitigation Fee Act. It also helps establish the "essential nexus" and "rough proportionality" under the US Supreme Court Nollan/ Dolan decisions. The legal context and specific nexus findings are described in more detail on **Chapter 3**.

Step 1. Determine RCHCA Ongoing Plan Implementation Costs

The RCHCA undertakes a broad set of reserve management and oversight activities each year as required by the HCP. EPS reviewed the most recent RCHCA budget from FY 2024-2025 and worked with District staff to determine which of the 2024/2025 costs are ongoing HCP implementation costs (versus one-time costs). As shown in **Table 2**, the estimated annual ongoing costs of implementing the HCP are **$1.925 million**. This includes the personnel, consultant, services, supplies and other expenditures requires to ensure plan implementation. About 70 percent of these costs are associated with Plan implementation as a whole, while the other 30 percent are reserve-specific costs associated with the Lake Matthews Reserve Fund.

Table 2 Ongoing Annual RCHCA Expenditures (2025 Dollars)

Expenditure Item	General Fund (3)	Lake Matthews Reserve Fund (3)	FY2025 Total	%
Ongoing 2025 Expenditures (1)				
RCHCA Salaries and Wages	$315,310	$364,619	$679,929	35%
Fringe Benefits	$152,726	$172,338	$325,064	17%
Overhead (2)	$351,495	$0	$351,495	18%
Consulting Labor	$250,000	$0	$250,000	13%
Insurance	$65,000	$0	$65,000	3%
Weed Abatement	$27,500	$0	$27,500	1%
All Other (Services, Supplies, etc.)	$201,650	$25,000	$226,650	12%
Total	**$1,363,681**	**$561,957**	**$1,925,638**	**100%**

(1) Excludes $84,612 one-off expenditure on field equipment funded by a grant.
(2) Overhead encompasses payments to WRCOG for overhead services, including HR/ admin etc.
(3) Lake Matthews costs are reserve-specific and include reserve manager and techs.
General Fund covers administrative and management personnel and other costs.

Source: RCHCA Fiscal Year 2024/2025 Budget; Economic & Planning Systems, Inc.

Step 2. Identify Consistent Ongoing Non-Fee Revenues

To the extent that the RCHCA has consistent sources of other non-fee revenues to help fund some of the implementation costs estimated in Step 1, these revenues are subtracted from the overall HCP implementation costs to determine the net fee revenue required.

RCHCA currently has two secure funding sources that it can apply to help fund a portion of the ongoing HCP implementation costs. These include interest revenues from the General Fund and Lake Matthews reserve funds as well as payment for contract services by the Metropolitan Water District for RCHCA work efforts on their reserves. To fill funding gaps in the past, RCHCA has competed for and, in some cases, won grant funding. However, because of the uncertainty of grant funding, the regulatory agencies do not accept grant funding when reviewing funding assurances for HCPs.

As shown in **Table 3**, based on the average annual interest rate over the last 10 years and the expected reserves at the start of the 2025/2026 fiscal year, an average annual of about $183,400 in interest revenues is estimated. The payments for contract services can fluctuate by year and are assumed to average about 75 percent of the total allowable charge, or $150,000 each year. Together, these revenue sources are expected to provide about **$333,400** in annual revenues to cover a portion of the HCP implementation costs.

Table 3 Potential Non-Fee Ongoing Revenues

Item	Assumption	General Fund	Lake Matthews Fund	Total
Annual Interest Revenues				
2023/2024 Fund Balance		$11,006,233	$2,914,748	$13,920,981
2024/2025 Proposed Use of Fund Balance		$518,715	$304,961	$823,676
2025/2026 Remaining Fund Balance		$10,487,518	$2,609,787	$13,097,305
Annual Interest Revenues [1] (nominal dollars)	**1.4%**	$146,825	$36,537	$183,362
Contract Services				
Contract Services (nominal dollars)	75% of Max Contract	$105,000	$45,000	$150,000
Total Non-Fee Ongoing Revenue (nominal dollars)		**$251,825**	**$81,537**	**$333,362**

[1] Interest rate represents historical 10-year average (for 2014-2024) annual interest rate for the state's Local Agency Investment Fund (LAIF) in which RCHCA funds are invested.

Source: RCHCA Fiscal Year 2024/2025 Budget; Economic & Planning Systems, Inc.

Step 3. Annual Fee Funding Required

The calculation of the required habitat mitigation fee is based on the level of fee revenue required. As shown in **Table 4**, the average annual fee revenue required is about **$1.6 million**, representing the total annual costs ($1.925 million) minus the estimated annual non-fee revenues ($333,400). This is the level of fee funding required from new development to ensure the RCHCA can implement the HCP and provide new development with incidental take permitting.

Table 4 Annual Fee Funding Required

Item	General Fund	Lake Matthews Fund	Total
Annual Expenditures	$1,363,681	$561,957	$1,925,638
Potential Non-Fee Funding			
Interest Revenues	$146,825	$36,537	$183,362
Contract Services Revenues	$105,000	$45,000	$150,000
Subtotal	$251,825	$81,537	$333,362
Fee Funding Required	**$1,111,856**	**$480,420**	**$1,592,276**

Source: RCHCA Fiscal Year 2024/2025 Budget; Economic & Planning Systems, Inc.

Step 4. Forecast of Annual Fee-Paying Development

Like all habitat mitigation fees, the fee revenues collected from new development will depend on the level of new development each year. Annual development in the SKR Fee Area (like other areas) will fluctuate based on economic cycles, the availability of developable land, and a host of other factors. To establish a mitigation fee, it is necessary to forecast an average annual pace of development and then track it over time to see if it is generating sufficient revenues and/or whether any refinements in the fee program are appropriate.

As shown in **Table 5**, EPS developed an annual forecast of about 1,770 acres of new development in the SKR Plan Area based on a combination of historical fee revenue generation and SCAG household/ job projections and development density assumptions.

Historical data provided by the RCHCA indicated an average annual fee revenue collection of about $950,000 over the last four (4) fiscal years. Divided by the current fee level of $500/ acre on most development, this implies an average of about 1,900 acres paid the fee each year.

To provide a forward-looking perspective, EPS reviewed the SCAG forecasts of households and jobs in the SKR Plan Area. As shown, an average of 5,200 new households and 6,800 new jobs are forecast annually in the SKR Plan Area. The developed area required to support these forecasts depends on the development densities of new housing and new workspaces. Using 4 dwelling units/acre for residential development and 20 jobs/acre for non-residential development suggests an average annual development of about 1,640 acres annually, comprised of 1,300 acres of residential development and 340 acres on non-residential. To the extent the average densities vary from these estimates, the level of fee-paying development will vary.

Table 5 Historical and Projected Growth Metrics

Item	Total
Historical Fee Revenues	
Average Annual Migitation Fee Revenues (FY 2021 - 2024)	$953,090
Implied Developed Mitigation Acres (assume $500/ acre)	**1,906**
SCAG Growth Projections	
SKR Plan Area: SCAG Annual Household Projections (2019 - 2045)	5,191
SKR Plan Area: SCAG Annual Job Projections (2019 - 2045)	6,784
Residential Acres (4 units/ Acre)	1,298
Non-Residential Acres (20 jobs/ Acre)	339
	1,637
Average Growth Projection	
Developed Acres (1)	1,772

(1) For purposes of this fee calculation, developed acres average the historical and projected growth estimates.

Source: SCAG; Economic & Planning Systems, Inc.

To develop a reasonable forecast of future fee-paying development in the SKR Plan Area, this analysis takes the average of the developed acre estimates from the recent history and from available forecasts. This results in a forecast of about 1,770 acres of development each year.

Step 5. Mitigation Fee Calculation and Inflator

The updated mitigation ratio is about **$900 per acre** in 2025 dollar terms as shown in **Table 6**. This is the fee level required for the forecasted 1,772 annual average developed acres to generate the $1.59 million in fee revenue required to ensure the RCHCA, in combination with the other revenues sources noted, can cover the annual costs of implementing the HCP.

Table 6 Annual Fee Funding Required

Item	Total
Fee-Funding Required	**$1,592,276**
Development Forecast scenarios	
Annual Development Forecast (acres)	1,772
Mitigation Fee per Acre	**$900**

Source: Economic & Planning Systems, Inc.

Similar to most fee programs, it is recommended that an automatic annual inflation index is integrated into the fee program so the fee level is adjusted for inflation each year and avoids falling behind implementation costs.

As noted above, fluctuations in the level of development are likely each year and it is important for the RCHCA to track revenue levels to make sure sufficient revenues are generated on average over time. The RCHCA could use its reserve balances in cases where fee revenues drop below the average required (for example, during economic or development downturns) though this is not a sustainable approach over the long term and any ongoing under-provision of fee revenues would require a fee update. Mitigation fee programs are typically expected to do periodic fee program updates (typically every 5 to 8 years) to confirm or refine the fee program, though more frequent updates are undertaken when there is a significant change in circumstances.

Step 6. Per Acre Mitigation Fee Basis

Recent updates to the Mitigation Fee Act due to the passage of AB 602 require that new and updated fee programs consider whether it is possible and appropriate to adopt fees on new residential development on a per square foot basis. For habitat mitigation fees, a per acre of development approach is typically the preferred approach. For these fees, the scale of land development provides a more direct and proportional connection/ nexus to impacts (on habitat) while also ensuring smaller developments pay lower fees. The square footage of new residential development on the land can vary substantially even for the same amount of land development, making it a less strong basis for the nexus and fee collection.

3. Legal Context and Nexus Findings

This chapter provides the legal context for this fee update and describes the nexus findings required to support the update to the SKR mitigation fee under the Mitigation Fee Act.

Legal Context

Riverside County's Ordinance No. 663 Section 12 states that: "The Board of Supervisors may periodically review and cause an adjustment to be made to the Mitigation Fee. By amendment to this ordinance, the fee may be increased or decreased to reflect changes in estimated costs for the development, preparation and implementation of a Habitat Conservation Plan. The adjustment in the fee may also reflect changes in estimated revenues received pursuant to this ordinance, as well as the availability or lack thereof of other funds with which to prepare and implement the Habitat Conservation Plan".

The SKR mitigation fee can be adjusted under the Mitigation Fee Act (MFA) through the development of a nexus study. Recent court cases (Sheetz case) have also concluded that mitigation fees must be consistent with the US Supreme Court's Nollan and Dolan tests. Overall, the nexus study must describe the need for and use of the fee revenues as well as the relationships between the fee amount and fee need/ use. The nexus study/ findings should also establish the "essential nexus" under the US Supreme Court's Nollan test and the "rough proportionality" required under the US Supreme Court's Dolan test.

Mitigation Fee Act

Mitigation fees are utilized in California to finance public facilities necessary to mitigate impacts stemming from new development. In 1987, the California Legislature adopted the Mitigation Fee Act to provide a framework for the application and administration of such fees. Current prevailing practice among the majority of approved and permitted regional Habitat Conservation Plans is that any habitat mitigation fees are to be adopted by the relevant jurisdictions consistent with the Mitigation Fee Act. The adoption of fees under the Mitigation Fee Act includes a number of auditing and reporting requirements.

The Mitigation Fee Act, defined in California Government Code Sections 66000 to 66025, requires all public agencies to document five findings when establishing or increasing a fee as a condition for new development.

This section describes how the proposed increase in the fee is based on the appropriate nexus between new development and the imposition of a mitigation fee and satisfies the five statutory findings required by the Mitigation Fee Act. The nexus findings also indicate the essential nexus and rough proportionality as required under Nollan/ Dolan. These nexus findings are summarized below and supported by the technical analysis in **Chapter 2**.

Purpose of Fee

Identify the purpose of the fee.

The purpose of the SKR mitigation fee is to contribute to the funding required to implement the SKR Plan and, as a result, help maintain the incidental take permits for new private and public development in the SKR Plan Area under the federal and State Endangered Species Acts. Maintaining the incidental take permit is necessary to allow for future development, and without the development community paying for the cost of the SKR HCP, individual applicants would need to apply independently for development approval under federal and State law if the project impacts a threatened or endangered species. The federal Endangered Species Act specifically requires that the applicant for incidental take permit "ensure that adequate funding for the plan will be provided." In addition, the Mitigation Fee helps provide the regional benefit of streamlined economic development in the SKR Plan Area as well as the management of the contiguous open spaces that serve as a community amenity.

Use of Fee Revenues

Identify the use to which the fee is to be put.

The SKR HCP is the public document that outlines the actions required as a whole and the particular set of actions required by the local permittees (and RCHCA as their agent) to obtain incidental take permits—associated with State and federal Endangered Species Act requirements—for new public and private development in the SKR Plan Area. The actions required by the SKR Plan remain the same. Failure to meet the requirements of the SKR HCP will result in an inability to obtain or maintain incidental take permits through the SKR HCP, which would require future development to secure individual take authorization if the project impacts the SKR.

Revenues from the SKR Mitigation Fee will be used, in conjunction with other sources of revenue, to fund the reserve management actions identified as the responsibility of local permittees in the SKR HCP. The specific cost components of these actions are summarized in **Chapter 2** and based on published budget documents.

Relationship

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The implementation of the MSHCP, and the mitigation fee as a fundamental part of it, will benefit all new development by mitigating their collective impacts on the protected Stephens' kangaroo rat species and associated habitat. All new public and private development in the Plan Area will affect habitat and species either directly, indirectly, or as a cumulative effect. All new development in the Plan Area will also benefit from the incidental take permits obtained through the SKR HCP and via the use of the mitigation fee revenues.

Need

Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Without new development, no SKR HCP would be necessary and no further habitat conservation would be required under the federal and State Endangered Species Acts. To allow for any future development under the Plan, the SKR HCP must be fully funded. New development in the Plan Area, as noted above, will directly, indirectly, or cumulatively affect the species and its habitat in Riverside County. Because of this, development of the SKR HCP was undertaken to provide an approach to benefit future development in the Plan Area. The requirements of the SKR HCP are a direct result of the mitigation that is engendered by all new development in the Plan Area under the pertinent environmental regulations. Meeting the requirements of the SKR HCP is necessary to obtain the necessary federal authorization to develop within the Plan Area. Together, purpose, need, and relationship findings also indicate a clear "essential nexus" under the Nollan test.

Proportionality

Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The SKR HCP includes detailed conservation requirements based on the scientific evaluations that form the basis of the SKR HCP. Based on these evaluations, local permittee conservation responsibilities were identified. The mitigation fee provides funding towards the fulfillment of the local permittee conservation requirements. After subtracting out non-fee funding sources from the implementation costs, the remaining implementation costs are all allocated to new development and allocated proportionately between new development on an acreage basis. As such, the mitigation fee calculations (as laid out in **Chapter 2**) are

carefully calibrated to fund only the proportionate share of costs attributable to the new development on which the fee is imposed and to allocate the fee levels proportionally across all new development. This proportionality finding also establishes the required "rough proportionality" under the Dolan test.

Redline of Section 3.43 of the City of Wildomar Municipal Code

3.43.020 Findings

~~**The Board of Supervisors finds and determines that:**~~

(a) [Former A]
The Stephens' Kangaroo Rat is listed as a threatened species by the State of California~~, and the California Department of Fish and Game has recommended changing its status to endangered~~ Department of Fish and Wildlife.

(b) [Former B]

The U.S. Fish and Wildlife Service has listed the Stephens' Kangaroo Rat as an endangered species, effective October 31, 1988, pursuant to the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1531 et seq., which was downlisted to threatened on March 21, 2022.
(c) [Former C]

Following the federal listing of the Stephens' Kangaroo Rat as ~~an endangered~~ threatened species, occupied habitat of the species may not be altered without a Section 10(a) permit issued by the Secretary of the Interior. All requests for a Section 10(a) permit must be accompanied by a ~~habitat conservation plan~~Habitat Conservation Plan approved by the U.S. Fish and Wildlife Service. ~~The~~Said permit will then allow for the loss of occupied habitat due to development on the basis that the ~~habitat conservation plan~~Habitat Conservation Plan will provide protection for the species and guarantee its survival.

(d) [Former D]
Development within the historic range of the Stephens' Kangaroo Rat has resulted in loss and degradation of occupied Stephens' Kangaroo Rat habitat, increased isolation of Stephens' Kangaroo Rat populations, reduction of potential habitat areas for future colonization, and elimination of corridors which allow the species to relocate as environmental conditions warrant.

(e) [Former E]
The Stephens' Kangaroo Rat's survival cannot be insured on small, isolated acreages surrounded by, or in close proximity to, development or human populations.

(f) [Former F]
Impacts to the Stephens' Kangaroo Rat are not limited to loss or degradation of actually occupied habitat only.

(g) [Former G]
The successful completion and implementation of a ~~habitat conservation plan~~Habitat Conservation Plan for the Stephens' Kangaroo Rat would be jeopardized by not implementing a procedure that requires review of each proposed development within the ~~fee assessment area~~Fee Assessment Area to determine the best means of mitigating impacts to the Stephens' Kangaroo Rat.

