CITY COUNCIL/CEMETERY DISTRICT - MEETING (CCR)

WEDNESDAY, JANUARY 15, 2025

Closed Session: 5:00 PM | Regular Session 6:00 PM

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

Ashlee DePhilippo - Mayor/ Chair | District 5
Carlos Marquez - Mayor Pro Tem/ Vice Chair | District 1
Bridgette Moore - Council Member/ Trustee | District 4
Joseph Morabito - Council Member/ Trustee | District 3
Dustin Nigg - Council Member/ Trustee | District 2

Daniel York, City Manager/General Manager Thomas D. Jex, City Attorney/District Counsel

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

NOTICE:
City Council 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.

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

ROLL CALL

PUBLIC COMMENTS

CLOSED SESSION

CLOSED SESSION

RECOMMENDATION:
The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Performance Evaluation.
Title: City Manager

The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding Unrepresented Employee pursuant to Government Code 54957.6

Agency representative: Mayor Ashlee DePhillippo
Unrepresented employee: City Manager

RECONVENE INTO OPEN SESSION

ANNOUNCEMENTS

ADJOURN CLOSED SESSION

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

ROLL CALL
Council discussion and determination on whether an absence is excused.

FLAG SALUTE

PRESENTATIONS
1. Recognition of outgoing Mayor for 2024 - Bridgette Moore
2. Proclamation: Former Planning Commissioner - Kim Strong
3. Recognition: General Plan Technical Advisory Committee Members
4. Recognition: California Tap Company

DEPARTMENT REPORTS

No reports scheduled.

PUBLIC COMMENTS

*This is the time when the 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 Council, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 December 2024 City Warrant Register

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2024/2025:
1. Warrant Register dated 12-05-2024 in the amount of $271,210.69.
2. Warrant Register dated 12-12-2024 in the amount of $365,951.09.
3. Warrant Register dated 12-19-2024 in the amount of $1,287,695.72.
4. Wire Transfer Register dated 12-31-2024 in the amount of $31,924.70.
5. Payroll Register dated 01-03-2025 in the amount of $663,136.22.

1.2 November 2024 City Treasurers Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the Treasurer's Report for November 2024.

1.3 **2nd Reading of Ordinance No. 247 (ZOA 2024-01) and Ordinance No. 248 (CZ 2024-01)**
Location: City-Wide
Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:
Adopt the following Ordinances entitled:

ORDINANCE NO. 247
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING ZONING ORDINANCE AMENDMENT NO. 2024-01 ADOPTING A COMPREHENSIVE UPDATE TO TITLE 17 (ZONING) OF THE WILDOMAR MUNICIPAL CODE ESTABLISHING THE NEW "WILDOMAR DEVELOPMENT CODE"

ORDINANCE NO. 248
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING CHANGE OF ZONE NO. 2024-01 TO CHANGE THE ZONING DESIGNATIONS (CONSISTENCY ZONING) FOR 3,480 PARCELS AND ADOPTING THE NEW WILDOMAR ZONING MAP RESULTING FROM THE APPROVAL OF GENERAL PLAN AMENDMENT NO. 2024-01 (ENVISION WILDOMAR 2040 GENERAL PLAN UPDATE) IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65860

1.4 **FY2023-24 Annual Development Impact Fee Report and Five Year Report**
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:
1. Receive and file the Annual report for the Development Impact Fees for the Fiscal Year Ending June 30, 2024.

2. Receive and file the 5-Year report for the Development Impact Fees for the Fiscal Year Ending June 30, 2024, which forecasts the next 5 years.

1.5 **Acceptance of FY2023-24 Measure AA Annual Report**
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:
Approve the Measure AA Oversight Advisory Committee Annual Report for FY 2023-24.

1.6 **Acceptance of FY2023-24 Annual Comprehensive Financial Report**
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:
Receive and file the FY2023-24 Annual Comprehensive Financial Report.

1.7 **Resolution Approving Certain Contracts And Authorizing the City Manager to Execute the Preapproved Contracts**
Presented By: Heidi Schrader , Administrative Services Department

RECOMMENDATION:
Adopt a resolution entitled:

RESOLUTION NO. 2025 -____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CERTAIN CONTRACTS AS TO FORM AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PREAPPROVED CONTRACTS

1.8 **Cooperative Funding Agreement with Elsinore Valley Municipal Water District (EVMWD) for the Construction of the Palomar St. Widening Project, Phase 2 (CIP 028-2)**
Location: Palomar Street between Wildomar Trail and Ione Lane
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:
Authorize the City Manager to execute the Cooperative Funding Agreement with Elsinore Valley Municipal Water District (EVMWD) for the Palomar Street Widening Project, Segment 2 (CIP 028-2)

1.9 **Fourth Amendment to Agreement with RRM Design Group, Inc., for the 27-Acre Park Project (CIP 062-1)**
Location: Northeast Corner of La Estrella Street and Susan Drive (APN: 376-350-009 and 376-350-017)
Presented By: Cameron Luna , Public Works/ Engineering Department

RECOMMENDATION:
1. Authorize the City Manager to execute the Fourth Amendment to the Agreement with RRM Design Group for the 27-Acre Park Project for an amount not to exceed $66,352.

2. Approve a supplemental appropriation for Fund 201 (Measure A) to add $13,900 in expenditures.

1.10 Amendment of City Personnel Rules, Updating the Harassment, Discrimination and Retaliation Prevention Policy, Designating Three Supervisory Roles as Non-Exempt, and Adopting an Updated Position Classification Schedule and Updated Pay Plan to Reflect the Non-Exempt Status

Presented By: Emily Wolf

RECOMMENDATION:

Adopt Resolutions entitled:

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE REVISION OF THE CITY'S PERSONNEL RULES AND REGULATIONS AND APPROVING THE UPDATE TO THE HARASSMENT, DISCRIMINATION AND RETALIATION PREVENTION POLICY

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, REVISING THE POSITION CLASSIFICATION SCHEDULE TO DESIGNATE THE CODE ENFORCEMENT SUPERVISOR, BUILDING INSPECTION SUPERVISOR AND SUPERVISING PUBLIC WORKS INSPECTOR CLASSIFICATIONS AS NON-EXEMPT; AND AMENDING THE EXISTING PAY PLAN

1.11 Tri-Party Consultant Service Agreement for the Paragon Framing Industrial Project Mitigated Negative Declaration (PLN 24-0086)

Location: South side of Corydon Street at the terminus of Cereal Street (APN: 370-060-015, 018, 019).

Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:

1. Authorize the City Manager to execute a Tri-Party Consultant Services Agreement (Attachment A) between the City of Wildomar, Lakeside Properties CA, LLC and PlaceWorks, Inc. for preparation of a Mitigated Negative Declaration for the Paragon Framing Industrial Project; and

2. Authorize the City Manager to execute a Consultant Services Agreement/Contract between the City of Wildomar and PlaceWorks, Inc. for preparation of a Mitigated Negative Declaration for the Paragon Framing Industrial Project.

1.12 Acceptance of FY2023-24 Measure Z Annual Report

Presented By: Daniel Torres , Community Services Department

RECOMMENDATION:

Approve the Measure Z Oversight Advisory Committee Annual Report for FY 2023-24.

1.13 Adoption of 2025 Annual Investment Policy

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A STATEMENT OF INVESTMENT POLICY FOR 2025

2. PUBLIC HEARINGS

No items scheduled.

3. GENERAL BUSINESS

3.1 FY2025-26 and FY2026-27 Biennial Budget Goals Discussion

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Discuss and provide direction to staff.

3.2 Planning Commission Appointments

Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:

Mayor DePhillippo, Mayor Pro Tem Marquez, Councilmember Moore and Councilmember Nigg nominate a resident to serve as a Planning Commissioner, subject to ratification by a majority vote of the City Council.

3.3 Cannabis Code Changes Discussion (Future Agenda Item)

Location: City-Wide

Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:

Discuss and provide direction to whether to move forward an amendment to the Cannabis Ordinance No. 177

3.4 Initiate Discussion Regarding Naming Criteria for Future Parks

Presented By: Daniel Torres , Community Services Department

RECOMMENDATION:

1). Review the naming criteria for public parks, facilities, and trials,
2). Select parks that will be considered for naming,
3). Develop an Ad-Hoc Subcommittee to review submissions.

COUNCIL COMMUNICATIONS

1. Riverside Conservation Authority (RCA)
2. Riverside Transit Agency (RTA)
3. Riverside County Transportation Commission (RCTC)
4 League of California Cities
5. Southern California Association of Governments (SCAG)
6. Riverside County Habitat Conservation Agency (RCHCA)
7. Western Riverside Council of Governments (WRCOG)
8. Southwest Community Financing Authority (Animal Shelter)
9. Ad Hoc & Subcommittees
10. Community events
11. Regional events
12. Chamber of Commerce

CITY MANAGER REPORT

FUTURE AGENDA ITEMS

Future Agenda Items

RECOMMENDATION:

Title- Councilmember-Anticipated Date

1. Expand Pavement Management/Road Rehab Program for private and public roads - Marquez - TBD
2. Discuss restricting certain future uses on major corridors - Marquez - TBD
3. Review Cannabis Ordinances - DePhillippo - Jan 2025
4. Park Naming Policy - Marquez - TBD
5. Street Lighting Options for neighborhoods that don't currently have lighting - Marquez - TBD

ADJOURN THE CITY COUNCIL MEETING

In accordance with Government Code Section 54952.3, I, Janet Morales, City of Wildomar City Clerk, do hereby declare that the Board of Trustees will receive no compensation or stipend for the convening of the following regular meeting of the Wildomar Cemetery District.

CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT

ROLL CALL

Board discussion and determination on whether an absence is excused.

PUBLIC COMMENTS

BOARD COMMUNICATIONS

APPROVAL OF THE AGENDA AS PRESENTED

The Board of Trustees to approve the agenda as it is herein presented, or, if it is the desire of the Board, the agenda can be reordered, added to, or have items tabled at this time.

4. CEMETERY 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 Board, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

4.1 December 2024 Cemetery District Warrant Register

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2024/2025:
1. Warrant Register dated 12-05-2024 in the amount of $28.91.
2. Warrant Register dated 12-12-2024 in the amount of $3,803.45.
3. Warrant Register dated 12-19-2024 in the amount of $2,842.49.

4.2 November 2024 Cemetery Treasurers Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the Treasurer's Report for November 2024.

4.3 Acceptance of FY2023-24 Wildomar Cemetery District Audited Financial Statement

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Receive and file the FY2023-24 Wildomar Cemetery District Audited Financial Statement

4.4 2025 Schedule for Removal of Flowers and Specialty Items

Presented By: Daniel Torres , Wildomar Cemetery

RECOMMENDATION:

Receive and file.

5. CEMETERY PUBLIC HEARINGS

No items scheduled.

6. CEMETERY GENERAL BUSINESS

No items scheduled.

GENERAL MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN THE WILDOMAR CEMETERY DISTRICT MEETING

PARTICIPATION

MEETINGS

Regular City Council Meetings are held on the 2nd Wednesday of every month at 6:00 P.M., except for January, where it is held on the 3rd Wednesday of the month, in the 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. Cable TV | Frontier Channel 36 or AT&T Channel 99

3. Watch Live | https://wildomar.gov/129/Agendas-Videos-Watch-Live | Click on the "Watch Live" Meeting Link.

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 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, 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, 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, CMC
City Clerk
Dated: January 10, 2025

CITY OF WILDOMAR
MEETING (CCR)
CLOSED SESSION

Meeting Date: January 15, 2025

SUBJECT: CLOSED SESSION

ACTION:
The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Performance Evaluation.
Title: City Manager

The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding Unrepresented Employee pursuant to Government Code 54957.6

Agency representative: Mayor Ashlee DePhillippo
Unrepresented employee: City Manager

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: January 15, 2025

SUBJECT: December 2024 City Warrant Register

SUBMITTED BY: Nicholas Neidiffer, Accountant I

PREPARED BY: Nicholas Neidiffer, Accountant I

ACTION:
Approve the following:

For Fiscal Year 2024/2025:
1. Warrant Register dated 12-05-2024 in the amount of $271,210.69.
2. Warrant Register dated 12-12-2024 in the amount of $365,951.09.
3. Warrant Register dated 12-19-2024 in the amount of $1,287,695.72.
4. Wire Transfer Register dated 12-31-2024 in the amount of $31,924.70.
5. Payroll Register dated 01-03-2025 in the amount of $663,136.22.

SUMMARY:
December 2024 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 2024/25 Budgets.

ATTACHMENTS:
December 2024 Warrant Register.pdf

Transaction Name	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #2408B088	8/30/2024	12/5/2024	127,969.36	PARSONS TRANSPORTATION GRP INC	CIP 026-2, DESIGN PS&E
Bill #32626	8/24/2024	12/5/2024	2,500.00	ARCHITERRA DESIGN GROUP	LLMD Enhancements (CIP 100)
Bill #32739	9/24/2024	12/5/2024	4,580.00	ARCHITERRA DESIGN GROUP	LLMD Enhancements (CIP 100)
Bill #9063	10/28/2024	12/5/2024	2,659.72	Johnson Equipment Company	Light Bars for New Fleet Vehicle-Field Supervisor
Bill #INV-51899	11/11/2024	12/5/2024	52,500.00	FLOCK SAFETY	Flock Safety Falcon Cameras
Bill #111824	11/18/2024	12/5/2024	9.38	KRAMER MATT	Mileage Reimbursement: 11/02/24-11/15/24
Bill #SIN045239	10/31/2024	12/5/2024	2,568.78	HDL SOFTWARE LLC.	October 2024 HdL Fees
Bill #WILD-02.0 - 1	10/31/2024	12/5/2024	33,507.20	PLACEWORKS	October 2024 Contractual Svc - GP Update/EIR
Bill #3115A	11/14/2024	12/5/2024	11,300.00	INFINITY TECHNOLOGIES	October 2024 Monthly IT Services
Bill #3115B	11/14/2024	12/5/2024	1,750.00	INFINITY TECHNOLOGIES	ESET Protect Entry (1-yr Term)
Bill #3115C	11/14/2024	12/5/2024	186.75	INFINITY TECHNOLOGIES	October 2024 Datto Office 365 Backup Service
Bill #3115D	11/14/2024	12/5/2024	576.00	INFINITY TECHNOLOGIES	October 2024 ProofPoint Essentials Advance
Bill #13288226	11/18/2024	12/5/2024	110.00	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/07/24-11/07/24 Water Zone 52 Loc 01
Bill #13288282	11/18/2024	12/5/2024	50.50	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/07/24-11/07/24 Water Zone 29 Loc 02
Bill #13288566	11/18/2024	12/5/2024	188.59	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/07/24-11/07/24 Water Zone 71 Loc 01
Bill #13288763	11/18/2024	12/5/2024	105.11	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/07/24-11/07/24 Water 32637 Gruwell -FS 61
Bill #13288844	11/18/2024	12/5/2024	6,411.97	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/07/24-11/07/24 Water for Marna O'Brien
Bill #13304187	11/25/2024	12/5/2024	638.49	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/14/24-11/14/24 Water Zone 42 01 M1
Bill #13304439	11/25/2024	12/5/2024	254.11	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/14/24-11/14/24 Water Zone Loc 03 M3
Bill #13304440	11/25/2024	12/5/2024	331.18	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/14/24-11/14/24 Water Zone Loc 02 M2
Bill #13299845	11/20/2024	12/5/2024	384.61	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/11/24-11/11/24 Water CFD 2013-1, Zone 2
Bill #13293613	11/19/2024	12/5/2024	193.48	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/10/24-11/10/24 Water Zone 3 Loc 7 M1
Bill #13296904	11/20/2024	12/5/2024	789.32	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/11/24-11/11/24 Water Zone 3 Loc 25 M1
Bill #13296905	11/20/2024	12/5/2024	1,042.96	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/11/24-11/11/24 Water Zone 3 Loc 25 M2
Bill #13298673	11/20/2024	12/5/2024	2,080.01	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/11/24-11/11/24 Water Zone 3 Loc 24 M1
Bill #13300004	11/20/2024	12/5/2024	312.12	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/11/24-11/11/24 Water Malaga Gateway Pk

Bill #23164165	10/31/2024	12/5/2024	1,407.75	ST. FRANCIS ELECTRIC	Traffic Signal Maintenance Services
Bill #2024-1241	11/6/2024	12/5/2024	142.00	TKE ENGINEERING INC	Contractual Svc 08/01/24-09/30/24
Bill #308117/3	7/12/2024	12/5/2024	73.33	ACE HARDWARE	Facilities Supplies
Bill #308130/3	7/19/2024	12/5/2024	105.61	ACE HARDWARE	Facilities Supplies
Bill #308142/3	7/25/2024	12/5/2024	11.76	ACE HARDWARE	Facilities Supplies
Bill #308145/3	7/26/2024	12/5/2024	34.07	ACE HARDWARE	Facilities Supplies
Bill #308154/3	7/30/2024	12/5/2024	11.48	ACE HARDWARE	Facilities Supplies
Bill #308177/3	8/7/2024	12/5/2024	102.24	ACE HARDWARE	Facilities Supplies
Bill #308322/3	9/26/2024	12/5/2024	36.15	ACE HARDWARE	Facilities Supplies
Bill #308334/3	9/30/2024	12/5/2024	23.12	ACE HARDWARE	Facilities Supplies
Bill #308347/3	10/7/2024	12/5/2024	20.02	ACE HARDWARE	Facilities Supplies
Bill #2024-1244	11/6/2024	12/5/2024	5,093.50	TKE ENGINEERING INC	Contractual Svc 09/01/24-09/30/24
Bill #2024-1245	11/6/2024	12/5/2024	71.00	TKE ENGINEERING INC	Contractual Svc 08/01/24-09/30/24
Bill #659730	11/19/2024	12/5/2024	195.00	DEANZA TERMITE & PEST CONTROL, INC	Pest Control Marna (11/15/24
Bill #73163	11/12/2024	12/5/2024	1,970.00	HILLSIDE HEATING & A/C INC	HVAC Annual Maintenance for City Hall Building
Bill #5241152806	11/22/2024	12/5/2024	548.92	CINTAS CORPORATION	City Hall First Aid & Safety
Bill #NOV 2024	11/29/2024	12/5/2024	7,687.50	ANIMAL FRIENDS OF THE VALLEY,, INC.	Animal Control Service November 2024
Bill #776838	11/6/2024	12/5/2024	49.00	DEPARTMENT OF JUSTICE	October 2024 Fingerprint Apps (1)
Bill #37910949	11/18/2024	12/5/2024	214.24	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. 018-1765784
Bill #306275/3	9/11/2024	12/5/2024	61.79	ACE HARDWARE	Departmental Supplies
Bill #13311031	11/27/2024	12/5/2024	352.57	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/18/24-11/18/24 Water Zone 3 Loc 35 M1
Bill #91624	9/16/2024	12/12/2024	75.00	BANKS, ARRIN	Planning Commission 9/4//2024 Meeting Attendance
Bill #2409A097	9/6/2024	12/12/2024	59,940.83	PARSONS TRANSPORTATION GRP INC	CIP 026-2, DESIGN PS&E
Bill #83497	8/31/2024	12/12/2024	123.75	PLACEWORKS	August 2024 Contractual Svc - Bundy Canyon Roadway
Bill #2024-1055	9/7/2024	12/12/2024	2,467.50	TKE ENGINEERING INC	Contractual Svc 08/01/24-08/31/24
Bill #2024-952	7/31/2024	12/12/2024	916.00	TKE ENGINEERING INC	Contractual Svc 02-01-24-07/31/24
Bill #398419	9/23/2024	12/12/2024	310.00	RIGHTWAY	FS61 Septic
Bill #036074-2-24	10/1/2024	12/12/2024	5,000.00	CHARLES M JOHNSON PROPERTY FAMILY PARTNERSHIP 3	Independent Appraisal from CBRE valuation & Advisory Services
Bill #101424-4	10/14/2024	12/12/2024	1,500.00	JALEEL KARIMI	Extension of Temporary Construction Easement - Palomar/Gruwell Road Widening Project
Bill #631713.631714	8/31/2024	12/12/2024	13,477.46	INTERWEST CONSULTING GROUP	Building & Safety Services August 2024
Bill #631667	8/31/2024	12/12/2024	16,592.75	INTERWEST CONSULTING GROUP	Professional Services Non CIP August 2024
Bill #OCT 2024	8/27/2024	12/12/2024	7,687.50	ANIMAL FRIENDS OF THE VALLEY,, INC.	Animal Control Service October 2024
Bill #WILD-01.0 -1	10/31/2024	12/12/2024	4,486.25	PLACEWORKS	October 2024 Contractual Svc - Project Related
Bill #WILD-01.12 - 1	10/31/2024	12/12/2024	41,411.25	PLACEWORKS	October 2024 Contractual Svc - Bluffs EIR PLN-24-0048
Bill #9000006812	10/7/2024	12/12/2024	489.53	OLDCASTLE INFRASTRUCTURE INC	Zone 59 -Catch Basin Inset Maint. Oct, 24

Bill #9000006813	10/7/2024	12/12/2024	2,497.95	OLDCASTLE INFRASTRUCTURE INC	Zone 52 -Catch Basin Inset Maint. Oct, 24
Bill #9000006814	10/7/2024	12/12/2024	1,174.86	OLDCASTLE INFRASTRUCTURE INC	Zone 62 -Catch Basin Inset Maint. Oct, 24
Bill #308362/3	10/14/2024	12/12/2024	7.22	ACE HARDWARE	Dept Supplies
Bill #737742	11/13/2024	12/12/2024	135.94	DOG WASTE DEPOT	Doggie Waste Bags
Bill #111924-1	11/19/2024	12/12/2024	156.60	M AND M LANDSCAPE SUPPLY	Materials
Bill #111924-2	11/19/2024	12/12/2024	156.60	M AND M LANDSCAPE SUPPLY	Materials
Bill #404146	11/11/2024	12/12/2024	803.50	RIGHTWAY	11/07/24-12/4/24 - Porta/Washstn - Windsong 2 schedules Services
Bill #76278	10/31/2024	12/12/2024	9,500.00	ROGERS, ANDERSON, MALODY &, SCOTT LLP	October 2024 FY23/24 Audit - City of Wildomar
Bill #83490-2	7/1/2024	12/12/2024	15.68	PLACEWORKS	May 2024 Prof. Svcs. - 27 Acre Park CIP 062-1 (Correction for short payment)
Bill #83492-2	7/1/2024	12/12/2024	191.11	PLACEWORKS	May 2024 Prof. Svcs. - CIP 099 20-Acre Park
Bill #86000	7/1/2024	12/12/2024	4,328.89	PLACEWORKS	March 2024 Prof. Svcs. - CIP 099-20 Acre Park
Bill #112724	11/27/2024	12/12/2024	21,178.00	CALIF. DEPART. OF FISH/WILD	California Dept. of Fish and Wildlife Fee (EPIMS No. 55629)
Bill #1584	11/26/2024	12/12/2024	10,000.00	EMPIRE DESIGN GROUP INC.	Progress Payment on Contract 2 of 3 - Upon 1st Submittal
Bill #TL-100000002540	7/31/2024	12/12/2024	1,507.83	COUNTY OF RIVERSIDE, TLMA	July 2024 SLF Costs FY24/25
Bill #TL0000017439	7/1/2024	12/12/2024	249.70	COUNTY OF RIVERSIDE, TLMA	June 2024 SLS Costs FY23/24
Bill #045-493650	12/1/2024	12/12/2024	26,733.63	TYLER TECHNOLOGIES	Tyler Eden Support
Bill #120424	12/4/2024	12/12/2024	950.00	DOOR MAXX	Emergency Garage Door Spring Replacement
Bill #13311236	11/27/2024	12/12/2024	333.60	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/18/24-11/18/24 Water City Hall
Bill #13314049	11/27/2024	12/12/2024	606.33	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/18/24-11/18/24 Water 24707 Prelipp Rd
Bill #23164161	9/30/2024	12/12/2024	1,213.04	ST. FRANCIS ELECTRIC	Traffic Signal Maintenance - September 2024
Bill #2024-1240	9/30/2024	12/12/2024	1,355.00	TKE ENGINEERING INC	Contractual Svc 09/01/24-09/30/24
Bill #73024	7/30/2024	12/12/2024	270.00	FREEDOM FOREVER LLC	Fixed Fee Refund for project #24-4068
Bill #120224	12/2/2024	12/12/2024	18,300.00	EDISON	SCE Fee - Utility Coordination for CIP 026-2
Bill #112524-9129	11/25/2024	12/12/2024	604.74	EDISON	10/25/24-11/24/24 32637 Gruwell (FS61)
Bill #112524-6091	11/25/2024	12/12/2024	59.45	EDISON	10/25/24-11/24/24 Elec 21347 Como St (Little League)
Bill #112524-6801	11/25/2024	12/12/2024	34.95	EDISON	11/14/24-11/24/24 CFD 2013-1 Zone 10
Bill #120224-8975	12/2/2024	12/12/2024	132.40	EDISON	11/01/24-11/30/24 CFD Zone 3
Bill #120524-2838	12/5/2024	12/12/2024	737.96	EDISON	10/11/24-11/11/24 Eletric City Hall
Bill #120224-7694	12/2/2024	12/12/2024	225.16	EDISON	11/01/24-11/30/24 CFD Zone 3
Bill #120224-0962	12/2/2024	12/12/2024	255.46	EDISON	11/01/24-11/30/24 Electric CFD 2013-001 Zone 2
Bill #120224-1757	12/2/2024	12/12/2024	206.82	EDISON	11/01/24-11/30/24 Electric CFD 2013-1 Zone 3

Bill #120224-7504	12/2/2024	12/12/2024	35.16	EDISON	11/01/24-11/30/24 CFD 2013-1 Orange/Corazza
Bill #120224-4487	12/2/2024	12/12/2024	56.71	EDISON	11/01/24-11/30/24 20505 Palomar St (Marna)
Bill #120224-4845	12/2/2024	12/12/2024	66.21	EDISON	11/01/24-11/30/24 CFD Zone 2
Bill #120224-9127	12/2/2024	12/12/2024	251.34	EDISON	11/01/24-11/30/24 Electric CFD 2013-001 Zone 5
Bill #120224-4610	12/2/2024	12/12/2024	132.42	EDISON	11/01/24-11/30/24 Electric CFD 2013-001 Zone 3
Bill #120524-0828	12/5/2024	12/12/2024	172.04	EDISON	11/01/24-11/30/24 Electric Wildomar City Lamps
Bill #120524-1202	12/5/2024	12/12/2024	24.33	EDISON	11/01/24-11/30/24 Hidden Springs/Clinton Keith
Bill #120224-4293	12/2/2024	12/12/2024	6,219.55	EDISON	11/01/24-11/30/24 CSA22 Sales Acquisition
Bill #INV06-019280	7/31/2024	12/12/2024	388.51	AVENU MUNISERVICES	STARS Service for 1st Quarter 2024 Data
Bill #INV06-019488	9/6/2024	12/12/2024	1,551.35	AVENU MUNISERVICES	SUTA CA Service for Tax Qtr Ending 03/31/24
Bill #101553416	11/2/2024	12/12/2024	569.03	ORACLE AMERICA, INC.	New ERP replacement (September) 09/17/24-11/02/24
Bill #101604986	12/2/2024	12/12/2024	25.16	ORACLE AMERICA, INC.	New ERP replacement (October) 10/21/24-11/02/24
Bill #101487817	11/2/2024	12/12/2024	15,165.00	ORACLE AMERICA, INC.	New ERP replacement (September) 08/03/24-11/02/24
Bill #1203 O	12/1/2024	12/12/2024	3,214.75	CRYSTAL CLEAN MAINTENANCE	Dec 2024 - City Hall Janitorial Services
Bill #153400HW_202411	11/27/2024	12/12/2024	4,600.00	ASCENSUS	FYE 06302024 Full GASB 75 Report
Bill #120524	12/5/2024	12/12/2024	75.00	STRONG, KIM	Planning Commission Meeting 12/04/24
Bill #120524	12/5/2024	12/12/2024	75.00	FILAR, ERIC	Planning Commission Meeting 12/04/24
Bill #120524	12/5/2024	12/12/2024	75.00	BANKS, ARRIN	Planning Commission Meeting 12/04/24
Bill #120524	12/5/2024	12/12/2024	75.00	CAMBERO, GEORGE	Planning Commission Meeting 12/04/24
Bill #121224	12/12/2024	12/12/2024	50.00	FRANCHISE TAX BOARD	Withholding Order - Case #562175172
Bill #121224	12/12/2024	12/12/2024	100.00	FRANCHISE TAX BOARD	Withholding Order - R Berroteran Case #545957597
Bill #70124	7/1/2024	12/12/2024	14,564.00	ECONOMIC DEVELOPMENT,	EDC Municipal Membership FY24/25
Bill #42023201	10/23/2024	12/12/2024	810.00	FENCE MASTERS	Misc. Repairs
Bill #8009079806A	11/25/2024	12/12/2024	149.30	STERICYCLE, INC	Contractual Shredding Svc
Bill #265667	12/2/2024	12/12/2024	1,275.42	INNOVATIVE DOCUMENT SOLUTIONS	11/01/24-11/30/24 Contract Copier Service Maintenance/Repairs, Ink/Toner(5Copies)
Bill #37960619	11/25/2024	12/12/2024	214.24	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. #019-1780554
Bill #DEC 2024	12/2/2024	12/12/2024	7,687.50	ANIMAL FRIENDS OF THE VALLEY,, INC.	Animal Control Service December 2024
Bill #21-1357	12/3/2024	12/12/2024	200.00	GATES SOUND	Re configure Dante patches and configure for use with Zoom on PC
Bill #1308	12/5/2024	12/12/2024	500.00	HEYDAY RECORDS AND EVENTS	DJ w/Pro Sound for winter staff appreciation event 12/05/24
Bill #12924	12/9/2024	12/12/2024	6,312.38	GUILD MORTGAGE COMPANY	CAM Balance