(h) [Former H]
Each proposed development project shall be reviewed to determine the most appropriate course of action to ensure the survival of the species through one or more of the following: (1) on-site mitigation of impacts to the Stephens' Kangaroo Rat through the reservation or addition of lands included within or immediately adjacent to a potential habitat reserve site~~;~~, or (2) payment of the mitigation Fee set by this Chapter or (3) any combination of (1) and (2) consistent with the intent and purpose of this chapter. A proposed development project may be referred, for review, to ~~federal and state~~Federal and State resource agencies based upon criteria which may be established and agreed upon by the ~~county and the~~City and said agencies.

(i) [Former I]
A program providing for off-site project mitigation in accordance with the development of a ~~habitat conservation plan~~Habitat Conservation Plan will provide a mechanism for establishing sufficient habitat areas which can be effectively protected and managed for the Stephens' Kangaroo Rat's survival and recovery.

[Former J – Deleted in Entirety]
~~Immediate implementation of this chapter is necessary to make use of other potential funding opportunities for the development and implementation of a habitat conservation plan for the Stephens' Kangaroo Rat.~~

[Former K – Deleted in Entirety]
~~The successful completion of a habitat conservation plan depends upon providing protection to potential habitat reserve sites until the mechanisms for land acquisition contained within the plan can be put into effect.~~

(j) [Former L, with new introductory language]
The Stephens' Kangaroo Rat Habitat Conservation Plan provides a regional conservation and permitting framework necessary to allow development within the SKR Plan Area. All ~~mitigation fees~~ Mitigation Fees collected pursuant to the provisions of this Chapter shall be used for the development, preparation and implementation of a ~~habitat conservation plan~~ Habitat Conservation Plan for the Stephens' Kangaroo Rat, including, but not limited to, ~~the acquisition and~~the management of habitat reserve sites, and for the application of a Section 10(a) permit under the Federal Endangered Species Act of 1973, as well as authorization to take the species pursuant to the California Endangered Species Act.

(k) [Former M]
~~Adoption of the ordinance codified in this chapter~~This Chapter 3.43 will ~~provide~~ facilitate mitigation for projects within the historical range of the Stephens' Kangaroo Rat allowing ~~the~~said projects to proceed during ~~the preparation and implementation of a habitat conservation plan~~the implementation of the updated Habitat Conservation Plan for the Stephens' Kangaroo Rat, provided ~~the~~said projects are not located in areas identified as and meeting the criteria for potential habitat reserve sites needed for the conservation of the species. The approval of such development projects could jeopardize the survival of the species and therefore would be inconsistent with a ~~habitat conservation plan~~ Habitat Conservation Plan, even if the ~~mitigation fee~~ Mitigation Fee is paid.

(l) [Former N]
Adoption and implementation of ~~the ordinance codified in this chapter~~this Chapter 3.43 demonstrates the ~~county's~~City's intent to cooperate with federal and state agencies to provide for the survival of the Stephens' Kangaroo Rat.

(m) [Former O]
The passage of ~~said~~this Chapter is intended to be consistent with the requirements of state and federal environmental legislation, including the California Environmental Quality Act.

(n) [New]
The Riverside County Habitat Conservation Agency Board of Directors adopted the 2026 SKR Habitat Conservation Plan Nexus Study on July 9, 2026.

(o) [New]
The Nexus Study was made publicly available at least 30 days prior to the public hearing in compliance with Government Code section 66016.

(p) [New]
The Nexus Study establishes the reasonable relationship and proportionality required under Government Code section 66001.

(q) [New]
The City of Wildomar has reviewed and considered the Nexus Study and incorporates it herein by reference.

3.43.030 Purpose

The purpose of this Chapter is to ~~finance the preparation, development and~~fund implementation of ~~a~~the Updated Stephens' Kangaroo Rat Habitat Conservation Plan~~, including~~to maintain incidental take authorization for development within the ~~acquisition of habitat reserve sites, and the application for a Section 10(a) permit under the Federal Endangered Species Act of 1973~~ Fee Assessment Area. It is the further purpose of this Chapter to provide a method for mitigation of impacts to the Stephens' Kangaroo Rat caused by the loss of its habitat due to development during the ~~preparation and~~ implementation of ~~a~~ the Updated Habitat Conservation Plan and provide for habitat mitigation to be identified in the Habitat Conservation Plan. Mitigation of impacts to the Stephens' Kangaroo Rat will be accomplished through the review of each proposed development project within the Fee Assessment Area to determine whether on-site mitigation through the reservation or addition of lands included within or immediately adjacent to a potential habitat reserve site or payment of the Mitigation Fee or a combination of both is appropriate and furthers the ultimate Habitat Conservation Plan objectives. A proposed development project may be referred, for review, to Federal and State resource agencies based upon criteria which may be established and agreed upon by the ~~county~~City and ~~the~~said agencies.

This Chapter provides for the establishment of this review process and satisfaction of on-site mitigation to protect potential habitat reserve sites or payment of the Mitigation Fee or a combination of both, which upon implementation will satisfy U.S. Fish and Wildlife Service~~,~~ and California Department of Fish

and ~~Game, as well as county mitigation requirements for the Stephens' Kangaroo Rat and its habitat which may occur within the unincorporated areas of the county designated herein~~Wildlife.

3.43.040 Definitions

As used in this Chapter, the following terms shall have the following meanings:

~~"Board~~(a) CITY COUNSEL. The City Council for the city of ~~Supervisors"~~Wildomar.

~~means~~(b) ~~the Board~~CERTIFICATE OF ~~Supervisors of the County of Riverside~~OCCUPANCY. "Certificate of Occupancy" ~~means~~shall mean a certificate of occupancy as defined by Section 17.265.040 ~~Ordinance No. 457~~ or state law.

~~"County"~~(c) ~~means~~CITY. The ~~County~~city of ~~Riverside.~~Wildomar

~~"~~(d) DEVELOPMENT PERMIT~~".~~ ~~means county~~City approval of a tentative tract map, tentative parcel map, conditional use permit, public use permit, plot plan, surface mining permit, or grading permit pursuant to the provisions of all applicable ~~county~~city ordinances. Where a development project has been previously reviewed and approved pursuant to the provisions of this Chapter, any subsequent implementing development permit shall not be subject to further review under this Chapter.

~~"~~(e) FEE ASSESSMENT AREA~~" means.~~ All real property located within the area as described in Section 35.43.050.

(f) FINAL INSPECTION. ~~"Final Inspection" means~~shall mean A final inspection as defined by Ordinance No. 457 of the County of Riverside or state law.

~~"Grading~~(g) ~~permit"~~

~~means a grading permit as defined by Ordinance No. 457; provided, however, that for purposes of this chapter, "grading permit" shall not include the following:~~

~~1.~~

~~A grading permit wherein grading was previously performed pursuant to a grading permit issued within one year prior to November 15, 1988, and subsequently inspected and approved by the Riverside County department of building and safety. In addition, the area to be graded pursuant to the permit shall be the same or substantially the same area previously graded;~~

~~2.~~

~~A grading permit for real property upon which a detached or attached second unit will be constructed pursuant to Sections 18.28a and 18.28b of Ordinance 348.~~

~~"~~HABITAT CONSERVATION PLAN~~"~~

~~means.~~ A plan prepared pursuant to Section 10(a) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539.

~~"~~(h) MITIGATION FEE~~"means.~~ The fee imposed pursuant to the provisions of this Chapter.

~~"~~(i) PARCEL~~"~~

~~means.~~ All real property for which a development permit is applied for.

~~"~~(j) RESIDENTIAL UNIT~~"~~

~~means.~~ A building or portion thereof used by one (1) family and containing but one (1) kitchen, and designed for single- family residential purposes only.

~~"~~(k) SECTION 10(a) PERMIT~~"~~

~~means.~~ A permit issued by the Secretary of the Interior pursuant to Section 10(a) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539.

~~"~~(l) STEPHENS' KANGAROO RAT~~"~~

~~means.~~ An animal species known as Dipodomys Stephensi.

(~~Ord~~m) GRADING PERMIT. ~~18~~"Grading ~~§~~Permit" ~~2~~shall mean a grading permit as defined by Ordinance No. 457 of the County of Riverside, ~~2008~~provided, ~~RCC~~however, ~~§~~that ~~4~~for purposes of this Chapter, 'grading permit' shall not include the following:

(1) A grading permit wherein grading was previously performed pursuant to a grading permit issued within one (1) year prior to November 15, 1988, and subsequently inspected and approved by the City of Wildomar Department of Building and Safety.~~64~~ In addition, the area to be graded pursuant to said permit shall be the same or substantially the same area previously graded.~~040~~

(2) A grading permit for real property upon which a detached or attached second unit will be constructed pursuant to Sections 18.28a and 18.28b of Ordinance 348 of the County of Riverside.

3.43.050 Designation of Fee Assessment Area

All those certain lands located in the unincorporated areas of the ~~County~~County of Riverside, State of California, as hereinafter particularly described, ~~are designated~~are hereby designated as the Fee Assessment Area. ~~The fee assessment area~~Said Fee Assessment Area is described as follows: Beginning at the intersection of the West line of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 2 South, Range 5 West with the northerly boundary line of the County of Riverside, California.

Thence Southerly along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 11 to the Southwest corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 11 to the Southeast corner thereof.

Thence Southerly along the West line of Sections 12 and 13, Township 2 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of said Section 13 and the South line of Sections 18 and 17, Township 2 South, Range 4 West to the Southeast corner thereof.

Thence Southerly along the West line of Sections 21, 28 and 33, Township 2 South, Range 4 West to the Southwest corner thereof.

Thence Westerly along the North line of Section 5, Township 3 South, Range 4 West to the Northwest corner thereof.

Thence Southerly along the West line of said Section 5 to the Southwest corner thereof.

Thence Westerly along the North line of Section 7, Township 3 South, Range 4 West and the North line of Sections 12, 11 and 10, Township 3 South, Range 5 West to its intersection with the centerline of Victoria Avenue in the City of Riverside, California.

Thence Southwesterly along said centerline of Victoria Avenue to its intersection with the North line of Section 19, Township 3 South, Range 5 West.

Thence Westerly along the North line of said Section 19 and the North line of Section 24, Township 3 South, Range 6 West to the Northwest corner thereof.

Thence Southerly along the West line of said Section 24 to the Southwest corner thereof.

Thence Westerly along the North line of Sections 26 and 27, Township 3 South, Range 6 West to the Northwest corner thereof.

Thence Southerly along the West line of the Northwest 1/4 of said Section 27 to the Southwest corner thereof.

Thence Westerly along the North line of the Southeast 1/4 of Section 28, Township 3 South, Range 6 West to the Northwest corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 28 and the West line of the East 1/2 of Section 33, Township 3 South, Range 6 West to the Southwest corner thereof.

Thence Southerly along the West line of the East 1/2 of the West 1/2 of Section 4, Township 4 South, Range 6 West to the Southwest corner thereof.

Thence Easterly along the South line of the East 1/2 of the West 1/2 and the South line of the West 1/2 of the East 1/2 of said Section 4 to the Southeast corner thereof.

Thence Southerly along the West line of the East 1/2 of the East 1/2 of Section 9, Township 4 South, Range 6 West to the Southwest corner thereof.

Thence Easterly along the South line of the East 1/2 of the East 1/2 of said Section 9 to the Southeast corner thereof.

Thence Southerly along the West line of Section 15, Township 4 South, Range 6 West to the centerline of Cajalco Road.

Thence Southwesterly along the said centerline of Cajalco Road to its intersection with the centerline of Interstate 15.

Thence Southeasterly along said centerline Interstate 15 to its intersection with the West line of Section 1, Township 5 South, Range 6 West.

Thence Southerly along the West line of said Section 1 and the West line of the Northwest 1/4 of Section 12, Township 5 South, Range 6 West to the Southwest 1/4 thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 12 to the Southeast corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 12 to the Southwest corner.

Thence Easterly along the South line of said Section 12 to the Southeast corner thereof.

Thence Southerly along the West line of the North 1/2 of the North 1/2 of Section 18, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the North 1/2 of the North 1/2 of said Section 18 to the Southeast corner thereof.

Thence Southerly along the West line of the South 1/2 of the North 1/2 of Section 17, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the South 1/2 of the North 1/2 of said Section 17 to the Southeast corner thereof.

Thence Southerly along the West line of the South 1/2 of Section 16, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of said Section 16 to the Southeast corner thereof.

Thence Southerly along the West line of the North 1/2 of Section 2, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the North 1/2 of said Section 22 to the Southeast corner thereof.

Thence Southerly along the West line of the Southwest 1/4 of Section 23, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the Southwest 1/4 of said Section 23 to the Southeast corner thereof.

Thence Southerly along the West line of the Northeast 1/4 of Section 26, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of said Section 26 to the Southeast corner thereof.

Thence Southerly along the West line of the Southwest 1/4 of Section 25, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the Southwest 1/4 of said Section 25 to the Southeast corner thereof.

Thence Southerly along the West line of the East 1/2 of Section 36, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the East 1/2 of said Section 36 to the Southeast corner thereof.

Thence Southerly along the West line of the Northwest 1/4 of Section 6, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 6 to the Southeast corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 6 to the Southwest corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of said Section 6 to the Southeast corner thereof.

Thence Southerly along the West line of the Northwest 1/4 of Section 8, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 8 to the Southeast corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 8 to the Southwest corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of said Section 8 to the Southeast corner thereof.

Thence Southerly along the West line of Section 16, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of said Section 16 to the Southeast corner thereof.

Thence Southerly along the West line of the West 1/2 of Section 22, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the West 1/2 of said Section 22 of the Southeast corner thereof.

Thence Southerly along the West line of the Northeast 1/4 of Section 27, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of said Section 27 to the Southeast corner thereof.

Thence Southerly along the West line of the Southwest 1/4 of Section 26 and the West line of the Northwest 1/4 of Section 35, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 35 to the Southeast corner thereof.

Thence Westerly along the South line of projected Section 35 and Section 34, Township 6 South, Range 4 West to its intersection with the Northerly Boundary Line of The Santa Rosa Rancho.

Thence Southerly along the West line of the Southeast 1/4 of said Section 35 to the Southwest corner thereof.

Thence Northwesterly and Southwesterly along said boundary line to its intersection with the centerline of Via Serreno.

Thence Southwesterly along said centerline of Via Serreno and the centerline of Hombre Lane to its intersection with the centerline of Avenida La Cresta.

Thence Southeasterly along said centerline of Avenida La Cresta to its intersection with the centerline of Sierra Maria Road.

Thence Northerly along the centerline of Sierra Maria Road to its intersection with the centerline of Buenos Tiempos Road.

Thence Northwesterly along said centerline of Buenos Tiempos Road to its intersection with the centerline of Via Caballos.

Thence Southwesterly and Northwesterly along said centerline of Via Caballos to its intersection with the centerline of Avenida Castilla.

Thence Northeasterly along said centerline of Avenida Castilla to its intersection with the centerline of Avenida La Cresta.

Thence Northwesterly along said centerline of Avenida La Cresta to its intersection with Calle Centro.

Thence Northerly along said centerline of Calle Centro to its intersection with Avenida Arbolos.

Thence Easterly along said centerline of Avenida Arbolos to its intersection with the centerline of Via Majorca.

Thence Northeasterly along said centerline of Via Majorca to its intersection with Via Vista Grande.

Thence Northeasterly along said centerline of Via Vista Grande to the most Westerly corner of Parcel 7 of Record of Survey recorded in Book 54, Page 59, in The County of Riverside, California.

Thence North 74 Degrees 38'39" East a distance of 532.45'.

Thence North 04 Degrees 15'22" East a distance of 800.00'.

Thence South 85 Degrees 44'38" East a distance of 4011.73'.

Thence North 54 Degrees 49'53" East a distance of 1308.88' to the Northeasterly boundary line of The Santa Rosa Rancho.

Thence Southeasterly along said Northeasterly boundary line to the most Easterly corner of Parcel 3 of a Parcel Map recorded in Book 106, Pages 29 through 36, in The County of Riverside, California.

Thence continuing South 47 Degrees 19'01" East along said Northeasterly boundary line a distance of 8883.69'.

Thence leaving said boundary line South 41 Degrees 42'23" West a distance of 185.62'.

Thence South 13 Degrees 07'27" East a distance of 185.97'.

Thence South 43 Degrees 24'26" West a distance of 1230.44'.

Thence South 11 Degrees 33'09" West a distance of 1121.89'.

Thence South 64 Degrees 12'10" West a distance of 1753.24" to an angle point in the boundary of Parcel Map No. 19515 recorded in Book 119, Pages 27 and 28, in the County of Riverside, California.

Thence Southwesterly along said boundary South 85 Degrees 50'07" West a distance of 1083.42'.

Thence North 02 Degrees 26'46" East a distance of 1171.03'.

Thence North 51 Degrees 08'17" East a distance of 311.41'.

Thence North 42 Degrees 05'20" West a distance of 443.63'.

Thence North 17 Degrees 33'08" West a distance of 556.92'.

Thence North 03 Degrees 11'26" East a distance of 751.38'.

Thence North 47 Degrees 40'31" West a distance of 226.42'.

Thence South 49 Degrees 25'04" West a distance of 740.54'.

Thence North 54 Degrees 33'51" West a distance of 1187.10'.

Thence North 30 Degrees 57'50" East a distance of 870.64'.

Thence North 79 Degrees 18'05" West a distance of 584.42'.

Thence North 39 Degrees 00'28" West a distance of 386.67'.

Thence South 60 Degrees 08'58" West a distance of 358.06'.

Thence South 35 Degrees 51'19" West a distance of 1063.12'.

Thence North 12 Degrees 26'34" West a distance of 858.58'.

Thence North 30 Degrees 44'33" East a distance of 481.79'.

Thence North 68 Degrees 19'30" West a distance of 462.92'.

Thence South 72 Degrees 55'47" West a distance of 418.38'.

Thence North 79 Degrees 18'03" West a distance of 397.36'.

Thence North 08 Degrees 58'06" East a distance of 701.96'.

Thence North 79 Degrees 34'51" West a distance of 817.94'.

Thence South 69 Degrees 36'06" West a distance of 329.91'.

Thence South 26 Degrees 53'49" West a distance of 580.01'.

Thence South 79 Degrees 38'43" West a distance of 785.06'.

Thence leaving said Parcel Map boundary in a Northwesterly direction North 52 Degrees 24'41" West a distance of 4453.07' to an angle point in the boundary line of Parcel Map No. 19516, recorded in Book 119, Pages 22 through 26, in the County of Riverside, California.

Thence continuing Northwesterly along said boundary line North 69 Degrees 45'26" West a distance of 661.92' to the centerline of Slinton Keith Road as shown on said Parcel Map.

Thence Southerly along said centerline of Clinto Keith Road South 15 Degrees 58'45" West a distance of 1167.82' to the beginning of a tangent curve, concave to the East, and having a radius of 3600.00'.

Thence Southerly along said curve through a central angle of 14 Degrees 21'20" and having a length of 901.99'.

Thence South 01 Degrees 37'25" West a distance of 1010.95' to the beginning of a tangent curve, concave to the East, and having a radius of 6000.00'.

Thence Southerly along said curve Through a central angle of 05 Degrees 03'33" and having a length of 529.79'.

Thence South 03 Degrees 26'08" East a distance of 456.53' to the beginning of a tangent curve, concave to the West, and having a radius of 2000.00'.

Thence Southerly along said curve through a central angle of 15 Degrees 40'22" and having a length of 547.08'.

Thence leaving said centerline in a Westerly direction North 74 Degrees 25'38" West a distance of 7844.89' to an angle point on the most Westerly boundary line of Parcel Map No. 22375, recorded in Book 144, Pages 7 through 10, in The County of Riverside, California.

Thence Southerly along said boundary line South 12 Degrees 47'19" West a distance of 1707.19'.

Thence South 21 Degrees 58'58" West a distance of 3527.68' to a point on the centerline of Sierra Allena as shown on said Parcel Map.

Thence Easterly and Southeasterly along said centerline to its intersection with the centerline of Tenaja Road as shown on said Parcel Map.

Thence Southwesterly and Southerly along said centerline to a point, said point also being an intersection with the centerline of Avacado Mesa as shown on Parcel Map 19516, recorded in Book 77, Page 77, in The County of Riverside, California. Said point also being the beginning of a non-tangent curve, concave to the North, and having a radius of 1400.00'. A radial line from said point bears South 00 Degrees 22'28" West.

Thence Easterly along said curve and said centerline of Avacado Mesa through a central angle of 10 Degrees 04'02" and having a length of 245.99'.

Thence North 80 Degrees 18'26" East a distance of 559.10'.

Thence leaving said centerline along the Southerly boundary line of said Parcel Map South 01 Degrees 58'18" East a distance of 1125.46'.

Thence North 55 Degrees 45'24" East a distance of 819.60'.

Thence South 75 Degrees 03'27" East a distance of 797.86'.

Thence South 47 Degrees 33'58" East a distance of 608.30'.

Thence North 35 Degrees 37'25 East a distance of 978.34'.

Thence North 87 Degrees 44'52" East a distance of 839.89'.

Thence North 62 Degrees 38'14" East a distance of 2703.03'.

Thence South 54 Degrees 15'29" East a distance of 617.25'.

Thence North 78 Degrees 40'27" East a distance of 1462.83'.

Thence South 69 Degrees 27'30" East a distance of 2370.44'.

Thence South 20 Degrees 06'29" East a distance of 1570.29'.

Thence North 56 Degrees 07'25" East a distance of 777.48'.

Thence North 15 Degrees 23'24" East a distance of 906.54'.

Thence North 86 Degrees 25'18" East a distance of 1321.76'.

Thence North 65 Degrees 36'25" East a distance of 300.23'.

Thence North 19 Degrees 24'52" West a distance of 4974.39'.

Thence North 01 Degrees 51'13" East a distance of 785.93'.

Thence North 32 Degrees 04'45" West a distance of 380.82'.

Thence North 61 Degrees 22'38" West a distance of 669.33'.

Thence leaving the boundary of said Parcel Map North 45 Degrees 01'03" East a distance of 5251.91' to an angle point in the Northwesterly boundary line said Parcel Map No. 19516.

Thence Southeasterly along said boundary line South 15 Degrees 08'17" East a distance of 1653.19'.

Thence South 27 Degrees 02'39" West a distance of 368.26'.

Thence South 02 Degrees 47'23" East a distance of 742.67'.

Thence South 53 Degrees 14'19" East a distance of 720.31'.

Thence South 19 Degrees 31'44" East a distance of 916.70'.

Thence North 84 Degrees 07'41" East a distance of 711.71'.

Thence South 11 Degrees 22'53" East a distance of 424.06'.

Thence South 54 Degrees 58'53" East a distance of 179.72'.

Thence North 61 Degrees 33'54" East a distance of 396.56'.

Thence South 18 Degrees 51'58" East a distance of 636.64'.

Thence North 52 Degrees 26'17" East a distance of 1090.83'.

Thence South 54 Degrees 33'49" East a distance of 612.68'.

Thence South 13 Degrees 02'07" East a distance of 1024.25'.

Thence South 36 Degrees 58'48" East a distance of 526.98'.

Thence South 76 Degrees 34'31" East a distance of 681.25'.

Thence South 54 Degrees 54'12" East a distance of 941.25'.

Thence North 69 Degrees 28'21" East a distance of 553.52'.

Thence South 74 Degrees 21'23" East a distance of 653.97'.

Thence North 38 Degrees 52'12" West a distance of 2216.15'.

Thence North 28 Degrees 21'03" East a distance of 456.68'.

Thence North 81 Degrees 12'02" East a distance of 709.99'.

Thence leaving the boundary line of said Parcel Map South 24 Degrees 58'52" East a distance of 405.02' to the most westerly corner of Parcel 84 of ~~Parcel Map recorded Book 2, pages 42 68~~Parcel Map recorded in Book 2, pages 42 through 68, in The County of Riverside, California.

Thence Northeasterly along the Northwesterly boundary line of said Parcel 84 North 43 Degrees 04'23" East a distance of 1355.03'to the most Westerly corner of Parcel 85 of said Parcel Map.

Thence Northeasterly along the Northwesterly boundary line of said Parcel 85 North 65 Degrees 35'21" East a distance of 1437.56' to the centerline of DeLuz Road.

Thence Northerly and Northeasterly along said centerline to its intersection with the Northeasterly boundary line of The Santa Rosa Rancho.

Thence along said boundary line South 47 Degrees 19'01" East a distance of 6731.56'.

Thence South 47 Degrees 18'54" East a distance of 2168.17'.

Thence South 39 Degrees 48'45" East a distance of 5192.67'.

Thence leaving said boundary line North 44 Degrees 52 56" East a distance of 2590.77'.

Thence South 45 Degrees 05'53" East a distance of 1431.39'.

Thence South 44 Degrees 55'54" West a distance of 793.37'.

Thence South 38 Degrees 21'30" East a distance of 2638.92' to the beginning of a non-tangent curve, concave to the North, and having a radius of 4550.00'. A radial line bears North 00 Degrees 37'07" West.

Thence Northwesterly along said curve through a central angle of 06 Degrees 19'00" and having a length of 501.62'.

Thence North 83 Degrees 03'53" East a distance of 1140.23'.

Thence South 06 Degrees 56'07" East a distance of 44.00'.

Thence South 26 Degrees 16'04" East a distance of 369.98'.

Thence South 00 Degrees 43'59" West a distance of 259.98'.

Thence South 71 Degrees 46'11" East a distance of 305.00'.

Thence South 54 Degrees 16'11" East a distance of 380.00'.

Thence South 85 Degrees 16'27" East a distance of 439.97'.

Thence South 53 Degrees 46'16" East a distance of 269.99'.

Thence South 33 Degrees 59'30" East a distance of 348.67'.

Thence South 45 Degrees 28'43" East a distance of 300.81'.

Thence South 45 Degrees 30'01" East a distance of 226.24'.

Thence South 45 Degrees 28'43" East a distance of 1954.04'.

Thence South 44 Degrees 31'14" West a distance of 206.39'.

Thence South 15 Degrees 39'21" East a distance of 1945.58'.

Thence South 45 Degrees 26'04" East a distance of 1495.92'.

Thence South 19 Degrees 54'54" East a distance of 235.93'.

Thence South 70 Degrees 12'40" West a distance of 1495.31'.

Thence South 33 Degrees 28'43" East a distance of 543.70'.

Thence South 39 Degrees 45'49" East a distance of 408.24'.

Thence South 49 Degrees 04'11" East a distance of 1528.81'.

Thence South 50 Degrees 07'21" West a distance of 2306.79'.

Thence North 39 Degrees 47'24" West a distance of 370.04' to the Southeasterly boundary line of The Santa Rosa Rancho.

Thence Southwesterly along said Southeasterly boundary line of the Santa Rosa Rancho to its intersection with the West line of Section 24, Township 8 South, Range 3 West.

Thence Southerly along the West line of said Section 24 and the West line of Sections 25 and 36, Township 8 South, Range 3 West to the Southwest corner thereof. Said corner also being a point on the Southerly boundary line of the County of Riverside, California.

Thence Easterly along said Southerly boundary line to its intersection with the East line of the West 1/2 of the West 1/2 of Section 33, Township 8 South, Range 2 West.

Thence Northerly along the East line of the West 1/2 of the West 1/2 of said Section 33 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of the West 1/2 of Section 28, Township 8 South, Range 2 West to the Southeast corner thereof.

Thence Northerly along the East line of the East 1/2 of the West 1/2 of said Section 28 to its intersection with the Southeasterly boundary line of the Little Temecula Rancho.

Thence from said intersection Northeasterly to the intersection of the centerline of De Portola Rd. and the centerline of Butterfield Stage Rd.

Thence along said centerline of De Portola Rd. a distance of 1110.00' said point being on a line between the Southeast corner of Section 14, Township 7 South, Range 2 West and the intersection of the North-South quarter section line of Section 28, Township 8 South, Range 2 West with the Southerly boundary line of The Little Temecula Rancho. Said line hereinafter referred to as Line "A".

Thence along said line "A" South 21 Degrees 03'43" West a distance of 3503.49'.

Thence leaving said line "A" North 83 Degrees 52'28" East a distance of 1391.95' to the beginning of a tangent curve concave to the Northeast and having a radius of 2000.00.

Thence Northwesterly along said curve through a central angle of 01 Degrees 07'57" a distance of 39.53'.

Thence North 22 Degrees 56'22" West a distance of 295.47' to the beginning of a tangent curve concave Southerly and having a radius of 3000.00'.

Thence Easterly along said curve through a central angle of 01 Degrees 24'38" a distance of 73.86'.

Thence tangent from said curve North 81 Degrees 39'22" East a distance of 2497.32' to the beginning of a tangent curve concave Northwesterly and having a radius of 4200.00'.

Thence Easterly along said curve Through a central angle of 10 Degrees 54'22" a distance of 799.46'.

Thence tangent from said curve North 70 Degrees 45'00" East a distance of 51147.52' to the beginning of a tangent curve concave Southerly and having a radius of 4200.00'.

Thence Northeasterly along said curve through a central angle of 17 Degrees 00'24" a distance of 1246.29'.

Thence tangent from said curve North 87 Degrees 45'06" East a distance of 1635.73' to the beginning of a curve concave Northwesterly and having a radius of 6250.00'.

Thence Easterly along said curve through a central angle of 36 Degrees 39'21" a distance of 3998.53'.

Thence tangent from said curve North 51 Degrees 05'45" East a distance of 2355.02' to the beginning of a tangent curve concave Southeasterly and having a radius of 10540.00'.

Thence Easterly along said curve through a central angle of 15 Degrees 30'13" a distance of 2852.04'.

Thence South 20 Degrees 58'19" East a distance of 325.30' to the beginning of a non-tangent curve concave Southerly and having a radius of 3000.00'. A radial line bears North 23 Degrees 23'40" West.

Thence Southerly along said curve through a central angle of 57 Degrees 07'25" a distance of 2991.74'.

Thence South 86 Degrees 39'42" East a distance of 284.32'.

Thence South 46 Degrees 49'32" East a distance of 555.37'.

Thence South 38 Degrees 39'35" East a distance of 224.11'.

Thence South 51 Degrees 24'55" East a distance of 185.07'.

Thence South 80 Degrees 50'16" East a distance of 157.00'.

Thence North 88 Degrees 31'25" East a distance of 194.06'.

Thence North 62 Degrees 25'22" East a distance of 632.91'.

Thence North 38 Degrees 17'25" East a distance of 435.73'.

Thence North 22 Degrees 28'46" East a distance of 156.92'

Thence North 40 Degrees 01'49" East a distance of 163.25'.

Thence South 65 Degrees 57'21" East a distance of 142.35'.

Thence North 10 Degrees 10'09" East a distance of 226.56'.

Thence North 61 Degrees 41'57" East a distance of 295.30'.

Thence North 88 Degrees 27'06" East a distance of 185.07'.

Thence South 66 Degrees 48'05" East a distance of 228.47'.

Thence South 15 Degrees 27'30" East a distance of 420.20'.

Thence South 29 Degrees 10'58" East a distance of 303.53'.

Thence South 43 Degrees 59'42" East a distance of 201.56'.

Thence South 56 Degrees 18'36" East a distance of 246.33'.

Thence South 78 Degrees 06'41" East a distance of 97.08'.

Thence South 01 Degrees 58'03" East a distance of 145.09'.

Thence South 25 Degrees 13'16" East a distance of 152.54'.

Thence North 27 Degrees 26'06" East a distance of 206.19'.

Thence South 49 Degrees 53'57" East a distance of 248.39'.

Thence North 87 Degrees 03'51" East a distance of 390.51'.

Thence North 68 Degrees 38'01" East a distance of 397.40'.

Thence North 56 Degrees 46'06" East a distance of 173.35'.

Thence North 62 Degrees 06'10" East a distance of 288.53'.

Thence North 53 Degrees 23'34" East a distance of 218.00'.

Thence South 04 Degrees 23'55" West a distance of 130.38".

Thence South 26 Degrees 33'54" West a distance of 368.95'.

Thence South 36 Degrees 09'30" West a distance of 322.02'.

Thence South 27 Degrees 19'26" West a distance of 337.68'.

Thence South 22 Degrees 30'46" West a distance of 445.19' to the beginning of a tangent curve concave Northeasterly and having a radius of 250.00'.

Thence Southeasterly along said curve through a central angle of 112 Degrees 58'16" a distance of 492.93'.

Thence tangent to said curve North 89 Degrees 32'30" East a distance of 247.52'.

Thence South 81 Degrees 07'09" East a distance of 161.94'.

Thence South 13 Degrees 14'26" West a distance of 87.32'.

Thence South 73 Degrees 14'15" East a distance of 86.68'.

Thence North 19 Degrees 17'24" East a distance of 127.14'.

Thence North 77 Degrees 49'43" East a distance of 260.86'.

Thence South 85 Degrees 41'60" East a distance of 133.38'.

Thence North 62 Degrees 51'01" East a distance of 131.49'.

Thence North 78 Degrees 41'24" East a distance of 127.48'

Thence South 69 Degrees 26'38" East a distance of 128.16'.

Thence South 42 Degrees 46'03" East a distance of 544.89'.