Bill #121024	12/10/2024	12/12/2024	34,864.00	WESTERN RIVERSIDE COUNTY, RCA	October 2024 MSHCP Fees
Bill #121024	12/10/2024	12/12/2024	500.00	RCHCA	October 2024 SKR Fees
Bill #13307117	11/26/2024	12/12/2024	472.40	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Zone 3 Loc 23 M1
Bill #13307324	11/26/2024	12/12/2024	101.24	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Zone 30 Loc 02
Bill #13307364	11/26/2024	12/12/2024	109.74	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Zone 3 Loc 49 M1
Bill #13307783	11/26/2024	12/12/2024	752.64	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Water Baseball Field
Bill #13307824	11/26/2024	12/12/2024	568.66	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Water Windsong Park
Bill #13308331	11/26/2024	12/12/2024	925.82	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Water Zone 3 Loc 29 M1
Bill #13308409	11/26/2024	12/12/2024	457.56	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Water Zone 3 Loc 29 M2
Bill #13308511	11/26/2024	12/12/2024	282.52	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Water Zone 42 & 47 M1
Bill #13308907	11/26/2024	12/12/2024	205.91	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Water 22450 1/2 Cervera Rd
Bill #13308412	11/26/2024	12/12/2024	101.24	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Water Zone 30 Loc 1
Bill #13309148	11/26/2024	12/12/2024	198.35	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Water 22450 Cervera Rd.
Bill #13310238	11/26/2024	12/12/2024	220.24	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Water Zone 62 - 22933 Delca
Bill #13310325	11/26/2024	12/12/2024	294.10	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Water Zone 67 - Arnnett & Catt Rd.
Bill #13310733	11/26/2024	12/12/2024	201.34	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 CFD 2022-1 NE Wildomar Trail/Margaret Ln
Bill #1185	11/21/2024	12/12/2024	500.00	THE ENDEAVOR PRODUCTION, GROUP	Mayor's Minute - November 2024 - Shop Local
Bill #10769024663	8/30/2024	12/12/2024	2,160.69	DELL MARKETING L.P.	Onsite Services
Bill #1736	11/1/2024	12/19/2024	4,964.00	SPICER CONSULTING GROUP	Administration - October
Bill #S125168125.001	10/29/2024	12/19/2024	54,929.74	WALTERS WHOLESALE ELECTRIC CO.	RSNS Overhead Mast Arm Signs
Bill #1633	7/1/2024	12/19/2024	4,154.18	SPICER CONSULTING GROUP	Administration - June
Bill #43910	7/31/2024	12/19/2024	11,545.48	INLAND EMPIRE LANDSCAPE INC	Assessment District Landscape Maintenance - July 2024
Bill #3065	11/14/2024	12/19/2024	9,800.00	INFINITY TECHNOLOGIES	October 2024 GIS Contractual Services
Bill #2024-1239	11/6/2024	12/19/2024	20,189.92	TKE ENGINEERING INC	Contractual Svc 09/01/24-09/30/24
Bill #1772	12/1/2024	12/19/2024	4,964.00	SPICER CONSULTING GROUP	Administration - November
Bill #2024-1407	12/2/2024	12/19/2024	140.00	TKE ENGINEERING INC	Contractual Svc 02/01/24-10/31/24
Bill #2024-1414	10/1/2024	12/19/2024	52.50	TKE ENGINEERING INC	Contractual Svc 10/01/24-10/31/24
Bill #17096	7/1/2024	12/19/2024	176.86	PRINT POSTAL	Reproduction Save the dates flyers/signs

Bill #7071	11/30/2024	12/19/2024	5,200.00	CALIFORNIA CONSULTING, INC.	Grant Writing Service - December 2024 Retainer
Bill #12958	12/9/2024	12/19/2024	120.71	AMERICAN EAGLE TROPHIES	(2) Engraved Plate for Employee Recognition
Bill #2024-1411	12/2/2024	12/19/2024	1,048.00	TKE ENGINEERING INC	Contractual Svc 03/01/24-10/31/24
Bill #005-286	11/5/2024	12/19/2024	57,209.89	PV MAINTENANCE, INC.	October 2024
Bill #2024-1409	12/2/2024	12/19/2024	3,219.25	TKE ENGINEERING INC	Contractual Svc 12/01/24-10/31/24
Bill #172289	11/26/2024	12/19/2024	504.43	DATA TICKET, INC.	December 2024 Cite processing
Bill #171654	11/26/2024	12/19/2024	602.68	DATA TICKET, INC.	December 2024 Online Access
Bill #000808	11/7/2024	12/19/2024	1,025.00	GOPHER SQUAD	October Pest Control Services
Bill #9979355431	11/22/2024	12/19/2024	2,032.38	VERIZON WIRELESS	December 2024 Charges
Bill #9979355432	11/22/2024	12/19/2024	40.01	VERIZON WIRELESS	December 2024 Charges
Bill #BWH IRC 3406	12/2/2024	12/19/2024	168.00	UNITED STATES TREASURY	Form 945 Exam Penalty for 2021
Bill #771729.741753	10/3/2024	12/19/2024	68,708.47	INTERWEST CONSULTING GROUP	Building & Safety Services
Bill #739798	9/30/2024	12/19/2024	26,337.53	INTERWEST CONSULTING GROUP	CIP Professional Services for September 2024
Bill #743204	9/30/2024	12/19/2024	6,969.63	INTERWEST CONSULTING GROUP	Non CIP Services for September 2024
Bill #2411B232	11/21/2024	12/19/2024	56,576.23	PARSONS TRANSPORTATION GRP INC	Professional Design Services October 2024
Bill #2411A607	10/30/2024	12/19/2024	64,641.94	PARSONS TRANSPORTATION GRP INC	Professional Design Services September 2024
Bill #331373	10/31/2024	12/19/2024	57,059.93	BURKE, WILLIAMS AND SORENSON,, LLP	Legal Services October 2024
Bill #79067	11/4/2024	12/19/2024	350.00	AMERICAN FORENSIC NURSES	Blood Draw
Bill #778820	11/7/2024	12/19/2024	35.00	DEPARTMENT OF JUSTICE	October 2024 Blood Alcohol Analysis (1)
Bill #46752	11/18/2024	12/19/2024	80.00	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #1102	11/27/2024	12/19/2024	395.00	HONOR PLUMBING CO	Leak On Service Corridor
Bill #000793	10/9/2024	12/19/2024	1,025.00	GOPHER SQUAD	September 2024 Pest Control Services
Bill #SW-0302315	11/20/2024	12/19/2024	18,196.00	SWRCB	Annual Permit Fee 07/01/24-06/30/25
Bill #121624	12/16/2024	12/19/2024	1,869.31	BOWEN, CHRISTY LYNN	Claim for damage to vehicle. Claim 24-13
Bill #324876	12/10/2024	12/19/2024	9,733.50	CIVICPLUS LLC	CivicGov ERP Software
Bill #121624	12/16/2024	12/19/2024	1,661.90	CFT NV DEVELOPMENTS, LLC	City Hall Post Closing Reconciliation, Guild
Bill #384762	12/3/2024	12/19/2024	43.90	STAUFFERS LAWN EQUIPMENT	Powercut Sawchain 3/8 72D
Bill #3235	12/4/2024	12/19/2024	3,200.00	INFINITY TECHNOLOGIES	November 2024 GIS Contractual Services
Bill #3240A	12/5/2024	12/19/2024	11,300.00	INFINITY TECHNOLOGIES	November 2024 Monthly IT Services
Bill #3240B	12/5/2024	12/19/2024	186.75	INFINITY TECHNOLOGIES	November 2024 Datto Office 365 Backup Service
Bill #3240C	12/5/2024	12/19/2024	588.00	INFINITY TECHNOLOGIES	November 2024 Proofpoint Essentials Advance
Bill #3240D	12/5/2024	12/19/2024	434.00	INFINITY TECHNOLOGIES	Amazon Order
Bill #659932	11/22/2024	12/19/2024	50.00	DEANZA TERMITE & PEST CONTROL, INC	Pest Control Marna (11/21/24
Bill #120424	12/4/2024	12/19/2024	4,531.46	TITAN RENTAL GROUP, INC. DBA TITAN TENT & EVENT RENTALS	Breakfast with Santa, tent, tables, chair rental
Bill #76430	11/30/2024	12/19/2024	12,075.00	ROGERS, ANDERSON, MALODY &, SCOTT LLP	Professional Services - June 30,24-November 24
Bill #120624	12/6/2024	12/19/2024	502.25	PITNEY BOWES	Postage Meter Refill 11/12/24

Bill #188866201120724	12/7/2024	12/19/2024	5.35	CHARTER COMMUNICATIONS	Cable through 12/08/24 - FS61
Bill #30627-Nov	12/9/2024	12/19/2024	10,485.00	GOD'S FAN CLUB DBA: PROJECT TOUCH	To record Wildomar City Shelter Grant November 2024
Bill #120724	12/7/2024	12/19/2024	610.28	SPARKLETTS	City Hall Drinking Water Through 12/07/24
Bill #861921	10/31/2024	12/19/2024	9,601.14	INTERWEST CONSULTING GROUP	Non CIP Services for October 2024
Bill #866203.918429	10/31/2024	12/19/2024	4,387.64	INTERWEST CONSULTING GROUP	Building & Safety Services
Bill #855124	10/31/2024	12/19/2024	25,994.02	INTERWEST CONSULTING GROUP	CIP Professional Services October 2024
Bill #333486	12/12/2024	12/19/2024	49,842.91	BURKE, WILLIAMS AND SORENSON,, LLP	Legal Services Fees for November 2024
Bill #000849	12/16/2024	12/19/2024	1,025.00	GOPHER SQUAD	November 2024 Pest Control Services
Bill #41024	7/1/2024	12/19/2024	11,000.00	ECONOMIC DEVELOPMENT,	Regional Branding Collaboration
Bill #17378	11/26/2024	12/19/2024	475.65	PRINT POSTAL	Code Enforcement Business Cards
Bill #38059601	12/9/2024	12/19/2024	359.97	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. 020-1472515
Bill #38059602	12/9/2024	12/19/2024	214.24	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. #016-1585799
Bill #23164166	10/31/2024	12/19/2024	1,655.12	ST. FRANCIS ELECTRIC	Traffic Signal Maintenance Services Oak Springs Ranch
Bill #2024-1238	11/6/2024	12/19/2024	4,882.50	TKE ENGINEERING INC	General Traffic Engineering Services September 2024
Bill #121724	12/17/2024	12/19/2024	69.68	JEMANE HEIDI CENTER	Mileage Reimbursement: 10/01/24-12/31/24
Bill #1192	12/17/2024	12/19/2024	500.00	THE ENDEAVOR PRODUCTION, GROUP	Mayor's Minute - December 24
Bill #2024-1408	12/2/2024	12/19/2024	5,282.00	TKE ENGINEERING INC	Traffic Engineering - 10/01/24-10/31/24
Bill #1184	11/21/2024	12/19/2024	500.00	THE ENDEAVOR PRODUCTION, GROUP	Movie in the Park - Cars
Bill #121924B	12/19/2024	12/19/2024	100.00	FRANCHISE TAX BOARD	Withholding Order - #545957597
Bill #162298779-0001	11/20/2024	12/19/2024	575.57	SUNBELT RENTALS, INC.	Equipment Rental - Heritage Park
Bill #5271	12/16/2024	12/19/2024	222.50	EMERGENCY-1 RESPONSE, INC.	EMT Service - professional Services for Movie Night Drive in Cars
Bill #32689	7/25/2024	12/19/2024	13,591.25	ARCHITERRA DESIGN GROUP	07/25/24-08/24/24 CIP 099, Design PS&E
Bill #2024-1413	12/2/2024	12/19/2024	367.50	TKE ENGINEERING INC	Contractual Services 10/01/24-10/31/24
Bill #121824	12/18/2024	12/19/2024	0.75	CALIF. DEPART. OF FISH/WILD	California Dept. of Fish and Wildlife Fee (EPIMS No. 55629) $0.75 cent balance for permit
Bill #000749	12/16/2024	12/19/2024	1,025.00	GOPHER SQUAD	August 2024 pest control services
Bill #407144	12/9/2024	12/19/2024	803.50	RIGHTWAY	12/05/24-01/01/25 - Porta/Washtn - Windsong 2 Schedules Services
Bill #5256	11/12/2024	12/19/2024	175.00	EMERGENCY-1 RESPONSE, INC.	EMT Service - Breakfast with Santa
Bill #163098294-0001	12/11/2024	12/19/2024	231.48	SUNBELT RENTALS, INC.	Equipment Rental
Bill #121324	12/13/2024	12/19/2024	27.47	VIVIANA DA SILVA	Mileage Reimbursement: 11/30/24-12/12/24
Bill #186054605	11/24/2024	12/19/2024	767.64	ULINE	Departmental Supplies
Bill #33513	11/18/2024	12/19/2024	515.22	SIGNS BY TOMORROW	Departmental Supplies / Breakfast with Santa Sign
Bill #33309	10/4/2024	12/19/2024	64.16	SIGNS BY TOMORROW	Coroplast Sign (Craft Night)
Bill #12989	12/11/2024	12/19/2024	108.75	AMERICAN EAGLE TROPHIES	(2) 8x10 Plaque for Special Event Council Presentation
Bill #121724	12/17/2024	12/19/2024	4,513.04	LA-Z BOY FURNITURE GALLARIES	New Recliners for Fire Station Staff
Bill #2717	11/15/2024	12/19/2024	113.51	MATTOX DESIGNS DBA SERIOUSLY STICKERS	Holiday Movie Night Stickers

Bill #001	12/7/2024	12/19/2024	375.00	ALYSSA LOSCHIAVO	Live Music Performance - Breakfast with Santa
Bill #00003211	12/9/2024	12/19/2024	450.00	TRAVIS JOSEPH GUILLIAMS	Live Music Performance - Breakfast with Santa
Bill #0000011	11/27/2024	12/19/2024	875.00	DIANE ARELLANO DBA PAINTED ADVENTURES	Face Painting for Breakfast with Santa
Bill #120924	12/9/2024	12/19/2024	795.00	JOLLY JUMPS	Breakfast with Santa 12/09/24 Santa - Characters
Bill #2972	11/13/2024	12/19/2024	450.00	KAREN PINO DBA ART IN MOTION FOR KIDS	Breakfast with Santa Event Activities and Crafts
Bill #37158335	11/20/2024	12/19/2024	545.32	MIKE'S PREMIUM JUMPERS LLC	Breakfast with Santa: Inflatable Rental
Bill #640837	12/16/2024	12/19/2024	216.08	TEMECULA VALLEY PIPE & SUPPLY	Marna O'Brien- Irrigation
Bill #WILD-02.0-2	11/30/2024	12/19/2024	28,256.92	PLACEWORKS	November 2024 Contractual Services -GP Update/EIR
Bill #WILD-01-0-2	11/30/2024	12/19/2024	2,830.00	PLACEWORKS	November 2024 Contractual Services - Project Related
Bill #121224	12/12/2024	12/19/2024	102.52	SOCALGAS	11/07/24-12/10/24 Gas - Fire Dept 32637 Gruwell
Bill #121124-3487	12/11/2024	12/19/2024	159.01	EDISON	11/12/24-12/10/24 23873 Clinton Keith Rd Suite 103
Bill #121124-3123	12/11/2024	12/19/2024	129.96	EDISON	11/12/24-12/10/24 23873 Clinton Keith Rd Suite 109
Bill #121124-7255	12/11/2024	12/19/2024	94.94	EDISON	11/12/24-12/10/24 23873 Clinton Keith Rd Suite 110
Bill #005-287	12/4/2024	12/19/2024	89,116.40	PV MAINTENANCE, INC.	November 2024
Bill #121224-8688	12/12/2024	12/19/2024	85.84	EDISON	11/13/24-12/11/24 21458 Grand Ave TC1
Bill #121224-7372	12/12/2024	12/19/2024	69.73	EDISON	11/13/24-12/11/24 24211 Clinton Keith Rd TC1
Bill #121214-3243	12/12/2024	12/19/2024	43.18	EDISON	11/13/24-12/11/24 31818 Central St LS3
Bill #121224-5361	12/12/2024	12/19/2024	86.07	EDISON	11/13/24-12/11/24 31818 Central TC1
Bill #121224-3950	12/12/2024	12/19/2024	39.73	EDISON	11/13/24-12/11/24 34311 Mission Trail LS3
Bill #121224-3047	12/12/2024	12/19/2024	94.25	EDISON	11/13/24-12/11/24 34311 Mission Trail TC1
Bill #121324-2529	12/13/2024	12/19/2024	380.59	EDISON	10/10/24-12/04/24 22378 Bundy Canyon Rd
Bill #121124-2838	12/11/2024	12/19/2024	620.64	EDISON	11/12/24-12/10/24 Electric City Hall
Bill #SH0000047042	11/20/2024	12/19/2024	477,372.36	RIVERSIDE COUNTY, SHERIFF'S DEPARTMENT	Riverside County Sheriff's Office Contract Law Enforcement
Bill #121724	12/17/2024	12/19/2024	70.04	STANTON, SHERRI	Reimbursement: Lunch for Staff
Bill #110234CS	11/30/2024	12/19/2024	5,706.47	SCA OF CA, LLC	Street Sweeping - November 2024
		TOTAL:	**1,924,857.50**		

City of Wildomar
Wire Transfer Register
12/31/2024

ACH Date	Payee	Description	Amount
12/11/2024	Big Easy Storage	Fleet Vehicle Storage	$ 249.00
12/11/2024	Big Easy Storage	Fleet Vehicle Storage	$ 319.00
12/11/2024	Big Easy Storage	Fleet Vehicle Storage	$ 319.00
12/11/2024	Big Easy Storage	Fleet Vehicle Storage	$ 319.00
12/11/2024	Big Easy Storage	Fleet Vehicle Storage	$ 339.00
12/16/2024	Frontier Communications	Monthly Phone and Internet Services	$ 81.47
12/16/2024	Viasat, Inc.	Cemetery Phone and Internet	$ 177.53
12/16/2024	Viasat, Inc.	Cemetery Phone and Internet	$ 417.53
12/17/2024	Frontier Communications	Monthly Phone and Internet Services	$ 159.99
12/17/2024	US Bank	Credit Card Statement Payment - Business Meals, Conference Expenses, Organizational Memberships, Special Event Supplies, Repairs & Maintenance, and Office Supplies	$ 23,163.11
12/20/2024	Enterprise Fleet Management	Monthly City Vehicle Lease Payment	$ 5,645.98
12/27/2024	Frontier Communications	Monthly Phone and Internet Services	$ 72.29
12/27/2024	Frontier Communications	Monthly Phone and Internet Services	$ 661.80
		TOTAL	$ 31,924.70

City of Wildomar
Payroll Warrant Register
1/3/2024

ACH Date	Payee	Description		Amount
12/2/2024	Staff Payroll	11/15/2024-11/29/2024	$	199,756.82
12/19/2024	Staff Payroll	11/30/2024-12/13/2024	$	244,306.94
1/2/2024	Staff Payroll	12/14/2024-12/27/2024	$	207,143.75
1/3/2024	Council Payroll	12/01/2024-12/31/2024	$	11,928.71
		TOTAL	**$**	**663,136.22**

SUBJECT: November 2024 City Treasurers Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the Treasurer's Report for November 2024.

SUMMARY:
November 2024 City Treasurer's Report

DISCUSSION:
Attached is the Treasurer's Report for Cash and Investments for the month of November 2024. The City utilizes both the California State Treasurer's Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP) for its city investments.

On October 12th, 2022, the City entered into an agreement with PFM Asset Management as an investment advisor for the City's CAMP investment pool and established an additional managed CAMP account for long-term investments. Over time, this is expected to increase the returns on the City investments above the normal CAMP pool rate.

Over this month, the City earned $110,339.77 in interest from its investment accounts.

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

ACCOUNT CODE:
100-1012
100-1011
110-1011
115-1011
120-1011
201-1011
212-1011
300-1011
301-1011
420-1011
421-1011
440-1011
461-1011

ATTACHMENTS:

November 2024 City Treasurer's Report.pdf

CITY OF WILDOMAR
TREASURER'S REPORT FOR
CASH AND INVESTMENT PORTFOLIO
November 2024

CITY CASH

FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
All	All	WELLS FARGO	$ 4,350,128.12	$ 1,040,504.74	(1,712,396.58)	$ 3,678,236.28	4.50395%
		TOTAL	$ 4,350,128.12	$ 1,040,504.74	$ (1,712,396.58)	$ 3,678,236.28	

CITY INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	AVERAGE DAYS TO MAT.	STATED RATE
100	LOCAL AGENCY INVESTMENT FUND	$ 5,114,739.00	$ 5,114,739.00	$ 5,114,739.00	12.49%	N/A	4.477%
Various	CAMP POOL	$ 12,471,439.86	$ 12,471,439.86	$ 12,471,439.86	30.45%	N/A	4.870%
Various	CAMP MANAGED ACCOUNT	$ 23,056,487.90	$ 23,056,487.90	$ 23,364,805.00	57.06%	858	4.470%
	TOTAL	$ 40,642,666.76	$ 40,642,666.76	$ 40,950,983.86	100.00%		

CITY	TOTAL CASH AND INVESTMENTS	$ 44,320,903.04

BREAKDOWN

FUND		ISSUER	BEGINNING BALANCE	+ PURCHASES	+ INTEREST DEPOSITED	(-) WITHDRAWALS/ SALES	ENDING BALANCE	STATED RATE
100	General	LOCAL AGENCY INVESTMENT FUNDS	$ 5,114,739.00	$ 0.00	$ 0.00	$ 0.00	$ 5,114,739.00	4.477%
100	General	CAMP POOL	$ 5,363,562.44	$ 0.00	$ 21,412.51	$ 0.00	$ 5,384,974.95	4.870%
115	ARPA	CAMP POOL	$ 1,310,748.88	$ 0.00	$ 5,232.79	$ 0.00	$ 1,315,981.67	4.870%
120	AA	CAMP POOL	$ 2,647,395.24	$ 0.00	$ 10,568.98	$ 0.00	$ 2,657,964.22	4.870%
461	DIF Park Imp.	CAMP POOL	$ 2,666,715.69	$ 0.00	$ 10,646.11	$ 0.00	$ 2,677,361.80	4.870%
301	Endowment	CAMP POOL	$ 433,426.89	$ 0.00	$ 1,730.33	$ 0.00	$ 435,157.22	4.870%
100	General	CAMP MANAGED ACCOUNT	$ 6,268,542.77	$ 0.00	$ 16,591.70	$ 0.00	$ 6,285,134.47	4.470%
110	Dev. Agrmnt.	CAMP MANAGED ACCOUNT	$ 2,362,411.37	$ 0.00	$ 6,225.59	$ 0.00	$ 2,368,636.96	4.470%
120	AA	CAMP MANAGED ACCOUNT	$ 6,373,725.10	$ 0.00	$ 16,845.04	$ 0.00	$ 6,390,570.14	4.470%
201	Measure A	CAMP MANAGED ACCOUNT	$ 1,185,868.32	$ 0.00	$ 3,122.78	$ 0.00	$ 1,188,991.10	4.470%
212	Waste Svcs.	CAMP MANAGED ACCOUNT	$ 1,056,529.49	$ 0.00	$ 2,791.74	$ 0.00	$ 1,059,321.23	4.470%
300	Cemetery	CAMP MANAGED ACCOUNT	$ 1,056,529.49	$ 0.00	$ 2,791.74	$ 0.00	$ 1,059,321.23	4.470%
420	Public Fac.	CAMP MANAGED ACCOUNT	$ 506,391.79	$ 0.00	$ 1,333.50	$ 0.00	$ 507,725.29	4.470%
421	Police Fac.	CAMP MANAGED ACCOUNT	$ 506,391.79	$ 0.00	$ 1,333.50	$ 0.00	$ 507,725.29	4.470%
440	DIF Roads	CAMP MANAGED ACCOUNT	$ 2,662,157.02	$ 0.00	$ 7,046.47	$ 0.00	$ 2,669,203.49	4.470%
461	DIF Park Imp.	CAMP MANAGED ACCOUNT	$ 1,017,191.70	$ 0.00	$ 2,666.99	$ 0.00	$ 1,019,858.69	4.470%
		TOTAL	$ 40,532,326.99	$ 0.00	$ 110,339.77	$ 0.00	$ 40,642,666.76	

In compliance with the California Code Section 53646, as City Treasurer 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.

Heidi Schrader
Heidi Schrader
City Treasurer

12/18/2024
Date

SUBJECT: 2nd Reading of Ordinance No. 247 (ZOA 2024-01) and Ordinance No. 248 (CZ 2024-01)

SUBMITTED BY: Matthew Bassi, CD Director

PREPARED BY: Matthew Bassi, CD Director

ACTION:
Adopt the following Ordinances entitled:

ORDINANCE NO. 247
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING ZONING ORDINANCE AMENDMENT NO. 2024-01 ADOPTING A COMPREHENSIVE UPDATE TO TITLE 17 (ZONING) OF THE WILDOMAR MUNICIPAL CODE ESTABLISHING THE NEW "WILDOMAR DEVELOPMENT CODE"

ORDINANCE NO. 248
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING CHANGE OF ZONE NO. 2024-01 TO CHANGE THE ZONING DESIGNATIONS (CONSISTENCY ZONING) FOR 3,480 PARCELS AND ADOPTING THE NEW WILDOMAR ZONING MAP RESULTING FROM THE APPROVAL OF GENERAL PLAN AMENDMENT NO. 2024-01 (ENVISION WILDOMAR 2040 GENERAL PLAN UPDATE) IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65860

SUMMARY:
The City Council approved the first reading of Ordinance No. 247 for Zoning Ordinance Amendment No. 2024-01 (Wildomar Development Code) and Ordinance No. 248 (Wildomar Zoning Map) for Change of Zone No. 2024-01 at the December 9, 2024 City Council meeting. At this time, it would be appropriate for the City Council to adopt Ordinance No. 247 and Ordinance No. 248.

FISCAL IMPACT:
No fiscal impact with adoption of 2nd Reading.

ATTACHMENTS:
Attach A - Ordinance 247 - ZOA 2024-01 [1-15-25].docx
Attach A-Ex1-EIR Findings of Fact-SOC Document.pdf
Attach A-Ex2-EIR-MMRP Document.pdf

Attach A-Ex3-WildomarDevelopmentCode [1-15-25].pdf
Attach B - Ordinance No 248 - CZ 2024-01 [1-15-25].docx
Attach B-Ex1-EIR Findings of Fact-SOC Document.pdf
Attach B-Ex2-EIR-MMRP Document.pdf
Attach B-Ex3-Wildomar Zoning Map [1-15-25].pdf
Attach B-Ex4-Consistency Zone Change Table [1-15-25].pdf

ATTACHMENT A

City Council Ordinance No. 247
For
Zoning Ordinance Amendment No. 2024-01

ORDINANCE NO. 247

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING ZONING ORDINANCE AMENDMENT NO. 2024-01 ADOPTING A COMPREHENSIVE UPDATE TO TITLE 17 (ZONING) OF THE WILDOMAR MUNICIPAL CODE ESTABLISHING THE NEW "WILDOMAR DEVELOPMENT CODE"

WHEREAS, state law requires the City of Wildomar to adopt and maintain a zoning map consistent with the adopted general plan land use; and

WHEREAS, on July 1, 2008, the City Council adopted Council Resolution No. 08-01 adopting all Riverside County Resolutions of which included various planning documents, including but not limited to, the Riverside County Zoning Map;

WHEREAS, all land use, circulation, housing, etc. decisions have been governed by the use of the Riverside County General Plan and Zoning Map since incorporation on July 1, 2008; and

WHEREAS, in conformance with Government Code Section 65860, the City of Wildomar has commenced a comprehensive update to the City's Zoning map (Zoning Consistency) which in accordance with State law must be consistent with the new Geneal Plan (GPA 2024-01); and

WHEREAS, the zone changes for properties shown in Exhibit 1 attached to this ordinance is necessary to make the subject properties consistent with the newly adopted General Plan Land Use map; and

WHEREAS, the change of zone would enable the affected property owners to enjoy the land uses promised by their respective land use designations; and

WHEREAS, the proposed Zoning Ordinance Amendment No. 2024-01 is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and

WHEREAS, the City of Wildomar City Council has the authority in accordance with California Government Code Sections 65860, and Chapter 17.280 of the Wildomar Municipal Code to act on the proposed Zoning Ordinance Amendment No. 2024-01 (Zoning Consistency); and

WHEREAS, in accordance with Chapter 17.08 of the Wildomar Municipal Code, the Planning Department on November 27, 2024, provided a public hearing notice to all interested persons who filed a written request to receive such notice of the December 9, 2024 City Council meeting where the Council would review Zoning Ordinance Amendment No. 2024-01; and

WHEREAS, in accordance with Chapter 17.08 of the Wildomar Municipal Code, the Planning Department on November 27, 2024 published a legal notice (1/8 page ad) in the "Press Enterprise", a local newspaper of general circulation, notifying the general public of the of the December 9, 2024 City Council meeting where the Council would review Zoning Ordinance Amendment No. 2024-01; and

WHEREAS, in accordance with Chapter 17.08 of the Wildomar Municipal Code and Government Code Section 65300 et seq., the City Council conducted the duly noticed public hearing on December 9, 2024 and discussed Zoning Ordinance Amendment No. 2024-01, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 2024-01.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA ENVIRONMENTAL DETERMINATIONS

A. The approval of Zoning Ordinance Amendment No. 2024-01 is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on December 9, 2024 at a duly noticed public hearing, the City Council certified the Program Environmental Impact Report (SCH#: 2023090064) as having been prepared and completed in full compliance with all of CEQA's requirements including adoption of the Facts and Findings, Statement of Overriding Considerations, Response to Comments and Mitigation Monitoring and Reporting Program reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the General Plan Amendment No. 2024-01 for the General Plan Update project and this related proposed Zoning Ordinance Amendment No. 2024-01 project. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Road, Suite #110, Wildomar, CA 92595.

B. Pursuant to CEQA Guidelines Sections 15091 and 15093, and in support of its approval of the General Plan Update project, the City Council hereby adopts the attached CEQA Findings of Fact and Statement of Overriding Considerations as set forth in the attached Exhibit 1 of this Resolution.

C. Pursuant to Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, and in support of its approval of the General Plan Update project, the City Council adopts the Mitigation Monitoring and Reporting Program (MMRP) and directs that all of the mitigation measures included in the MMRP be successfully implemented by

means of Project conditions, agreements, or other enforceable measures, as set forth in the MMRP included in Exhibit 2 of this Resolution.

SECTION 2. REQUIRED ZONING ORDINANCE AMENDMENT FINDING

In accordance with California Government Code, Section 65860 and Chapter 17.280 of the Wildomar Municipal Code and based on substantial evidence in the record, the City Council makes the following finding to approve Zoning Ordinance Amendment No. 2024-01.

A. The proposed zoning ordinance amendment is consistent with the City of Wildomar General Plan.

Evidence: The proposed amendment to adopt the new Wildomar Development Code is consistent with the new Wildomar General Plan in that the proposed amendment will establish updated land use and development standards, as well as administrative streamlining processes consistent with the goals and policies of the new general plan. Further, the new development code will simplify implementation of the zone districts and procedures for reviewing projects leading to a more streamlined development review process. For example, ministerial projects will largely be approved at the staff level (administrative) following newly created objective design standards. In addition, the new development code will not result in a reduction or create any impediments in the development intensity of the existing zones, thereby, maintaining compliance with the requirements of SB 330.

SECTION 3. AMENDMENT TO THE WILDOMAR MUNICIPAL CODE

The City Council, based on the findings above, hereby adopts said Ordinance repealing Title 17 (Zoning) of the City of Wildomar Municipal Code in its entirety and replacing it with Zoning Ordinance Amendment No. 2024-01, adopting the new "Wildomar Development Code (Title 17)" attached hereto and incorporated herein by reference as Exhibit 3.

SECTION 4. EFFECTIVE DATE OF THE ORDINANCE.

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

SECTION 5. SEVERABILITY.

If any section, 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 shall 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 section, 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 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 pasting procedure authorized under Government Code Section 39633(c).

APPROVED AND ADOPTED this 15th, day of January, 2025.

_____
Ashlee Dephillippo
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

EXHIBIT 1
CEQA Findings and SOC
(Under Separate Cover)

EXHIBIT 2
CEQA MMRP Document)

(Under Separate Cover)

Exhibit 3

Wildomar Development Code
(Under Separate Cover)

October 2024| Final Environmental Impact Report
State Clearinghouse No. 2023090064

CITY OF WILDOMAR
PROPOSED GENERAL PLAN EIR
CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING THE FINAL ENVIRONMENTAL IMPACT REPORT

City of Wildomar

Prepared for:

City of Wildomar
Contact: Matthew C. Bassi, Community Development Director
23873 Clinton Keith Road, Suite 110
Wildomar, California 92095
951.677.7751

Prepared by:

PlaceWorks
Contact: Mark Teague, AICP, Managing Principal, Environmental Services
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com

PLACEWORKS

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CEQA FINDINGS OF FACT
AND STATEMENT OF OVERRIDING CONSIDERATIONS
REGARDING THE
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE CITY OF WILDOMAR
PROPOSED GENERAL PLAN
STATE CLEARINGHOUSE NO. 2023090064

Exhibit A

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires that written findings be made by the lead agency in connection with certification of an environmental impact report (EIR) and in conjunction with approval of the project pursuant to Sections 15091 and 15093 of the CEQA Guidelines and Section 21081 of the Public Resources Code. This document provides the findings required by CEQA. The potential environmental effects of the City of Wildomar Proposed General Plan (proposed project) have been analyzed in a Draft Environmental Impact Report (Draft EIR or DEIR) (State Clearinghouse [SCH] 2023090064) dated May 2024. A Final EIR has also been prepared that incorporates the Draft EIR and contains comments received on the Draft EIR, responses to the individual comments, revisions to the Draft EIR including any clarifications based on the comments and the responses to the comments, and the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project. This document provides the findings required by CEQA for approval of the proposed project. The Draft EIR together with the Final EIR (including the MMRP contained therein) comprise the EIR for the project.

A. Statutory Requirements for Findings

The CEQA (Pub. Res. Code §§ 21000, *et seq.*) and the State CEQA Guidelines (Guidelines) (14 Ca. Code Regs §§ 15000, *et seq.*) promulgated thereunder, require the environmental impacts of a project be examined before a project is approved. Specifically, regarding findings, Guidelines Section 15091 provides:

> (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
>
> 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
>
> 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such

changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subsection (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The "changes or alterations" referred to in Section 15091(a)(1) above, that are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the project, may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.

(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.

(c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.

(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

(e) Compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.

Regarding a Statement of Overriding Considerations, Guidelines Section 15093 provides:

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

B. Findings for Project Approval

Having received, reviewed, and considered the EIR for the City of Wildomar Proposed General Plan, as well as all other information in the record of proceedings on this matter, the City of Wildomar City Council adopts the following Findings and Statement of Overriding Considerations, in its capacity as the legislative decision-making body for the City of Wildomar (City), which is the CEQA Lead Agency. The Findings and Statements of Overriding Considerations (Findings) set forth the environmental and other bases for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the proposed project.

In addition, the City of Wildomar City Council (City Council) hereby make findings pursuant to and in accordance with Section 21081 of the California Public Resources Code and State CEQA Guidelines Sections 15090 and 15091 and hereby certifies that:

(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effect as identified in the Final EIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

C. Project Environmental Report and Discretionary Actions

The EIR addresses the direct, indirect, and cumulative environmental effects of construction and operation activities associated with the proposed project. The EIR provides the environmental information necessary for the City to make a final decision on future discretionary actions for all future development as envisioned under the proposed project. The EIR was also intended to support discretionary reviews and decisions by other responsible agencies. Discretionary actions to be considered by the City may include, but are not limited to, the following:

- Certify that the EIR for the proposed project has been completed in compliance with CEQA, and reflects the independent judgement and analysis of the City; find that the City Council has reviewed and considered the information contained in the EIR prior to approving the project; adopt the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project either have been reduced to an acceptable level, or are outweighed by the specific overriding considerations of the project as outlined in the CEQA Findings of Fact and Statement of Overriding Considerations, as set forth herein.
- Approve the proposed project and related discretionary actions needed for implementation of the project.

II. PROCEDURAL COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City published a Draft EIR on May 9, 2024. A Final EIR was prepared in October 2024 in compliance with CEQA requirements. Together the Draft EIR and the Final EIR (and the MMRP contained therein) comprise the EIR. The EIR has been prepared in accordance with CEQA and the CEQA Guidelines, as amended. As authorized in State CEQA Guidelines Section 15084(d)(2), the City retained a consultant to assist with the preparation of the environmental documents. City staff from multiple departments, representing the Lead Agency, have directed, reviewed, and modified where appropriate all material prepared by the consultant. The EIR reflects the City's independent analysis and judgement. The key milestones associated with the preparation of the EIR are summarized below. As presented below, an extensive public involvement and agency notification effort was conducted to solicit input on the scope and content of the EIR and to solicit comments on the results of the environmental analysis presented in the Draft EIR.

A. Public Notification and Outreach

In conformance with CEQA, the State CEQA Guidelines, and the City of Wildomar CEQA Guidelines, the City of Wildomar conducted an extensive environmental review of the proposed project, summarized as follows

- Completion of a Notice of Preparation (NOP) on September 7, 2023. The public NOP review period extended from September 7, 2023, to October 6, 2023. The NOP was published in the *Press Enterprise* and posted at the Riverside County Clerk's office on September 6, 2023. Copies of the NOP were also mailed to interested persons and organizations.
- Preparation of a Draft EIR, which was made available for a 45-day public review period beginning May 9, 2024, and ending June 24, 2024. The scope of the Draft EIR was determined based on the CEQA Guidelines Appendix G Checklist, and comments received in response to the NOP. The Notice of Availability (NOA) for the Draft EIR was sent to interested persons and organizations, posted online at the State Clearinghouse for distribution to public agencies, posted on the City of Wildomar's website, and published in the *Press Enterprise*. The NOA was posted at the Riverside County Clerk's office on May 9, 2024. The NOA of the Draft EIR was published in the *Press Enterprise* on May 9, 2024.
- Preparation of a Final EIR, including the responses to comments to the Draft EIR, was released for a 10-day agency review period prior to certification of the Final EIR.
- Public hearings on the proposed project, hearings before the City Planning Commission and the City Council.
- In summary, the City conducted all required noticing and scoping for the proposed project in accordance with Section 15083 of the CEQA Guidelines, and conducted the public review for the EIR, which met the requirements of Section 15087 of the CEQA Guidelines.

B. Final Environmental Impact Report and City Council Proceedings

The City prepared a Final EIR, including Responses to Comments on the Draft EIR. The Final EIR/Response to Comments contains comments on the Draft EIR, responses to those comments, revisions to the Draft EIR, and appended documents. A total of seven comment letters were received.

None of the comment letters resulted in the need to modify the environmental analysis in the Draft EIR.

The EIR found that prior to mitigation, implementation of the proposed project will result in potentially significant impacts to Geology and Soils, Hazards and Hazardous Materials, Mineral Resources, Tribal Cultural Resources, and Wildfire. Impacts to Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation were found to be significant and unavoidable. The City prepared a Statement of Overriding Considerations (see Section VI, below) for the following impacts which were found to be significant and unavoidable:

Agriculture and Forestry Resources

- **Impact 5.2-1:** The proposed project would convert farmland to nonagricultural uses.

Air Quality

- **Impact 5.3-1:** Buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP.

- **Impact 5.3-2:** Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria.

- **Impact 5.3-3:** Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations.

- **Impact 5.3-4:** The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations.

Biological Resources

- **Impact 5.4-1:** Buildout of the proposed Land Use Plan could impact sensitive or special-status plant and animal species known to occur in the City of Wildomar.

Cultural Resources

- **Impact 5.5-1:** Future development under the proposed project could impact an identified historic resource.

Greenhouse Gas Emissions

- **Impact 5.8-1:** Implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal.

Noise

- **Impact 5.13-1:** Construction activities would result in temporary noise increases in the vicinity of the proposed project.

- **Impact 5.13-2:** Project implementation would result in temporary construction and long-term operation-related noise that would exceed local standards.

Transportation

- **Impact 5.17-2:** The proposed project would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).

The public can view searchable agendas for scheduled City Council meetings and access agenda-related City information and services at the following website: https://www.cityofwildomar.org/250/City-Council..

The Final EIR document will be posted for viewing and download with the previously posted Draft EIR prior to the City's consideration of the Final EIR and project recommendations on the City's website: https://www.cityofwildomar.org/212/Environmental-Documents-Center.

A date for consideration of certification of the EIR and project recommendations at the City Council was set for the proposed project and notice of the meeting was provided consistent with the Brown Act (Government Code Sections 54950 et seq.). The City Council will take testimony on the proposed project and may continue on its calendar to a subsequent meeting date in its discretion.

C. Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The NOP, NOA, and all other public notices issued by the City in conjunction with the proposed project.
- The Draft EIR and Final EIR for the proposed project.
- All written comments submitted by agencies or members of the public on the Draft EIR.
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR.
- All written and verbal public testimony presented during a noticed public hearing for the proposed project.
- The Mitigation Monitoring and Reporting Program.
- The reports and technical memoranda included or referenced in the Final EIR.
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and Final EIR.
- The Resolutions adopted by the City in connection with the proposed project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto.
- Matters of common knowledge to the City, including but not limited to federal, state, and local laws and regulations.
- Any documents expressly cited in these Findings.
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

D. Custodian and Location of Records

The documents and other materials that constitute the administrative record for the City's actions related to the proposed project are at the City of Wildomar–Community Development Department, 23873 Clinton Keith Road, Wildomar, CA. The City Community Development Department is the custodian of the administrative record for the proposed project. Copies of these documents, which

constitute the record of proceedings, are and at all relevant times have been and will be available upon request of the Community Development Department. Additionally, the documents will be available online at: https://envisionwildomar2040.com/ and https://www.cityofwildomar.org/212/Environmental-Documents-Center during the consideration period for the proposed project, and at City Hall. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

E. Project Location

The City of Wildomar is in southwestern Riverside County, California, and is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, City of Murrieta to the south, and City of Menifee to the east. Interstate and regional access to the City is provided by Interstate 15 (I-15), which runs in a general north-south direction through the City.

F. Project Objectives

The adopted vision for the City is:

> "The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

The City understands that growth will occur and that there is a benefit to directing new growth, and different types of development, into areas best suited for mixed-use and modestly higher densities. As the City is largely comprised of existing low-density neighborhoods; vertical and horizontal mixed-use, townhomes, and higher density, have not been the tradition. Nonetheless the proposed project includes modest mixed-use areas intended to blend new compact development into the small-town character of the City without overwhelming the adjacent neighborhoods. This approach represents a measured step toward integrating nodes of mixed-use into areas where services and transportation routes converge. While the scale of development could be greater, and changes more drastic, this first change in the fabric of the City is intended to reflect the adopted vision.

Objectives for the City of Wildomar Proposed General Plan project are as follows and will aid decision makers in their review of the proposed project and associated environmental impacts:

1. Increase jobs in the City to encourage more residents to shop and work locally and reduce commuting out of the City.
2. Maintain and enhance conservation areas.
3. Focus growth along major corridors, thereby reducing change in the neighborhoods.
4. Provide for mixed use development in areas of the City where services and transportation converge, at a density and intensity that is modestly higher than the surrounding neighborhood.

G. Project Description

Project Summary

When the City incorporated in 2008, it adopted Riverside County's General Plan. The project is an update to the City's General Plan, which will be the first City-specific General Plan for Wildomar. A general plan is a state-required planning document that provides guidance to decision-makers regarding the allocation of resources and determination of the future physical form, location, and character of development in a city. It is the official statement of a city regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. Although a general plan is composed of individual sections, or "elements," that individually address a specific area of concern, it embodies a comprehensive and integrated planning approach for a jurisdiction.

Proposed General Plan and Buildout

The proposed project includes the following elements that address all the required topics in state law, as well as one additional topical of local importance:

- Land Use
- Circulation
- Recreation and Community Services
- Open Space and Conservation
- Noise
- Economic Development
- Climate Action Plan Memorandum
- Housing and Safety Elements (previously adopted in 2021 and will only be reformatted under the proposed project to ensure consistency)

Rather than a separate element, Environmental Justice policies are embedded throughout relevant elements of the Proposed General Plan.

The proposed project could result in a net increase of 8,992 residential units, 27,999 residents, 2,965,538 square feet of non-residential uses, and 6,724 jobs compared to existing conditions.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

A. Format

Section 15091 of the CEQA Guidelines requires that a Lead Agency make a finding for each significant effect for the project. This section summarizes the significant environmental impacts of the proposed project, describes how these impacts are to be mitigated, and discusses various alternatives to the proposed project, which were developed to reduce the remaining significant environmental impacts. All impacts are considered potentially significant prior to mitigation unless otherwise stated in the findings.

The remainder of this section is divided into the following subsections:

Section B, Findings on "No Impact" and "Less Than Significant Impacts," presents environmental issues, as identified in Chapter 5 of the Draft EIR, which would result in no impact or less than significant impacts.

Section C, Findings on Impacts Mitigated to Less Than Significant, presents significant impacts of the proposed project that were identified in Chapter 5 of the Draft EIR, the mitigation measures identified in the Mitigation Monitoring Program, and the rationales for the findings.

Section D, Significant and Unavoidable Impacts that Cannot be Mitigated to Below the Level of Significance, presents significant impacts of the proposed project that were identified in the Draft EIR, the mitigation measures identified in the Mitigation Monitoring Program (if applicable), the findings for significant impacts, and the rationales for the findings.

Section IV, Alternatives to the Proposed Project, presents alternatives to the proposed project and evaluates them in relation to the findings set forth in Section 15091(a)(3) of the State CEQA Guidelines, which allows a public agency to approve a project that would result in one or more significant environmental effects if the project alternatives are found to be infeasible because of specific economic, social, or other considerations.

Section V, Findings on Responses to Comments on the Draft EIR and Revisions to the Final EIR, presents the City's findings on the response to comments and revisions to Final EIR, and decision on whether a recirculated Draft EIR is necessary.

Section VI, Statement of Overriding Considerations, presents a description of the proposed project's significant and unavoidable adverse impacts and the justification for adopting a statement of overriding considerations.

B. Findings on "No Impact" and "Less Than Significant Impacts"

The City determined that the proposed project would have no impact or less than significant impacts, including direct, indirect, and cumulative impacts, for the environmental issues summarized below. The rationale for the conclusion that no significant impact would occur in each of the issue areas is based on the environmental evaluation in the listed topical EIR sections in Chapter 5 of the Draft EIR.

CEQA Guidelines Section 15901 states that an EIR may not be certified for a project that has one or more significant environmental effects unless one of three possible findings is made for each significance effect. Since the following environmental issue areas were determined to have no impact or a less than significant impact, no findings under Section 15091 for these issues are required.

1. Aesthetics

Impact 5.1-1: Development in accordance with the Proposed General Plan would not substantially alter or damage scenic vistas. [Threshold AE-1]

Scenic resources in the City include parks, open spaces, vacant land, and views of the Elsinore Mountains and Temescal Mountains. Open space and park lands that provide views of scenic vistas would continue to be preserved under the Proposed General Plan. The existing low-density residential uses in or adjacent to scenic vistas and resources would also remain unchanged, thereby preserving views of these features. Most of the higher-density development would be focused along primary corridors in the City, such as Clinton Keith Road, Bundy Canyon Road, Mission Trail, and I-15. The existing

and proposed scale and design of the City, along with its existing and future land uses, complement rather than detract from the backdrop scenery of the ridgelines and suburban environment. As shown in Figure 3-4, *Proposed Land Use Plan,* of the DEIR, the majority of land uses along the periphery of the City boundary would be RM (Rural Mountainous), EDR (Estate Density Residential), VLDR (Very Low Density Residential), LDR (Low Density Residential), MDR (Medium Density Residential), and OS-CH (Conservation Habitat); according to the Wildomar Housing Element (Table HNA-28, Residential Zoning Criteria), the tallest structure would be up to 50 feet tall and permitted in the MDR land use designation.

Although new development could alter the appearance of the existing conditions, especially in areas where lands are vacant and undeveloped, future development consistent with the Proposed General Plan would not create a substantial adverse impact on scenic vistas or degrade the City's visual character or quality due to the City's urbanizing character. Additionally, the development standards under the City's municipal code as well as the City's commercial and residential design guidelines, would guide future development characteristics and ensure consistency and compatibility. Development standards and design guidelines would ensure that scenic resources in the City, such as views of mountain ridgelines, are not adversely affected.

The Proposed General Plan includes policies that would protect scenic resources, such as Policy LU-13.1, which calls for the permanent preservation of open space that contains scenic value, and Policy OS-1.8, which aims to protect ridgelines from incompatible development that diminishes scenic value. Therefore, the proposed project would not substantially impact scenic resources in the City, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to scenic vistas and resources. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-2: The proposed project would not alter scenic resources within a state scenic highway. [Threshold AE-2]

There are no scenic highways within the City. The nearest officially designated scenic highway is State Route 74 (SR-74), approximately 23 miles northeast of the City. Due to the distance and varying topography, no impact to scenic resources would occur on SR-74, an officially designated scenic highway.

I-15 is designated as an eligible scenic highway and future development along and proximate to I-15 could impact scenic resources. However, all development in the City must comply with the City's development standards and design guidelines to ensure that future development would not substantially impact scenic resources. Additionally, the following Proposed General Plan policies would reduce impacts to scenic resources: Policy LU-13.1, which calls for the permanent preservation of open space that contains scenic value and Policy OS-1.8, which aims to protect ridgelines from incompatible development that diminishes scenic value. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to altering the scenic resources within a state scenic highway. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-3: Buildout in accordance with the proposed land use plan would alter the existing visual appearance of the City but would not substantially degrade its existing visual character or quality and would not conflict with applicable zoning and other regulations governing scenic quality. [Threshold AE-3]

Future development and redevelopment allowed by the Proposed General Plan would result in the development of currently undeveloped parcels and intensification of already developed areas of the City. Although new development would alter the visual appearance of the City, because the City is largely already developed with urban and suburban uses, new development would not substantially degrade the City's visual character or quality. The proposed land use plan would focus more intensive growth within the nine focus areas, where structures would be up to 50 feet tall, as shown in Figure 5.1-1, *Proposed Focus Areas,* of the DEIR. Title 17, Zoning, of the Wildomar Municipal Code establishes development standards. Additionally, future development would be required to comply with the commercial and residential design standards to ensure compatibility with existing uses and retain the City's existing visual character and quality. Buildout under the proposed project would occur in areas where development already exists or areas where development is planned. Areas designated as open space and parks would remain undeveloped under the proposed project.

The Proposed General Plan policies ensure that future development and redevelopment would enhance Wildomar's sense of place and character, such as Policy LU-5.1, which requires new development to exhibit quality design; Policy LU-5.2, which requires new development to be located and designed to visually enhance the character of the surrounding areas; and Policy LU-5.3, which aims to enhance the City's unique character and quality of design by maintaining and implementing development standards. Development under the Proposed General Plan would be required to comply with existing regulations that maintain the City's character, such as the City's objective development standards for commercial and residential projects which would ensure that development under the proposed project would continue to be maintained and be compatible with the City's visual character. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the existing visual appearance of the city. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-4: The proposed project would not generate additional light and glare. [Threshold AE-4]

The two major causes of light pollution are spill light, which is caused by misdirected light that illuminates outside the intended area, and glare, which is light that shines directly or is reflected from a surface into a viewer's eyes. Sources of light in the City include building lighting (interior and exterior),

security lighting, sign illumination, and parking area lighting, which are mostly associated with residential, commercial, and industrial uses. Other sources of nighttime light and glare include streetlights, vehicular traffic along surrounding roadways, and ambient lighting from surrounding communities.

Future development in accordance with the Proposed General Plan would occur in areas designated for development and would allow for development of currently undeveloped parcels and intensification and redevelopment of existing land uses, which could increase nighttime light and glare in Wildomar.

Development and redevelopment projects in the City would be required to comply with the design guidelines for residential and commercial uses, as well as Chapter 8.64, Light Pollution, of the Wildomar Municipal Code, which establishes limits on the types of fixtures and size of bulbs used in all aspects of development. The requirements in Chapter 8.64 would be checked during the building permit application and again during building and site inspections for all projects to ensure lighting impacts would not be significant. Consistent with the City's lighting standards (municipal code section 8.64.090), all proposed exterior light fixtures must have full cutoff so that there is no light pollution created above the 90-degree plane of the light fixtures. Additionally, the Proposed General Plan includes Policy LU-6.1, which aims to retain and enhance the integrity of existing uses by protecting them from glare. Therefore, the proposed project would not adversely affect day or nighttime views and would not contribute to night sky pollution. Impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the generation of additional light and glare. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

2. Agricultural and Forestry Resources

Impact 5.2-2: The proposed project would not conflict with zoning for agricultural use or a Williamson Act Contract. [Threshold AG-2]

There are no Williamson Act contracts within the City limits. Therefore, no impact would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to Williamson Act contracts. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.2-3: The proposed project would not conflict with existing zoning for, or cause rezoning of, forestland and timberland, and would not result in the loss or conversion of forestland to non-forest uses. [Thresholds AG-3, AG-4, and AG-5 (part)]

According to the California Department of Fish and Wildlife (CDFW), the City does not contain public forestlands or private timberlands. Therefore, implementation of the proposed project would not

conflict with the zoning of forestlands or timberlands, nor would it result in the loss or conversion of forestlands to non-forest uses. As such, no impacts would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the loss or conversion of forestland to non-forest uses. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

3. Air Quality

Impact 5.3-5: The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. [Threshold AQ-4]

Growth under the proposed project could generate new sources of odors. Nuisance odors from land uses in the South Coast Air Basin (SoCAB) are regulated under South Coast Air Quality Management District (South Coast AQMD) Rule 402, *Nuisance*.

Industrial Land Uses

Compost facilities, landfills, solid-waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), asphalt batch manufacturing plants, chemical manufacturing, and food manufacturing facilities are typical sources of odors from industrial land uses. The Proposed General Plan would result in a net increase of 1,393,616 square feet of industrial land use at buildout under the Light Industrial (LI) and Business Park (BP) land use designations. Industrial land uses are required to comply with South Coast AQMD Rule 402 and future environmental review, which would ensure that sensitive land uses are not exposed to objectionable odors. Therefore, impacts would be considered less than significant.

Residential and Other Retail/Commercial Land Uses

Residential and other nonresidential, nonindustrial land uses that would be accommodated by the proposed project could result in the generation of odors such as exhaust from landscaping equipment and from cooking. Buildout of the Proposed General Plan would result in a net increase of retail (4,179 acres) and commercial (385 acres) land uses. Unlike industrial land uses, these are not considered potential generators of odor that could affect a substantial number of people. Nuisance odors are regulated under South Coast AQMD Rule 402, which requires abatement of any nuisance generating a verified odor complaint. Therefore, impacts would be considered less than significant.

Construction

Construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Noxious odors would be confined to the immediate vicinity of the construction equipment in use. By the time such emissions reached any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Short-term construction-related odors are expected to cease upon the

drying or hardening of odor-producing materials. Therefore, impacts would be considered less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to odor-related emissions adversely affecting a substantial amount of people. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

4. Biological Resources

Impact 5.4-4: Future projects in accordance with the Proposed General Plan would be required to comply with the Western Riverside Multiple Species Habitat Conservation Plan, the Stephens' Kangaroo Rat Conservation Plan, and the City of Wildomar's local biological resources polices and ordinances. [Thresholds B-5 and B-6]

The City is a participant in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which requires that individuals, businesses, or public agencies proposing development in the "criteria area" of the MSHCP obtain approval from the Regional Conservation Authority and a permit from the local responsible agency. Criteria areas include the cell groups which are shown on Figure 5.4-2, *MSHCP Reserve Assembly*, of the DEIR. Projects that are approved must pay fees for review and construction of the project in accordance with Chapter 3.42, MSHCP Mitigation Fee, of the Wildomar Municipal Code.

In addition to the MSHCP, a long-term (30-year) Habitat Conservation Plan (HCP) for Stephens' kangaroo rat is administered by the Riverside County Habitat Conservation Agency. The Stephens' kangaroo rat HCP boundary is within the larger MSHCP boundary. For a project that occurs within the Stephens' kangaroo rat HCP boundary, impacts to Stephens' kangaroo rats are mitigated by the Stephens' kangaroo rat HCP, and for any projects outside of the Stephens' kangaroo rat HCP boundary but within the MSHCP, impacts are mitigated by the MSHCP. As the majority of the City is within the Stephens' Kangaroo Rat Plan Area (see Figure 5.4-1, of the DEIR), projects within these portions would be required to pay fees pursuant to Chapter 3.43, Stephens' Kangaroo Rat Mitigation Fee, of the Wildomar Municipal Code.

Buildout of the Proposed General Plan could impact biological resources in the City. However, compliance with MSHCP, the Stephen's kangaroo rat HCP, and the City's Municipal Code would protect these resources. Additionally, the Proposed General Plan policies would protect biological resources, such as Policy OS-1.1, which requires the enforcement of the Western Riverside County Multiple Species Habitat Conservation Plan and Stephens Kangaroo Rat Habitat Conservation Plan provisions. Additionally, the implementation of the Proposed General Plan would not conflict with an adopted habitat conservation plan, natural community conservation plan, or local ordinance. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the compliance of the Proposed General Plan with the Western Riverside Multiple Species Habitat Conservation Plan, the Stephens' Kangaroo Rat Conservation Plan, and the City of

Wildomar's local biological resources polices and ordinances. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

5. Energy

Impact 5.6-1: Implementation of the Proposed General Plan would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. [Threshold E-1]

Short-Term Construction Impacts

Development projects constructed under the Proposed General Plan would create temporary demands for electricity. Natural gas is not generally required to power construction equipment, and therefore is not anticipated during construction phases. Electricity use would fluctuate according to the phase of construction. Additionally, it is anticipated that most electric-powered construction equipment would be hand tools (*e.g.,* power drills, table saws, compressors) and lighting, which would result in minimal electricity usage during construction activities.

Development projects would also temporarily increase demands for energy associated with transportation. Transportation energy use depends on the type and number of trips, vehicle miles traveled (VMT), fuel efficiency of vehicles, and travel mode. Energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. It is anticipated that most off-road construction equipment, such as those used during demolition and grading, would be gas or diesel powered. In addition, all operation of construction equipment would cease upon completion of project construction. Furthermore, the construction contractors would minimize nonessential idling of construction equipment during construction in accordance with the California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449. Such required practices would limit wasteful and unnecessary energy consumption in development in Wildomar. Moreover, future development projects within the City would be similar to the construction processes of any current development projects within Wildomar. Therefore, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of fuel use during construction.

Long-Term Impacts During Operation

Non-transportation Energy

Electrical service to the City is provided by Southern California Edison (SCE) through connections to existing off-site electrical lines and new on-site infrastructure. As shown in Table 5.6-4, *Year 2045 Forecast Electricity Consumption*, of the DEIR, by horizon year 2045, electricity use in the City would increase by 109,987,393 kWh/year, or approximately 83 percent, from existing conditions.

As shown in Table 5.6-5, *Year 2045 Forecast Natural Gas Consumption*, of the DEIR, existing natural gas use in the City totals 4,995,139 therms annually. By 2045, natural gas use in the City would increase

from existing conditions by 3,895,455 therms annually, or approximately 78 percent, to a total of 8,890,594 therms per year.