Thence North 25 Degrees 38'28" East a distance of 544.89'.

Thence South 49 Degrees 53'57" East a distance of 248.39'.

Thence South 17 Degrees 06'10" East a distance of 136.01'.

Thence North 11 Degrees 04'13" East a distance of 234.36'.

Thence South 86 Degrees 54'21" East a distance of 185.27'.

Thence South 09 Degrees 51'57" East a distance of 116.73'.

Thence North 46 Degrees 32'54" East a distance of 130.86'.

Thence North 82 Degrees 114'05" East a distance of 111.02'.

Thence South 71 Degrees 33'54" East a distance of 110.68'.

Thence South 20 Degrees 11'39" East a distance of 92.70'.

Thence South 00 Degrees 58'16" West a distance of 118.02'.

Thence South 17 Degrees 44'41" West a distance of 131.24'.

Thence North 71 Degrees 04'31" East a distance of 185.00'.

Thence North 23 Degrees 11'55" East a distance of 190.39'.

Thence South 75 Degrees 57'50" East a distance of 103.08'.

Thence South 23 Degrees 57'45" East a distance of 147.73'.

Thence South 33 Degrees 18'38" East a distance of 209.40'.

Thence North 58 Degrees 14'26" East a distance of 123.49'.

Thence South 72 Degrees 05'22" East a distance of 276.39'.

Thence South 06 Degrees 52'54" West a distance of 292.10'.

Thence South 22 Degrees 39'34" West a distance of 111.62'.

Thence South 44 Degrees 20'02" West a distance of 121.63'.

Thence South 16 Degrees 14'20" East a distance of 107.28'.

Thence South 06 Degrees 28'59" West a distance of 132.85'.

Thence South 38 Degrees 13'13" West a distance of 101.83'.

Thence South 02 Degrees 07'16" East a distance of 270.19'.

Thence South 34 Degrees 31'41" West a distance of 303.45'.

Thence South 29 Degrees 21'28" West a distance of 91.79'.

Thence South 11 Degrees 33'36" East a distance of 224.56'.

Thence South 04 Degrees 05'08" West a distance of 140.36'.

Thence South 41 Degrees 11'09" West a distance of 106.30'.

Thence South 11 Degrees 46'06" West a distance of 122.58'.

Thence South 23 Degrees 11'55" West a distance of 114.24'.

Thence South 53 Degrees 07'48" West a distance of 125.00'.

Thence South 38 Degrees 59'28" West a distance of 96.30' to the beginning of a tangent curve concave Northwesterly and having a radius of 325.00'.

Thence Westerly along said curve through a central angle of 56 Degrees 17'56" a distance of 319.35'.

Thence tangent to said curve North 84 Degrees 42'36" West a distance of 97.26'.

Thence South 78 Degrees 53'13" West a distance of 130.45' to the beginning of a tangent curve concave Southeasterly and having a radius of 75.00'.

Thence Southerly along said curve through a central angle of 128 Degrees 19'41" a distance of 167.98'.

Thence tangent to said curve South 49 Degrees 26'28" East a distance of 137.31'.

Thence South 86 Degrees 33'09" East a distance of 83.15'.

Thence South 31 Degrees 13'35" West a distance of 187.11'.

Thence North 82 Degrees 14'05" East a distance of 111.02'.

Thence South 36 Degrees 42'10" West a distance of 205.80'.

Thence South 78 Degrees 115'57" West a distance of 255.34 to the beginning of a tangent curve concave Easterly and having a distance of 30.00'.

Thence Southerly along said curve through a central angle of 142 Degrees 41'04" a distance of 74.71'.

Thence tangent to said curve South 64 Degrees 25'07" East a distance of 223.80'.

Thence South 59 Degrees 02'10" East a distance of 145.77'.

Thence South 39 Degrees 02'08" East a distance of 238.17'.

Thence West a distance of 170.00'.

Thence South 25 Degrees 12'04" East a distance of 187.88'.

Thence South 36 Degrees 52'12" East a distance of 102.01' to the beginning of a tangent curve concave Westerly and having a radius of 95.00'.

Thence Southerly along said curve through a central angle of 91 Degrees 46'27" a distance of 152.17'.

Thence tangent to said curve South 54 Degrees 54'15" West a distance of 128.12'.

Thence South 68 Degrees 27'32" West a distance of 204.27'.

Thence South 41 Degrees 11'09" West a distance of 106.30'.

Thence South 81 Degrees 01'39" West a distance of 96.28'.

Thence South 03 Degrees 00'46" East a distance of 95.13'.

Thence South 39 Degrees 59'13" West a distance of 202.30'.

Thence South 07 Degrees 07'30" East a distance of 241.87'.

Thence South 55 Degrees 29'29" West a distance of 291.25'.

Thence South 77 Degrees 04'26" West a distance of 120.28' to the beginning of a tangent curve concave Southeasterly and having a radius of 300.00'.

Thence Westerly along said curve through a central angle of 65 Degrees 24'53" a distance of 342.51'.

Thence North 65 Degrees 00'00" East a distance of 125.00'.

Thence North 55 Degrees 00'29" East a distance of 122.07'.

Thence North 72 Degrees 53'50" East a distance of 204.02'.

Thence North 81 Degrees 42'51" East a distance of 416.35'.

Thence East a distance of 50.00'.

Thence North 19 Degrees 39'14" West a distance of 193.26'.

Thence North 39 Degrees 48'20" East a distance of 101.53'.

Thence North 17 Degrees 39'00" East ~~a distance of~~ 115.43'.

Thence North 32 Degrees 32'30" East ~~a distance of~~ 124.56'.

Thence North 47 Degrees 24'48" East a distance of 184.72'.

Thence South 04 Degrees 21'25" West a distance of 105.30'.

Thence South 30 Degrees 52'00" East a distance of 101.36'.

Thence South 47 Degrees 45'22" East a distance of 145.78'.

Thence North 55 Degrees 26'15" East a distance of 109.29'.

Thence South 89 Degrees 27'16" East a distance of 210.01'.

Thence South 27 Degrees 12'58" East a distance of 393.57'.

Thence South 33 Degrees 41'24" East a distance of 108.17'.

Thence South 66 Degrees 48'05" East a distance of 114.24'.

Thence South 27 Degrees 17'58" East a distance of 174.43'.

Thence North 16 Degrees 41'57" East a distance of 104.40'.

Thence North 74 Degrees 49'38" East a distance of 183.39'.

Thence South 74 Degrees 11'51" East a distance of 110.16'.

Thence North 10 Degrees 18'17" East a distance of 134.16'.

Thence South 86 Degrees 11'09" West a distance of 120.27'.

Thence South 76 Degrees 33'05" West a distance of 94.59'.

Thence North 66 Degrees 22'14" West a distance of 174.64'.

Thence North 43 Degrees 34'04" West a distance of 113.17'.

Thence North 00 Degrees 46'27" West a distance of 148.01'.

Thence East a distance of 110.00'.

Thence North 73 Degrees 47'28" East a distance of 83.84' to the beginning of a tangent curve concave Northwesterly and having a radius of 180.00'.

Thence Easterly along said curve through a central angle of 55 Degrees 47'13" a distance of 175.26'.

Thence tangent to said curve North 18 Degrees 00'15" East 157.08'.

Thence East a distance of 130.00'.

Thence North 06 Degrees 37'57" West a distance of 173.16'.

Thence North 66 Degrees 25'31" West a distance of 120.02'.

Thence North 24 Degrees 05'15" West a distance of 93.11'.

Thence North 40 Degrees 47'41" East a distance of 96.43'.

Thence North 01 Degrees 28'08" West a distance of 117.04'.

Thence North 75 Degrees 41'20" East a distance of 101.14'.

Thence North 34 Degrees 59'31" West a distance of 122.07'.

Thence South 87 Degrees 16'25" East a distance of 210.24'.

Thence North 15 Degrees 51'22" West a distance of 277.22'.

Thence North 15 Degrees 56'43" West a distance of 109.20'.

Thence North 19 Degrees 08'01" West a distance of 259.33'.

Thence South 87 Degrees 47'51" East a distance of 130.10'.

Thence South 68 Degrees 11'55" East a distance of 107.70'.

Thence South 51 Degrees 20'25" East a distance of 192.09'.

Thence North 13 Degrees 12'04" West a distance of 166.40'.

Thence South 80 Degrees 45'52" East a distance of 124.62'.

Thence North 33 Degrees 10'43" West a distance of 155.32'.

Thence North 53 Degrees 15'09" East a distance of 93.60'.

Thence North 85 Degrees 06'03" East a distance of 140.51'.

Thence South 72 Degrees 53'50" East a distance of 136.02'.

Thence North 76 Degrees 51'10" East a distance of 140.69'.

Thence North 80 Degrees 52'11" West a distance of 113.44'.

Thence North 52 Degrees 07'30" West a distance of 114.02'.

Thence North 76 Degrees 45'34" West a distance of 174.64'.

Thence South 86 Degrees 03'17" West a distance of 145.34'.

Thence North 40 Degrees 54'52" East a distance of 99.25'.

Thence North 50 Degrees 11'40" East a distance of 195.26'.

Thence North 03 Degrees 10'47" East a distance of 90.14'.

Thence North 48 Degrees 07'20" East a distance of 194.74'.

Thence South 79 Degrees 02'45" East a distance of 157.88'.

Thence North 14 Degrees 51'01" West a distance of 136.56'.

Thence North 83 Degrees 22'45" East a distance of 112.75'.

Thence North 25 Degrees 10'25" West a distance of 110.49'.

Thence North 36 Degrees 28'09" West a distance of 143.00'.

Thence North 57 Degrees 59'41" East a distance of 94.34'.

Thence North 29 Degrees 03'17" East a distance of 102.96'.

Thence North 59 Degrees 02'10" West a distance of 87.46'

Thence North 01 Degrees 47'24" East a distance of 160.08'.

Thence North 14 Degrees 11'37" West a distance of 265.09'.

Thence North 22 Degrees 55'56" West a distance of 141.16'.

Thence North 03 Degrees 24'23" West a distance of 168.30'.

Thence South 67 Degrees 54'46" East a distance of 372.32'.

Thence South 80 Degrees 13'03" East a distance of 176.57'.

Thence South 42 Degrees 17'14" East a distance of 283.87'.

Thence South 41 Degrees 49'13" West a distance of 127.48'.

Thence South 30 Degrees 22'45" West a distance of 168.08'.

Thence South 65 Degrees 39'32" West a distance of 230.49'.

Thence South 79 Degrees 27'58" East a distance of 246.15'.

Thence South 20 Degrees 28'20" East a distance of 80.06'

Thence South 27 Degrees 00'46" West a distance of 286.23'.

Thence South 11 Degrees 53'19" West a distance of 194.16'.

Thence South 03 Degrees 21'59" East a distance of 170.29'.

Thence South 28 Degrees 26'34" East a distance of 272.95'.

Thence South 05 Degrees 48'24" East a distance of 296.52'.

Thence South 39 Degrees 28'21" East a distance of 110.11'.

Thence South 71 Degrees 33'54" East a distance of 94.87'.

Thence South 04 Degrees 23'55" East a distance of 130.38'.

Thence South 21 Degrees 20'13" East a distance of 343.55'.

Thence North 43 Degrees 31'52" East a distance of 137.93'.

Thence South 62 Degrees 14'29" East a distance of 107.35'.

Thence South 14 Degrees 02'10" East a distance of 144.31'.

Thence South 26 Degrees 33'54" East a distance of 122.98'.

Thence North 19 Degrees 39'14" East a distance of 222.99'.

Thence South 80 Degrees 32'16" East a distance of 91.24'.

Thence South 23 Degrees 52'06" East a distance of 123.57'.

Thence North 49 Degrees 23'55" East a distance of 92.20'.

Thence South 85 Degrees 06'03" East a distance of 140.51'.

Thence South 02 Degrees 43'35" West a distance of 105.12'.

Thence North 59 Degrees 32'04" East a distance of 98.62'.

Thence South 56 Degrees 18'36" East a distance of 90.14'.

Thence North 87 Degrees 42'34" East a distance of 125.10'.

Thence North 80 Degrees 04'26" East a distance of 203.04'.

Thence North 74 Degrees 21'28" East a distance of 129.81'.

Thence South 33 Degrees 16'30" East a distance of 191.38'.

Thence South 31 Degrees 25'47" West a distance of 105.48'.

Thence South 08 Degrees 52'51" West a distance of 129.55'.

Thence North 73 Degrees 18'03" East a distance of 167.04'.

Thence South 01 Degrees 35'28" East a distance of 180.07'.

Thence South 17 Degrees 01'14" West a distance of 102.49'.

Thence South 80 Degrees 44'39" East a distance of 136.78'.

Thence South 19 Degrees 42'51" West a distance of 127.47'.

Thence South 61 Degrees 36'25" West a distance of 252.36'.

Thence North 79 Degrees 37'27" East a distance of 228.72' to the beginning of a tangent curve concave Southwesterly and having a radius of 80.00'.

Thence Southerly along said curve through a central angle of 117 Degrees 37'57" a distance of 164.25'.

Thence tangent to said curve South 17 Degrees 15'24" West a distance of 113.90'.

Thence North 67 Degrees 02'10" East a distance of 128.16'.

Thence South 11 Degrees 46'06" West a distance of 122.58'.

Thence South 72 Degrees 38'46" West a distance of 167.63'.

Thence South 67 Degrees 53'26" East a distance of 172.70'.

Thence South 21 Degrees 02'15" East a distance of 139.28'.

Thence South 46 Degrees 50'51" West a distance of 109.66'.

Thence South 69 Degrees 08'44" East a distance of 112.36'.

Thence North 38 Degrees 17'25" East a distance of 242.07'.

Thence South 43 Degrees 52'36" East a distance of 180.35'.

Thence North 41 Degrees 59'14" East a distance of 134.54'.

Thence South 49 Degrees 14'11" East a distance of 191.44'.

Thence South 03 Degrees 41'29" West a distance of 155.32'.

Thence South 26 Degrees 33'54" West a distance of 111.80'.

Thence South 03 Degrees 34'35" East a distance of 160.31'.

Thence North 50 Degrees 37'51" East a distance of 252.24'.

Thence South 74 Degrees 03'17" East a distance of 109.20'.

Thence North 27 Degrees 33'10" East a distance of 103.77'.

Thence North 32 Degrees 44'07" West a distance of 199.72'.

Thence North 26 Degrees 33'54" East a distance of 100.62'.

Thence North 88 Degrees 21'48" East a distance of 105.04'.

Thence North 72 Degrees 04'56" East a distance of 315.29'.

Thence South 60 Degrees 15'18" East a distance of 161.25'.

Thence East a distance of 72.00'.

Thence South 20 Degrees 15'57" East a distance of 138.58'.

Thence South 33 Degrees 10'43" West a distance of 155.32'.

Thence North 87 Degrees 36'51" East a distance of 120.10'.

Thence South 05 Degrees 54'22" West a distance of 145.77'.

Thence South 30 Degrees 15'23" West a distance of 138.92'.

Thence South 04 Degrees 45'49" East a distance of 120.42'.

Thence South 15 Degrees 25'20" West a distance of 150.42'.

Thence South a distance of 235.00'.

Thence South 06 Degrees 34'55" East a distance of 130.86'.

Thence South 08 Degrees 58'21" West a distance of 192.35'.

Thence South 51 Degrees 48'33" East a distance of 95.43'.

Thence South 28 Degrees 47'12" West a distance of 103.83'.

Thence South 14 Degrees 02'10" East a distance of 103.08'.

Thence South 05 Degrees 11'40" West a distance of 165.68'.

Thence South 22 Degrees 50'01" East a distance of 103.08'.

Thence South 61 Degrees 11'21" West a distance of 114.13'.

Thence South 71 Degrees 33'54" East a distance of 126.49'.

Thence South 05 Degrees 26'25" East a distance of 105.48'.

Thence South 46 Degrees 32'54" East a distance of 130.86'.

Thence South 41 Degrees 20'52" East a distance of 133.21'.

Thence South 50 Degrees 49'15" East a distance of 292.84'.

Thence South 10 Degrees 00'29" East a distance of 86.31'.

Thence South 45 Degrees 00'00" East a distance of 205.06'.

Thence South a distance of 130.00'.

Thence North 86 Degrees 25'25" East a distance of 320.62'.

Thence South 60 Degrees 01'06" East a distance of 150.08'.

Thence South 24 Degrees 26'38" East a distance of 120.83'.

Thence South 49 Degrees 41'09" East a distance of 216.39'.

Thence North 55 Degrees 42'47" East a distance of 266.27'.

Thence North 62 Degrees 02'56" East a distance of 277.35'.

Thence North 72 Degrees 21'00" East a distance of 230.87'.

Thence North 59 Degrees 02'10" East a distance of 204.08'.