While the electricity and natural gas demand for the City would increase compared to existing conditions, development accommodated under the Proposed General Plan would be required to comply with the current and future updates to the Building Energy Efficiency Standards and California Green Building Standards Code (CALGreen), which would contribute to reducing the energy demands shown in Table 5.6-3, *Existing Operation-Related Annual Fuel Usage*, of the DEIR, and Table 5.6-4, of the DEIR. New and replacement buildings in compliance with these standards would generally have greater energy efficiency than existing buildings and each update to the Building Energy Efficiency Standards and CALGreen will result in greater building energy efficiency and move closer toward buildings achieving zero net energy usage. Additionally, the Proposed General Plan includes policies increase energy efficiency and storage such as Policies OS-6.2, OS-6.4, OS-6.5, and OS-6.6. Policy OS-3.4 which would encourage water-conserving mechanisms in existing development, such as stormwater capture systems, graywater systems, and drought-tolerant landscape planting. Encouraging sustainable and energy-efficient building practices and using more renewable energy strategies will further reduce energy consumption within the City and move closer toward achieving zero net energy.

Transportation Energy

The growth under the Proposed General Plan would consume transportation energy (*e.g.,* gasoline, diesel, compressed natural gas, and electricity) from the use of motor vehicles. Table 5.6-6, *Operation-Related Annual Fuel Usage: Net Change from Existing,* of the DEIR, shows the net change in VMT, fuel usage, and fuel efficiency (miles per gallon) under the Proposed General Plan conditions compared to existing conditions and existing uses under year 2045 conditions.

Although annual VMT would increase for diesel- and gasoline-powered vehicles, the fuel efficiency would increase by 8.94 mpg and 0.34 mpg, respectively. The overall VMT as shown in Table 5.6-6, of the DEIR, would be primarily attributable to the population growth associated with the Proposed General Plan as shown in Table 5.14-7, *Comparison of 2045 SCAG and Proposed General Plan Buildout Projections,* of the DEIR, in Chapter 5.14, *Population and Housing,* of the DEIR. While VMT and fuel usage would generally increase from implementation of the Proposed General Plan when compared to existing uses, the fuel efficiency of vehicles would improve compared to existing conditions. For electric-powered vehicles, annual VMT would increase by 55,126,683 miles and annual consumption would increase by 14,085,318 kWh.

The improvement in fuel efficiency would be attributable to regulatory compliance (*e.g.,* Corporate Average Fuel Economy [CAFE] standards), resulting in new cars that are more fuel efficient and the attrition of older, less fuel-efficient vehicles. The CAFE standards are not directly applicable to residents or land use development projects, but to car manufacturers. However, compliance with the CAFE standards by car manufacturers would ensure that vehicles produced in future years have greater fuel efficiency and would generally result in an overall benefit of reducing fuel usage by providing the population of the City more fuel-efficient vehicle options. Furthermore, while the demand in electricity would increase under the proposed project, in conjunction with the regulatory (*i.e.,* Renewables Portfolio Standard, Senate Bill [SB] SB 350, and SB 100) and general trend toward increasing the supply and production of energy from renewable sources, it is anticipated that a greater share of electricity

used to power electric vehicles would be from renewable sources in future years. Additionally, the Proposed General Plan includes policies that would contribute to minimizing overall VMT, and thus fuel usage associated with the City. Policies LU-4.2 and LU-9.4 would encourage non-vehicular travel modes in the design and development of future projects, and policies CI-1.1, CI-4.3, and CI-5.12 would aid in minimizing VMT through Transportation Demand Management (TDM) measures where feasible and improve connectivity along city streets.

Collectively, these policies and regulations would minimize overall VMT, and thus fuel usage associated with potential future development in Wildomar. Furthermore, the proposed project would rely on mixed-use and infill development for projected growth in the Wildomar region, thereby contributing to reduced energy use from the transportation sector. For example, Policies LU-10.1 and LU-10.2 encourage housing to be integrated with commercial and/or office uses within the City. Although population and VMT is projected to grow, the jobs-housing ratio would increase to 0.58 to be closer to a more equal distribution of employment and housing (see Impact 5.14-1, of the DEIR). Having a jobs-rich city would encourage the creation of more employment opportunities for the city's residents commuting out of Wildomar. Therefore, this could result in shorter distances traveled between where people work and live and to amenities.

Implementation of proposed policies under the Proposed General Plan in conjunction with and complementary to regulatory requirements, would ensure that energy demand associated with growth under the Proposed General Plan would not be inefficient, wasteful, or unnecessary. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to wasteful, inefficient or unnecessary consumption of energy resources. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.6-2: The Proposed General Plan would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. [Threshold E-2]

California Renewables Portfolio Standard Program

The state's electricity grid is transitioning to renewable energy under California's Renewables Portfolio Standard (RPS) Program. The statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE, whose compliance with RPS requirements would contribute to the State of California objective of transitioning to renewable energy. The land uses accommodated under the Proposed General Plan would comply with the current and future iterations of the Building Energy Efficiency Standards and CALGreen.

Furthermore, as discussed for Impact 5.6-1, of the DEIR, the Proposed General Plan includes Policies OS-6.2, OS-6.4, and OS-6.6 which would encourage the transition to all-electric appliances and installation of on-site renewable energy systems for new and existing developments, and Policy OS-6.5 would promote battery storage systems, especially in buildings with solar energy installations and municipal buildings with essential community services. Therefore, implementation of the Proposed

General Plan would not conflict with or obstruct implementation of California's RPS program, and no impact would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the conflict or obstruction of a state or local plan regarding renewable energy or energy efficiency. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

6. Geology and Soils

Impact 5.7-3: Soil conditions would adequately support proposed septic tanks. [Threshold G-5]

A majority of soil conditions in the City are adequate for support of proposed septic tanks. Large portions of the rural and mountainous areas of Wildomar, east of I-15 rely on septic tanks where nearby regional wastewater collection services are currently unavailable. As indicated in Section 5.19, *Utilities and Service Systems,* of the DEIR, the Riverside County Department of Environmental Health's adopted Local Agency Management Program provides minimum standards and requirements for the treatment and disposal of onsite septic systems. Given the soil components as discussed in Impact Section 5.7-2, many areas in Wildomar can adequately support septic tanks. There are specific areas within the City that septic tanks may be less favorable, such as areas of subsidence and potential for landslides. The implementation of Policies S-17 and S-18 would reduce the impacts of geologic-induced problems associated with septic tank because these policies aim at coordinating with water districts and encouraging permanent water monitoring for areas of past subsidence. Additionally, compliance with the Wildomar Municipal Code Chapter 8.96, Sewage Discharges, provides requirements for septic system installations, which would ensure that soil conditions are adequate for future installation of septic tanks. Therefore, these policies would reduce the impact of soils conditions with respect to septic tanks.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to soil conditions adequately supporting septic tanks. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

7. Greenhouse Gases

Impact 5.8-2: Implementation of the Proposed General Plan would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. [Threshold GHG-2]

California Air Resources Board (CARB) Scoping Plan

CARB's Scoping Plan is applicable to state agencies but is not directly applicable to cities/counties and individual projects. However, new regulations adopted by the State agencies from the Scoping Plan result in greenhouse gas (GHG) emissions reductions at the local level. Therefore, local jurisdictions benefit from reductions in transportation emissions rates, increases in water efficiency in the building

and landscape codes, and other statewide actions that affect a local jurisdiction's emissions inventory from the top down.

The GHG emissions shown in Table 5.8-5 *City of Wildomar GHG Emissions Forecast,* of the DEIR, includes reductions associated with statewide strategies that have been implemented since the adoption of Assembly Bill (AB) 32, SB 32, and AB 1279. Development projects accommodated under the Proposed General Plan are required to adhere to the programs and regulations identified by the Scoping Plan and implemented by state, regional, and local agencies to achieve the statewide GHG reduction goals of AB 32, SB 32, and AB 1279. Future development projects would be required to comply with these state GHG emissions reduction measures because they are statewide strategies. For example, new buildings associated with development projects under the proposed project would be required to meet the CALGreen and Building Energy Efficiency Standards in effect at the time when applying for building permits. Furthermore, as discussed under Impact 5.8-1, the Proposed General Plan includes goals and policies that would help reduce GHG emissions and therefore help achieve GHG reduction goals. Implementation of the Proposed General Plan would not obstruct implementation of the CARB Scoping Plan, and impacts would be less than significant.

SCAG's Connect SoCal

Connect SoCal is Southern California's regional transportation plan to achieve the passenger vehicle emissions reductions identified under SB 375, and identifies areas in the region that can house near-term and long-term growth and support a diverse economy and workforce. By integrating the Forecast Development Pattern with a suite of financially constrained transportation investments, Connect SoCal can reach the regional target of reducing GHGs from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels).

As demonstrated in Section 5.11, *Land Use and Planning,* of the DEIR, the Proposed General Plan would be consistent with the Connect SoCal goals and would further State goals through emphasis on design and reduction in VMT (see Table 5.11-1, *SCAG 2020 RTP/SCS Goal Consistency Analysis,* of the DEIR). In addition, Policies LU-4.1, LU-4.2, LU-8.2, and LU-9.4 as well as Policies CI-2.1, CI-4.3, CI-5.5, CI-5.7, and CI-5.12 would reduce VMT per service population consistent with the regional goals. Lastly, as discussed in Section 5.14, *Population and Housing,* of the DEIR*,* implementation of the Proposed General Plan would bring the City closer to a more equal distribution of employment and housing.

Overall, the Proposed General Plan would provide for residents to both live and work in the City instead of commuting to other areas, which would contribute to minimizing VMT and reducing VMT per service population. Therefore, the Proposed General Plan would not interfere with SCAG's ability to implement the regional strategies in Connect SoCal, and no impact would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to conflicting with an applicable plan, policy, or regulation of an agency adopted to reduce GHG emissions. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

8. Hazards and Hazardous Materials

Impact 5.9-1: Project construction and operations would not create a significant impact due to the transport, use, and/or disposal of hazardous materials or due to reasonably foreseeable upset and accident conditions; and would not impact an existing or proposed school. [Thresholds H-1, H-2, and H-3]

Construction

Potentially hazardous materials used during construction include substances such as paints, sealants, solvents, adhesives, cleaners, and diesel fuel. There is potential for these materials to spill or to create hazardous conditions. However, the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard. These activities would also be short-term or one time in nature. In the event of a potential release and cleanup of a hazardous material in the construction process, the Riverside County Department of Environmental Health (DEH)'s Environmental Cleanup Program (ECP) would provide oversight of environmental investigations and cleanup of contaminated sites. Project construction workers would be trained in safe handling and hazardous materials use pursuant to the California Division of Occupational Safety and Health (Cal/OSHA) requirements.

To prevent hazardous conditions, existing local, state, and federal laws—such as those listed under Section 5.9.1.2, *Regulatory Background,* of the DEIR—are to be enforced at construction sites, as well as during the transport and disposal of hazardous materials. Cal/OSHA has regulations concerning the use of hazardous materials, including requirements for safety training, exposure warnings, availability of safety equipment, and preparation of emergency action/prevention plans. Furthermore, strict adherence to all emergency response plan requirements set forth by the Riverside County Fire Department would be required throughout the duration of project construction. Therefore, impacts would be less than significant.

Operations

Industrial uses and some commercial uses utilize greater amounts of hazardous materials than other uses, such as residential uses and schools. Operation of future residential and some commercial uses would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes, such as paints, household cleaners, fertilizers, and pesticides. Operation of future industrial and some types of commercial uses would involve use of larger amounts of hazardous materials, such as fuel/diesel, and commercial grade chemicals, solvents, cleaners, etc. These types of industrial and commercial uses, and therefore, the specific types of hazardous materials to be used, are not yet known.

The use, storage, transport, and disposal of hazardous materials by future residents and commercial and industrial tenants/owners would be required to comply with existing regulations of several agencies, including the California Department of Toxic Substances Control, US Environmental Protection Agency, California Division of Occupational Safety and Health, California Department of Transportation, and Riverside County Fire Department.

Compliance with applicable laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an

appropriate manner and would minimize the potential for safety impacts. Additionally, future residential and nonresidential uses under the proposed project would be constructed and operated with strict adherence to all emergency response plan requirements set forth by the Riverside County DEH and the Riverside County Fire Department.

The California Environmental Protection Agency (CalEPA) has designated the Riverside County DEH as the Certified Unified Program Agency (CUPA), responsible for managing the following programs in the County such as the Underground Storage Tank Program, Aboveground Petroleum Storage Act Requirements, Hazardous Waste Generator and Onsite Hazardous Waste Treatment Programs, Hazardous Materials Release Response Plans and Inventories (Business Plan), California Accidental Release Prevention, and Hazardous Material Management Plans

Additionally, several policies in the Safety Element and Proposed General Plan would minimize risks from businesses that use hazardous materials. For Example, Policy S-74 aims to enforce land use policies and siting criteria related to hazardous materials and waste through ongoing implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan. Therefore, impacts would be less than significant.

Demolition

Future development projects may involve demolition of existing buildings and structures associated with a specific development site. Some building materials used in the mid- and late- 1900s are considered hazardous to the environment and harmful to people. For example, while asbestos was generally not used in building materials by 1980, it was still occasionally used until the late 1980s. Lead-based paint was banned for residential use in 1978 and phased out for commercial structures in 1993. Typical hazardous materials of concern for existing older structures in the City include asbestos, lead, mold, Polychlorinated Biphenyls (PCBs), and radon.

For buildings constructed before the 1950s, it is likely that some may contain asbestos-containing materials (ACMs) and lead-based paint (LBP), as well as other building materials containing lead (*e.g.,* ceramic tile and insulation). Demolition of these buildings could cause encapsulated ACM (if present) to become friable (*i.e.,* easily crumbled or pulverized); once airborne, they are considered a carcinogen. Demolition could also cause the release of lead into the air.

PCBs are synthetic chemicals that were manufactured for use in various industrial and commercial applications because of their non-flammability, chemical stability, high boiling point, and electrical insulation properties. When released into the environment, PCBs persist for many years and bioaccumulate in organisms.

State agencies, in conjunction with the federal Environmental Protection Agency (EPA) and OSHA, regulate removal, abatement, and transport procedures for asbestos-containing materials. Releases of asbestos from industrial, demolition, or construction activities are prohibited by these regulations; medical evaluation and monitoring are required for employees performing activities that could expose them to asbestos. The regulations include warnings and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, state, and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.

Requirements for limiting asbestos emissions from building demolition and renovation activities are specified in South Coast AQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). California Government Code Sections 1529 and 1532.1 provide for exposure limits, exposure monitoring, respiratory protection and good working practice by workers exposed to lead and ACM. Therefore, impacts would be less than significant.

Accidental Release

The use, storage, and transport of hazardous materials and hazardous wastes in compliance with the applicable laws and regulations would minimize the potential for releases of hazardous materials that could pose substantial hazards to the public or the environment and would entail prompt containment and cleanup of spills. Residential uses, some civic uses such as schools and parks, and some commercial uses utilize only small amounts of hazardous materials and mostly or entirely for cleaning and maintenance purposes. Use of such small amounts of hazardous materials would not pose substantial hazards to the public or the environment through accidental releases. Businesses handling reporting quantities of hazardous or extremely hazardous materials would maintain business plans including: procedures in the event of a hazardous materials release, procedures for immediate notification of all appropriate agencies and personnel, identification of local emergency medical assistance, contact information for company emergency coordinators, a listing and location of emergency equipment at the business, an evacuation plan, and a training program for business personnel.

California Accidental Release Prevention Program (CalARP) aims to be proactive and therefore requires businesses to prepare risk management plans, which are detailed engineering analyses of the potential accident factors present at a business and the mitigation measures that can be implemented to reduce this accident potential. The Riverside County Environmental Health Division is the CUPA designated as the administering agency for CalARP. Therefore, impacts would be less than significant.

Pipelines

As noted in Section 5.9.1.3, *Existing Conditions,* of the DEIR, Wildomar does not contain any hazardous pipelines that run through the City, and the closest gas transmission pipeline is approximately 2.6 miles south/southeast of the City in Murrieta. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the transport, use, and/or disposal of hazardous materials and relating to impacting school sites. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-2: The City is on a list of hazardous materials sites, but would not create a significant hazard to the public or environment. [Threshold H-4]

As identified in Table 5.9-1, *Hazardous Sites in the City of Wildomar*, of the DEIR, a search of the online EnviroStor and GeoTracker databases on October 26, 2023, identified six hazardous materials sites within the City. All six sites are designated as either "case closed" or "no action required." Although there are six hazardous waste sites in the City, development on other sites in the City may result in hazardous materials impacts. However, properties contaminated by hazardous substances are regulated

at the local, state, and federal level and are subject to compliance with stringent laws and regulations for investigations and remediation that would remedy all potential impacts caused by hazardous substance contamination. Additionally, there are several policies in the Proposed General Plan and Safety Element that would ensure impacts as a result of hazardous materials would be reduced, such as Policy S-76 which requires discretionary development projects that will generate hazardous wastes or materials to include detailed information on reduction, recycling, and storage of the hazardous materials. Therefore, buildout of the Proposed General Plan would result in a less than significant impact upon compliance with existing laws and regulations.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to significant hazards on the public or the environment. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-3: The City is not located in the vicinity of an airport or within the jurisdiction of an airport land use plan. [Threshold H-5]

The City of Wildomar is not within the vicinity of any airports or within the jurisdiction of an airport land use plan. Therefore, no impacts would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to airport hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-4: Project development would not affect the implementation of an emergency responder or evacuation plan. [Threshold H-6]

Regional access to and from Wildomar is limited to I-15. Several arterials in the City funnel traffic to larger arterials and freeways and several major roadways and transit routes within and adjacent to the City are crossed by one or more disaster prone areas—including Alquist Priolo zones, very high fire hazard severity zones, 100-year flood zones, dam inundation zones, and other hazards (see Figure 5.7-2, *Regional Fault Location Map*, Figure 5.10-3, *FEMA Flood Zones,* 5.10-4, *Dam Inundation Zones*, and 5.20-1, *Fire Severity Zones,* of the DEIR). Any of these disasters can cause damage to transportation infrastructure, preventing or impeding access by emergency responders and evacuation by residents.

As indicated in Section 2.32.080, Emergency Plan, of the Wildomar Municipal Code, the Wildomar Disaster Council is responsible for the development of the City's emergency plan, which shall provide the effective mobilization of all the resources of the City, both public and private, to meet any condition constituting a local emergency. Furthermore, the City of Wildomar is covered under its Local Hazard Mitigation Plan (LHMP) and Emergency Operations Plan (EOP) which provide strategies to address emergencies in the City.

The City of Wildomar Emergency Services Department strives to promote a secure and resilient City with capabilities required across the whole community to prevent, mitigate, prepare, respond to, and recover from natural and man-made disasters. The Community Emergency Response Team was placed

on hold due to the pandemic. The City anticipates a new emergency response program that will help residents of the community with the skills to respond to an emergency situation. Furthermore, the purpose of Wildomar Municipal Code Chapter 2.32, Disaster Relief, is to provide for the preparation and carrying out of plans for the protection of persons and property within the City in the event of an emergency.

To ensure the effectiveness of emergency planning and hazard mitigation, the local and regional fire department works with an array of community partners. These include utility service providers (water, power, and sanitation), schools, community organizations, residents, and other local entities. Mutual and automatic aid agreements are also maintained with numerous surrounding local, state, and federal agencies to allow for appropriate backup services in case of an emergency, disaster, or other similar event.

Wildomar has also implemented Government Code Section 65302 which requires that the safety element of a general plan address evacuation routes. The California Department of Forestry and Fire Protection (CAL FIRE) safety element checklist also requires cities to address evacuation routes. During an emergency, CAL FIRE/Riverside County Fire Department would provide emergency services within the City. Future development under the proposed project would be required to comply with applicable fire and building codes to meet minimum standards for fire safety. In addition, the Wildomar Safety Element includes information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes, per Senate Bill 99 (2018). According to the Safety Element, the Farm Specific Plan, east of I-15 and south of Bundy Canyon, is within a hazard-prone area that lacks multiple emergency access points. The areas of concern have been identified and with use of the City's EOP and Policies S-97 and S-98, which would aim to correspond citizens with emergency notifications and plans to safely respond to emergencies, the impacts would be reduced to less than significant.

Additionally, implementation of the Safety Element policies would ensure impacts are reduced during an emergency evacuation. For example, Policies S-97 and S-98 aim to maintain a City EOP which includes the National Incident Management System (N.I.M.S.) and to coordinate with local and State Emergency Management agencies using the Standardized Emergency Management System (S.E.M.S.) and N.I.M.S. to facilitate multi-agency emergency response. These policies would ensure adequate communication in the event of an emergency. Therefore, compliance with applicable regulations, and implementation of emergency and evacuation plans as well as the policies in the General Plan would reduce impacts to less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to an emergency response plan or evacuation plan. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

9. Hydrology and Water Quality

Impact 5.10-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground-water quality. [Threshold HYD-1]

Construction Impacts

Clearing, grading, excavation, and construction activities have the potential to impact water quality through soil erosion and increasing the amount of silt and debris carried in runoff. Additionally, the use of construction materials, such as fuels, solvents, and paints, may present a risk to surface water quality. Finally, the refueling and parking of construction vehicles and other equipment on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the storm drain system.

To minimize these potential impacts, future development that involves the disturbance of one acre or more of land would require compliance with the Construction General Permit (CGP) Order WQ 2022-0057-DWQ, which includes the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP requires the incorporation of best management practices (BMPs) to control sediment, erosion, and hazardous materials contamination of runoff during construction and prevent contaminants from reaching receiving water bodies. The CGP also requires that prior to the start of construction activities, the project applicant must file permit registration documents (PRDs) with the State Water Resources Control Board (SWRCB), which includes a Notice of Intent, risk assessment, site map, annual fee, signed certification statement, and a SWPPP. The construction contractor is required to maintain a copy of the SWPPP at the site and implement all construction BMPs identified in the SWPPP during construction activities. Prior to the issuance of a grading permit, the project applicant is required to provide proof of filing of the PRDs with the SWRCB. Submittal of the PRDs and implementation of the SWPPP throughout the construction phase of development pursuant to the Proposed General Plan would address anticipated and expected pollutants of concern from construction activities.

For future construction projects that disturb less than one acre of land, project applicants would still be required to implement an effective combination of erosion and sediment control BMPs. The City requires submittal of a Construction Runoff Management Plan for all construction sites and designates a minimum set of BMPs for erosion and sediment control, soil stabilization, and protection of natural hydrologic features. The City confirms implementation of appropriate BMPs through construction site inspections.

As a result, water quality impacts associated with construction activities would be less than significant.

Operational Impacts

Potential future development and activities under the Proposed General Plan may result in long-term impacts to the quality of stormwater and urban runoff, subsequently impacting downstream water quality. Future development can potentially create new sources for runoff contamination through changing land uses. As a consequence, future development within the City as a whole may have the

potential to increase the post-construction pollutant loadings of certain constituent pollutants associated with the proposed land uses and their associated features, such as landscaping.

To prevent long-term impacts associated with land use changes and in accordance with the requirements of the MS4 permit (Order No. R9-2013-0001, last amended in 2015), Wildomar Municipal Code Chapter 13.12 and the City's Jurisdictional Runoff Management Plan (JRMP), all new development that involves the creation of 10,000 square feet or more of impervious surface and redevelopment projects that involve the creation and/or replacement of 5,000 square feet or more of impervious surface must incorporate low impact development (LID) site design, source control, and stormwater treatment measures to address post-construction stormwater runoff. These projects would be required to submit a project-specific water quality management plan (WQMP) to be reviewed and approved by the City Public Works/Engineering Department. For projects that create less than 10,000 square feet of impervious surface or replace less than 5,000 square feet of impervious surface, the City requires a water quality checklist for these "Other Development Projects," which includes site design and source control BMPs. Additionally, the City's WQMP and JRMP include hydromodification requirements for future development that may impact downstream channels and creeks. The City's JRMP is updated periodically to reflect the latest MS4 permit requirements; therefore, potential future development over the buildout horizon of the Proposed General Plan would need to comply with the latest thresholds and most current municipal separate storm sewer system (MS4) permit.

As part of the statewide mandate to reduce trash within receiving waters, the City is required to adhere to the requirements of the California Trash Amendments which include the installation of trash full capture systems by 2030. A full capture system is defined as a treatment control, or series of treatment controls, including a multi-benefit project or a LID control that traps all particles that are 5 millimeters or greater and has a design treatment capacity of 1) at least the peak flow rate from a one-year, one-hour storm event, or 2) appropriately sized to carry at least the same flows as the corresponding storm drain. Systems may be catch basin inserts or other insert systems or high flow capacity trash full capture systems that are designed to treat trash from large drainage areas.

Additionally, all potential future development would be required to comply with the requirements of the Wildomar Municipal Code, which prohibits illicit discharge into the storm drain system (Section 17-12.140) and includes provisions to reduce the pollutants in stormwater (Chapter 13.12.070). All development that discharges stormwater associated with industrial activity shall also comply with the requirements of the General Industrial Permit (Order No. 2014-0057-DWQ) as amended in 2018 by Order No. 2015-0122-DWQ.

Implementation of the Proposed General Plan policies, such as Policy OS-3.2, which requires new development do not degrade natural water bodies, in conjunction with adherence to MS4 permit requirements, the Statewide CGP, and the City's JRMP and Municipal Code requirements, would ensure that potential future development would not violate any water quality standards or waste discharge requirements for both construction and operational phases, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to degrading surface or groundwater quality. Accordingly, no changes or alterations to the

proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. [Threshold HYD-2]

Groundwater Use

A more detailed description and analysis of the City's overall water supply and demand is provided in Section 5.19, *Utilities and Service Systems,* of the DEIR. Wildomar is within two groundwater basins: Elsinore Valley Subbasin and Temecula Valley Subbasin. The Elsinore Valley Subbasin is designated by the California Department of Water Resources (DWR) as a medium-priority groundwater basin and is not in critical overdraft. The Elsinore Valley Municipal Water District (EVMWD) is the groundwater sustainability agency (GSA) for the subbasin and the groundwater sustainability plan (GSP) for the subbasin was approved by DWR in October 2023. The Temecula Valley Subbasin is designated as a very low priority basin and is not required to form GSAs or prepare GSPs. Additionally, the Temecula Valey Subbasin is managed by a different water purveyor (Rancho California Water District) that does not provide potable or recycled water to the City.

Most of the City's water supply (approximately 68 percent) is imported surface water supplied by EVMWD which supplements its supply with groundwater pumped from 10 District-owned wells. Between 2016 and 2020, the amount of groundwater pumped from the Elsinore Valley Subbasin ranged from 2,198 acre-feet per year (AFY) to 6,751 AFY, for an average of 4,070 AFY. The groundwater supply from the Elsinore Valley Subbasin is projected to remain constant at 5,500 AFY from 2025 to 2045, and the safe yield pumping rate projection in the GSP is 6,500 AFY for the Elsinore Management Area.

With buildout of the Proposed General Plan, the City anticipates an increase in water demand of approximately 4,627 AFY (see Section 5.19, *Utilities and Service Systems*, of the DEIR for calculation details). According to EVMWD's 2020 Urban Water Management Plan (UWMP), the water agency pumps groundwater from several groundwater subbasins. Even with increases in population and water demand in their service areas, EVMWD does not intend to increase groundwater pumping during normal years through 2045. However, during single and multiple dry years, groundwater pumping would increase but it would be distributed over five different groundwater subbasins. Therefore, each groundwater subbasin's sustainable yield would not be exceeded. In addition, the GSP contains future projects that would ensure the sustainability of the groundwater subbasin, including aquifer recharge, stormwater capture and recharge, and aquifer storage and recovery.

Future development would also be required to implement the water-efficient requirements specified in the CALGreen and California Plumbing Codes and the Model Water Efficient Landscape Ordinance (MWELO) requirements for water efficient landscaping. Future projects that meet the criteria under California Water Code Section 10912 would be required to prepare a Water Supply Assessment that demonstrates that project water demands would not exceed water supplies. In addition, residential,

commercial, and industrial water usage can be expected to decrease in the future as a result of continued implementation of water conservation practices.

Groundwater Recharge

Although future development would increase the amount of impervious surfaces and could potentially impact groundwater recharge, these projects would be required to implement BMPs and LID measures in accordance with the regional MS4 permit and the City's JRMP. New development or redevelopment projects would be required to implement site design measures, source control measures, stormwater treatment measures, and hydromodification measures and submit a WQMP subject to approval by the City. These measures also increase the potential for groundwater recharge. In addition, the GSP prepared for the Elsinore Valley Subbasin includes future projects that would promote groundwater recharge, including aquifer recharge, stormwater capture and recharge, and aquifer storage and recovery.

Compliance with the City's requirements for new construction, water efficient landscaping, and the Proposed General Plan policies, such as Policy LU-7.1, which requires new development minimize alteration of natural landforms and incorporate natural drainage systems, would protect future groundwater resources. Therefore, the proposed project would not significantly interfere with groundwater recharge and would not substantially deplete groundwater supplies, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to groundwater supplies. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-3: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows. [Threshold HYD-3]

Erosion and Siltation

All potential future development would be required to implement construction-phase BMPs as well as post-construction site design, source control measures, and treatment controls in accordance with the requirements of the CGP, the Wildomar Municipal Code Chapter 13.12, the MS4 Permit, and the City's Construction Runoff Management Plan. Each new development or redevelopment project that disturbs one or more acre of land would be required to prepare and submit a SWPPP to the SWRCB that describes the measures to control erosion and sedimentation due to construction activities. For projects of less than one acre, the City's Construction Runoff Management Plan and Municipal Code requirements would still apply.

Once future development projects have been constructed, the MS4 permit requirements for new development or redevelopment projects must be implemented and include site design measures, source control measures, LID, and treatment measures that address stormwater runoff and would reduce the potential for erosion and siltation. Project-specific WQMPs submitted to the City must include BMPs that are maintained in perpetuity in accordance with the San Diego Regional Water Quality Control Board) RWQCB MS4 Permit. Adherence to the streambed alteration agreement process under Sections 1600 to 1616 of the California Fish and Game Code would further reduce erosion and siltation impacts that may occur due to streambed alterations. Compliance with these regional and local regulatory requirements will ensure that erosion and siltation impacts from new development and redevelopment projects would be less than significant.

Flooding On- or Off-site

New development and/or redevelopment and changes in land uses could result in an increase in impervious surfaces, which in turn could result in an increase in stormwater runoff, higher peak discharges to drainage channels, and the potential to cause nuisance flooding in areas without adequate drainage facilities. All potential future development must comply with the requirements of the MS4 Permit and the City's JRMP. Regulated projects must implement BMPs which effectively minimize imperviousness, retain or detain stormwater on-site, decrease surface water flows, and slow runoff rates. Projects that may impact downstream channels and creeks must also adhere to the hydromodification requirements of the MS4 permit and the City's JRMP to ensure that post-project runoff conditions (flow rates and durations) do not exceed pre-development runoff conditions by more than 10 percent for the 2-year, 24-hour up to the 10-year, 24-hour runoff event. Adherence to these regulatory requirements would minimize the amount of stormwater runoff from new development and redevelopment within the City. Therefore, potential future development would not result in flooding on- or off-site, and impacts would be less than significant.

Stormwater Drainage System Capacity

An increase in impervious surfaces with new development or redevelopment could result in increases in stormwater runoff, which in turn could exceed the capacity of existing or planned stormwater drainage systems.

Potential future development that involves the creation of 10,000 square feet or more of impervious surfaces or replacement of 5,000 square feet or more of impervious surfaces would trigger the implementation of site design, source control, and stormwater treatment measures to reduce stormwater runoff, pursuant to the MS4 Permit and the City's JRMP. Prior to the issuance of grading permits, the City will require completion and submittal of a Final WQMP report for review and approval to ensure that these requirements are met. Stormwater treatment measures are required to temporarily detain site runoff for priority projects, using specific numeric sizing criteria based on volume and flow rate. Implementation of these stormwater measures will reduce the amount of stormwater runoff that is ultimately discharged to the City's storm drain system and to Lake Elsinore and the Murrieta Creek. Projects that are subject to the hydromodification requirements of the MS4 permit must demonstrate post-project runoff conditions (flow rates and durations) do not exceed pre-development runoff conditions by more than 10 percent. For projects that create less than 10,000 square feet of impervious surface or

replace less than 5,000 square feet of impervious surface, the City requires a water quality checklist for these "Other Development Projects" which includes site design and source control BMPs.

Projects that meet the MS4 regulatory criteria would need to demonstrate that the regulatory requirements for the sizing and temporary on-site retention of stormwater runoff have been met by submitting a WQMP report to the City for review and approval prior to the issuance of grading permits. This would minimize the amount of stormwater runoff from new development and redevelopment sites within the City. Also, as part of the permitting process, future development would be required to pay drainage fees and development impact fees, pursuant to Wildomar Municipal Codes 33.44.040 and 16.32.040, which are designed to mitigate the impacts of stormwater that is discharged to local drainage facilities under the jurisdiction of RCFCWCD and the City of Wildomar. The fees are used to evaluate and maintain the storm drain system, implement flood control improvements, respond to flooding issues, and restore creeks and habitat.

In addition, new development and redevelopment within the City would not create substantial additional sources of polluted runoff. During the construction phase, projects would be required to prepare SWPPPs (for projects disturbing one acre or more) and the City's Construction Runoff Management Plan (for projects disturbing less than one acre), thus limiting the discharge of pollutants from the site. During operation, projects must implement BMPs and LID measures through WQMPs that minimize the amount of stormwater runoff and associated pollutants.

With implementation of these provisions for new development and redevelopment projects, the proposed project would not result in significant increases in runoff that would exceed the capacity of existing or planned storm drain facilities, and the impact is less than significant.

Redirecting Flood Flows

Since new development projects are required to comply with the MS4 Permit and retain stormwater on-site via the use of bioretention facilities or other stormwater treatment measures, any flood flows would also be retained temporarily on-site, which would minimize the potential for flooding impacts. Impact 5.10-4, of the DEIR, discusses the potential for impeding or redirecting flood flows with development in areas within the 100-year floodplain. Impacts related to impeding or redirecting flood flows would be less than significant.

With compliance with the MS4 permit, the City's stormwater requirements, and Proposed General Plan goals and policies, such as Policy CI-8.2, which implements the City's Master Drainage Plan projects to improve stormwater runoff and flood control, potential future development under the proposed project would not result in substantial erosion or siltation and would not substantially increase the rate of surface runoff which would result in flooding, impede or redirect flood flows, or exceed the capacity of the drainage system. Impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to erosion, siltation, flooding, stormwater drainages, and redirect flood flows. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-4: The proposed project would not, in a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation. [Threshold HYD-4]

Pollutant Release in Flood Hazard Zones

Buildout pursuant to the Proposed General Plan could involve development of some projects in FEMA 100-year flood zones (see Figure 5.10-3 of the DEIR). Future development within the 100-year flood zones would be subject to the floodplain requirements in Wildomar Municipal Code Chapter 15.96, Flood Hazard Area Regulations, and Chapter 16.32, Flood Control and Drainage, which require new construction to be built above the base flood elevation or be designed to mitigate flooding impacts. Prior to the start of construction or development within a Special Flood Hazard Area (*i.e.,* 100-year floodplain), the City requires project applicants to obtain a permit from the City and construct new development in accordance with the standards in Wildomar Municipal Code Title 15, Buildings and Construction. In general, the standards of construction include provisions for flood risk reduction, including anchoring and flood-resistant materials and construction methods, with the lowest floors elevated at or one foot above the base flood elevation. The City does not allow for structures to be built within floodways, *i.e.*, the drainage area necessary for a 100-year floodplain. Compliance with FEMA's National Flood Insurance Program requirements and Wildomar Municipal Code requirements would reduce potential flood hazards and ensure that pollutants are not released during flood inundation.

Additionally, the City of Wildomar LHMP includes hazard mitigation actions to help reduce the risk of damage or injury from floods. These actions include continued implementation of floodplain management measures, incorporation of FEMA guidelines into the planning process, and the assessment and mitigation of urban drainage flooding.

Pollutant Release in Dam Inundation Zones

As shown in Figure 5.10-4, *Dam Inundation Zones*, of the DEIR, areas of Wildomar are within the inundation zones for the Diamond Valley Lake East Dam. The probability of dam failure is very low, and Wildomar and Riverside County have never been impacted by a major dam failure. In addition, dam owners are required to maintain emergency action plans (EAPs) that include procedures for damage assessment and emergency warnings. An EAP identifies potential emergency conditions at a dam and specifies preplanned actions to help minimize property damage and loss of life should those conditions occur. EAPs contain procedures and information that instruct dam owners to issue early warning and notification messages to downstream emergency management authorities, such as the City's Emergency Services Department. Because the likelihood of catastrophic dam failure is very low, impacts related to the release of pollutants due to dam inundation are considered less than significant.

Pollutant Release from Tsunamis and Seiches

Wildomar is approximately 22 miles from the Pacific Ocean and is not within any mapped tsunami inundation zone. Therefore, there is no potential for the release of pollutants due to a tsunami.

There are no large water bodies within the City that preclude the possibility of seiches. Although seiches could theoretically occur at Lake Elsinore, the wave heights are usually one foot or less and lakes or

reservoirs are typically designed with a freeboard height of at least three feet. In addition, the City of Wildomar is at a higher elevation than Lake Elsinore and in the event of a seiche, water would not flow toward the City. Aboveground water storage tanks within the City could experience a seiche associated with a large earthquake. However, the tanks are constructed to withstand seismic events and would not result in failure that would cause significant flooding or the release of pollutants.

The Proposed General Plan policies would serve to minimize potential adverse impacts related to erosion, flood flows, and storm drain capacity, which in turn would address the potential for flooding, dam inundation, and seiches. Additionally, Chapter 15.96 of the Wildomar Municipal Code regulates development in flood hazard areas to protect public health and safety. In conjunction with the implementation of the City's floodplain management requirements, and activation of the County's emergency response system in the case of a dam failure, the potential impact that there would be a release of pollutants from flooding, dam inundation, or seiches would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to flooding, dam inundation, and seiche hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. [Threshold HYD-5]

Adherence to the State CGP, the Wildomar Municipal Code, the Regional MS4 Permit, and the City's JRMP would ensure that surface and groundwater quality are not adversely impacted during construction and operation of future development. As a result, site development would not obstruct or conflict with the implementation of the San Diego RWQCB's Basin Plan or the Santa Ana RWQCB's Basin Plan.

The majority of the City's potable water supply is provided by EVMWD, which is mostly imported surface water purchased from the Metropolitan Water District. The City supplements its surface water supplies with groundwater, which accounts for about 22 percent of its total water demand. The City's groundwater supplies are from the Elsinore Valley Groundwater Subbasin, which has been designated by DWR as a medium priority basin and is not in critical overdraft. EVMWD is the GSA for the subbasin and prepared a GSP that was approved by DWR in October 2023.

With buildout of the Proposed General Plan, the City anticipates an increase in the groundwater pumping rate of approximately 1,020 AFY. When added to the existing groundwater pumping rate of 4,070 AFY, the future groundwater demand is less than the sustainable yield in the GSP of 6,500 AFY for the Elsinore Management Area. A pumping rate increase of up to 1,020 AFY is not anticipated to exceed the groundwater subbasin's sustainable yield. In addition, the GSP contains future projects that will ensure the sustainability of the groundwater subbasin, including aquifer recharge, stormwater capture and recharge, and aquifer storage and recovery. Therefore, the Proposed General Plan would not obstruct or conflict with a groundwater management plan.

With adherence to the Proposed General Plan policies—such as Policy LU-7.1, which requires new development to minimize alteration of natural landforms and incorporate natural drainage systems—and continued compliance with State and City regulatory requirements, the proposed project would not obstruct or conflict with a water quality control plan or groundwater management plan, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to conflicting with a water quality control plan or sustainable groundwater management plan. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

10. Land Use Planning

Impact 5.11-1: Project implementation would not divide an established community. [Threshold LU-1]

Division of an established community commonly occurs because of development and construction of physical features that constitute a barrier to easy and frequent travel between two or more constituent parts of a community. In Wildomar, the I-15 is a physical barrier that splits the City in half. Other barriers in the City may include incomplete trails, cul-de-sacs, or noise walls in an existing neighborhood that all require use of an automobile to get around.

The design direction for the Proposed General Plan is to improve access and mobility for existing and future residents by providing vehicular connections and non-motorized transportation options. The Proposed General Plan includes Policy LU-4.1, which aims to accommodate land use development in accordance with patterns and distribution of the Land Use Plan to reduce automobile dependence; Policy CI-1.8, which requires developments to incorporate short block spacing to enhance connectivity; and Policy CI-5.2, which calls for the coordination with adjacent jurisdictions for continuous connections.

The land use pattern, intensities, and densities under the proposed project would remain generally unchanged, and future development would occur in areas that are already planned for development. These areas are accessible by major roadways as well as existing and proposed transit and pedestrian networks.

Several policies of the Proposed General Plan would not only improve connectivity, but compatibility between existing and future development. A primary goal of the Proposed General Plan is to retain the City's current character, and several policies of the proposed project address consistency of new development with existing developments using materials, siting, and other design techniques. Policy RC-1.7 which calls for the pursuing the acquisition of public and private land, to provide adequate parkland as envisioned in the Parks Master Plan, and Policy OS-2.3 requires that siting for new development is compatible with existing land uses.

No aspect of the Proposed General Plan would divide the existing City. In addition, the Proposed General Plan includes provisions that directly address land use connectivity, compatibility, and encroachment of new development on existing neighborhoods and land uses. Therefore, the Proposed

General Plan would result in no impact regarding the division of an established community or land use compatibility issues.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the division of an established community. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.11-2: Project implementation would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect. [Threshold LU-2]

Western Riverside County Multiple Species Habitat Conservation Plan

As demonstrated in Impact 5.4-4 of Section 5.4, *Biological Resources,* of the DEIR*,* the proposed project would not conflict with the MSHCP and would be required to comply with all applicable requirements, including the payment of the MSHCP Mitigation Fee, as codified in Chapter 3.42, MSHCP Mitigation Fee, of the Wildomar Municipal Code. Therefore, impacts would be less than significant.

Airport Compatibility Planning

Airport operations and their accompanying noise and safety hazards require careful land-use planning on adjacent and nearby lands to protect the residential and business uses of a community from the potential hazards that could be created by airport operations. Airport operations and their accompanying safety and noise hazards are discussed in Section 5.9, *Hazards and Hazardous Materials*, and Section 5.13, *Noise,* of the DEIR.

The nearest airport to the City of Wildomar is the Skylark Airport in the City of Lake Elsinore, located approximately 425 feet west of the Wildomar City limits. Because Skylark Airport is a private airstrip, it does not have an Airport Land Use Compatibility Plan. According to the Caltrans Department of Aeronautics' California Airport Land Use Planning Handbook, which is designed to provide guidance for conducting airport land use compatibility planning, private airstrips are not subject to the Handbook. As such, the responsibility for airport land use compatibility planning falls to the local government. Because the Skylark Airport is within the City of Lake Elsinore, all compatibility planning and safety issues fall solely on the City of Lake Elsinore. Therefore, implementation of the proposed project would not impact compatibility planning of the Skylark Airport. As such, impacts would not be significant.

SCAG Connect SoCal Consistency

The 2045 population projection for Wildomar in the RTP/SCS is 55,200, which is less than the projected population for the planning period buildout of the Proposed General Plan of 65,325 people. Because the proposed project may result in the City's population exceeding the 2045 population forecast for the City, this could be considered a conflict. However, the Proposed General Plan is both consistent with the goals of the RTP/SCS and would further State goals through emphasis on design

and reduction in VMT, as discussed in Table 5.11-1, *SCAG 2020-2045 RTP/SCS Goal Consistency Analysis,* of the DEIR. Therefore, impacts would be less than significant.

Consistency with City Land Use Plans and Regulations

The proposed project would require an update to the City's municipal code and zoning map. The City is responsible for ensuring that any outstanding zoning changes occur within a reasonable time after adoption of the Proposed General Plan. The land use designations, intensities, and densities in the City would largely remain as designated under the current General Plan, with additional revisions to the land use designation definitions to clarify the guidelines for clustering residences in the Rural Mountainous (RM) designation, indicate a maximum density in the Highest Density Residential (HHDR) designation, expand the allowed uses in the Light Industrial (LI) designation to allow for complimentary commercial uses, and to better define the existing Mixed Use Planning Area (MUPA) designation by creating two new distinct mixed-use designations referred to as Mixed Use Low (MUL) and Mixed Use High (MUH). The impacts of the land use changes are analyzed throughout the DEIR.

Following the amendments to the zoning code, if zoning and Proposed General Plan land use designations are not identical, the Proposed General Plan policies would be consulted for guidance in amending the Development Code for consistency with the updated General Plan during consideration of any development project. The update to the zoning code would follow this project and bring the code into consistency with the Proposed General Plan and would tier from this EIR. Once the Development Code is amended, there will be no inconsistencies between the Proposed General Plan and Development Code.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to conflicting with applicable land use plans. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

11. Noise

Impact 5.13-4: The proposed project would not expose residents and workers to airport-related noise. [Threshold N-3]

The Skylark Airport (publicly known as Skydive Elsinore) is a private airstrip with minimal air traffic located approximately 425 feet west of the City's western boundary. Air traffic is primarily delegated to the 25 aircrafts owned by Skydive Elsinore that are used to provide skydiving and gliding services to the community. Daily flights would therefore be scarce based on the demand for these services.

The nearest public airport, which is approximately 4.8 miles southeast of Wildomar, is the French Valley Airport in the City of Murrieta. The airport noise contours do not extend into Wildomar's boundaries, and airport noise would not significantly affect nearby sensitive receptors (*i.e.,* all residences in Wildomar's boundaries are outside of the 55 A-weighted decibel [dBA] day-night sound [L_{dn}] and 60 dBA L_{dn} noise contours).

Because the Proposed General Plan would not cause a direct increase in flights and all residences are outside of the 55 dBA L_{dn} and 60 dBA L_{dn} noise contours, impacts of airport-related noise on future residents and workers in the City would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to airport-related noise. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

12. Population and Housing

Impact 5.14-1: The proposed project would directly result in population growth in the project area. [Threshold P-1]

Table 5.14-7*, Comparison of 2045 SCAG and Proposed General Plan Buildout Projections,* of the DEIR shows the buildout projections in accordance with the Proposed General Plan buildout in comparison to the South California Association of Governments (SCAG) 2045 projections.

Population and Employment

The City currently has approximately 37,326 residents and 5,841 jobs. By the year 2045, there would be approximately 65,325 residents and 12,115 jobs, assuming all residents and employees are new to the City, which is an increase of 75 percent and 107 percent, respectively, compared to existing conditions.

The SCAG population and employment projections for Wildomar in 2045 are 55,200 residents and 11,200 jobs, respectively. The population and employment projections under the Proposed General Plan would be approximately 18 percent and 8 percent greater than the SCAG 2045 projections, respectively. The Regional Housing Needs Assessment (RHNA) associated with the statewide housing crisis has created an expectation that population projections for the region, and for the City, will need to change. Because of this, the SCAG Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) projections are out of sync with RHNA allocations, and do not reflect substantial growth projections forecasted for Wildomar. The current projections shown in Table 5.14-4, *City of Wildomar and Riverside County Employment Trends,* and Table 5.14-6, *SCAG Growth Projections for the City of Wildomar and Riverside County*, of the DEIR, do not reflect the RHNA and the approximately 65,325 new residents and 12,115 new jobs at buildout. While it is possible that some of the proposed residents and employees would be existing in the City, it is unlikely that all of them would be existing residents and employees from the City. While the proposed population and jobs would exceed SCAG estimates, the increase would not be a substantial unplanned growth in population; the City can accommodate the potential growth as described in the DEIR, and therefore, impacts would be less than significant.

Housing

There are currently 11,988 housing units in the City and at full buildout there would be 20,980 units, which is an increase of 75 percent from existing conditions. The estimated forecast for housing units

under the Proposed General Plan would exceed the 2045 SCAG projections (see Table 5.14-7, of the DEIR) by approximately 13 percent.

It should be noted that the State of California has a shortage of housing. In 2019, Governor Newsom signed several bills aimed at addressing the need for more housing, including the Housing Crisis Act of 2019 (Senate Bill 330). While the RTP/SCS may not forecast substantial growth, the RTP/SCS was prepared prior to Housing and Community Development Department (HCD)'s RHNA allocation to SCAG of 1.34 million units, which led SCAG to ultimately assign to the City of Wildomar a RHNA allocation for the 2021–2029 planning period of 2,715 units. This RHNA allocation is slightly larger than the City's previous RHNA allocation (2,535 units) and larger than the relatively flat growth forecast in the RTP/SCS, indicating that SCAG's RTP/SCS is out of sync with RHNA allocations and that both HCD and SCAG forecast substantial growth for Wildomar that is not yet reflected in the RTP/SCS.

The City adopted its Housing Element and obtained state certification in 2021, which includes several policies that support a variety of housing types and densities to accommodate the requirements of the RHNA. For example, Policy H-1 supports sufficient supply of multifamily and single-family zoned land; Policy H-3, Policy H-8, and Policy H-9 call for the development of affordable housing; and Policy H-11 encourages the development of housing for special needs groups. As indicated above, the increase would not result in a substantial unplanned growth in housing since SCAG's RTP/SCS is out of sync with the RHNA allocations. Additionally, with a statewide shortage in housing, the RHNA requirements, and City's RHNA allocation, there is a need for an increase in housing. Therefore, impacts would be less than significant.

Jobs-Housing Ratio

According to Table 5.14-7, of the DEIR, the 2045 SCAG jobs-housing ratio would be 0.60 and under the Proposed General Plan the jobs-housing ratio would be 0.58, which are both more than the City's existing ratio of 0.49. Thus, implementation of the proposed project would bring the City closer to the target ratio of 1.3 to 1.7 jobs per housing unit.

In general, the land uses identified in the Proposed General Plan provide opportunities for residents in the City of Wildomar to both live and work in the City rather than commuting to other areas. Additionally, the Economic Development Element identifies several policies aimed at supporting a resilient local economy and workforce housing for Wildomar residents. Therefore, while the buildout of the proposed project would directly and indirectly induce population growth, the jobs-housing ratio in the City would be improved after buildout allowed under the proposed project. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to population growth. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.14-2: Project implementation would not result in displacing people and/or housing. [Threshold P-2]

The purpose of the Proposed General Plan is to provide orderly growth in the City through the distribution, location, balance, and extent of land uses. The Proposed General Plan introduces new land use designations—Mixed Use Low (MUL) and Mixed Use High (MUH)—which better define the existing Mixed Use Planning Area (MUPA) designation.

The proposed project would include a variety of housing types and provide additional residential opportunities within the City. Compliance with the City's Housing Element would facilitate the development of the various housing types by providing a supply of land that is adequate to accommodate the RHNA and maintain an inventory of housing opportunity sites. As part of the Housing Element, the City of Wildomar prepared a land inventory of adequate sites to show how the City could meet the requirements for the RHNA through appropriate zoning and development standards. Additionally, Government Code Section 66300(d)(2) requires that any project that would demolish residential units must create at least as many units as will be demolished.

As described in Chapter 5.11, *Land Use and Planning*, of the DEIR, the land use pattern, intensities, and densities under the proposed project would remain generally unchanged, and future development would occur in areas that are already planned for development. Moreover, the Housing Element provides policies that ensure sufficient housing supply, assist with homeownership, streamline the process of residential projects, increase affordable housing, and establish a rehabilitation program, such as Policies H-1, H-4, H-7, H-9, and H-14. Therefore, the Proposed General Plan would not displace any people and would provide more housing opportunities than currently exist, and there would be no impact.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the displacement of people and housing. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

13. Public Services

Impact 5.15-1: The proposed project would introduce new structures, residents, and workers into the Wildomar Fire Department service boundaries, thereby increasing the requirement for fire protection facilities and personnel. [Threshold FP-1]

Increased demands for fire protection and emergency medical services result from increases in the number of people who reside, work, and recreate in Wildomar. The Proposed General Plan anticipates that the City's population would increase by approximately 27,999 residents over the next 20 years. As a result, additional staff and equipment would be required to maintain or achieve desired response times. It is likely that new or expanded facilities would be required, which could include new fire stations.

Based on the current response time metric, the Wildomar Fire Department (WFD) determined that the City is at the cusp of its response time standard and would require additional improvements to meet future growth. WFD stated that the current covered apparatus meets calls for service standard; however, within the next five years, the WFD anticipates acquiring land for two future fire stations to provide appropriate service levels. The WFD recommends a thorough study of service area coverage and population density to identify service gaps.

WFD also stated that the northeastern portion of the City would require a cost mitigation agreement for Menifee Fire Station #68 to offset impacts of future development from the proposed project. In addition, the WFD is in the process of transitioning into a 56-hour work week, which will require an increase in staffing of one Fire Apparatus Engineer and one Firefighter II.

WFD indicated that to support future development envisioned under the proposed project it would need two additional stations, two fire engines and two medic squads, and a study to determine fire ladder truck coverage needs.

Project-specific details about the future fire facilities are unknown at the time of preparation of this EIR. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. As future growth in the City occurs, payment of development impact fees, as well as the City's General Fund and Measure AA, would be available to fund the construction of fire facilities, land acquisition, staffing, and equipment.

The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities. All development in the City that results from the implementation of the proposed project would be reviewed by the WFD for compliance with applicable provisions of the California fire and residential codes and the WFD's standards. This would ensure that all future development would benefit from the most current fire prevention and safety standards, which would be expected to help keep service demands within the projected year-over-year increases.

In addition, the Proposed General Plan contains policies that aim to provide adequate fire protection and emergency medical response services to serve existing and new development, such as Policy RC-4.7, which aims to provide effective fire and emergency medical services through collaborating with CAL FIRE and Riverside County Sheriff's Department, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to fire protection facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-2: The proposed project would introduce new structures, residents, and workers into the Wildomar Police Department service boundaries, thereby increasing the requirement for police protection facilities and personnel. [Threshold PP-1]

Implementation of the Proposed General Plan could result in the addition of approximately 27,999 residents. The Wildomar Police Department (WPD) indicated that the existing resources (facilities, personnel, and equipment) are adequate to serve the City under current conditions. However, the proposed buildout would double current needs to serve future development under the Proposed General Plan.

The increase in demand for police services would be met through the hiring of additional staff, as needed, which would be funded through existing funding mechanisms, such as the City's General Fund revenue, grant funding, development impact fees, and Measure AA. There are no current plans to construct additional police facilities.

As new development occurs, new or expanded police facilities may be needed to support the associated population growth. Project-specific details about future police facilities, if needed, are unknown at this time. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. As future growth in the City occurs, payment of development impact fees, as well as the City's General Fund and Measure AA, would be available to fund the construction of police facilities, land acquisition, staffing, and equipment. The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities.

Additionally, several policies included in the Proposed General Plan would strive to ensure that adequate service levels are maintained, such as Policy RC-4.7, which aims to provide effective fire and emergency medical services through collaborating with CAL FIRE and Riverside County Sheriff's Department, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to police protection facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-3: The proposed project would generate approximately 3,566 new students which would impact the school enrollment capacities at the LEUSD. [Threshold SS-1]

Implementation of the Proposed General Plan would result in an increase of 27,999 residents and 8,992 dwelling units compared to existing conditions. The increase in students would result in a higher demand for school services. The following analysis assumes a conservative approach.

Lake Elsinore Unified School District (LEUSD) indicated that there are no current plans to construct additional LEUSD schools within the City. However, LEUSD stated that as residential development

continues to increase, LEUSD would need more classrooms at schools within Wildomar, and potentially new schools, within the next 5 to 10 years, to accommodate growth.

According to Table 3-1, *Proposed General Plan Buildout*, in Chapter 3, *Project Description*, of the DEIR, the Proposed General Plan would result in an increase of 8,992 dwelling units compared to existing conditions. Of the 8,992 dwelling units proposed, 2,268 dwelling units would be single-family units and 6,724 dwelling units would be multifamily units. Therefore, based on LEUSD's established student generation rates shown in Table 5.15-3, *LEUSD Student Generation Rates*, of the DEIR, implementation of the Proposed General Plan would result in approximately 3,566 students. LEUSD requested that the City stay in close communication with LEUSD and consider the possibility of partnering with LEUSD to secure property and funding to construct facilities appropriate to serve the expected growth.

As new development occurs, new or expanded school facilities may be needed to support the associated population growth. Project-specific details about future school facilities, if needed, are unknown at this time. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities.

Additionally, existing regulations such as California Government Code Sections 65995(h) and 65996(b) provide mitigation for impacts to school facilities. Such mitigation measures include fees, charges, or requirements levied against construction, pursuant to Section 17620 of the Education Code. Furthermore, the Proposed General Plan contains a number of policies that provide for adequate public school facilities to meet future demand, such as Policy RC-4.6, which aims to maintain effective educational programs by partnering with LEUSD, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities.

While existing school facilities may not be adequate to accommodate all future students as envisioned under the proposed project, the increased demands for additional school facilities would be accommodated through the payment of LEUSD's Residential and Commercial/Industrial Development School Fees. Additionally, the City provides a Notice of Impact Mitigation Requirements to an applicant for a building permit, who then works with the LEUSD to determine the precise amount of the fee. Once the fee has been paid in full, LEUSD prepares and provides a certificate to the City demonstrating payment of the fee. As required by AB 2926, this certificate allows the City to issue a building permit.

Pursuant to California Government Code Section 65995(h), payment of the impact fees fully mitigates impacts to schools. Although the increased demand for school facilities may occur under the proposed project, and would be a significant impact, payment of impact fees in compliance with SB 50 would reduce potential school impacts to a less than significant level.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to school facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-4: The proposed project would result in the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objective. [Threshold LS-1]

The Proposed General Plan would result in an increase of 27,999 residents, compared to existing conditions, and, therefore, library usage in Wildomar would likely also increase. The Wildomar Library indicated that the current library space and resources are not adequate for the existing population within its service area. The Wildomar Library stated that since the American Library Association no longer sets standards for library space and collection size, community needs for service functions are matched by comparing similar facilities which guide equipment and future technology needs.

Based on the Proposed General Plan buildout, the Wildomar Library would need an additional 20,000 square feet of building space, 45,000 items for their collection, 16 staff members with three full-time staff, 23 internet-capable computers, two Advanced Workstation in Education (AWE) stations for children's computers, a printing station, study rooms for parent/child and teen, a larger program room, Friends Bookstore/work area, staff workroom, storage space, and makerspace.

The Wildomar Library has expanded its digital solutions to accommodate the current population but in-person facilities are needed to accommodate those who prefer personal contact, book browsing, and live support.

As new development occurs, new or expanded library facilities may be needed to support the associated population growth. Project-specific details about future library facilities, if needed, are unknown at this time. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities.

The Proposed General Plan includes policies that seek to ensure that adequate services and facilities are funded to meet increasing demand, such as Policy RC-4.4, which aims to provide high-quality library resources by collaborating with Riverside County, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to library facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

14. Recreation

Impact 5.16-1: The proposed project would generate additional residents that would increase the use of existing park and recreational facilities. [Threshold R-1]

The City's park standard is three acres per 1,000 residents, as indicated in Section 16.20.020, Park and Recreation Fees and Dedications, of the Wildomar Municipal Code. With an existing population of 37,326 residents, the parkland requirement at three acres per 1,000 residents would be approximately

112 acres. With a buildout population of 65,325 residents, the City would need 196 acres of parkland. While there would be a deficiency of approximately 154.3 acres of parkland at buildout, there are joint-use facilities, multi-use and equestrian trails, conserved lands (65 acres), and natural open space in and adjacent to the City, including Cleveland National Forest (460,000 acres).

Moreover, new development would be required to pay development impact fees and/or dedicate parkland or pay an in-lieu fee. The availability of new facilities would prevent the accelerated physical deterioration of existing facilities. Additionally, as indicated in the City's Parks Master Plan, there are plans to expand and construct additional parks in the City. This process would ensure that the park deficiency would not get worse as development occurs.

The Proposed General Plan includes policies that support the provision of parks in the City, such as Policy LU-13.2, which calls for the incorporation of open space and recreational amenities in areas of new development, Policy RC-1.4, which aims to seek opportunities to develop parks in neighborhoods with the highest unmet need, and Policy RC-1.7, which calls for the acquisition of public and private land to provide adequate parkland.