Thence North 77 Degrees 00'19" East a distance of 133.42'.

Thence North 47 Degrees 07'16" East a distance of 95.52'.

Thence North 24 Degrees 13'40" East a distance of 109.66'.

Thence North 43 Degrees 09'09" East a distance of 219.32'.

Thence North 55 Degrees 00'29" East a distance of 122.07'.

Thence North 49 Degrees 11'06" West a distance of 145.34'.

Thence North 68 Degrees 37'46" East a distance of 123.49'.

Thence North 82 Degrees 41'39" East a distance of 196.60'.

Thence South 63 Degrees 26'06" East a distance of 212.43'.

Thence South 49 Degrees 23'55" East a distance of 92.20'.

Thence South 71 Degrees 50'02" East a distance of 336.79'.

Thence South 43 Degrees 15'51" East a distance of 233.45'.

Thence South 47 Degrees 01'17" East a distance of 300.71'.

Thence South 42 Degrees 11'04" East a distance of 215.93'.

Thence South 48 Degrees 53'16" East a distance of 365.00'.

Thence South 47 Degrees 47'51" East a distance of 280.00'.

Thence South 71 Degrees 42'59" East a distance of 500.00' to the beginning of a tangent curve concave Southwesterly and having a radius of 2500.00'.

Thence Easterly along said curve through a central angle of 17 Degrees 31'51" to a point on the East boundary line of The Pauba Rancho.

Thence Southwesterly along said rancho boundary line to the most Southeasterly corner thereof.

Thence Westerly along said rancho boundary line to the Northwest corner of Section 24, Township 8 South, Range 1 West.

Thence Southerly along the West line of said Section 24 to the Southwest corner thereof.

Thence Easterly along the South line of said Section 24 to the Southeast corner thereof.

Thence Southerly along the West line of Section 30, Township 8 South, Range 1 East to the Southwest corner thereof.

Thence Easterly along the South line of said Section 30 and the South line of Section 29, Township 8 South, Range 1 East to the Southeast corner thereof.

Thence Southerly along the West line of Section 33, Township 8 South, Range 1 East to the Southwest corner thereof. Said corner also being a point in the Southerly boundary line of the County of Riverside, California.

Thence Easterly along said Southerly boundary line to its intersection with the East line of Section 35, Township 8 South, Range 1 East.

Thence Northerly along the East line of said Section 35 to the Northeast corner thereof.

Thence Westerly along the North line of said Section 35 to the Northwest corner thereof.

Thence Northerly along the East line of Sections 27 and 22, Township 8 South, Range 1 East to the Northeast corner thereof.

Thence Easterly along the South line of the West 1/2 and the West 1/2 of the East 1/2 of Section 14, Township 8 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the East 1/2 of said Section 14 to the Northeast corner thereof.

Thence Westerly along the North line of said Section 14 and the North line of Section 15, Township 8 South, Range 1 East to the Northwest corner thereof.

Thence Southerly along the West line of said Section 15 and the West line of Section 22, Township 8 South, Range 1 East to the Southwest corner thereof.

Thence Westerly along the North line of Sections 28 and 29, Township 8 South, Range 1 East to the Northwest corner thereof.

Thence Northerly along the East line of Section 19, Township 8 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of said Section 19 to the Northwest corner thereof.

Thence Northerly along the East line of Section 13, Township 8 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 13 to its intersection with the Easterly boundary line of the Pauba Rancho.

Thence Southwesterly along said rancho boundary line a distance of 3800.00'.

Thence leaving said rancho boundary line South 77 Degrees 12'23" West a distance of 1542.24' to the beginning of a non-tangent curve concave Northeasterly and having a radius of 600.00'. A radial line bears North 03 Degrees 16'45" East.

Thence Westerly along said curve through a central angle of 35 Degrees 39'40" a distance of 373.44'.

Thence leaving said curve North 33 Degrees 45'20" East a distance of 484.24'.

Thence North 47 Degrees 46'03" East a distance of 700.84'.

Thence North 54 Degrees 32'56" East a distance of 152.89'.

Thence North 82 Degrees 13'56" East a distance of 187.36'.

Thence North 87 Degrees 54'05" East a distance of 390.53'.

Thence North 78 Degrees 01'53" East a distance of 201.31'.

Thence South 80 Degrees 36'13" East a distance of 353.91' to a point on the Easterly boundary line of The Pauba Rancho.

Thence along said rancho boundary line North 13 Degrees 35'32" East a distance of 224.85'.

Thence North 80 Degrees 21'04" West a distance of 630.44'.

Thence South 87 Degrees 33'13" West a distance of 511.46'.

Thence South 72 Degrees 43'11" West a distance of 184.78'.

Thence South 59 Degrees 31'31" West a distance of 429.17'.

Thence South 67 Degrees 09'37" West a distance of 577.07'.

Thence South 29 Degrees 09'59" West a distance of 480.00'.

Thence South 46 Degrees 38'12" West a distance of 123.79'.

Thence North 85 Degrees 01'49" West a distance of 230.87'.

Thence North 55 Degrees 48'50" West a distance of 120.00'.

Thence North 19 Degrees 42'53" East a distance of 191.37'.

Thence North 39 Degrees 18'41" East a distance of 406.86'.

Thence North 41 Degrees 53'28" East a distance of 609.71'.

Thence North 37 Degrees 14'26" East a distance of 60.83'.

Thence North 52 Degrees 27'24" West a distance of 80.09'.

Thence South 60 Degrees 33'10" West a distance of 553.62'.

Thence South 37 Degrees 53'43" West a distance of 800.00'.

Thence South 54 Degrees 41'20" West a distance of 147.05'.

Thence West a distance of 160.00'.

Thence South 78 Degrees 31'05" West a distance of 326.53'.

Thence South 72 Degrees 33'10" West a distance of 183.44'.

Thence North 59 Degrees 32'04" West a distance of 98.62'.

Thence South 80 Degrees 32'16" West a distance of 121.66'.

Thence North 78 Degrees 13'54" West a distance of 122.58'.

Thence North 60 Degrees 15'18" West a distance of 161.25'.

Thence North 34 Degrees 17'13" West a distance of 133.14'.

Thence North 12 Degrees 05'41" East a distance of 143.18'.

Thence North 79 Degrees 00'41" West a distance of 104.92'.

Thence North 11 Degrees 18'36" West a distance of 112.18'.

Thence North 21 Degrees 48'05" West a distance of 107.70'.

Thence North 08 Degrees 07'48" West a distance of 282.84'.

Thence North 70 Degrees 33'36" East a distance of 90.14'.

Thence North 49 Degrees 45'49" West a distance of 170.29'.

Thence North 15 Degrees 22'35" West a distance of 207.42'.

Thence North 51 Degrees 50'34" East a distance of 178.04'.

Thence South 58 Degrees 23'13" East a distance of 152.64'.

Thence South 85 Degrees 36'05" East a distance of 130.38'.

Thence North 45 Degrees 00'00" West a distance of 169.71'.

Thence North 40 Degrees 36'05" East a distance of 92.20'.

Thence North 59 Degrees 20'57" West a distance of 156.92'.

Thence South 83 Degrees 39'35" East a distance of 90.55'.

Thence North 70 Degrees 20'46" West a distance of 148.66'.

Thence South 34 Degrees 22'49" West a distance of 115.11'.

Thence South 54 Degrees 09'44" West a distance of 111.02'.

Thence North 69 Degrees 08'44" West a distance of 112.36'.

Thence North 39 Degrees 24'03" East a distance of 362.35'.

Thence South 70 Degrees 01'01" West a distance of 117.05'.

Thence South 54 Degrees 14'46" West a distance of 154.03'.

Thence North 34 Degrees 59'31" West a distance of 122.07'.

Thence North 09 Degrees 39'36" East a distance of 238.38'.

Thence North 77 Degrees 35'33" East a distance of 255.98'.

Thence North 35 Degrees 32'16" West a distance of 86.02'.

Thence North 55 Degrees 42'47" East a distance of 266.27'.

Thence North 87 Degrees 08'15" East a distance of 200.25'.

Thence North 63 Degrees 26'06" East a distance of 223.61'.

Thence South 86 Degrees 59'14" West a distance of 190.26'.

Thence North 74 Degrees 28'33" West a distance of 280.22'.

Thence North 11 Degrees 53'19" West a distance of 97.08'.

Thence South 15 Degrees 49'09" West a distance of 187.09'.

Thence South 67 Degrees 22'48" West ~~a distance of~~ 130.00'.

Thence South 61 Degrees 23'22" West a distance of 125.30'.

Thence North 06 Degrees 06'56" East a distance of 140.80'.

Thence North 07 Degrees 07'30" West a distance of 120.93'.

Thence South 29 Degrees 03'17" West a distance of 102.96'.

Thence South 68 Degrees 11'55" West a distance of 107.70'.

Thence North 20 Degrees 00'15" East a distance of 149.03'.

Thence North 13 Degrees 11'26" East a distance of 328.67'.

Thence North 00 Degrees 40'56" West a distance of 420.00'.

Thence North 50 Degrees 42'38" West a distance of 142.13'.

Thence North 22 Degrees 50'01" West a distance of 103.08'.

Thence North 43 Degrees 01'30" West a distance of 102.59'.

Thence North 21 Degrees 48'05" West a distance of 107.70'.

Thence North 47 Degrees 36'09" West a distance of 155.72'.

Thence North 77 Degrees 28'16" West a distance of 58.37' to the beginning of a tangent curve concave Northeasterly and having a radius of 125.00'.

Thence Northerly along said curve through a central angle of 90 Degrees 27'57" a distance of 197.37'.

Thence tangent to said curve North 12 Degrees 59'41" East a distance of 74.10'.

Thence North 85 Degrees 14'10" East a distance of 120.42'.

Thence South 79 Degrees 06'52" East a distance of 132.38'.

Thence East a distance of 120.00'.

Thence North 77 Degrees 28'16" East a distance of 507.70'.

Thence South 88 Degrees 05'27" East a distance of 300.17'.

Thence South 51 Degrees 20'25" East a distance of 96.05'.

Thence North 81 Degrees 24'59" East a distance of 268.00'.

Thence North 52 Degrees 07'30" West a distance of 171.03'.

Thence North 31 Degrees 15'49" East a distance of 163.78'.

Thence North 52 Degrees 48'55" East a distance of 182.00'.

Thence North 41 Degrees 49'13" East a distance of 127.48'.

Thence North 27 Degrees 17'59" East a distance of 174.43'.

Thence North 43 Degrees 36'10" East a distance of 145.00'.

Thence North 72 Degrees 07'17" East a distance of 162.86'.

Thence North 51 Degrees 50'34" West a distance of 89.02'.

Thence North 05 Degrees 11'40" East a distance of 110.45'.

Thence North 15 Degrees 04'07" East a distance of 134.63'.

Thence North 72 Degrees 28'28" East a distance of 99.62'.

Thence North 54 Degrees 27'44" West a distance of 86.02'.

Thence North 11 Degrees 00'13" West a distance of 183.37'.

Thence North 79 Degrees 54'29" East a distance of 228.54'.

Thence South 68 Degrees 33'08" East a distance of 150.42'.

Thence North 03 Degrees 56'43" East a distance of 145.34'.

Thence North 56 Degrees 18'36" East a distance of 144.22'.

Thence South 37 Degrees 18'14" East a distance of 132.00'.

Thence South 46 Degrees 07'24" East a distance of 180.35'.

Thence South 47 Degrees 38'33" East a distance of 230.05'.

Thence North 03 Degrees 21'59" East a distance of 85.15'.

Thence North 17 Degrees 21'14" East a distance of 83.82'.

Thence North 22 Degrees 46'57" West a distance of 271.15'.

Thence North 61 Degrees 41'57" East a distance of 147.65'.

Thence South 21 Degrees 58'28" East a distance of 196.17' to the beginning of a tangent curve concave Northeasterly and having a radius of 120.00'.

Thence Easterly along said curve through a central angle of 85 Degrees 37'05" a distance of 179.32'.

Thence tangent to said curve North 72 Degrees 24'27" East a distance of 103.90'.

Thence North 56 Degrees 18'36" East a distance of 90.14'.

Thence South 58 Degrees 40'17" East a distance of 134.63'.

Thence South 39 Degrees 17'22" East a distance of 142.13'.

Thence North 10 Degrees 07'29" East a distance of 142.21'.

Thence North 08 Degrees 21'57" West a distance of 171.83'.

Thence North 36 Degrees 15'14" West a distance of 186.01'.

Thence North 59 Degrees 32'04" East a distance of 98.62'.

Thence North 82 Degrees 05'34" East a distance of 181.73'.

Thence North 65 Degrees 43'32" East a distance of 279.73'.

Thence North 46 Degrees 23'50" East a distance of 145.00'.

Thence North 35 Degrees 50'16" East a distance of 111.02'.

Thence North 59 Degrees 02'10" East a distance of 204.08'.

Thence North 35 Degrees 45'14" East a distance of 154.03'.

Thence North 55 Degrees 55'22" East a distance of 205.24'.

Thence North 75 Degrees 46'26" East a distance of 366.23'.

Thence North 68 Degrees 11'55" East a distance of 188.48'.

Thence North 74 Degrees 57'44" East a distance of 346.88'.

Thence North 66 Degrees 15'02" East a distance of 136.57'.

Thence North 30 Degrees 34'45" East a distance of 127.77'.

Thence North 11 Degrees 58'34" West a distance of 168.67'.

Thence South 60 Degrees 38'32" East a distance of 91.79'.

Thence South 34 Degrees 59'31" East a distance of 122.07'.

Thence South 41 Degrees 38'01" East a distance of 120.42' .

Thence North 12 Degrees 31'44" West a distance of 92.20'.

Thence South 81 Degrees 28'09" East a distance of 101.12'.

Thence North 67 Degrees 50'01" West a distance of 145.77'.

Thence South 75 Degrees 59'45" East a distance of 915.00' to a point on the Easterly boundary line of The Pauba Rancho.

Thence along said rancho boundary line North 13 Degrees 35'32" East a distance of 655.26'.

Thence leaving said rancho boundary line North 44 Degrees 20'36" West a distance of 114.98' to the beginning of a tangent curve concave Easterly and having a radius of 150.00'.

Thence Northerly along said curve through a central angle of 105 Degrees 00'00 a distance of 274.89'.

Thence tangent from said curve North 60 Degrees 39'24" East a distance of 150.00'.

Thence North 06 Degrees 50'36" West a distance of 92.39'.

Thence North 74 Degrees 20'36" West a distance of 300.00'.

Thence North 70 Degrees 45'43" West a distance of 491.69'.

Thence North 48 Degrees 04'02" West a distance of 505.79'.

Thence North 18 Degrees 21'47" East a distance of 458.89'.

Thence South 87 Degrees 10'09" West a distance of 1250.40'.

Thence South 08 Degrees 12'01" West a distance of 385.08'.

Thence South 27 Degrees 12'07" East a distance of 223.45'.

Thence South 13 Degrees 42'18" West a distance of 120.01'.

Thence South 77 Degrees 25'51" West a distance of 631.86'.

Thence North 45 Degrees 05'45" West a distance of 178.80'.

Thence North 23 Degrees 39'02" West a distance of 724.70'.

Thence North 34 Degrees 49'03" West a distance of 211.87'.

Thence North 62 Degrees 41'17" West a distance of 254.81.'

Thence North 86 Degrees 37'15" West a distance of 334.80'.

Thence South 66 Degrees 05'48" West a distance of 261.74'.

Thence South 67 Degrees 10'15" West a distance of 293.59'.

Thence South 85 Degrees 01'36" West a distance of 375.77'.

Thence North 85 Degrees 49'14" West a distance of 446.34'.

Thence North 57 Degrees 51'27" West a distance of 292.38'.

Thence North 29 Degrees 42'26" West a distance of 214.87'.

Thence North 07 Degrees 53'17" East a distance of 210.39'.

Thence North 35 Degrees 38'42" East a distance of 394.07'.

Thence North 86 Degrees 55'06" West a distance of 417.69'.

Thence South 43 Degrees 16'41" West a distance of 211.99'.

Thence South 15 Degrees 17'49" West a distance of 573.11'.

Thence South 41 Degrees 49'02" West a distance of 255.56'.

Thence South 38 Degrees 27'42" East a distance of 391.47'.

Thence South 13 Degrees 21'05" East a distance of 767.66'.

Thence South 14 Degrees 02'10" East a distance of 176.87' to the beginning of a tangent curve concave Westerly and having a radius of 140.00'.

Thence Southerly along said curve through a central angle of 39 Degrees 14'14" a distance of 95.88'.

Thence tangent to said curve South 25 Degrees 12'04" West a distance of 17.44' to the beginning of a tangent curve concave Northerly and having a radius of 50.00'.

Thence Westerly along said curve through a central angle of 134 Degrees 56'37" a distance of 117.76'.