With the implementation of the Proposed General Plan policies, as well as the provision of existing and proposed parks, joint-use facilities, trails, conserved land, and open space land, impacts to existing parks and recreational facilities would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the use of park and recreational facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.16-2: Implementation of the Proposed General Plan would not result in environmental impacts associated with new and/or expanded recreational facilities. [Threshold R-2]

The Proposed General Plan guides growth and development within the City and is not a development project. As the population of the City grows, recreational facilities may be developed and/or improved to provide residents with additional recreational opportunities and to adhere to the City's parkland standard of three acres per 1,000 residents. Parks are also a permitted use under other land use designations (*e.g.*, residential land uses), which could result in the development of recreational facilities outside of park-designated parcels.

Development and operation of new or expanded recreational facilities may have an adverse physical effect on the environment, including impacts related to air quality, biological resources, lighting, noise, and traffic. As the DEIR assumes construction would occur on all areas designated for development, the physical environmental impacts associated with the construction and/or expansions of existing park facilities in accordance with the proposed land use plan are addressed throughout the DEIR. Similarly, potentially adverse impacts to the environment may result from the expansion of recreational facilities and multiuse trails pursuant to buildout of the proposed project are also addressed throughout the DEIR. Subsequent environmental review for individual recreational developments would also be required. Consequently, impacts from the Proposed General Plan relating to new and/or expanded

recreational facilities would not result in additional impacts other than those disclosed in the DEIR. Impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to new and/or expanded recreational facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

15. Transportation

Impact 5.17-1: The proposed project would be consistent with adopted programs, plans, and policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. [Threshold T-1]

The Proposed General Plan proposes enhancements to the multimodal transportation and roadway networks, as shown on Figure 5.17-6, *Proposed Pedestrian Routes,* Figure 5.17-7, *Proposed Bicycle Network,* Figure 5.17-8, *Proposed Multi-Use Trails,* and Figure 5.17-9, *Proposed Roadway Network,* of the DEIR. Additionally, the proposed project includes multiple policies aimed at ensuring adequate roadway design and providing multimodal facilities, such as Policy CI-1.1, which calls for planning, designing, operating, and maintaining City streets to provide for all types of transportation; Policy CI-1.5, which calls for the use of traffic calming tools to implement Complete Streets principles and reduce vehicular speed; Policy CI-1.8, which requires developments to incorporate short block spacing and a street grid network to enhance connectivity, when feasible; Policy CI-2.4 and Policy CI-2.5, which call for the implementation of pedestrian routes and improvement of pedestrian crossing safety; Policy CI-3.1, which calls for the improvement and connectivity of the bicycle network; Policy CI-4.1, which calls for working with regional partners to ensure adequate transit service is provided consistent with future growth; and Policy CI-5.1, which calls for the implementation of planned roadway networks through new development and redevelopment. With implementation of these policies, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to adopted programs, plans, and policies addressing the circulation system. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.17-3: The proposed project would not result in a substantial increase in hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or result in inadequate emergency access. [Thresholds T-3 and T-4]

Buildout of the proposed project would involve the alteration, intensification, and redistribution of land uses in the City. The Proposed General Plan includes circulation network improvements that would be subject to the review and future consideration of the City's Public Works Department, and would include an evaluation of the roadway alignments, intersection geometrics, and traffic control

features. Roadway improvements would have to be made in accordance with the City's circulation plan and roadway design guidelines and meet design guidelines of the California Manual of Uniform Traffic Control Devices.

All future development under the proposed project would undergo extensive review at the City to ensure consistency with the City's development standards and roadway design standards. Ingress and egress for future projects would be reviewed by the City as well as the CAL FIRE/Riverside County Fire Department to ensure there is sufficient emergency access provided at the site as required by the City of Wildomar Municipal Code 8.28, Fire Code, for compliance with the California Fire Code.

Additionally, the proposed project includes policies to improve safety for all roadway users, such as Policy CI-1.5, which calls for the use of traffic calming tools to assist with implementing Complete Streets principles and reduce vehicular speeds, Policy CI-1.6, which calls for regularly monitoring and evaluating Citywide safety and usage trends for all travel modes, Policy CI-2.5 and Policy CI-2.6, which call for improving pedestrian crossing safety and enhancing pedestrian visibility, Policy CI-3.7, which calls for enhancing bicycle intersection crossing efficiency and safety through intersection design considerations, and Policy CI-5.7, which calls for evaluating the need to designate additional roads or amend existing designations to help enhance vehicle circulation and reduce congestion. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to hazards due to a geometric design feature or inadequate emergency access. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

16. Utilities and Service Systems

Impact 5.19-1: The proposed project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects. [Threshold U-1]

Buildout of the Proposed General Plan would result in an increase in wastewater generation with the addition of 8,992 dwelling units and 2,965,538 square feet of non-residential land use. However, future demands from the increased population and land use changes from implementation of the Proposed General Plan would not exceed the permitted capacity of the EVMWD Water Reclamation Facility (WRF) that serves the City. For areas within the City, wastewater generated by the Proposed General Plan would be collected by the EVMWD sewer system and conveyed to the Regional WRF. In addition, wastewater from the City of Lake Elsinore and other nearby communities are treated at the Regional WRF and served by the EVMWD sewer collection system. A small portion of the southern area of Wildomar is served by the Rancho California Water District (RCWD)'s Santa Rosa WRF. New residences and construction in areas of Wildomar that are zoned rural mountainous and are far from a connecting sewer collection system would be served by private septic systems and would require permitting by the Riverside County Department of Environmental Health and the City of Wildomar.

The estimated amount of additional wastewater generated by the Proposed General Plan is shown in Table 5.19-1, *Wastewater Demand Increase: Proposed Project,* of the DEIR. The wastewater generation numbers are conservative because they do not account for the water conservation measures that new construction would be required to implement with compliance to the CALGreen Building Code and the fact that some areas of Wildomar would be on private septic systems and not connected to the wastewater collection system. These wastewater generation numbers are also conservative because the Farm community area of Wildomar has its own sewer collection and treatment system.

The increase in wastewater demand with buildout of the Proposed General Plan is estimated to be approximately 2.1 mgd. According to the Sewer Master Plan, EVMWD projected 10.8 million gallons per day (mgd) of wastewater in 2020 for their entire service area. As the population of Wildomar is approximately 23 percent of the total population of the EVMWD service area, approximately 2.5 mgd of existing wastewater can be attributed to Wildomar (*i.e.,* 23 percent of 10.8 mgd). When the 2.1 mgd of wastewater demand from project buildout is combined with the existing average daily flow of 2.5 mgd for the City, the total amount of wastewater generated by the City in 2045 is estimated to be 4.5 mgd.

The existing average daily flows to the Regional WRF is 6.0 mgd and to the Santa Rosa WRF is 0.8 mgd from EVMWD's service area. The Regional WRF has a permitted capacity for an average daily flow of 8 mgd but is being upgraded to 12 mgd by 2026, and the Santa Rosa WRF has a permitted capacity of 5 mgd. Therefore, the residual capacity for the Regional WRF in 2045 would be 6 mgd, which is greater than the additional 2.1 mgd of wastewater that would be generated from buildout of the Proposed General Plan. Additionally, the Santa Rosa WRF currently treats on average 0.8 mgd of wastewater from Wildomar in the southern part of EVMWD's service area, and in total treats an average daily flow of approximately 2.9 mgd for its service area. Therefore, the Santa Rosa WRF has a residual capacity of 2.1 mgd, which would accommodate any future growth in the southern portion of Wildomar. Lastly, wastewater flows from smaller portions of the EVMWD service area outside of Wildomar would continue to be to its two other WRFs (Horsethief Canyon WRF and Railroad Canyon WRF) and not contribute to the treated capacity for the Regional WRF and Santa Rosa WRF. As the Regional WRF and Santa Rosa WRF each have adequate capacity for future growth in their service areas, the EVMWD and RCWD would be able to accommodate future wastewater flows from Wildomar and the other cities and communities in the area.

EVMWD imposes sewer connection fees on new development to recover a proportionate share of costs for expanding wastewater collection services and upgrades to the WRFs. Implementation of the Proposed General Plan would not require the construction or expansion of the Regional WRF, Santa Rosa WRF or sewer collection system beyond what is already planned or under construction. Adherence to the City's Municipal Code requirements in Chapter 8.96, Sewage Discharges, and Chapter 13.04, Sewer System Service, as well as the Proposed General Plan policies, such as Policy LU-2.1, which would ensure adequate service provision for new development, would reduce wastewater generation rates over time, and therefore impacts associated with the sewer collection and treatment systems would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the wastewater treatment facilities. Accordingly, no changes or alterations to the

proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-2: The wastewater treatment provider would have adequate capacity to serve the proposed project's projected demand in addition to the provider's existing commitments. [Threshold U-3]

The Regional WRF, which serves the majority of the City, is currently permitted to treat up to 8 mgd, and upon completion of the expansion project, scheduled for completion in 2026, would be able to treat up to 12 mgd. The residual capacity for the Regional WRF at project buildout would be 6 mgd. The increase in wastewater demand from 2020 to 2045 is estimated to be 2.1 mgd, as shown in Table 5.19-1, of the DEIR, which would result in an estimated total amount of wastewater discharged from the City of 4.5 mgd in 2045. The Santa Rosa WRF would continue to serve the southern portion of the City, south of Clinton Keith Road, which has an additional average daily capacity of 5 mgd for its entire service area and a residual capacity of approximately 2.1 mgd. Wildomar currently discharges on average 0.8 mgd to the Santa Rosa WRF.

New development from implementation of the Proposed General Plan would be required to comply with the latest CALGreen and California Plumbing codes and implement active and passive water conservation measures. This would reduce wastewater discharge rates below what was calculated in Table 5.19-1, of the DEIR. Furthermore, potential future development pursuant to the Proposed General Plan would undergo City review and be required to comply with the Proposed General Plan policies, such as Policy LU-3.2, which would ensure adequate provision of public services.

With continued compliance with applicable regulations, wastewater generated by the Proposed General Plan would not exceed the capacity of the Regional WRF or Santa Rosa WRF once the expansion project is completed. Also, the Proposed General Plan policies would ensure that potential future development would minimize impacts to wastewater collection and treatment capacity. For example, Policy CI-8.1, ensures sewer services meet resident needs reliably and support the City's growth through collaboration between the City and EVMWD. Therefore, implementation of the Proposed General Plan would not result in a determination by the wastewater treatment providers that there is insufficient capacity to serve the City's future wastewater demands in addition to the demands of existing and future development within the wastewater providers service areas. Therefore, the impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to adequate wastewater treatment capacity. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-3: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple-dry years. [Threshold U-2]

Buildout of the Proposed General Plan would result in an increase in water demand with the addition of 8,992 dwelling units and 2,965,538 new square feet of non-residential land use. The projected increase in water demand for the Proposed General Plan is provided in Table 5.19-4, *Water Demand Increase: Proposed Project,* of the DEIR.

The increase in water demand with buildout of the Proposed General Plan is estimated to be approximately 4.1 mgd or 4,627 afy. According to the Water Master Plan, EVMWD provided 23,653 afy in 2020 for their entire service area. As the current population of Wildomar is approximately 23 percent of the total population of the EVMWD's service area, then approximately 5,384 afy of the existing water demand can be attributed to customers in Wildomar. Therefore, the estimated total water demand from the City in 2045 with the Proposed General Plan buildout is estimated to be 10,011 afy (existing demand of 5,384 afy plus additional demand of 4,626 afy).

The total projected water demand in 2045 for the EVMWD service area is estimated to be 40,170 afy. When compared to the total water demand for the Proposed General Plan, the City at full buildout would account for approximately 25 percent of the EVMWD's projected demand for 2045. This growth in population and future water demand is in alignment with projected population growth from the SCAG for the City as compared to other cities in the EVMWD service area. For instance, SCAG projects the population of Wildomar to increase by 56 percent between 2016 and 2045, whereas Canyon Lake and Murrieta are projected to only increase by 6 percent and 12 percent, respectively.

Additionally, new construction would be required to comply with the water efficient requirements of CALGreen, California Plumbing Code, and the City's MWELO. New construction for both residential and commercial land uses typically achieve a reduction in water usage rates of 20 percent through compliance with these regulations.

As documented in Table 5.19-2, *EVMWD Supply and Demand Comparison,* and Table 5.19-3, *EVMWD Multiple Dry Year Supply and Demand Comparison*, of the DEIR, EVMWD can meet all customers' demands during normal year, single dry year, and multiple dry year conditions with excess water available. In addition, EVMWD will continue to implement and expand its water conservation program, which includes water efficiency rebates to residential and commercial customers, water waste prevention ordinances, conservation pricing, and public education and outreach.

Furthermore, future development pursuant to the Proposed General Plan would be required to comply with the Proposed General Plan policies. For example, Policy OS-3.1, would lead to water conservation and protection of water supply through the City's collaboration and assistance for EVMWD's UWMP updates. Also, new development would be required to implement the water efficient requirements specified in the CALGreen and California Plumbing Codes and the MWELO requirements for water efficient landscaping. Future projects under the Proposed General Plan that meet the criteria under California Water Code Section 10912 would be required to prepare a WSA that demonstrates that project water demands would not exceed water supplies. In addition, residential, commercial, and

industrial water usage can be expected to decrease in the future as a result of the implementation of the 2018 Water Conservation Legislation that sets new standards for indoor and outdoor residential water use, commercial water use for landscape irrigation with dedicated meters, and water loss standards. Therefore, impacts to water supplies would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to sufficient water supplies. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-4: The proposed project would not require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects. [Threshold U-1]

EVMWD has sufficient water supplies available under normal, single-dry, and multi-dry year conditions. In the event that EVMWD projects their future demand could exceed supplies, EVMWD would implement their Water Shortage Contingency Plan (WSCP) which provides water conservation procedures as a result of a drought or supply interruption. Additionally, the total projected water demand of 10,011 afy for the City of Wildomar in 2045 is approximately 25 percent the total projected water demand for the EVMWD service population in 2045 of 40,170 afy. Therefore, the Proposed General Plan would not significantly impact water supplies.

Future development from implementation of the Proposed General Plan could result in new and expanded water infrastructure. However, EVMWD plans to expand and upgrade their distribution systems to accommodate potential future development, which are addressed throughout their Capital Improvement Program (CIP) as described with each revision of their Water Master Plan. Planned improvements include continued groundwater well replacement and rehabilitation, increasing the imported water capacity in the Mills Gravity Pipeline, and the replacement of 5,100 linear feet of an existing water main between the Tomlin 1 Pump Station and the Tomlin 1 Reservoir. Currently, EVMWD purchases the majority of its water supply from Metropolitan Water District of Southern California (MWD), with less than 10 percent received from the Canyon Lake Water Treatment Plant. Because EVMWD's 2045 water supply is projected to meet the water demand with implementation of the Proposed General Plan, the proposed project would not require the expansion of capacity or relocation of the Canyon Lake Water Treatment Plant, and impacts would be less than significant. In addition, each future development under the Proposed General Plan would be required to demonstrate the availability of water to serve the development in the form of will-serve letters from the water purveyors or for larger projects, preparation of a Water Supply Assessment (WSA) as required by Section 10910 of the California Water Code. Therefore, implementation of the Proposed General Plan would not result in the need to construct additional water supply or distribution systems, nor would it need to relocate existing water treatment facilities.

In summary, new construction or expansion of the water distribution system due to implementation of the Proposed General Plan would not significantly impact water treatment facilities or EVMWD's distribution system. EVMWD has capital improvement projects to monitor and upgrade its water distribution systems to accommodate future development, as described in its Water Master Plan.

Compliance with the City's requirements for new construction, water-efficient landscaping, and implementation of the Proposed General Plan policies, such as Policy OS-3.3, which encourages water serving fixtures in new development and advocate for the implementation of conservation strategies by water purveyors, and Policy OS-3.5, which supports EVMWD's efforts to expand the recycled water system in the City, would result in less-than-significant impacts with respect to the need for new and/or expanded water facilities.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to water facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-5: The proposed project would not require or result in the relocation or construction of new or expanded stormwater drainage facilities, the construction or relocation of which could cause significant environmental effects. [Threshold U-1]

New development and/or redevelopment as part of the Proposed General Plan would result in an increase in impervious surfaces, which in turn could result in an increase in stormwater runoff, higher peak discharges to drainage channels, and the potential to cause nuisance flooding in areas without adequate drainage facilities. The Regional MS4 permit defines priority development projects as projects that create 10,000 square feet or more of impervious surfaces or replace 5,000 square feet or more of impervious surface; these projects would be required to implement site design, source control, and stormwater treatment and runoff measures using specific numeric sizing criteria based on the volume and flow rate of stormwater that is generated by the project. Each priority development project must prepare a project-specific WQMP, which undergoes review by City Public Works/Engineering Department personnel to ensure that the MS4 regulatory requirements for temporary on-site stormwater runoff retention have been met. Project-specific WQMPs would include BMPs to reduce stormwater impacts; such BMPs may include, but are not limited to, bioretention basins, permeable pavement, and infiltration trenches. Also, the City's Community Development Department would apply conditions of approval to each project to ensure that the requirements of the MS4 permit have been met. Compliance with the MS4 permit and the City's WQMP program would minimize increases in the amount of stormwater runoff from future development in the City.

The MS4 permit and Riverside County LID BMP Handbooks require that all projects that generate runoff from an 85th percentile, 24-hour storm event must treat stormwater onsite. Priority development projects must also adhere to the hydromodification requirements of the MS4 permit and demonstrate that post-construction runoff flow rates and durations do not exceed pre-development conditions by more than 10 percent. This would minimize the amount of stormwater runoff from new development and redevelopment sites within the City.

Also, as part of the permitting process, future development would be required to pay fees to the City and the Riverside County Flood Control and Water Conservation District (RCFCWCD), pursuant to Wildomar Municipal Code Chapter 16.32, Flood Control and Drainage, which is designed to mitigate impacts of stormwater discharged to flood control channels and storm drains. Planned improvements to the City's storm drainage system are implemented through the CIP and the City's Master Drainage

Plan updates. The prioritized projects in the latest CIP involving stormwater infrastructure focus on updating the Master Drainage Plan, improvements to various storm drains to reduce flooding, and acquiring right-of-way to maintain natural conveyance for portion of Murrieta Creek/Wildomar Channel.

Compliance with the MS4 permit and the Proposed General Plan policies, such as Policy CI-8.2, which describes implementing projects identified in the City's Master Drainage Plan to manage storm runoff; implementation of BMPs and on-site stormwater control measures; and City requirements regarding the preparation and review of WQMPs would ensure that the implementation of the Proposed General Plan would not result in significant increases in runoff and would not contribute to the construction of new storm drain facilities or expansion of existing facilities that would cause significant environmental impacts. In addition, the City would continue to repair, rehabilitate, and upgrade the storm drain system through implementation of the CIP program. Therefore, impacts with respect to stormwater infrastructure would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to storm drainage facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-6: The proposed project would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. [Threshold U-4]

Under the Proposed General Plan, the population is anticipated to increase by 27,999 residents and 6,274 employees. As shown in Table 5.19-5, *Solid Waste Increase: Proposed Project*, of the DEIR, this level of growth would result in an increase in solid waste of approximately 138 tons per day, or 50,262 tons per year. These numbers are conservative because, with continued recycling and waste reduction programs implemented by the City and CR&R Environmental Services (CR&R), the waste generation rates would be reduced over time.

The increase of 138 tons per day with buildout of the proposed project, as shown in Table 5.19-5, of the DEIR, would be about 2.5 percent of the current residual capacity of 5,526 tons/day at El Sobrante Landfill. This estimate conservatively assumes that all of the generated waste is landfilled. In addition, approximately 20 percent of the solid waste from the City is transported to other landfills in Riverside County and southern California, and a portion of the waste generated in the City is diverted from landfill disposal through recycling and composting. Although the California Department of Resources Recycling and Recovery (CalRecycle) does not provide the recycling rate for Wildomar, California as a whole diverted 42 percent of total waste in 2020. As such, the Proposed General Plan would not generate solid waste in excess of the capacity of the landfills that serve the City.

With continued compliance with the applicable regulations, leading to increased recycling and waste diversion, and adherence to the Proposed General Plan policies, such as Policy OS-7.1, which supports recycling programs for residential and non-residential development to reduce the solid waste sent to landfills, anticipated rates of solid waste disposal from the Proposed General Plan would be less than

significant with respect to permitted landfill capacity. In addition, the City is below the CalRecycle target disposal rates of 4.8 pounds per day (ppd) for residents and 36.2 ppd for employees and meets the regulatory requirements of AB 939. Therefore, implementation of the Proposed General Plan would not generate solid waste in excess of State and local standards, or in excess of the capacity of the landfills, or otherwise impair the attainment of solid waste reduction goals, and the impact is less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to generating excess solid waste that would exceed landfill capacity. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-7: The proposed project would comply with federal, state, and local statutes and regulations related to solid waste. [Threshold U-5]

As discussed under Impact 5.19-6, CR&R and the City comply with all State requirements to reduce the volume of solid waste through recycling and organic waste diversion. The City's per capita disposal rates of 4.1 ppd per resident and 25.6 ppd per employee are below the CalRecycle targets of 4.8 ppd for residents and 36.2 ppd for employees. In addition, all potential future development would comply with Division 4.4, Material Conservation and Resource Efficiency, of the CALGreen Building Code, which requires that at least 65 percent of nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse.

Potential future development would also comply with AB 341, which mandates recycling for commercial and multifamily residential land uses as well as schools and school districts. All jurisdictions in California are required to provide organic waste collection services to all residents and businesses, beginning in 2022 and in accordance with SB 1383. The City and CR&R currently comply with all applicable federal, State, and local solid waste regulations, and solid waste, recycling, and green waste collection services are available to all residents and commercial businesses in Wildomar. Therefore, the Proposed General Plan would comply with all current and future regulatory requirements, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to regulations pertaining to solid waste. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

17. Wildfire

Impact 5.20-3: The proposed project would require the installation and maintenance of associated infrastructure in areas that are undeveloped or vacant, which could exacerbate fire risk or result in temporary or ongoing impacts to the environment. [Threshold W-3]

Buildout of the Proposed General Plan would result in additional infrastructure, such as roadways, transmission lines, and other utilities, in underdeveloped and undeveloped areas of the City in order to

serve new development. Some of this new infrastructure would likely be constructed in the Very High Fire Hazard Severity Zones (FHSZs). To protect development in these areas from the risk of wildfire, the City requires adherence to a wide range of state and local codes, such as the California Fire Code, which provides minimum standards to increase the ability of a building to resist the intrusion of flames or embers from a vegetation fire and building with materials that meet performance standards; State Responsibility Area (SRA) and Very High FHSZ fire safe design requirements that include standards for setbacks and maintenance of defensible space and for secondary egress; California Public Utilities Commission requirements for managing vegetation around electrical transmission lines, and other standards and recommendations outlined in the City's Local Hazard Mitigation Plan and 2021-2029 Safety Element. Public Resources Code Section 4291 also requires vegetation around buildings or structures to maintain defensible space within 100 feet of a structure and an ember-resistant zone within 5 feet of a structure. Additionally, CAL FIRE SRA Fire Safe Regulations require parcels to provide a minimum 30-foot setback for all buildings from all property lines and/or the center of a road. As such, these requirements would reduce the potential for new roadways to exacerbate wildfire risks.

The California Public Utilities Commission requires maintenance of vegetation around power lines, strict wire-to-wire clearances, annual inspections of above-ground power lines, and the preparation of fire prevention plans for above-ground power lines in high fire-threat districts. These measures would reduce the wildfire risks associated with the installation and maintenance of power lines. Additionally, all utilities would be installed to meet service provider requirements and could be required to be undergrounded pursuant to Wildomar Municipal Code Section 13.16, Underground Utility Districts, and Safety Element Policy S-102, which requires the coordination with utility companies to minimize service interruptions.

Such infrastructure and maintenance activities would also be required to comply with the adopted State regulations, Wildomar Municipal Code standards, and the Wildomar Safety Element policies to mitigate the impact of infrastructure on the environment. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to exacerbation of fire risk due to the installation and maintenance of infrastructure. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.20-4: The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. [Threshold W-4]

Wildfires can create favorable conditions for other hazards, such as flooding and landslides. Wildfires on steep slopes can burn the vegetation that stabilizes the slope and create hydrophobic conditions that prevent the ground from absorbing water. This can lead to landslides, debris flows, and flooding. A project would result in a significant impact if—due to slopes, drainage patterns, or post-fire slope instability—it would expose people or structures to significant risks from landslides, debris flows, or flooding.

As shown in Figure 3-0, Landslide Susceptibility, of the Wildomar Safety Element, the northern, eastern, and southwestern parts of the City are in high landslide susceptibility zones (also refer to Figure 5.7-3, *Areas With Landslide Susceptibility,* in Section 5.7, *Geology and Soils,* of the DEIR). According to the California Department of Conservation (CDC), the eastern portion of the City is located within a landslide zone. Landslides are most likely to occur during seasons of high precipitation and after fires. Future development in the City is required to comply with State and local regulations, such as the California Building Code, Wildomar Municipal Code, and the Wildomar Safety Element. For example, Section 1803 of the 2022 California Building Code requires that a geotechnical investigation must assess existing landslide susceptibility on a project site. Additionally, there are several policies in the Wildomar Safety Element that address development in landslide susceptibility areas, such as Policy S-11 through Policy S-14. These policies work to minimize the risk of landslides by regulating development in landslide susceptibility areas by requiring geotechnical investigations, site design to reduce landslides, slope stability mitigation, and slope stabilization practices, respectively.

According to Figure 5-0, Flood Hazard Zones, of the Wildomar Safety Element, the southwestern portion of the City includes 100-year and 500-year flood zones, which have a 1 percent and 0.2 percent chance of flooding in any given year, respectively (also refer to Figure 5.10-3, *FEMA Flood Zones,* in Section 5.10, *Hydrology and Water Quality,* of the DEIR). While there is a low chance of flooding in the majority of the City, Section 15.96, Flood Hazard Area Regulations, of the Wildomar Municipal Code, was adopted in pursuant to the National Flood Insurance Program to protect public health, safety, and welfare and minimize public and private costs caused by flooding by regulating development within flood hazard areas. Furthermore, Policy S-19 and Policy S-20 of the Wildomar Safety Element call for the City to disapprove new development within 100-year floodplains that cannot mitigate flood hazards and require development within 100-year storm flow zones to be floodproofed.

Future construction activities related to the proposed project would be subject to compliance with the California Building Code and California Fire Code, and would include landslide and flood hazard prevention best management practices. These may include but are not limited to covering of the soil, use of a dust-inhibiting material, landscaping, use of straw and jute, hydroseeding, and grading in a pattern than slows stormwater flow and reduces the potential for erosion, landslides, and downstream flooding. All future development, regardless of the location, would be required to comply with adopted local, regional, and State plans and regulations addressing wildfire prevention, landslides, and floods, which would minimize risks of post-fire hazards. As such, compliance with these policies and regulatory requirements would ensure impacts from post-fire instability would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to exposing people or structures to post-fire hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

C. Findings on Significant Environmental Impacts that can be reduced to a Less Than Significant Level

The following summary describes impacts of the proposed project that, without mitigation, would result in significant adverse impacts. Upon implementation of the mitigation measures provided in the Draft EIR, these impacts, from Chapter 5, would be considered less than significant.

1. Biological Resources

Impact 5.4-2: Implementation of the Proposed General Plan could impact sensitive natural communities, including wetlands and riparian habitat. [Thresholds B-2 and B-3]

Most of the wetlands that exist within the City limits can be categorized as freshwater emergent wetlands, freshwater forested/shrub wetlands, freshwater ponds, and riverine, as shown in Figure 5.4-5a through Figure 5.4-5o, of the DEIR. These features are commonly associated with streambeds, drainages, and channels (such as the Murrieta Creek), and have the potential to provide corridors that encourage the movement of wildlife and provide habitat for sensitive wildlife and plant species.

According to a California Natural Diversity Database (CNDDB) search, five sensitive natural vegetation communities were recorded within or near the City: Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Interior Basalt Flow Vernal Pool, Southern Sycamore Alder Riparian Woodland, and Valley Needlegrass Grassland.

The general vegetation communities and land cover types within the City include agricultural lands; chaparral; coastal sage scrub; grassland; meadows and marshes; riparian scrub, woodland, and forests; water; woodland and forests; and developed/disturbed areas (see Figure 5.4-4a through Figure 5.4-4o, of the DEIR). These general communities have the potential to be composed of vegetation alliances, which may be considered sensitive natural communities by CDFW.

While the City is mostly urbanized, it does contain open space areas that may be suitable for sensitive natural communities such as wetlands and riparian habitats. Implementation of the proposed project would increase development in the City, which could impact sensitive natural communities.

Future development in accordance with the Proposed General Plan, including maintenance of drainages to maintain public safety, could impact waters and wetlands jurisdictional to the CDFW, US Army Corps of Engineers (USACE), and San Diego and Santa Ana RWQCBs. Waters of the United States are jurisdictional to the USACE; waters of the State are jurisdictional to the San Diego and Santa Ana RWQCBs and the CDFW; and wetlands meeting certain criteria are jurisdictional to the USACE and/or the CDFW. Future development in accordance with the Proposed General Plan could impact sensitive natural communities directly (*e.g.*, building over the jurisdictional resources by filling the land) or indirectly (*e.g.,* increased stormwater drainage or runoff into nearby jurisdictional waters).

The Proposed General Plan includes policies aimed at reducing impacts to sensitive natural communities, such as Policy LU-13.1, which provides for the permanent preservation of open space lands, and

Policy OS-1.2, which requires development to avoid and conserve remaining habitats in wetlands and riparian areas. Moreover, the MSHCP does not allow take of riparian areas.