Thence tangent to said curve North 19 Degrees 51'19" West a distance of 70.84'.

Thence West a distance of 80.00'.

Thence South a distance of 130.00'.

Thence North 70 Degrees 01'01" West a distance of 117.05'.

Thence South 22 Degrees 14'56" West a distance of 118.85'.

Thence South 62 Degrees 06'10" East a distance of 96.18'.

Thence South 16 Degrees 18'50" West a distance of 213.60'.

Thence South 72 Degrees 28'28" West a distance of 99.62'.

Thence North 48 Degrees 48'51" West a distance of 106.30'.

Thence South 41 Degrees 11'09" West a distance of 159.45'.

Thence North 23 Degrees 57'45" West a distance of 98.49'.

Thence South 71 Degrees 33'54" West a distance of 94.87'.

Thence North 53 Degrees 36'56" West a distance of 118.00'.

Thence North 23 Degrees 25'43" East a distance of 163.48'.

Thence North 06 Degrees 20'25" West a distance of 90.55'.

Thence North 23 Degrees 11'55" East a distance of 76.16'.

Thence South 48 Degrees 48'51" West a distance of 106.30'.

Thence South 33 Degrees 41'24" West a distance of 108.17'.

Thence South 48 Degrees 10'47" West a distance of 127.48'.

Thence North 12 Degrees 31'44" West a distance of 138.29'.

Thence South 82 Degrees 24'19" West a distance of 75.66'.

Thence North 11 Degrees 18'36" West a distance of 50.99'.

Thence North 71 Degrees 33'54" West a distance of 63.25'.

Thence North 08 Degrees 07'48" West a distance of 70.71'.

Thence South 75 Degrees 04'07" West a distance of 155.24'.

Thence North 81 Degrees 52'12" West a distance of 106.07'.

Thence South 34 Degrees 41'43" West a distance of 79.06'.

Thence South 69 Degrees 26'38" West a distance of 128.016'.

Thence North 80 Degrees 32'16" West a distance of 91.24'.

Thence South 63 Degrees 26'06" West a distance of 67.08'.

Thence North 33 Degrees 41'24" West a distance of 72.11'.

Thence West a distance of 130.00'.

Thence North 18 Degrees 26'06" East a distance of 73.99' to the beginning of a tangent curve concave Southeasterly and having a radius of 150.00'.

Thence Easterly along said curve through a central angle of 58 Degrees 34'13" a distance of 153.34'.

Thence tangent to said curve North 77 Degrees 00'19" East a distance of 182.70'.

Thence North 40 Degrees 36'05" East a distance of 92.20'.

Thence North 66 Degrees 02'15" West a distance of 98.49'.

Thence North 29 Degrees 21'28" West a distance of 91.79'.

Thence North 77 Degrees 54'19" West a distance of 71.59'.

Thence South 62 Degrees 21'14" West a distance of 118.53'.

Thence North 02 Degrees 12'09" East a distance of 130.10'.

Thence North 17 Degrees 39'00" West a distance of 115.43'.

Thence North a distance of 85.00'.

Thence South 62 Degrees 06'10" West a distance of 96.18'.

Thence South 16 Degrees 59'27" West a distance of 188.22'.

Thence South 36 Degrees 01'39" West a distance of 136.02'.

Thence South 15 Degrees 56'43" West a distance of 145.60'.

Thence South 37 Degrees 34'07" West a distance of 82.01'.

Thence South 18 Degrees 26'06" West a distance of 79.06'.

Thence North 83 Degrees 36'35" West a distance of 135.83'.

Thence South 62 Degrees 06'10" West a distance of 96.18'.

Thence North 26 Degrees 33'54" West a distance of 78.26'.

Thence North 38 Degrees 59'28" East a distance of 135.09'.

Thence North 54 Degrees 46'57" East a distance of 104.04'.

Thence North 20 Degrees 19'23" East a distance of 143.96'.

Thence North 05 Degrees 21'21" East a distance of 321.40'.

Thence South 31 Degrees 49'39" West a distance of 170.66'.

Thence South 12 Degrees 31'34" West a distance of 92.20'.

Thence South 40 Degrees 06'03" West a distance of 124.20'.

Thence South 76 Degrees 36'27" West a distance of 107.94'.

Thence South 55 Degrees 29'29" West a distance of 97.08'.

Thence South 19 Degrees 39'14" West a distance of 74.33'.

Thence North 82 Degrees 52'30" West a distance of 80.62'.

Thence South 12 Degrees 05'41" West a distance of 143.18'.

Thence South 86 Degrees 43'46" West a distance of 175.29'.

Thence South 46 Degrees 16'23" West a distance of 159.14'.

Thence West a distance of 70.00'.

Thence North 42 Degrees 16'25" West a distance of 74.33'.

Thence North a distance of 105.00'.

Thence North 78 Degrees 01'26" West a distance of 168.67'.

Thence North 56 Degrees 18'36" West a distance of 126.10'.

Thence North 60 Degrees 15'18" East a distance of 120.93'.

Thence South 87 Degrees 30'37" East a distance of 115.11'.

Thence North 60 Degrees 38'32" East a distance of 183.58'.

Thence North 73 Degrees 00'33" East a distance of 188.22'.

Thence North 76 Degrees 45'34" West a distance of 174.64'.

Thence North 01 Degrees 38'12" West a distance of 175.07'.

Thence North 08 Degrees 31'51" West a distance of 303.36'.

Thence South 39 Degrees 48'20" West a distance of 78.10'.

Thence South 05 Degrees 26'25" East a distance of 105.48'.

Thence South 15 Degrees 38'32" West a distance of 129.81'.

Thence South 03 Degrees 34'35" West a distance of 80.16'.

Thence South 31 Degrees 25'47" West a distance of 105.48'.

Thence North 43 Degrees 09'09" West a distance of 109.66'.

Thence South 25 Degrees 27'48" West a distance of 116.30'.

Thence North 59 Degrees 44'37" West a distance of 138.92'.

Thence North 80 Degrees 04'26" West a distance of 203.04'.

Thence South 51 Degrees 20'25" West a distance of 96.05'.

Thence South 20 Degrees 33'22" West a distance of 85.44'.

Thence South 82 Degrees 38'51" West a distance of 312.57'.

Thence South 57 Degrees 22'51" West a distance of 148.41'.

Thence North 29 Degrees 14'56" East a distance of 143.27'.

Thence North 10 Degrees 26'15" East a distance of 193.20'.

Thence South 41 Degrees 25'25" West a distance of 113.36'.

Thence South 33 Degrees 01'26" West a distance of 119.27'.

Thence South 83 Degrees 17'25" West a distance of 171.17'.

Thence North 40 Degrees 21'52" West a distance of 131.24'.

Thence North 04 Degrees 34'10" East a distance of 125.45'.

Thence North 07 Degrees 35'45" West a distance of 75.61'.

Thence North 36 Degrees 23'04" East a distance of 118.00'.

Thence South 71 Degrees 01'47" West a distance of 169.19'.

Thence South 36 Degrees 52'12" West a distance of 100.00'.

Thence North 05 Degrees 42'38" East a distance of 100.50'.

Thence 38 Degrees 22'03" East a distance of 153.05'.

Thence North 31 Degrees 40'32" East a distance of 276.13'.

Thence North a distance of 125.00'.

Thence North 14 Degrees 02'10" East a distance of 144.31'.

Thence North 45 Degrees 00'00" East a distance of 141.42'.

Thence North 06 Degrees 50'34" West a distance of 125.90'.

Thence South 45 Degrees 00'00" West a distance of 113.14'.

Thence South 21 Degrees 02'15" West a distance of 69.64'.

Thence North 75 Degrees 04'07" West a distance of 77.62'.

Thence North 11 Degrees 46'05" West a distance of 122.58'.

Thence North 27 Degrees 45'31" West a distance of 107.35'.

Thence South 02 Degrees 07'16" West a distance of 135.09'.

Thence South 06 Degrees 34'55" West a distance of 130.86'.

Thence South 04 Degrees 34'26" East a distance of 125.40'.

Thence South 11 Degrees 00'13" West a distance of 183.37'.

Thence South 63 Degrees 26'06" West a distance of 145.34'.

Thence South 38 Degrees 39'35" West a distance of 96.35'.

Thence South 70 Degrees 42'36" West a distance of 105.95'.

Thence South 25 Degrees 38'28" West a distance of 138.65'.

Thence North 33 Degrees 41'24" West a distance of 108.17'.

Thence North 09 Degrees 43'39" East a distance of 177.55'.

Thence North 18 Degrees 26'06" East a distance of 110.68'.

Thence North 49 Degrees 05'08" West a distance of 99.25'.

Thence South 12 Degrees 31'44" West a distance of 92.20'.

Thence North 71 Degrees 33'54" West a distance of 94.87'.

Thence South 02 Degrees 43'35" East a distance of 105.12'.

Thence South 57 Degrees 22'51" West a distance of 148.41'.

Thence North 59 Degrees 02'10" West a distance of 87.46'.

Thence South 89 Degrees 07'55" West a distance of 174.53' to the beginning of a tangent curve concave Easterly and having a radius of 25.00'.

Thence Southerly along said curve through a central angle of 161 Degrees 44'04" a distance of 70.57'.

Thence tangent to said curve North 70 Degrees 51'59" East a distance of 103.82'.

Thence North 32 Degrees 44'07" East a distance of 83.22'.

Thence North 10 Degrees 05'51" West a distance of 74.15'.

Thence North 33 Degrees 00'11" East a distance of 115.66'.

Thence North 19 Degrees 21'32" East a distance of 196.09'.

Thence North 23 Degrees 57'45" West a distance of 98.49'.

Thence North 20 Degrees 51'16" East a distance of 112.36'.

Thence South 67 Degrees 45'04" West a distance of 118.85'.

Thence South 10 Degrees 32'21" West a distance of 218.69'.

Thence South 87 Degrees 08'15" West a distance of 100.12'.

Thence South 08 Degrees 44'46" East a distance of 65.75'.

Thence South 49 Degrees 05'08" West a distance of 99.25'.

Thence North 30 Degrees 57'50" West a distance of 145.77'.

Thence South 14 Degrees 32'04" West a distance of 139.46'.

Thence North 67 Degrees 50'01" West a distance of 145.77'. thence South a distance of 90.00'.

Thence South 25 Degrees 51'59" West a distance of 183.37'.

Thence North 54 Degrees 09'44" West a distance of 111.02'.

Thence North 02 Degrees 56'09" West a distance of 195.26'.

Thence North 27 Degrees 45'31" East a distance of 107.35'.

Thence North 23 Degrees 29'55" West a distance of 125.40'.

Thence South 20 Degrees 37'48" West a distance of 454.12'.

Thence South 07 Degrees 18'21" East a distance of 196.60'.

Thence North 78 Degrees 13'54" West a distance of 122.58'.

Thence North 12 Degrees 59'41" West a distance of 200.12'.

Thence North 08 Degrees 58'21" East a distance of 192.35'.

Thence North a distance of 205.05'.

Thence North 29 Degrees 44'42" West a distance of 241.87'.

Thence South 02 Degrees 17'26" East a distance of 125.10'.

Thence South 10 Degrees 29'29" East a distance of 137.30'.

Thence South 15 Degrees 56'43" West a distance of 145.60'.

Thence South 33 Degrees 41'24" West a distance of 108.17'.

Thence South 23 Degrees 57'45" West a distance of 98.49'.

Thence South 16 Degrees 35'14" West a distance of 245.20'.

Thence South 68 Degrees 57'45" West a distance of 139.28'.

Thence North a distance of 95.01'.

Thence South 54 Degrees 27'44" West a distance of 86.02'.

Thence North 10 Degrees 18'17" West a distance of 111.80'.

Thence North 02 Degrees 23'09" East a distance of 120.10'.

Thence North 04 Degrees 23'55" West a distance of 130.38'.

Thence North 38 Degrees 39'35" West a distance of 128.06'.

Thence South 07 Degrees 54'26" East a distance of 181.73'.

Thence South 16 Degrees 41'57" West a distance of 156.60'.

Thence South 08 Degrees 31'51" West a distance of 202.24'.

Thence South 82 Degrees 52'30" West a distance of 80.62'.

Thence North 26 Degrees 33'54" East a distance of 111.80'.

Thence North 05 Degrees 42'38" West a distance of 100.50'.

Thence North 32 Degrees 37'09" West a distance of 148.41'.

Thence North 47 Degrees 38'33" West a distance of 230.05'.

Thence North 84 Degrees 41'08" West a distance of 215.93'.

Thence North a distance of 90.03'.

Thence South 30 Degrees 34'45" West a distance of 127.77'.

Thence South 59 Degrees 32'04" East a distance of 197.23'.

Thence South 12 Degrees 31'44" East a distance of 92.20'.

Thence South 66 Degrees 22'14" East a distance of 87.32'.

Thence South 39 Degrees 33'35" East a distance of 119.16'.

Thence South 26 Degrees 33'54" West a distance of 167.71'.

Thence South 10 Degrees 18'17" West a distance of 111.80'.

Thence South 45 Degrees 00'00" East a distance of 98.99'.

Thence East a distance of 100.00'.

Thence South 23 Degrees 57'45" East a distance of 98.49'.

Thence South 45 Degrees 00'00" East a distance of 113.14'.

Thence South 41 Degrees 38'01" West a distance of 120.42'.

Thence South 77 Degrees 28'16" West a distance of 138.29'.

Thence South 87 Degrees 56'17" West a distance of 139.09'.

Thence South 30 Degrees 57'55" West a distance of 93.29'.

Thence North 82 Degrees 45'20" West a distance of 118.95'.

Thence South 37 Degrees 34'07" West a distance of 246.02'.

Thence North 54 Degrees 09'44" West a distance of 111.02'.

Thence North 86 Degrees 25'25" West a distance of 160.31'.

Thence South 49 Degrees 45'49" West a distance of 85.15'.

Thence North 61 Degrees 36'25" West a distance of 210.30'.

Thence South 84 Degrees 30'28" West a distance of 261.20'.

Thence North 75 Degrees 57'50" West a distance of 268.00'.

Thence South 71 Degrees 06'50" West a distance of 200.81'.

Thence North 59 Degrees 25'15" West a distance of 127.77'.

Thence North 45 Degrees 00'00" West a distance of 212.13'.

Thence North 78 Degrees 41'24" West a distance of 127.48'.

Thence North 49 Degrees 14'11" West a distance of 114.87'.

Thence South 85 Degrees 42'00" West a distance of 133.38'.

Thence North 86 Degrees 22'01" West a distance of 315.63'.

Thence South 47 Degrees 36'09" West a distance of 155.72'.

Thence North 74 Degrees 44'42" West a distance of 114.02'.

Thence South 67 Degrees 22'48" West a distance of 260.00'.

Thence North 11 Degrees 00'13" West a distance of 183.37'.

Thence North 14 Degrees 55'53" East a distance of 155.24'.

Thence North 67 Degrees 45'04" East a distance of 118.85'.

Thence South 73 Degrees 29'44" East a distance of 140.80'.

Thence North 34 Degrees 35'32" West a distance of 176.14'.

Thence North 19 Degrees 32'12" East a distance of 164.47'.

Thence North 75 Degrees 10'25" East a distance of 175.86'.

Thence North 25 Degrees 16'40" West a distance of 199.06'.

Thence North 33 Degrees 30'12" East a distance of 425.73'.

Thence North 03 Degrees 30'50" East a distance of 571.07'.

Thence North 47 Degrees 02'43" West a distance of 198.12'.

Thence South 78 Degrees 41'24" West a distance of 356.93'.

Thence South 86 Degrees 59'14" West a distance of 380.53'.

Thence South 63 Degrees 26'06" West a distance of 301.87'.

Thence South 58 Degrees 46'54" West a distance of 192.94'.

Thence South 39 Degrees 33'35" West a distance of 149.16'.

Thence South 75 Degrees 15'23" West a distance of 196.47'.

Thence North 77 Degrees 11'45" West a distance of 225.61'.

Thence North 65 Degrees 53'52" West a distance of 208.15'.

Thence North 31 Degrees 14'21" West a distance of 356.72'.

Thence North 25 Degrees 36'56" West a distance of 809.57'.

Thence North 55 Degrees 05'51" West a distance of 262.15'.

Thence North 82 Degrees 28'03" West a distance of 244.11'.

Thence South 60 Degrees 10'08" West a distance of 164.84'.

Thence South 71 Degrees 43'56" West a distance of 542.33'.

Thence South 37 Degrees 24'19" West a distance of 214.01'.

Thence South 47 Degrees 21'12" West a distance of 206.65'.

Thence South 34 Degrees 23'22" West a distance of 545.31'.

Thence South 47 Degrees 29'23" West a distance of 162.79'.

Thence North 87 Degrees 13'47" West a distance of 310.36'.

Thence North 50 Degrees 11'40" West a distance of 117.15'.

Thence North 69 Degrees 46'30" West a distance of 202.48'.

Thence North 38 Degrees 59'28" West a distance of 135.09'.

Thence North 23 Degrees 47'35" West a distance of 240.44'.

Thence North 01 Degrees 38'12" West a distance of 280.10'.

Thence North 40 Degrees 36'05" East a distance of 92.20'.

Thence North 03 Degrees 04'44" East a distance of 181.92'.

Thence North 54 Degrees 46'57" West a distance of 1546.13' to the beginning of a tangent curve concave Southerly and having a radius of 1000.00'.

Thence Northwesterly and westerly along said curve through a central angle of 29 Degrees 44'48" a distance of 519.18'.

Thence tangent to said curve North 84 Degrees 31'45" West a distance of 492.72' to the Southeasterly corner of Parcel 7 of Parcel Map 38 as recorded in Book 4, Pages 12 through 13, records of Riverside County, California.

Thence Northeasterly to a turning point in the boundary line of The Pauba Rancho. Said point lies in the North 1/2 of Section 5, Township 8 South, Range 1 West.

Thence leaving said boundary line on a Northeasterly bearing to a point. Said point being an intersection of the East line of Section 8, Township 7 South, Range 1 West with the Northerly boundary line of the Pauba Rancho.

Thence Northerly along the East line of said Section 8 and the East line of Section 5, Township 7 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 5 and the North line of the East 1/2 of Section 6, Township 7 South, Range 1 West to the Northwest corner thereof.

Thence Northerly along the East line of the West 1/2 of Sections 31 and 30, Township 6 South, Range 1 West to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of Section 19, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of said Section 19 to the Northeast corner thereof.

Thence Easterly along the South line of the West 1/2 of the West 1/2 of Section 17, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the West 1/2 of said Section 17 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of the West 1/2 of Section 8, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the East 1/2 of the West 1/2 of said Section 8 to the Northeast corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of Section 5, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the Southeast 1/4 of said Section 5 to the Northeast corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of Section 4, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 4 to the Northeast corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of Section 33 and the South line of the Southwest 1/4 of Section 34, Township 5 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of said Section 34 to the Northeast corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of said Section 34 and the South line of the South 1/2 of the North 1/2 of Section 35, Township 5 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the South 1/2 of the North 1/2 of said Section 35 to the Northeast corner thereof.

Thence Easterly along the South line of the North 1/2 of the North 1/2 of Section 36, Township 5 South, Range 1 West and the South line of the North 1/2 of the North 1/2 of Section 31, Township 5 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the North 1/2 of the North 1/2 of said Section 31 to the Northeast corner thereof.

Thence Easterly along the South line of the South 1/2 of Section 29 and 28, Township 5 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the South 1/2 of said Section 28 to the Northeast corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of Section 27, Township 5 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 27 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of Section 22 and the South line of the West 1/2 of the West 1/2 of Section 23 to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the West 1/2 of said Section 23 to the Northeast corner thereof.

Thence Westerly along the North line of the West 1/2 of the West 1/2 of said Section 23 to the Northwest corner thereof.

Thence Northerly along the East line of the East 1/2 of Section 15, Township 5 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the East 1/2 of said Section 15 to the Northwest corner thereof.

Thence Northerly along the East line of the West 1/2 of Sections 10 and 3, Township 5 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the West 1/2 of said Section 3 to the Northwest corner thereof.

Thence Northerly along the East line of the East 1/2 of Section 33, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the East 1/2 of said Section 33 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 28, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 28 to the Northwest corner thereof.

Thence Northerly along the East line of the Northeast 1/4 of Section 29, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Northeast 1/4 of said Section 29 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 20, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 20 to the Northwest corner thereof.

Thence Northerly along the East line of the Northeast 1/4 of Section 19, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Northeast 1/4 of said Section 19 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 18, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 18 and the North line of the Southeast 1/4 of Section 13, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 13 to the Northeast corner thereof.

Thence Westerly along the North line of the Northwest 1/4 of said Section 13 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 11, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 11 to the Northwest corner thereof.

Thence Northerly along the East line of the Northeast 1/4 of Section 10, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the Northeast 1/4 of said Section 10 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 3, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Easterly along the South line of the South 1/2 of the Northeast 1/4 of said Section 3 to the Southeast corner thereof.

Thence Northerly along the East line of the South 1/2 of the Northeast 1/4 of said Section 3 to the Northeast corner thereof.

Thence Easterly along the South line of the North 1/2 of the North 1/2 of Sections 2 and 1, Township 4 South, Range 1 West and the South line of the Northwest 1/4 of the Northwest 1/4 of Section 6, Township 4 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 6 to the Northeast corner thereof.

Thence Easterly along the South line of the West 1/2 and the South line of the West 1/2 of the East 1/2 of Section 31, Township 3 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the East 1/2 of said Section 31 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of the East 1/2 of Section 30, Township 3 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of said Section 30 to the Northeast corner thereof.

Thence Westerly along the North line of said Section 30 to the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 25 and the East line of the South 1/2 of Section 24, Township 3 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 24 and the North line of the Southeast 1/4 of Section 23, Township 3 South, Range 1 West to the Northwest corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 23 and the West line of the East 1/2 of Section 26 and the West line of the Northeast 1/4 of Section 35, Township 3 South, Range 1 West to the Southwest corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 35 and the North line of the Southeast 1/4 and the North line of the East 1/2 of the Southwest 1/4 of Section 34, Township 3 South, Range 1 West to the Northwest corner thereof.

Thence Westerly along the North line of the West 1/2 of the Northwest 1/4 of Section 3 and the North line of Section 4, Township 3 South, Range 1 West to the Northwest corner thereof.

Thence Northerly along the East line of the Section 32, Township 3 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 32 to the Northwest corner thereof.

Thence Northerly along the East line of Section 30, Township 3 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the said Section 30 to the Northwest corner thereof.

Thence Northerly along the East line of the East 1/2 of Section 24, Township 3 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of the East 1/2 of said Section 24 to the Northwest corner thereof.

Thence Northerly along the East line of the West 1/2 of Sections 13 and 12, Township 3 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of the West 1/2 of said Section 12 and the North line of Sections 11 and 10, Township 3 South, Range 2 West to the Northwest corner thereof.

Thence Northerly along the East line of Section 4, Township 3 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 4 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 32, Township 2 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 32 of the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 31, Township 2 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 31 to the Northwest corner thereof.

Thence Northerly along the East line of the Southeast 1/4 of Section 25, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the Southeast 1/4 of said Section 25 to the Northwest corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 25 to the Northeast corner thereof.

Thence Westerly along the North line of the Northwest 1/4 of said Section 25 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 23, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 23 to the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 22, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the North 1/2 of said Section 22 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 16, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 16 to the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 17, Township 2 South, Range 3 West to the Northeast corner thereof. Said point also being a point in the Northerly boundary line of the County of Riverside, California.

Thence following said boundary line Westerly, Northerly and Westerly to the TRUE POINT OF BEGINNING.

3.43.060 Mitigation Fee

All applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation as determined through the environmental

review process shall pay a Mitigation Fee of ~~$500.00~~$900.00 per gross acre of the parcels proposed for development. However, for ~~single-family residential development, wherein all lots within the development are greater than one-half acre in size~~ single-family residences on a single legally created lot, where the building permit is issued to an individual property owner and is not part of a subdivision, tract development, or any coordinated multi-unit residential development, a Mitigation Fee of $250.00 ~~per residential unit~~ shall be paid; and for agricultural development which requires a development permit excluding the construction of single-family residences in connection with ~~the~~said agricultural development, a Mitigation Fee of ~~$100.00 or one percent of the valuation of the buildings to be constructed whichever is greater~~$500 per gross acre shall be paid~~, provided that at no time shall such fee exceed the amount required to be paid if a fee of $500.00 per gross acre were applied to the parcel proposed for agricultural development. The determination of value or valuation of an agricultural building shall be made by the Building Official~~.

3.43.070 Imposition of Fee

No development permit for real property located within the boundaries of the Fee Assessment Area shall be issued or approved except upon the condition that on-site mitigation will be provided as determined through the environmental review process or the Mitigation Fee required by this Chapter be paid, and it is determined that ~~the~~said development will not jeopardize the implementation of a Habitat Conservation Plan for the Stephens' Kangaroo Rat.

3.43.080 Payment of Fee

The Mitigation Fee shall be paid upon issuance of a grading permit or a certificate of occupancy or upon final inspection, whichever occurs first. Payment of the Mitigation Fee shall satisfy ~~county~~City conditions of approval previously placed on development permits with regard to impact mitigation for the Stephens' Kangaroo Rat which have not been previously satisfied and no further review and approval pursuant to the provisions of this Chapter shall be required.

For a parcel subject to a surface mining permit, the Mitigation Fee due pursuant to the provisions of this Chapter shall be paid upon submission of an application for a special inspection permit under Ordinance No. 555 of the County of Riverside prior to the commencement of the mining operation or in the alternative, may be paid in increments upon submission of an application for a special inspection permit under Ordinance No. 555 prior to the commencement of each phase of the mining operation authorized by the surface mining permit. Each increment of payment shall be equal to $1,950.00 multiplied by the sum of (1) the total number of surface acres of land within the applicable phase pursuant to the surface mining permit and (2) the quotient which results from dividing the total number of acres of land covered by the surface mining permit and subject to this Chapter, which are prohibited from disturbance or designated as setback or buffer areas pursuant to the surface mining permit, by the total number of approved phases. The total number of surface acres of land within each phase shall be determined through a physical survey prepared by a licensed surveyor or registered civil engineer.

3.43.090 Deferral of Payment of Fee

At the option of the applicant for a grading permit, payment of the Mitigation Fee may be deferred until the issuance of the first building permit within the parcels proposed for development. Prior to issuance of the grading permit, an instrument shall be recorded by the applicant in ~~the office of the County Recorder~~the City of Wildomar Public Works / Engineering Department which gives notice that prior to issuance of the first building permit, the entire Mitigation Fee as calculated prior to issuance of the grading permit shall be required to be paid.

3.43.100 Reduction for Non-Profit Entities

The fees required pursuant to Section ~~3.43.060~~6 shall be reduced by 75 percent for non-profit entities. For purposes of this section, non-profit entities shall be defined as those entities identified in 26 U.S.C. Section 501(c)(3).

3.43.110 Exemptions

For purposes of this Chapter, the following types of development shall not be required to pay the Mitigation Fee unless such development voluntarily participates in order to mitigate the disturbance of occupied Stephens' Kangaroo Rat habitat:

(a) Reconstruction of any structure damaged or destroyed by fire or other natural causes;

(b) Rehabilitation or remodeling of existing structures, or additions to existing structures;

(c) Development of any parcel for which the California Department of Fish and ~~Game~~Wildlife and United States Fish and Wildlife Service has approved other mitigation procedures;

(d) Development of any parcel used by local, state or federal entities for governmental purposes (i.e. public works, schools);

(e) Development of any parcel for which the Mitigation Fee has been previously paid. However, in instances where the fee previously paid was the fee for single-family residential development, wherein all lots within the development were greater than one-half gross acre in size, and the applicant for a development permit subsequently requests an increase in residential density or a change from a residential to a nonresidential use, or in instances where the fee previously paid was the fee for agricultural development and the applicant for a development permit subsequently requests a change from an agricultural to a residential, commercial or industrial use, the fee shall be recalculated for the new density or use pursuant to the provisions of this Chapter. Any difference between the recalculated fee and the previously paid fee shall be required to be paid by the applicant;

(f) — Deleted

~~The construction of public utility transmission facilities where ground surface disturbance is minimal or where substantially all of the disturbed ground surface can be restored to its original condition as may be determined by the Planning Director. This exemption shall not include substations, treatment facilities or pumping stations;~~

(g) — Deleted

~~Development of any parcel for which approval of a tentative tract map, tentative parcel map, conditional use permit, public use permit, plot plan or surface mining permit is sought and the development will not require the construction of new or additional buildings or the grading or mining of the parcel which may be considered negligible or insignificant as determined by the Planning Director;~~

(h) — Moved into subsection (e)
Development of any parcel for which approval of an amendment, minor change or revision to a tentative tract map or tentative parcel map is sought; or development of any parcel for which approval of a request for substantial conformance or a revised conditional use permit, public use permit or plot plan is sought; or development of any parcel for which approval of an application for substantial conformance or a minor change to a surface mining permit is sought; and all grading permits necessary for the development of the parcel have previously been issued.

3.43.120 Refund

(1) In the event that the fee provided for by the final Habitat Conservation Plan is less than the Mitigation Fee paid, the current property owner of record may apply for a partial refund of ~~the~~said fee. The amount of any refund due shall be determined by the ~~county~~City in its sole discretion after review of ~~the~~said application and shall be limited to the funds collected in excess of any amount received as a credit against the Habitat Conservation and Open Space Land Bank Fee pursuant to the provisions of Ordinance No. 659 of Riverside County.
(2) If an applicant for a grading permit has paid the Mitigation Fee pursuant to the provisions this Chapter and ~~the~~said fee would not have been required to be paid, had subsections (m)(1) and (2) of Section 4 of Ordinance No. 663 of Riverside County been in effect at the time of payment, the applicant may apply for a refund of the Mitigation Fee paid. The Building Director shall make the determination as to whether the applicant is entitled to a refund of the fee paid and shall provide a refund, if appropriate.

3.43.130 Fee Adjustment

~~The Board of Supervisors may periodically review and cause an adjustment to be made to the mitigation fee. By amendment to this chapter, the fee may be increased or decreased to reflect changes in estimated costs for the development, preparation and implementation of a habitat conservation plan. The adjustment in the fee may also reflect changes in estimated revenues received pursuant to this chapter, as well as the availability or lack thereof of other funds with which to prepare and implement the habitat conservation plan.~~ The Mitigation Fee shall be that amount established by the Riverside County Habitat Conservation Agency Board of Directors, as may be amended from time to time, consistent with Government Code sections 66000 et seq. The Board of Supervisors hereby authorizes implementation of such fee as adopted by the RCHCA Board.

Beginning July 1, 2027, and annually thereafter, the fee shall be adjusted automatically based on the Consumer Price Index for All Urban Consumers (CPI-U) for the Los Angeles-Riverside-Orange County region, or a successor index.

Any adjustment to the mitigation fee that increases the fee beyond an authorized annual inflation adjustment shall be supported by findings consistent with Government Code section 66001 and shall be based upon an adopted or updated nexus study where required by law. Prior to adoption of any such adjustment, the nexus study and supporting data shall be made publicly available in accordance with

Government Code section 66016, including posting at least thirty (30) days before the public hearing. Any substantive increase in the mitigation fee shall become effective no earlier than sixty (60) days following adoption, consistent with Government Code section 66017.

Any adjustment in the fee shall be prospective only and shall become effective ~~as of the date any such amendment is effective~~on the date specified in the adopting ordinance or resolution, consistent with Government Code section 66017; provided, however, that the amount of the mitigation fee for any development permit shall be the fee in effect at the time of payment.

Nothing herein shall preclude the Board from considering changes in projected development levels, anticipated revenues, availability of other funding sources, or updated cost information in determining the appropriate Mitigation Fee amount.

3.43.140 Fee Administration

All mitigation fees collected pursuant to the provisions of this Chapter shall be deposited into a mitigation fee account. Funds in ~~this~~said account shall be expended solely for the development, preparation and implementation of a habitat conservation plan for the Stephens' Kangaroo Rat, including the acquisition of habitat reserve sites, and for the application for a Section 10(a) permit under the Federal Endangered Species Act of 1973.

3.43.145 Validity

This Chapter and the various parts, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid, the remainder of this Chapter shall not be affected thereby. If any part, sentence, paragraph, section or clause of this Chapter, or its application to any person or entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect only such part, sentence, paragraph, section or clause of this Chapter, or person or entity; and shall not affect or impair any of the remaining provisions, parts, sentences, paragraphs, sections or clauses of this ordinance, or its application of other persons or entities. The City Council hereby declares that this Chapter would have been adopted had such unconstitutional or invalid part, sentence, paragraph, section or clause of this ordinance not been included herein; or had such person or entity been expressly exempted from the application of this ordinance.

3.43.150 Credit

Where a development project is subject to the provisions of a development agreement entered into with the ~~County~~City pursuant to the provisions of Government Code Section 65864 et seq., and the project involves the construction of residential units, the mitigation fee required to be paid pursuant to the provisions of this Chapter shall be reduced by $175.00 per residential unit.

Stephens Kangaroo Rat Fee Update

October 14th 2026

Adam Jantz - Finance Manager/City Treasurer



Stephens Kangaroo Rat

Dipodomys stephensi is a small, nocturnal rodent native to the region. It was listed as endangered due to loss and fragmentation of habitat caused by development in the region.