Additionally, Mitigation Measures BIO-1, BIO-2, and BIO-10 through BIO-13 would be implemented, which require an environmental analysis and DBESP for aquatic resources and natural vegetation communities and a Lake or Streambed Alteration Notification. Additionally, Figure 5.4-15, *Flow Chart to Guide Riparian Habitat/Riverine Areas and Vernal Pools,* of the DEIR, and Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations,* of the DEIR, provide flow charts to assist future developers on the steps required to ensure future projects minimize impacts to riparian habitats and aquatic resources.

Implementation of the Proposed General Plan policies as well as Mitigation Measures BIO-1 and BIO-2, and BIO-10 through BIO-13 would reduce impacts to less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR and are applicable to the proposed project.

BIO-1 If an action may adversely impact biological resources, a qualified biologist or their trained designee shall conduct mandatory worker environmental awareness training for all parties involved with implementation of the action (*e.g.,* contractors and work crews), prior to the start of construction, to aid the parties in recognizing special-status species and other sensitive biological resources that may occur within the area of the proposed action. The training shall include identification of the special-status species with potential to occur and their habitats, a description of the regulatory status of sensitive resources, and review of the impact limits, location of environmentally sensitive areas, and measures required to reduce impacts to avoided onsite and offsite biological resources.

BIO-2 If an action has potential to inadvertently impact avoided onsite or offsite biological resources, appropriate measures shall be developed and implemented prior to the start of ground disturbing activities to ensure all impacts occur only in the area of the proposed action. Appropriate measures may include control of sediment, erosion, and hazardous materials; demarcation of action area prior to implementation and maintenance of demarcation through the duration of implementation; and measures to ensure all actions that have potential to impact biological resources stay within the demarcated limits.

BIO-10 If an action may impact sensitive natural vegetation communities, an environmental analysis to determine if there is potential for sensitive natural communities or other protected vegetation communities shall be conducted by a qualified biologist. If it is determined that in the habitat assessment prepared by a qualified biologist that there are no sensitive natural communities or other protected vegetation communities within a project site, no other measures are recommended. If sensitive natural communities (riparian habitat, riverine areas, vernal pools) are identified within the impact area (permanent and temporary, direct and indirect), appropriate measures to avoid,

minimize, or mitigate for impacts to sensitive natural communities shall be implemented. If riparian/riverine resources and vernal pools are proposed for avoidance, the habitat assessment shall include a commitment to place a conservation easement or deed restriction over the area in order to demonstrate that the area will be protected in perpetuity. If a project cannot avoid riparian/riverine habitat and/or vernal pools in perpetuity (both permanent and temporarily), a DBESP shall be required that would propose mitigation that demonstrates equivalent or superior function and value, and shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. Refer to Figure 5.4-15, *Flow Chart to Guide Riparian Habitat/Riverine Areas and Vernal Pools,* of the DEIR.

BIO-11 If an action will impact riparian habitat as determined by a qualified biologist, a Lake and Streambed Alteration Agreement, pursuant to Section 1602 of the California Department of Fish and Game Code shall be obtained prior to the start of ground disturbing activities. Minimization measures will be developed during consultation with CDFW as part of the Lake and Streambed Alteration Agreement process to ensure protections for affected fish and wildlife resources.

BIO-12 If an action has the potential to impact aquatic resources, an environmental analysis (*i.e.*, a preliminary aquatic resources delineation) shall be conducted to determine if potentially regulated aquatic resources occur within a project site. A qualified wetland delineator shall conduct the environmental analysis and it shall include review of the best available hydrological information, a reconnaissance-level site visit, and an evaluation of aquatic resources to determine the potential for regulated aquatic resources to occur within a project site. If it is determined in the habitat assessment prepared by a qualified biologist that there are no potentially regulated aquatic resources, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, the validity of the results shall be confirmed or an updated environmental analysis shall be conducted prior to impacting a project site. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations,* of the DEIR.

BIO-13 If an action may impact potentially regulated aquatic resources, an aquatic resources delineation shall be conducted by a qualified biologist for a project consistent with the methods detailed within the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987), Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, and State Wetlands Definitions and Procedures for Discharges of Dredged and Fill Material to Waters of the State, and local policies by the CDFW regarding their jurisdiction, following the definitions contained within the California Fish and Game Code pertaining to regulated resources (lakes, streams, and associated hydrophytic vegetation). If it is determined by a qualified biologist that potentially regulated aquatic resources are absent from a project site or will not be impacted by the action, no other measures are recommended and the

habitat assessment shall be submitted to the City of Wildomar Community Development Department and USACE. If it is determined that potentially regulated aquatic resources may be impacted by the action, the delineation shall be submitted to the USACE, and a Preliminary Jurisdictional Determination or Approved Jurisdictional Determination shall be obtained. The project applicant shall obtain all required permits from the USACE and applicable agencies prior to the start of construction activities. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations,* of the DEIR.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Impacts to sensitive natural communities, including riparian habitat and wetlands, could occur. Implementation of Mitigation Measures BIO-1 and BIO-2, which require worker environmental awareness training for biological resources and appropriate measures to avoid impacts to biological resources, as well as Mitigation Measures BIO-10 through BIO-13, which require an environmental analysis and DBESP for aquatic resources and natural vegetation communities, and a Lake or Streambed Alteration Notification, would be implemented. With the implementation of Mitigation Measures BIO-1, BIO-2, and BIO-10 through BIO-13, impacts would be reduced to less than significant with mitigation incorporated.

Impact 5.4-3: The proposed project could affect wildlife movement in and around the City. [Threshold B-4]

In the southwestern area of the City limits are the foothills of the Cleveland National Forest, which contain a large expanse of natural habitat that may allow for wildlife migration and nursery sites. The City also encompasses the foothills of the Santa Margarita Mountains and Elsinore Mountains. However, due to development within the City, movement from the City into the Cleveland National Forest and mountain ranges, and vice versa, is limited. The City is developed and I-15 bisects the City in a north-south direction, which further limits the success of wildlife dispersal. An additional movement corridor, Murrieta Creek, exists within the City and may provide wildlife with ways to move throughout developed areas. The San Andreas Rift Zone within and adjacent to the City provides unique topographical characteristics, microclimates, and habitats that allow for habitat linkages and can facilitate movement. The City provides wildlife movement opportunities in other forms, such as open land and preserved areas. Although the City's developed environment lessens the value of wildlife corridors within the City, such corridors still exist.

The MSHCP has proposed to create a linkage (Proposed Linkage 8), which is composed largely of upland habitat in the Sedco Hills and Wildomar areas, that would connect the Core Areas in the Lake Mathews/Estelle Mountain, Alberhill, and Cleveland National Forest areas with the Core Areas in

French Valley, Johnson Ranch, Diamond Valley Lake, and San Jacinto Mountains. This proposed linkage would provide live-in habitat for over 50 pairs of coastal California gnatcatcher, as well as a connection to other key populations of gnatcatcher known to occur in Alberhill, North Peak, and the Ramsgate area. Other planning species for which habitat is provided include Quino checkerspot butterfly, Stephens' kangaroo rat, and bobcat. The grasslands in this proposed linkage also provide foraging habitat for a number of raptors. Maintenance of large intact interconnected habitat blocks is important for these species. The northern portion of this linkage includes a portion of the lower San Jacinto River extending under I-15 to connect with Proposed Extension of Existing Core 3, which is in the northeast region of the MSHCP area.

The MSHCP has identified key habitat areas and linkages within the MSHCP Plan Area for the conservation of mountain lions. These Conservation Areas are comprised of large blocks of open space and include the Santa Rosa Plateau-Santa Ana Mountains, Agua Tibia Wilderness-Palomar Mountains, Badlands-San Jacinto Mountains-Santa Rosa Mountains, and San Bernardino Mountains, among others. These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. Note that none of the MSHCP Conservation Areas (including both core and linkage habitats) identified for conservation of the mountain lion occur within the City limits. Nonetheless, the southwestern area of the City limits that contains the foothills of the Cleveland National Forest includes a large expanse of natural habitat that may allow for wildlife migration.

The MSHCP identifies mountain lion as a planning species in Existing Cores A, B, C, F, G, I, J, K, L and M; Proposed Cores 3, 4, 6 and 7; Existing Linkage A; Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18; and Proposed Constrained Linkage 1, 2, 5, 10, 11, 14. The following Cores are considered "live in" Cores for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,
- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek

Proposed Core 3 – Badlands/ Potrero

The MSHCP has identified key habitat areas and linkages within the MSHCP Plan Area for the conservation of mountain lions. These Conservation Areas are comprised of large blocks of open space and include the Santa Rosa Plateau-Santa Ana Mountains, Agua Tibia Wilderness-Palomar Mountains, Badlands-San Jacinto Mountains-Santa Rosa Mountains, and San Bernardino Mountains, among others. These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. Areas considered critical for mountain lion movement include Proposed Constrained Linkage 1 and 2 (connection between Cleveland National Forest and Chino Hills State Park under Highway 91), Proposed Linkage 1 and Constrained Linkage 5 (connection between Cleveland National Forest and Lake Matthews/Estelle Mountain under I-15), Proposed

Linkage 9 (connection between Cleveland and the Santa Rosa Plateau), and Proposed Constrained Linkage 14 (connection between Santa Ana Mountains and the Palomar Mountains). These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. The City is not within the key habitat areas and linkages within the MSHCP Plan Area for conservation of the mountain lion. Therefore, buildout of the City in accordance with the Proposed General Plan would not result in a significant impact on wildlife movement of the mountain lion. Pursuant to the MSHCP, mountain lion is a Covered Species Adequately Conserved and because the City is not identified by the MSHCP as part of any existing or proposed linkages, corridors, or conservation areas and as long as the terms of the MSHCP are implemented, the Wildlife Agencies will not require additional mitigation. Furthermore, development of a property outside the MSHCP Conservation Area (both within and outside of the Criteria Area) shall receive Take Authorization for Covered Species Adequately Conserved provided a payment of a mitigation fee is made in compliance with MSHCP Section 6.0. Payment of the mitigation fee and compliance with the requirements of Section 6.0 will provide full mitigation under the CEQA, FESA, CESA for impacts to species and habitats covered by the MSHCP per the agreements with the USFWS and CDFW.

Migratory birds can also be found within the City limits. Migratory birds, some of which are listed in Table 5.4-2, of the DEIR, may use the surrounding areas, including the City, as a stopping point in their migratory journey. These birds are protected by the Migratory Bird Treaty Act (MBTA) which implements international treaties between the U.S. and other nations devised to protect migratory birds, and any of their parts, eggs, and nests, from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. All future development within the City would be required to comply with the MBTA. Additionally, the MSHCP does not allow take of any nesting birds, regardless of the time of year, pursuant to the MBTA and applicable Fish and Game Codes.

Figure 5.4-17, *Flow Chart to Guide Wildlife Corridor and Movement Protection Recommendations,* of the DEIR, provides a flow chart to assist future developers on the steps required to ensure future projects minimize impacts to wildlife corridors.

The Proposed General Plan includes policies aimed at reducing impacts to wildlife corridors, including the following:

- **Policy LU-13.1 Preservation of Open Space Lands.** Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational value.
- **Policy OS-1.4 Rewilding and Habitat Restoration**. Pursue opportunities for rewilding and restoring critical habitats for sensitive species that include, but are not limited to the following: preserving, enhancing, restoring, and expanding an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics.
- **Policy OS-1.5 Wildlife Corridors.** Protect existing wildlife corridors by reducing habitat fragmentation from new developments. Work with the Riverside Conservation Agency (RCA) to pursue land purchase opportunities to preserve available lands.

- **Policy OS-1.8 Protect Ridgelines.** Protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management.

Additionally, Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, and BIO-9, as well as Mitigation Measure BIO-14, which requires measures to avoid, minimize, and mitigate for significant impacts to be implemented in consultation with the appropriate regulatory agency.

Future development under the project would be required to demonstrate compliance with the MSHCP, FESA, CESA, and CEQA, as well as with the proposed General Plan Update goals, objectives, and policies discussed above, which would reduce potential impacts on wildlife movement within the City. Policies under the proposed General Plan Update that require measures such as site-specific biological studies and compliance with the MSHCP would ensure that the assessment of potential impacts to wildlife movement be made on a project by project basis. With the implementation of the Proposed General Plan policies and Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9, and BIO-14, impacts would be reduced to less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR and are applicable to the proposed project.

See Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9, and BIO-14.

BIO-7 If an action has potential to adversely impact riparian bird species (least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo [*Coccyzus americanus*]), and if suitable habitat (nesting and/or foraging) is present, then protocol-level focused surveys shall be required. Focused surveys shall be conducted in accordance with accepted USFWS survey protocols for the least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo (Least Bell's Vireo Survey Guidelines [2001], A Natural History Summary and Survey Protocol for the Southwestern Willow Flycatcher [2010], and A Natural History Summary and Survey Protocol for the Western Distinct Population Segment of the Yellow-Billed Cuckoo [2016]). If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for riparian bird species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo are identified within a project site and a project cannot demonstrate 90 percent avoidance of the occupied portion of the property that contributes to the long-term conservation

value of the species, a DBESP is required. This includes 100 meters of undeveloped landscape on a property adjacent to the habitat conserved. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-11, *Flow Chart to Guide Riparian Bird Species Recommendations,* of the DEIR.

BIO-8 If an action has the potential to impact coastal California gnatcatcher, a habitat assessment shall be prepared by a qualified biologist to determine if suitable habitat is present in the area of the proposed action. If suitable habitat is present (*i.e.*, coastal sage scrub, Riversidean sage scrub) and an action has potential to adversely impact the coastal California gnatcatcher, avoid clearing, grubbing, grading, and associated construction actions in gnatcatcher occupied habitat within the Criteria Cells and/or PQP lands between March 1 and August 15. If this species is detected and a project may be potentially occupied and the habitat cannot be avoided, this habitat cannot be removed from March 1 to August 15 without conducting focused protocol-level surveys to prove absence. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for coastal California gnatcatcher to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. Refer to Figure 5.4-12, *Flow Chart to Coastal Gnatcatcher Recommendations,* of the DEIR.

BIO-9 If an action that may adversely impact birds or nests (*e.g.*, ground or vegetation disturbance, noise near nesting habitat) and is expected is to occur during the nesting season (generally February 1 through September 15), a pre-construction nesting-bird survey shall be conducted for all suitable nesting habitat within three days prior to ground-disturbing activities associated with the action. The survey shall be conducted by a qualified biologist within a project site plus a buffer for the project as determined by the qualified biologist (based on the action and what bird species may be impacted). If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken to avoid potential project-related impacts. Measures may include seasonal work restrictions or establishment of a non-disturbance buffer around each active nest until nesting has been completed as determined through periodic nest monitoring by the biologist. The size of the non-disturbance buffer shall be determined by the project biologist. Once nesting is deemed complete by the project biologist, work may resume within the buffer. Refer to Figure 5.4-13, *Flow Chart to Guide Special-Status Wildlife (Including Protected Birds/Nests) Recommendations,* of the DEIR.

BIO-14 If an action requiring a discretionary approval is within or adjacent to a Core Area, Linkage or wildlife movement corridor identified in the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) or a project-specific biological analysis, a qualified biologist shall, prior to any ground disturbance, prepare and

submit to the City a wildlife movement evaluation for the proposed project to assess whether the project has the potential to substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The City shall review the evaluation and in doing so may confer with any/all applicable resource agencies (e.g. CDFW, USFWS, NMFS) to assess the extent of any such impacts and impose conditions requiring the implementation of appropriate and feasible measures such as avoidance, design alteration, overcrossings, or other measures to reduce any such potentially significant impacts to the greatest extent feasible.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Buildout under the Proposed General Plan could impact wildlife movement in and around the City. Implementation of Mitigation Measures BIO-1 and BIO-2 require worker environmental awareness training for biological resources and appropriate measures to avoid impacts to biological resources; Mitigation Measures BIO-7 through BIO-9 provide provisions to reduce impacts to wildlife species; and Mitigation Measure BIO-14 requires measures to avoid, minimize, or mitigate for significant impacts to be implemented, would reduce impacts to wildlife movement and corridors. Therefore, with the implementation of Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9, and BIO-14, impacts would be reduced to less than significant with mitigation incorporated.

2. Cultural Resources

Impact 5.5-2: Future development of the proposed project could impact archaeological resources. [Threshold C-2]

Long-term implementation of the Proposed General Plan could allow development (*e.g.*, new development, infill development, redevelopment, and revitalization/restoration), including grading of known and unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of archaeological resources. Therefore, future development that would be accommodated by the proposed project could potentially unearth previously unrecorded resources.

Archaeological sites are protected by a wide variety of state policies and regulations enumerated under the California Public Resources Code. Cultural resources are also recognized as nonrenewable and therefore receive protection under the California Public Resources Code and CEQA. Per Public Resources Code Section 21083.2, the CEQA lead agency is required to determine whether a development project may have a significant effect on archaeological resources. If the lead agency determines that the

project may have a significant effect on unique archaeological resources, the project-level CEQA document being prepared for the development project is required to address the issue of those resources.

The Proposed General Plan includes the following policies which would minimize impacts to archaeological resources: Policy LU-1.3, which allows for the clustering of development to preserve culturally sensitive resources, and Policy OS-4.3, which requires new development to avoid and minimize impacts to archaeological resources.

The Proposed General Plan is a regulatory document that sets the framework for future growth and development in the City and does not result in development in and of itself. Before any development or development activities can occur, they must be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and state requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Long-term implementation of the Proposed General Plan could allow development, including grading of known and unknown sensitive areas. Grading activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of archaeological resources. Therefore, impacts would be potentially significant. All development projects in the City would be required to implement Mitigation Measures TCR-1 through TCR-8, which outline procedures and requirements for the inadvertent discovery of archaeological resources, cultural resources disposition, retaining an archeologist, retaining Native American monitors from the Pechanga and Soboba tribes, preparation of archaeology Phase III and Phase IV reports, non-disclosure of reburial sites for inadvertent discoveries, and implementing no-build easements for reburial sites. With the implementation of Mitigation Measures TCR-1 through TCR-8, impacts would be less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

TCR-1 **Inadvertent Archeological Find.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").

a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.
b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a

decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.

d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TCR-2 and TCR-7.

e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TCR-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.

TCR-2 **Cultural Resources Disposition.** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a. One or more of the following treatments, in order of preference, as numbered below, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department:

i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TCR-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

TCR-3 **Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TCR-4 and TCR-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.

In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

TCR-4 **Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

TCR-5 **Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading

permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

TCR-6 **Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

TCR-7 **Non-Disclosure of Reburial Locations**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.

TCR-8 **No-Build Easement or Similar Instrument.** In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measures TCR-1 through TCR-8, which outline procedures and requirements for the inadvertent discovery of archaeological resources, cultural resources disposition, retaining an archeologist, retaining Native American monitors from the Pechanga and Soboba tribes, preparation of archaeology Phase III and Phase IV reports, non-disclosure of reburial sites for inadvertent discoveries, and implementing no-build easements for reburial sites, would reduce impacts to less than significant.

Impact 5.5-3: Future grading activities could potentially disturb human remains. [Threshold C-3]

California Health and Safety Code, Section 7050.5; CEQA Guidelines Section 15064.5; and Public Resources Code, Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code, Section 7050.5 requires that if human remains are discovered on a project site, excavation or disturbance of the site shall cease until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority, and if the coroner recognizes or has reason to believe the human remains are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone within 24 hours. Soil-disturbing activities associated with development in accordance with the Proposed General Plan could result in the discovery of human remains. Impacts would be potentially significant. However, all development projects in the City would be required to implement Mitigation Measure CUL-2, which requires compliance with State Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98(b), and Mitigation Measure TCR-7, which requires the non-disclosure of reburial sites for inadvertent discoveries. Therefore, impacts would be less than significant upon implementation of Mitigation Measure CUL-2 and Mitigation Measure TCR-7.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation Measure TCR-7

CUL-2 **Human Remains.** If potential human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. No photographs are to be taken of any human remains and/or cremations except by the coroner, with written approval by the consulting tribe(s).

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure CUL-2, which requires compliance with State Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98(b), and Mitigation Measure TCR-7, which requires non-disclosure of reburial sites for inadvertent discoveries, would reduce impacts to less than significant.

3. Geology and Soils

Impact 5.7-1: Project residents, employees, and visitors could be subject to potential seismic-related hazards. [Threshold G-1i-iv]

Seismic Hazards

Wildomar's location and underlying geology make it susceptible to seismic and geologic hazards, including surface (fault) rupture and seismic ground shaking.

Ground Rupture

As shown on Figure 5.7-2, of the DEIR, there are several fault lines and Alquist-Priolo Zones in or near the City. The Whittier-Elsinore Fault is the most prevalent Alquist-Priolo Zone within the City, as a portion of the Fault Zone (Glen Ivy/Temecula Segments) crosses directly through the southern portion of the City. Therefore, the City is vulnerable to seismic-related earthquake fault rupture and shaking although no noticeable local damage has been experienced over the years.

As required by the Alquist-Priolo Act Fault Zoning Act, the approval of projects within Earthquake Fault Zones must be in accordance with the policies and criteria established by the Surface Mining and Geology Board (Public Resources Code [PRC], Division 2, Chapter 7.5, Section 2623 (a)). These regulations require that fault investigation reports be prepared by a professional geologist registered in the State of California (14 California Code of Regulations [CCR], Division 2, Chapter 8.1.3, Section 3603 (d)). Additionally, the Seismic Hazards Mapping Act requires projects for human occupancy that are within mapped fault zones to obtain a site-specific geotechnical report prior to the issuance of individual grading permits, and each new development would be required to retain a licensed geotechnical engineer to design new structures to withstand probable seismically induced ground shaking.

Furthermore, all new development in California is subject to the seismic design criteria of the California Building Code (CBC), which requires that all improvements be constructed to withstand anticipated ground shaking from regional fault sources. The CBC standards require all new developments to be designed consistent with a site specific, design-level geotechnical report, which would be fully compliant with the seismic recommendations of a California-registered professional geotechnical engineer. Adherence to the applicable CBC requirements, Alquist-Priolo Fault Zoning Act, Seismic Hazards Mapping Act, and General Plan policies—such as Policy LU-7.1 of the Proposed General Plan, which

requires that new development conform building massing to topographic forms, and Policy S-5 of the Safety Element, which requires the enforcement of the Alquist-Priolo Earthquake Fault Zoning Act provisions—would ensure that implementation of the Proposed General Plan would not directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving ground rupture of a fault. Additionally, implementation of Mitigation Measure GEO-1, which would require the incorporation of recommendations from a project's geotechnical report, would reduce impacts to less than significant.

Strong Seismic Ground Shaking

Ground shaking is responsible for most of the damage from earthquakes and can damage or destroy buildings, structures, pipelines, and other infrastructure. The intensity of shaking depends on the type of fault, distance to the epicenter, magnitude of the earthquake, and subsurface geology. The Whittier-Elsinore fault is potentially capable of producing the most intense ground accelerations in the City because portions of it runs through the City. The greatest severity of ground shaking would occur in central Wildomar due to centralized faults running along Palomar Street and crossing over Mission Trail and Bundy Canyon Road in the southward direction of I-15 (see Figure 5.7-2, of the DEIR). In southern California, there is no way to avoid earthquake hazards. However, compliance with the CBC, including specific provisions for seismic design, would mitigate and minimize the effects of earthquakes. The design of structures in accordance with the CBC is expected to minimize the effects of ground shaking to the greatest degree feasible.

Several policies would address seismic-related hazards, such as Policy S-7 which requires geological and geotechnical investigations to be performed at sites with potential geological hazards, and therefore, would reduce impacts to less than significant. Additionally, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing the requirements of the CBC, would reduce impacts to less than significant.

Secondary Effects

Secondary effects of earthquakes are nontectonic processes such as ground deformation, including fissures, settlement, displacement, and loss of bearing strength, and are the leading causes of damage to structures during a moderate to large earthquake. Secondary effects leading to ground deformation include liquefaction, seismically induced landslides, settlement, subsidence, and/or collapse, and ground lurching.

Liquefaction

Research and historical data indicate that loose, granular materials at depths of less than 50 feet with silt and clay contents of less than 30 percent saturated by a relatively shallow groundwater table are most susceptible to liquefaction. These geological conditions are typical in parts of southern California, including Wildomar, and in valley regions and alluvial floodplains. A small portion of the City's southern edge, south of Palomar Street, is susceptible to liquefaction (see Figure 5.7-4, *Liquefaction Hazards Zones,* of the DEIR.)

Liquefaction is expected within the City. Based on mandatory compliance with regulations, preparation and submittal of soil engineering reports, and implementation of Mitigation Measure GEO-1 (which

requires incorporation of recommendations from a project's geotechnical report and implementation of the CBC) and the Safety Element policies, impacts would be less than significant. For example, Policy S-7, which requires geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landslides, or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, would reduce impacts.

Landslides

Marginally stable slopes (including existing landslides) may be subject to landslides caused by earthquakes. The landslide hazard depends on many factors, including existing slope stability, shaking potential, and presence of existing landslides. The terrain of the City varies from flat to hilly. Figure 5.7-3*, Areas with Landslide Susceptibility*, of the DEIR, identifies potential landslide hazards in the City.

The City requires compliance with the regulations in the CBC when approaching building operations along hillsides, as referenced in Title 15 of the Wildomar Municipal Code, which also requires an engineering geology report be submitted to the City for approval before performing any project on hillsides.

In addition to implementing City engineering standards and building requirements, all future development in the City would be required to comply with the policies in the Safety Element and Proposed General Plan, such as Policy S-12, which would require new development in hazard-prone areas to be designed to adequately reduce such hazards. Moreover, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce impacts to less than significant.

Settlement, Subsidence, and/or Collapse

The potential hazard posed by seismic settlement and/or collapse within the City is considered moderate based on the compressibility of the underlying alluvial soils and the presence of shallow groundwater. Strong ground shaking can cause settlement of alluvial soils underlying a site by allowing sediment particles to become more tightly packed. Alluvial deposits are especially susceptible to this phenomenon. Artificial fills, if not adequately compacted, may also experience seismically induced settlement. Because unconsolidated soils and undocumented fill material are present within the City, seismically induced settlement and/or collapse are potential impacts.

Site-specific mass grading and compaction that would occur as part of future development within the City would serve to mitigate any potential impacts to seismically induced settlement, subsidence, and/or collapse in the City. Additionally, Safety Element Policy S-16, which requires geotechnical studies within documented subsidence zones as well as zones that may be susceptible to subsidence, prior to the issuance of development permits, would also ensure impacts are reduced. Moreover, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing the requirements of the CBC, would reduce impacts to less than significant.

Ground Lurching

Seismically induced ground lurching occurs when soil or rock masses move at right angles to a cliff or steep slope in response to seismic waves. Structures built on these masses can experience significant lateral and vertical deformations if ground lurching occurs. Although ground lurching is expected within the City, mandatory compliance with existing regulations, including the preparation and submittal of soil engineering, engineering geology and seismicity reports, and implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce ground lurching impacts in any new developments to a less than significant level.

Summary

During construction of a project, the City's municipal code (Title 15, Buildings and Constructions) requires that projects submit grading plans and a geotechnical evaluation to minimize differential settlement and the slipping or sliding of earth, minimizing impacts from unstable geologic or soil conditions. These include preparation of relevant soil engineering reports, cut/ fills, drainage and erosion/ dust control, requirements for completion of work, and NPDES standards. Recommendations in the geotechnical report(s) (*e.g.,* soils engineering, engineering geology, and seismicity reports) are required to be included on grading plans and implemented during project construction activities. Mandatory compliance with existing regulations, including the preparation and submittal of soil engineering, geotechnical evaluation, seismicity reports for new developments, and implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce impacts to a less than significant level. Additionally, policies from the City's Safety Element would ensure that risks to residents and businesses are minimized and impacts would be less than significant.

Mitigation Measure:

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

GEO-1 The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure GEO-1 would require the incorporation of the recommendations from a project's geotechnical report into project plans to reduce seismic- and soil-related impacts. Therefore, impacts would be less than significant.

Impact 5.7-2: Unstable geologic unit or soils conditions, including soil erosion and loss off topsoil, could result from development of the proposed project. [Thresholds G-2, G-3, and G-4]

Soil Erosion

Soils are particularly prone to erosion during the grading phase of development, especially during heavy rains. The use of a SWPPP, which specifies best management practices for temporary erosion control for sites disturbing one or more acres, would reduce the potential for erosion during construction activities. Standard erosion control measures would be implemented as part of a SWPPP for proposed projects within the City to minimize the risk of erosion or sedimentation during construction. The SWPPP must include an erosion control plan that prescribes measures, such as phasing grading, limiting areas of disturbance, designating restricted-entry zones, diverting runoff from disturbed areas, protective measures for sensitive areas, outlet protection, and provisions for revegetation or mulching. For future construction projects that disturb less than one acre of land, project applicants would still be required to implement an effective combination of erosion and sediment control BMPs. The City requires submittal of a Construction Runoff Management Plan for all construction sites and designates a minimum set of BMPs for erosion and sediment control, soil stabilization, and protection of natural hydrologic features.

Mandatory compliance with existing regulations, including the preparation and submittal of a SWPPP or Construction Runoff Management Plan, and a soil engineering evaluation; compliance with the Proposed General Plan policies, such as Policy LU-7.1 which requires that new development conform building massing to topographic forms; and implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce impacts to a less than significant level.

Expansive Soils

Most of the City is composed primarily of alluvial sediments and, therefore, there is some potential for expansive soils throughout the City. Expansive soils are possible wherever clays and elastic silts may be present, including alluvial soils and weathered granitic and fine-grained sedimentary rocks. The presence of expansive soils represents a potential hazard to structures and people.

The CBC requires that structures be designed to mitigate for expansive soils. Methods that could be used to reduce the impact of expansive soils include drainage control devices to limit water infiltration near foundation, over-excavation and recompacting of engineered fill method, or support of the foundation with piles. These methods as well as the General Plan policies, such as Policy S-16, which would require geotechnical studies with documented subsidence zone; Policy S-18, which would encourage and support efforts for long-term, permanent monitoring of topographic subsidence in the Elsinore

Valley Groundwater Basin, irrespective of past subsidence; and Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce the impact related to expansive soils to less than significant.