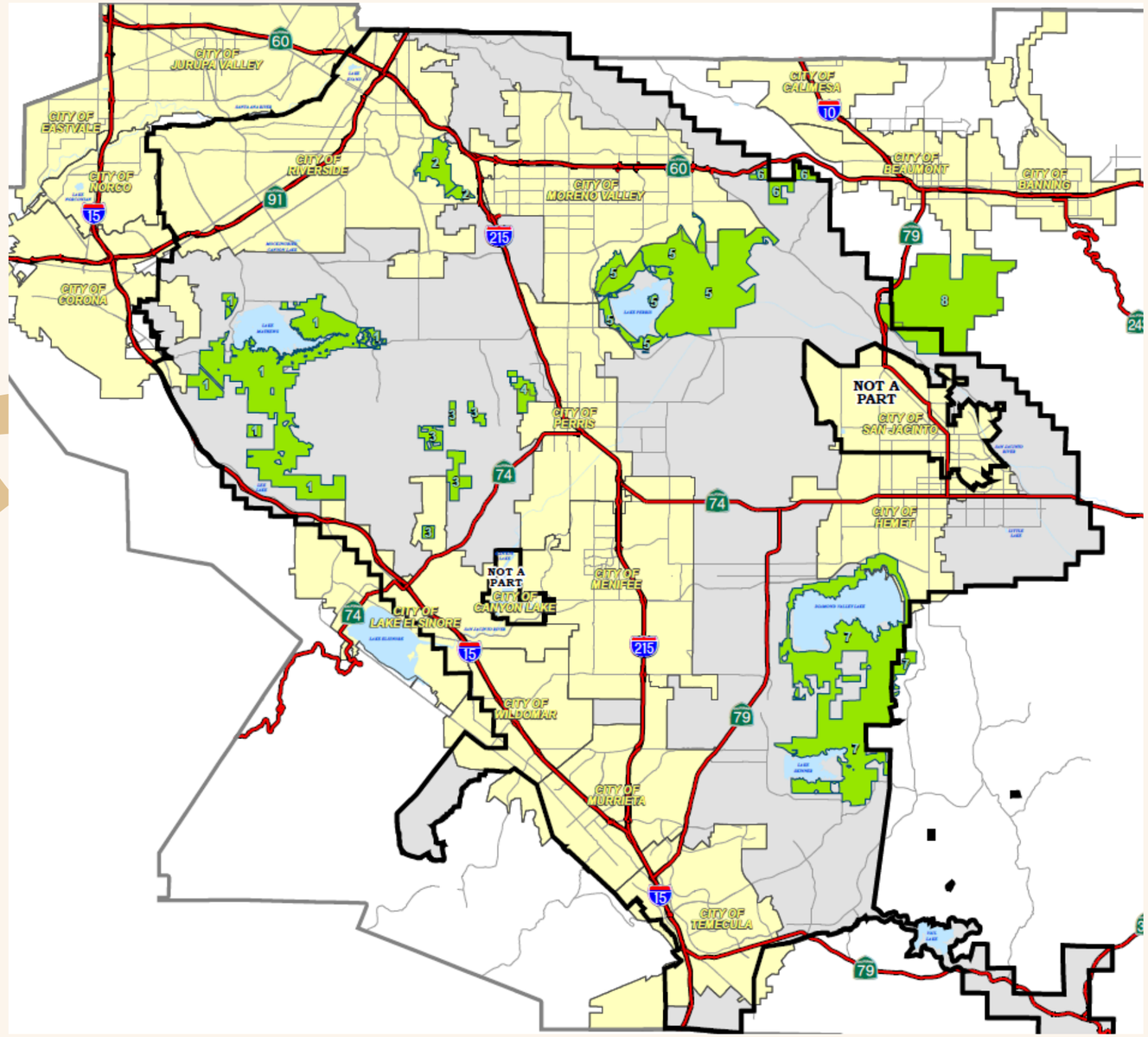
Fee History

In 1988, the Stephens Kangaroo Rat was listed as an endangered species and in response the RCHCA implemented a mitigation fee program. The current SKR fees have remain unchanged since 1996.

When the City incorporated, it adopted the County Code which included the provisions of the SKR fee.

SKR Habitat Conservation Plan

The purpose of the fee is to fund the Habitat Conservation Plan which protects the Stephens Kangaroo Rat by establishing reserve land, restoring habitat, and monitoring the animals.



	Unit	Previous Fee	Proposed Fee
Individual SFD (Single Parcel)	Flat Fee	$ 250	$ 250
Agriculture	per gross acre	$ 100	$ 500
All Other Development	per gross acre	$ 500	$ 900



Proposed Fees

The ordinance tonight is amending the municipal code to incorporate the fee.

The fees will go into effect on January 17th, 2027.



Questions?



SUBJECT: Adoption of Resolution Approving an Updated List of Authorized Positions for Classification Title Changes with No New Positions Added

SUBMITTED BY: Emily Wolf, Human Resources and Risk Manager

PREPARED BY: Emily Wolf, Human Resources and Risk Manager

ACTION:
Adopt a Resolution titled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING AN UPDATED LIST OF AUTHORIZED POSITIONS TO REPLACE THE PUBLIC WORKS INSPECTOR I/II CLASSIFICATION WITH SENIOR PUBLIC WORKS INSPECTOR AND REVISE THE CITY CLERK CLASSIFICATION TO CITY CLERK/CITY CLERK - MMC CERTIFIED

SUMMARY:

Staff recommends updating the City's List of Authorized Positions to replace the Public Works Inspector I/II classification with Senior Public Works Inspector and revise the City Clerk classification to City Clerk/City Clerk - MMC Certified. The proposed changes align the authorized position list with current operational needs and established opportunities for professional advancement.

BACKGROUND:
The City periodically reviews its List of Authorized Positions to ensure that authorized classifications remain aligned with the City's organizational structure, operational needs, and approved budget.

As part of this review, staff identified two positions requiring updates to the authorized position list. The first is the City's sole Public Works Inspector position, which is currently authorized at the Public Works Inspector I/II level. The second is the City Clerk position, for which the City has established a progression tied to attainment of the Master Municipal Clerk designation.

Updating the List of Authorized Positions will ensure that the City's authorized staffing structure accurately reflects these classifications and the level of responsibility and professional development associated with each position.

DISCUSSION:
Senior Public Works Inspector

The City currently has one authorized Public Works Inspector I/II position. As the City's sole Public Works Inspector, the position must independently handle the full range of inspection assignments, including complex projects and field issues that would typically be assigned or elevated to a senior-level inspector.

Updating the position to Senior Public Works Inspector more accurately reflects the expertise, independent judgment, and level of responsibility required. The additional personnel cost will be offset by savings associated with transitioning inspection-related services from contracted support to in-house staffing.

City Clerk/City Clerk - MMC Certified

Staff also recommends revising the City Clerk classification to City Clerk/City Clerk - MMC Certified.

The Master Municipal Clerk designation represents an advanced level of professional development within the municipal clerk profession. The proposed classification structure provides a defined progression for the City Clerk upon attainment of the MMC designation and ensures the List of Authorized Positions accurately reflects the position's available advancement.

Advancement to the City Clerk - MMC Certified level would increase the City Clerk's annual salary by $9,464 and annual benefit costs by $1,543.69, for a total annual compensation increase of $11,007.69. Funding for this advancement has already been incorporated into the adopted budget.

Because the City Clerk is a department head, an oral summary of the compensation recommendation will be provided at the meeting prior to the City Council taking final action, consistent with SB 707.

FISCAL IMPACT:
No additional budget appropriation is required for the proposed changes.

The increased personnel cost associated with the Senior Public Works Inspector classification will be offset by savings resulting from the transition of inspection services from contracted support to in-house staffing.

Funding for advancement to the City Clerk - MMC Certified level has already been incorporated into the adopted budget.

ATTACHMENTS:
Resolution
Exhibit A. List of Authorized Positions
Presentation

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING AN UPDATED LIST OF AUTHORIZED POSITIONS TO REPLACE THE PUBLIC WORKS INSPECTOR I/II CLASSIFICATION WITH SENIOR PUBLIC WORKS INSPECTOR AND REVISE THE CITY CLERK CLASSIFICATION TO CITY CLERK/CITY CLERK - MMC CERTIFIED

WHEREAS, the City Council of the City of Wildomar has established a List of Authorized Positions identifying the classifications authorized within the City's organizational structure; and

WHEREAS, the City Council last approved the List of Authorized Positions on June 10, 2026, pursuant to Resolution No. 2026-34; and

WHEREAS, the City periodically reviews its authorized positions to ensure classifications remain aligned with operational needs, organizational structure, professional development opportunities, and the approved budget; and

WHEREAS, the City currently has one authorized Public Works Inspector I/II position, and the duties and responsibilities of the City's sole Public Works Inspector require the expertise, independent judgment, and ability to perform complex inspection assignments consistent with a Senior Public Works Inspector classification; and

WHEREAS, the City desires to replace the Public Works Inspector I/II classification with Senior Public Works Inspector on the List of Authorized Positions; and

WHEREAS, the City also desires to revise the City Clerk classification to City Clerk/City Clerk - MMC Certified to provide for professional advancement upon attainment of the Master Municipal Clerk designation; and

WHEREAS, the additional personnel cost associated with the Senior Public Works Inspector classification will be offset by savings resulting from the transition of inspection services from contracted support to in-house staffing; and

WHEREAS, funding associated with advancement to the City Clerk - MMC Certified level has already been incorporated into the adopted budget.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wildomar, California, as follows:

SECTION I. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION II. The City Council hereby approves the updated List of Authorized Positions attached hereto as Exhibit A and incorporated herein to replace the

Public Works Inspector I/II classification with Senior Public Works Inspector and revise the City Clerk classification to City Clerk/City Clerk - MMC Certified.

SECTION III. The City Manager, or designee, is authorized to take all actions necessary to implement the updated List of Authorized Positions consistent with this Resolution and the adopted budget.

SECTION IV. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 14th day of October, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

City of Wildomar
Revised Schedule of Authorized Positions
FY 2026-27 (Effective October 14, 2026)

Position	Number of Positions	Status	Budgeted Position Costs: Salary Costs	Health Insurance Allocation	Other Compensation, Retirement & Payroll Taxes	Total Budgeted Position Cost
City Council						
City Council Member (Total) - Not Counted as FTEs	5	Filled	$ 76,500	$ 164,603	$ 10,095	$ 251,198
City Manager						
City Manager	1	Filled	296,670	40,248	53,177	390,095
Assistant to the City Manager	1	Filled	163,032	25,848	29,973	218,853
Economic Development Manager	1	Filled	144,698	18,012	24,601	187,311
Community Engagement Coordinator	1	Filled	80,619	25,848	13,085	119,551
Community Engagement Specialist	1	Filled	57,224	25,848	9,935	93,007
Public Safety Manager	1	Vacant	159,523	25,848	21,678	207,049
						$1,215,865
City Clerk's Office						
City Clerk/City Clerk - MMC Certified	1	Filled	208,541	18,012	73,968	300,521
Deputy City Clerk/Executive Assistant	1	Filled	84,539	18,012	11,584	114,135
						$414,655
Human Resources & Risk Management						
Human Resources & Risk Manager	1	Filled	167,600	25,848	29,131	222,578
Human Resources & Risk Analyst	1	Filled	96,087	25,848	14,599	136,533
						$359,112
Finance						
Finance Manager	1	Filled	159,523	18,012	29,363	206,898
Senior Financial Analyst	1	Filled	125,052	25,848	19,718	170,618
Accountant I/II	1	Filled	93,216	24,192	16,242	133,649
Management Analyst I/II	1	Filled	82,482	24,192	11,820	118,495
Accountant I/II	1	Filled	84,539	24,192	11,584	120,315
Accounting Specialist I/II	1	Vacant	73,077	25,848	11,501	110,426
Accounting Specialist I/II	1	Filled	76,891	18,012	13,232	108,135
						$968,536
Public Works Maintenance						
Public Works Manager	1	Filled	203,464	25,848	72,997	302,309
Field Supervisor	1	Filled	117,661	25,848	30,265	173,773
Senior Management Analyst	1	Filled	125,052	18,012	18,498	161,562
Senior Facilities Maintenance Worker	1	Filled	76,762	25,331	17,587	119,680
Lead Maintenance Worker	1	Filled	74,813	25,848	13,034	113,694
Senior Maintenance Worker - Landscape	1	Filled	72,717	24,192	14,456	111,365
Maintenance Worker I/II - Landscape	1	Vacant	60,116	25,848	10,325	96,288
Maintenance Worker I/II - Landscape	1	Filled	63,179	18,012	10,737	91,929
Lead Maintenance Worker	1	Filled	74,813	25,848	18,517	119,177
Senior Maintenance Worker - Streets	1	Filled	73,077	25,848	18,283	117,208
Maintenance Worker I/II - Streets	1	Filled	59,023	25,848	16,391	101,262
Maintenance Worker I/II - Streets	1	Filled	63,094	25,848	16,939	105,881
Administrative Assistant I/II	1	Filled	68,750	18,012	11,690	98,452
						$1,712,580
Community Development						
Community Development Director	1	Filled	253,789	24,192	49,384	327,364
Planning Manager (Unfunded)	1	Vacant	-	-	-	-
Principal Planner	1	Filled	144,698	25,848	27,812	198,358
Associate Planner	1	Vacant	102,835	25,848	14,665	143,348
Planning Services Technician I/II (2nd Q Start)	1	Vacant	54,808	19,386	8,294	82,488
Chief Building Official	1	Filled	184,868	25,848	54,927	265,643
Senior Building Inspector	1	Vacant	102,835	25,848	16,522	145,205
Senior Building Inspector	1	Filled	109,391	24,192	17,405	150,987
Senior Management Analyst - Building	1	Filled	138,035	18,012	20,132	176,178
Administrative Assistant I/II	1	Filled	65,429	16,211	10,812	92,452
Building & Safety Services Technician I/II	1	Filled	82,659	18,012	12,548	113,219
Code Enforcement Manager	1	Filled	155,795	25,848	52,829	234,472
Code Enforcement Supervisor	1	Filled	119,182	25,848	38,188	183,217
Code Enforcement Officer I/II	1	Filled	93,366	18,012	30,114	141,491
Code Enforcement Officer I/II	1	Filled	36,259	-	3,669	39,929
Senior Management Analyst - Code/OEM	1	Filled	119,053	18,012	37,418	174,483
						$2,468,835
Public Works Administration & Engineering						
Public Works Director/City Engineer	1	Filled	235,814	18,012	42,610	296,436
Principal Engineer	1	Filled	198,858	25,848	34,253	258,959
Associate Engineer I/II/Associate Civil Engineer - CIP	1	Filled	131,393	25,848	21,381	178,622
Associate Engineer I/II/Associate Civil Engineer - CIP	1	Filled	144,533	18,012	21,121	183,666
Associate Engineer I/II/Associate Civil Engineer - Dev	1	Filled	130,958	25,848	40,430	197,236
Development Services Technician I/II	1	Filled	63,094	18,012	8,697	89,802
Senior Public Works Inspector	1	Vacant	68,258	17,241	9,863	95,362
Administrative Assistant I/II - PW/ENG	1	Filled	63,201	18,012	8,711	89,924
Senior Management Analyst - Engineering	1	Filled	138,035	18,012	21,593	177,639
						$1,567,646
Total Authorized Positions:	60				**Total Budgeted Cost of Positions:**	$ 8,958,428

*Reclassification

Updated List of Authorized Positions

Classification title changes only - no new positions added

October 14, 2026

Presented by Emily Wolf, Human Resources & Risk Manager

Action Requested

Approve the resolution updating the List of Authorized Positions.

Public Works

Public Works Inspector I/II → **Sr Public Works Inspector**

City Clerk

City Clerk → **City Clerk/City Clerk - MMC Certified**

NO NEW POSITIONS ADDED

The update keeps the authorized position list aligned with the City's current staffing structure and budgeted advancement path.

Why Update the Inspector Classification?

One inspector

must cover the full range of Public Works inspection needs

Senior level

- Reflects expertise and independent judgment
- Supports complex projects and field issues
- Recognizes there is no higher-level inspector for escalation

Supported by savings from transitioning inspection services from contracted support to in-house staffing.

Why Update the City Clerk Classification?

City Clerk → **City Clerk/City Clerk - MMC Certified**

- Provides a defined advancement path upon MMC certification, supporting professional growth
- SB 707: City Clerk compensation will be orally summarized before final Council action.

SALARY INCREASE	BENEFIT COST INCREASE	TOTAL ANNUAL INCREASE
$9,464	$1,543.69	$11,007.69

Funding for the MMC Certified level is already included in the adopted budget.

Questions?