Settlement and Collapse

The risk of settlement or collapse has the potential to exist in areas with alluvial soils. Areas of large settlement can damage, or in extreme cases, destroy structures. The presence of compressible soil in the City represents a hazard to structures and people.

The CBC requires that structures be designed to mitigate compressible soils. Methods that could be used to reduce the impact of compressible soils include transferring the land to underlying non-compressible layers with piles and overexcavation of compressible soil and recompacting with engineered fill. These methods, as well as Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and requirements of the CBC, and Policy S-16, which would require geotechnical studies with documented subsidence zone, would reduce the impact of compressible soils to less than significant.

Subsidence

Areas within the City that are susceptible to subsidence due to overdraft of groundwater aquifers are in the western portion of Wildomar around Corydon Road, Grand Avenue, Mission Road, all south of I-15 (See Figure 5.7-5, *Subsidence Zone,* of the DEIR). Subsidence due to overpumping of petroleum reserves, however, is not considered a potentially significant impact for the City because there are no active oil wells in the city.

Because overdraft of groundwater can result in subsidence, groundwater storage by EVMWD, the Western Municipal Water District (WMWD), and statutory commitments to sustainable groundwater management practices would reduce the potential for future land subsidence. Furthermore, ongoing surveying of the ground surface by EVMWD and/or WMWD provides a way to verify that its efforts in preventing subsidence are effective. The EVMWD currently has the Elsinore Valley Subbasin GSP in place which describes current and historical groundwater conditions along with a groundwater monitoring network to ensure the basin will meet its sustainability goals. Additionally, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, and the Wildomar Safety Element Policies, such as Policy S-16, which would require geotechnical studies with documented subsidence zone, and Policy S-18 which would encourage and support efforts for long-term, permanent monitoring of topographic subsidence in the Elsinore Valley Groundwater Basin, irrespective of past subsidence, would reduce the impact of subsidence to less than significant.

Mitigation Measure:

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

See Mitigation Measure GEO-1.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure GEO-1 would require the incorporation of the recommendations from a project's geotechnical report into project plans to reduce seismic- and soil-related impacts. Therefore, impacts would be less than significant.

Impact 5.7-4: Development under the proposed project could directly or indirectly destroy a unique paleontological resource or unique geologic feature. [Threshold G-6]

Adoption of the Proposed General Plan in itself would not directly affect paleontological resources. Long-term implementation of the Proposed General Plan land use plan could allow development, including grading, of known and unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially disturb paleontological resources. Therefore, future development that would be accommodated by the Proposed General Plan could potentially unearth previously unrecorded resources. Review and protection of paleontological resources are also afforded by CEQA for individual development projects that would be accommodated by the Proposed General Plan, subject to discretionary actions that are implemented in accordance with the land use plan of the Proposed General Plan.

Under the California Public Resources Code, paleontological resources are recognized as non-renewable resources and receive protection. Figure 5.7-6, *Paleontological Sensitivity*, of the DEIR, identifies areas of known paleontological sensitivity in the City. As shown in Figure 5.7-6, of the DEIR, areas bounding I-15 and most of the central portion of the City have a high sensitivity for paleontological resources.

Grading and construction activities of undeveloped areas or redevelopment that require more intensive soil excavation than in the past could potentially cause the disturbance of paleontological resources. Therefore, future development could potentially unearth previously unknown/unrecorded paleontological resources. Implementation of Mitigation Measure GEO-2, which requires an evaluation from a Certified Paleontologist, would reduce impacts to paleontological resources. Additionally, the Proposed General Plan includes Policy OS-4.3, which requires new development to minimize impacts to paleontological resources. Therefore, impacts would be less than significant with mitigation incorporated.

Mitigation Measures

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

GEO-2 Prior to issuance of a grading permit, the project applicant shall retain a Certified Paleontologist to assess the potential for presence of paleontological resources and the potential for project construction to affect such resources if present. If it is determined, to the satisfaction of the City, that there is low potential for discovery or disturbance of paleontological resources, no further action shall be required.

If potential for discovery is deemed moderate to high, the project applicant shall retain a Certified Paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential.

Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. A Certified Paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, a Certified Paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.

Salvage and collection of significant fossils shall be done in accordance with the Society of Vertebrate Paleontology guidelines. Any paleontological resources salvaged shall be provided for curation at a local curation facility, or any other local museum or repository, such as the Western Science Center or World Museum of Natural History, willing and able to accept and house the resource to preserve for future scientific study.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure GEO-2 would require a certified paleontologist to be present during ground-disturbing activities in areas deemed to have a moderate to high sensitivity for paleontological resources in order to further evaluate the fossil resources. Therefore, impacts would be less than significant.

Impact 5.9-5: Portions of the City are in a very high fire hazard severity zones and could expose structures and/or residences to fire hazards. [Threshold H-7]

Wildland fires are uncontrolled fires typically in areas of little to no development, but these fires can spread quickly to the urban/wildland interface where development meets expanses of vegetative fuels. Wildomar is an interface area where a proactive approach to preventing the start and spread of wildland fire is vital to protecting lives and property. As shown on Figure 5.20-1, *Fire Hazard Severity Zones,* of the DEIR, the eastern and western portions of the City are within Very High Fire Hazard Severity Zones. Additionally, there is some risk of landslides and flooding, after the occurrence of wildfire.

Although wildfire risks are present in the City, adherence to applicable building practices and the Proposed General Plan and Safety Element policies, such as Policy S-67, which aims to coordinate with the Riverside County Fire Department to implement a long-term fire protection training and education program for the City of Wildomar and its citizens, would reduce impacts. Additionally, implementation of Mitigation Measure HAZ-1, which requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2, which requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements, would ensure that buildout under the Proposed General Plan would be less than significant upon implementation of mitigation measures.

Mitigation Measures

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

HAZ-1 Prior to the issuance of building permits for all projects, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12 7A; and California Fire Code.

HAZ-2 Prior to the issuance of a certificate of occupancy for all projects, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure HAZ-1 requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2 requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements. Therefore, Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts associated with wildfires to a level that is less than significant.

5. Mineral Resources

Impact 5.12-1: Project implementation could result in the loss of availability of a known mineral resource. [Thresholds M-1 and M-2]

The City is designated as Mineral Resource Zone 3 (MRZ-3), which is an area where the significance of mineral deposits cannot be determined from available data. Therefore, the City does not have any identifiable significant mineral deposits.

However, a federal lode-mining claim, the Baxty Queen, is in the eastern portion of the City. The Bureau of Land Management (BLM) permits the mining claim to conduct small-scale prospecting and mining for mineral resources, such as rare earth element (REE) and precious gem materials. According to Figure 3-4, *Proposed Land Use Plan,* of the DEIR, the federal lode is designated Rural Mountainous (RM), which allows for clustering of residential uses to minimize grading and alteration of natural landforms, as well as to avoid sensitive natural habitat areas and hazardous conditions.

Mineral resources such as REEs, that can be found in pegmatite dikes in the Paloma Ring Complex, often contain impurities of uranium and thorium. Future construction activities surrounding the federal lode, such as grading, can create and release dust containing uranium and thorium. While REEs are important and valuable, these deposits are minimal, and therefore, REEs are unlikely to create a significant impact.

Additionally, all future development would comply with the South Coast AQMD Rule 403, which requires dust control for earth-moving activities and would reduce potential impacts of uranium- and thorium-containing dust on workers and residents. Nonetheless, future development within 100 feet of the federal lode would implement Mitigation Measure MIN-1, which requires the inspection of geologic features within a project site by a qualified geology professional to determine the discovery of a unique geologic unit and follow the proper protocols.

Although future projects would not occur within the Bundy Canyon Pit while mining operations are in effect, development that is proximate or adjacent to the mine may expose residents to dust as a result of mining and/or transporting sand and gravel products.

The anticipated production amount of the Bundy Canyon Pit is 38,300 cubic yards per year, depending on demand, and the estimated life of operation is approximately 25 years. When mining operations at the Bundy Canyon Pit cease, it is anticipated that the land will be used for residential uses or other uses compatible with residential subdivisions.

Therefore, while the entire City is designated as MRZ-3, future development proximate and/or adjacent to the federal lode mining claim could result in the loss of gemstones or rare earth elements.

Mitigation Measure

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

MIN-1 Prior to blasting non-rippable bedrock within 100 feet of the federal lode, outcrops shall be inspected for pegmatite dikes or other geological features considered favorable for gemstones or rare earth elements by an experienced igneous petrologist with a master's degree and/or Ph.D. in Geology. If geological units containing museum quality gemstones or anomalously high concentrations of rare earth elements are found, representative specimens shall be documented and provided to an accredited repository such as the University of California, Riverside Earth and Planetary Sciences Museum, the Western Science Center in Riverside County, or any other local museum or repository willing and able to accept and house the resources to preserve for future scientific study.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure MIN-1 would ensure outcrops within 100 feet of the federal lode would be inspected prior to blasting non-rippable bedrock. Therefore, impacts would be less than significant.

6. Noise

Impact 5.13-3: The proposed project would create groundborne vibration and groundborne noise that would cause short-term and long-term vibration. [Threshold N-2]

Construction Vibration

Construction activities at project sites would generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest

vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches the levels that can damage structures but can achieve the audible and perceptible ranges in buildings close to the construction site. Table 5.13-11, *Vibration Levels for Construction Equipment*, of the DEIR, lists reference vibration levels for construction equipment at 25 feet.

As shown in Table 5.13-11, of the DEIR, vibration generated by construction equipment has the potential to be substantial, since it has the potential to exceed the FTA criteria for architectural damage—*e.g.,* 0.12 inches per second PPV for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry. Construction details and equipment for future project-level developments under the Proposed General Plan are not known at this time but may cause vibration impacts. As such, impacts would be potentially significant.

Operational Vibration

Commercial and industrial operations in the City would generate varying degrees of ground vibration, depending on the operational procedures and equipment. Such equipment-generated vibrations would spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the vibration source varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels.

Proposed General Plan Policy N-1.8 would require new development to generate operation and/or construction vibration levels no greater than 75 Vdb at the property line of a sensitive receptor. However, because specific project-level information is not available at this time, it is not possible to quantify future vibration levels at vibration-sensitive receptors that may be near future vibration sources. Therefore, due to the potential for sensitive uses within the City to be exposed to annoying and/or interfering levels of vibration from commercial or industrial operations, operations-related vibration impacts associated with implementation of the proposed project are considered potentially significant.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

N-2 **Vibration Analysis.** Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, within 100 feet of nonengineered timber and masonry buildings (*e.g.,* most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (*e.g.,* 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for

nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed these thresholds, alternative methods shall be used, such as drilling piles instead of pile driving and static rollers instead of vibratory rollers. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.

N-3 **Vibration Analysis.** Prior to discretionary approval by the City of Wildomar for industrial development projects subject to review under the California Environmental Quality Act (CEQA) (*i.e.,* nonexempt projects) that utilize equipment that has the potential to result in vibration, a vibration analysis shall be conducted to assess and mitigate potential vibration impacts. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Implementation of Mitigation Measures N-2 and N-3 and adherence to associated performance standards would reduce construction and operational vibration to less-than-significant levels. Specifically, Mitigation Measure N-2 would require use of alternative construction techniques for construction activities proximate to historic resources to reduce potential vibration impacts during construction below the pertinent thresholds, and Mitigation Measures N-3 (operations-related vibration) would require that stationary sources reduce potential vibration impacts from commercial/industrial uses to less-than-significant levels.

7. Tribal Cultural Resources

Impact 5.18-1: Implementation of the proposed project could cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or a local register of historical resources, as defined in Public Resources Code Section 5020.1(k), or determined to be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. [Threshold TCR-1]

In accordance with AB 52, the City notified four local tribes about the proposed project on September 15, 2023, to determine the potential for tribal cultural resources within the City and to determine if local knowledge of tribal cultural resources is available about the City and surrounding areas. The City's standard cultural/tribal cultural mitigation measures were sent to all tribes.

The City consulted with the Soboba Band of Mission Indians on October 16, 2023; the tribe requested a copy of the cultural resources existing conditions report and indicated that they may be revising the City's standard mitigation measures. The City consulted with the Pechanga Band of Mission Indians on November 16, 2023; the tribe was provided with a copy of the cultural resources existing conditions report. The City followed up with the Soboba tribe via email on November 13, 2023, and January 4, 2024; the City also followed up with the Pechanga tribe via email on January 4, 2024. At the time the DEIR was published, responses from the Soboba and Pechanga tribes to the City's follow-up emails have not been received. The City consulted with the Morongo Band of Mission Indians on February 21, 2024; the tribe was provided with a copy of the cultural resources existing conditions report. The tribe indicated that if Native American human remains are discovered, no photographs of the remains should be taken unless absolutely necessary, out of respect for the tribal descendants and to ensure the location of the remains are kept confidential. Should any tribal resources be discovered during ground-disturbing activities, coordination with the NAHC, project archaeologist, and tribal monitors would ensure tribal resources, including human remains, are treated with respect and in a culturally appropriate manner (see Mitigation Measure TCR-2).

All development projects that are subject to CEQA review in the City would be required to implement the City's standard tribal mitigation measures (Mitigation Measures CUL-2, TCR-1 through TCR-8), as well as consult with Native American tribes either pursuant to AB 52 and/or SB 18. For project sites that are in areas with a high sensitivity for tribal cultural resources, future project applicants would be required to submit a map, per the tribes' request, to the City of Wildomar Community Development Department identifying potential reburial locations on the project site that would not be subject to future development, paving, flooding, or erosion. The map would be kept confidential (see Mitigation Measure TCR-7) and would only be shared with the tribes for approval. Pursuant to California Government Code Section 6524 (r), records of Native American graves, cemeteries, sacred places, features, and objects are required to be confidential.

Additionally, the Proposed General Plan includes policies that would reduce impacts to tribal cultural resources, such as Policy LU-1.3, which calls for clustering of development to preserve culturally sensitive resources, Policy OS-4.2, which requires consultation with tribes pursuant to AB 52 and SB 18 for projects that could potentially impact tribal resources and the treatment of resources with appropriate dignity, and Policy OS-4.3, which requires new development to avoid and minimize impacts to archaeological resources. Therefore, implementation of the Proposed General Plan policies, mitigation measures, and compliance with state and federal regulations would reduce impacts to less than significant with mitigation incorporated.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation Measures TCR-1 through TCR-8, and CUL-2.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure CUL-2, which requires compliance with State Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98(b); and Mitigation Measures TCR-1 through TCR-8, which outline procedures and requirements for the inadvertent discovery of archaeological resources, cultural resources disposition, retaining an archeologist, retaining Native American monitors from the Pechanga and Soboba tribes, preparation of archaeology Phase III and Phase IV reports, non-disclosure of reburial sites for inadvertent discoveries, and implementing no-build easements for reburial sites, would reduce impacts to less than significant.

8. Wildfire

Impact 5.20-1: Buildout of the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. [Threshold W-1]

As indicated in Section 2.32.080, Emergency Plan, of the Wildomar Municipal Code, the Wildomar Disaster Council is responsible for the development of the City's emergency plan, which provides the effective mobilization of all the resources of the City, both public and private, to meet any condition constituting a local emergency. The proposed project could result in a significant impact if it would substantially impair the implementation emergency response/evacuation plans. As discussed in Chapter 3, *Project Description*, of the Draft EIR, the proposed project would increase development potential within the City, including land in Very High FHSZs and the wildland urban interface (WUI).

However, buildout under the Proposed General Plan would not result in substantial changes to the circulation patterns or emergency access routes as future development would be required to integrate the Emergency Operations Plan as necessary into development to continue its facilitation in evacuation for the people in wildfire-prone areas. Furthermore, future development in the WUI or Very High FHSZs would be required to comply with the SRA and Very High Fire Hazard Severity Zone Fire Safe Regulations, the California Building Code, the California Fire Code, the 2021-2019 Safety Element, and the Wildomar Municipal Code, which have maximum requirements for lengths of single-access roads, minimum widths of roadways, and vegetation fuel management around roadways. The Safety Element includes policies that would ensure effective emergency response, such as Policy S-48, which requires new development projects within a very high FHSZ or wildland-urban interface to provide multiple ingress and egress points to improve evacuation and emergency response access. To ensure emergency services in the City are not impaired by future development, all development projects in the City would also be reviewed by the City and CAL FIRE/Riverside County Fire Department, prior to approval. In accordance with the California Fire Code, CAL FIRE requires site design to consider fire access. Several of these requirements include vegetation management requirements, construction standards, and subdivision and building access, among others.

Construction of new development or redevelopment could cause a temporary impairment of an evacuation route due to road closures. If temporary roadway closures or reduction in access/capacity are necessitated during construction (*i.e.,* to connect to utilities) the City will require issuance of an encroachment permit approved by the Public Works Director. Section 12.08.020 of the Wildomar Municipal Code allows the City to condition issuance of an encroachment permit to assure safety of the travelling public. The encroachment permit would identify road closures or detours, duration of the construction period, and direct impacts of construction. As part of its development review practices, the City will coordinate the permit review process with Riverside County Fire Department (RCFD), and/or CAL FIRE. Review and approval of any temporary lane closures. The review and coordination of the encroachment permit required by municipal code will ensure that that no inconsistencies with emergency evacuation plans would occur.

Implementation of the Proposed General Plan policies and applicable plans, as well as compliance with the California Fire Code and Building Code would ensure impacts to emergency response and evacuation plans are reduced. Future development, regardless of whether it includes new development or redevelopment, is required to comply with adopted local, regional, and State plans and regulations addressing emergency access, response, and evacuation. Additionally, all development projects in the City would be required to implement Mitigation Measure HAZ-1 and Mitigation Measure HAZ-2, which require compliance with the 2022 California Building Code and 2022 California Fire Code (or most recent versions) and compliance with the vegetation management requirements in California Fire Code Section 4906 and California Government Code Section 51182, respectively. As such, impacts would be less than significant with mitigation incorporated.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation measures HAZ-1 and HAZ-2

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure HAZ-1 requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2 requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements. Therefore, Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts associated with wildfires to a level that is less than significant.

Impact 5.20-2: The proposed project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, thereby exposing project occupants to elevated particulate concentrations from a wildfire. [Threshold W-2]

The City is vulnerable to and at significant risk of wildfires. Bordered by undeveloped hillsides in the northern, eastern, and southwestern portions of the City, the City is in proximity to areas with fuel mixes that could easily ignite and encroach into the community. During a wildfire event, people within the air basin are exposed to elevated levels of fine particulate matter due to smoke. The type and extent of vegetation and fuel, wind and climatic patterns, general topography and canyons, and other local characteristics make the City more vulnerable to wildfires.

The eastern and western portions of the City are in Very High FHSZs, as shown on Figure 5.20-1, of the DEIR. Residential, commercial, industrial, and open space uses under the Proposed General Plan would be located in the Very High FHSZs and WUIs. To protect development in these areas, the City and State require adherence to a wide range of state and local codes (California Fire Code, California Building Code, Very High FHSZ Fire Safe Regulations, and other standards). Additionally, future potential development under the Proposed General Plan would be required to comply with 2021-2029 Safety Element Policy S-50, which requires site design to account for topographical conditions and reduce the increased risk for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires. Therefore, future potential develop would be designed to reduce the spread of wildfire due to topography and slopes, and reduce the potential to exposure occupants to pollutant concentrations Furthermore, all development projects in the City would be required to implement Mitigation Measure HAZ-1 and Mitigation Measure HAZ-2, which require compliance with the 2022 California Building Code and 2022 California Fire Code (or most recent versions) and compliance with the vegetation management requirements in California Fire Code Section 4906 and California Government Code Section 51182, respectively.

Other factors, such as vegetation, have the potential to exacerbate wildfire risks. During late summer and fall when temperatures and winds are high and relative humidity is low, brush vegetation can dry out, particularly in areas with unirrigated vegetation, becoming extremely flammable and increasing wildfire risks. The 2021-2029 Safety Element and the City of Wildomar LHMP contain several vegetation management, fuel reduction, and fuel break policies which are aimed to reduce the uncontrolled spread of wildfire due to vegetation. For example, Policy S-46 of the Safety Element calls for the City to work with property owners of existing developments to meet current State and/or locally adopted fire safety standards to ensure adequate vegetation clearance. Policy S-49 of the Safety Element requires conceptual landscaping plans for development in Very Fire Hazard Severity Zones prior to the issuance of development permits. Policy S-46 and Policy S-50 of the Safety Element would ensure that sources of fuel would be minimized, thereby reducing the spread of fires.

Future development in the City would be required to comply with the California Building Code and California Fire Code. Moreover, the City of Wildomar is under the Wildomar Emergency Operations Plan, which provides guidance to effectively respond to and mitigate emergencies, including wildfires.

Implementation of the Proposed General Plan policies and applicable plans, as well as compliance with the California Fire Code and California Building Code would ensure that wildfire risks due to slopes,

prevailing winds, and other factors are not exacerbated. As such, impacts would be less than significant with mitigation incorporated.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation measures HAZ-1 and HAZ-2

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure HAZ-1 requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2 requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements. Therefore, Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts associated with wildfires to a level that is less than significant.

D. Significant and Unavoidable Significant Impacts that Cannot Be Mitigated to Below the Level of Significance

The following summary describes the unavoidable adverse impacts of the proposed project where either mitigation measures were found to be infeasible, or the mitigation measures are under the control of another lead agency. The following impacts would remain significant and unavoidable:

1. Agricultural and Forestry Resources

Impact 5.2-1: The proposed project would convert farmland to nonagricultural uses. [Thresholds AG-1 and AG-5 (part)]

CEQA considers impacts to three categories of farmland—Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. Development of these lands would convert the land to nonagricultural uses, which is considered a significant impact. Although agricultural uses would be allowed until building occurs, the eventual development of the land would result in the loss of the resource.

The Land Evaluation and Site Assessment (LESA) Model is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features and was developed to provide lead agencies with an optional methodology to ensure that potentially significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process (Public Resources Code Section 21095), including in CEQA

analysis. The California Agricultural LESA Model evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. The LESA model is used as part of a development application as there is information regarding the site that is needed from the property owner.

The model was not run for this EIR as there is a lack of site-specific information, and because as a long-term document it is likely that site conditions regarding the 11.6 acres of Prime Farmland will change and need to be reflected in the model at the time of development application. As shown in Table 5.2-2, *California LESA Model Scoring CEQA Thresholds,* of the DEIR, the model provides a single result weighted on a number of factors that can determine the level of significance for CEQA. While it is possible that the LESA model results for the 11.6 acres would show that conversion of this land is not significant, this EIR assumes that the property is designated Prime Farmland and would be eventually converted to non-agricultural uses through implementation of the proposed project.

Wildomar is mostly developed and is therefore characterized by its urbanizing landscape with areas of vacant and undeveloped parcels. The Proposed General Plan would allow for development of currently undeveloped parcels, redevelopment of currently developed parcels, and intensification of land uses in some areas of the City. Of the 1,733 acres of farmland in the City, approximately 69.4 acres are designated Prime Farmland and Unique Farmland. There are no lands in the City designated as Farmland of Statewide Importance.

Of the 69.4 acres, 57.8 acres is considered Unique Farmland with a Rural Mountainous (RM) land use designation. The RM land use designation allows for agricultural uses and the proposed project does not recommend a change to this land use designation. The remaining 11.6 acres is the only Prime Farmland within the City as mapped by the CDC (see Figure 5.2-1, *Farmland Designations*, of the DEIR). This site, on the northeast corner of Corydon Road and Grand Avenue is currently designated Commercial Retail in the General Plan, and is proposed to change to Mixed Use High under the proposed project. The site is not actively farmed, and historical photographs show a previous orchard as shown in an aerial photograph dated May 1994, though the trees are not visible in an April 2023 aerial photograph from Google Earth. As shown in Figure 5.2-2, *Aerial Photograph of Prime Farmland,* of the DEIR, the property is surrounded by residential and commercial development.

The proposed land use plan (see Figure 3-4, *Proposed Land Use Plan,* of the DEIR) does not include an agricultural designation. However, the following land use designations would allow for agricultural uses: RM (Rural Mountainous), LLR (Large Lot Residential), EDR (Estate Density Residential), VLDR (Very Low Density Residential), and LDR (Low Density Residential). While agricultural uses would be allowed to continue under the proposed project, no agricultural lands designated by the FMMP as Prime Farmland and Unique Farmland would be preserved under the Proposed General Plan. Therefore, the proposed project could convert approximately 1,733 acres of farmland to nonagricultural uses, including 11.6 acres of Prime Farmland and 57.8 acres of Unique Farmland, which is a significant impact.

In general, mitigation measures should consider the following five possibilities.

1. **Avoidance.** The 11.6 acres of Prime Farmland site is surrounded by urban development and is unlikely to support commercial scale agriculture. The adjacency of sensitive receptors makes the use of many agricultural uses more difficult. Factors such as noise, dust, odor, vibration, and the use of insecticides/pesticides is made more complex by the adjacency of people. The property is on a busy intersection and has been labeled for development for over 20 years, and is surrounded by urban development; avoidance is not feasible. While the small size might not provide for conventional agriculture, specialty agriculture such as strawberries or other high-value crops could be farmed at this site.

2. **Minimizing the Impact.** As there are no other Prime Farmlands within the City besides the aforementioned 11.6-acre site, minimizing the impact to this one site is not feasible. The 11.6-acre site is completely surrounded by urban uses so any setback would need to be on the site itself, (or remove existing buildings) essentially defeating the purpose of minimizing the impact by further reducing the amount of agricultural land.

3. **Rectifying through Repair, Rehabilitation, or Restoration.** While the site is not currently farmed, it is possible that the site could be farmed in the future. The property is not within an irrigation district so water for farming would need to come from the Elsinore Valley Municipal Water District (EVMWD). With water, the site could be used as mitigation for agricultural land conversion elsewhere in the City, however, as noted there are no other lands requiring mitigation in the City. Rehabilitating the land for agricultural use would result in the same adjacency difficulties outlined in Possibility 1. *Avoidance,* above.

4. **Reducing or Eliminating the Impact Over Time by Preservation and Maintenance.** Review of the aerial photographs of the 11.6-acre Prime Farmland site dating to the mid-1990s shows that the orchard was allowed to die off and eventually all the trees were removed. The site looks to be regularly disced for weed abatement and fire control. While this can continue to occur, it is not an agricultural use. The preservation of the land in its current form would eliminate the potential impact, as the land would not be converted to non-agricultural uses. However, it seems unlikely that a vacant site of this size surrounded by urban uses in the City would remain a disced field in perpetuity. Therefore, reducing or eliminating the impact through preservation and maintenance is not feasible mitigation.

5. **Compensating for the Impact Through Replacement or Substitute Resources.** Compensatory mitigation is where a project would offset an impact through recreation of the resource (*e.g.,* creating wetlands), or by purchasing credits in a form of a mitigation bank where the resource has already been created. Purchase of an easement that protects an existing resource is also a form of mitigation but comes with the obvious drawback that it is not a replacement of the affected resource, only a means of reducing further loss of the resource in the future.

As the proposed project cannot avoid, minimize, rectify, or eliminate the impact over time, the only potential mitigation available is that of an agricultural easement on existing agricultural land. Under this method, an easement is purchased that covers land that is already farmed and that would preclude future urban development in perpetuity. For some cities, this method is an effective means of providing a greenbelt or buffer between the built environment and agricultural use, preventing future conversion

of agricultural land to urban uses. The City of Wildomar has no greenbelt and there is no adjacent agricultural land to protect as the boundaries of the City are either another urban city or mountains. An agricultural easement would prevent future conversion but does not address the actual loss of the farmland resource.

The City is surrounded by the incorporated cities of Menifee, Lake Elsinore, and Murietta. The City does not have a sphere of influence and is unlikely to annex land because of the surrounding cities and the mountains to the west. There is no other agricultural land in the surrounding area, so any form of easement would need to be outside of the surrounding area, and in unincorporated Riverside County.

As shown in Table 5.2-1, *Farmland Designations*, of the DEIR, the 11.6 acres of Prime Farmland represent approximately 0.08 percent of the entire City. Most of the City (approximately 53.4 percent) is designated as Other Land. As shown on Figure 3-3, *Existing Land Use Plan,* of the DEIR, and Figure 5.2-1, of the DEIR, lands that are designated Prime and Unique Farmland are currently designated CR (Commercial Retail) and RM (Rural Mountainous). As such, Prime and Unique Farmland in the City are already considered converted to nonagricultural uses.

While the amount of Prime and Unique Farmland in the City is statistically small in comparison to the City, the proposed project could result in the conversion of agricultural land to nonagricultural uses without adequate mitigation to reduce the impact to less than significant. This impact is considered potentially significant.

Mitigation Measure

AG-1 Prior approval of any development permit on land considered prime, of statewide significance, or unique, the City shall require the following:

1. Completion of the California Department of Conservation Land Evaluation & Site Assessment Model. If the model score is 39 points or less, conversion of the land is not significant, and no further mitigation is required. If the model score is between 40 and 79 points, conversion of the land to urban uses may be significant but will depend on the results of the model. A LESA model score of 80 or greater identifies the conversion as significant and will require mitigation.

2. If the LESA model results determine that conversion of the land to urban uses is a significant impact, the development shall be conditioned to provide either an agricultural easement on existing farmland with a similar or greater LESA model score, or the creation of new agricultural land and easement at a 1:1 ratio.

Finding:

As indicated on page 5.2-14 of Section 5.2, *Agriculture and Forestry Resources,* even with the implementation of Mitigation Measure AG-1, the 11.6-acre site designated Prime Farmland would be converted to non-agricultural uses. Because the proposed project cannot avoid, minimize, rectify, or eliminate the impact of converting farmland to non-farmland, the only potential mitigation available is that of an agricultural easement on existing agricultural land. This is not an effective means of providing a buffer between the built environment and agricultural land because the City has no greenbelt and there is no

agricultural land to protect. As such, an easement or creation of new agricultural land at a 1:1 ratio would diminish but not reduce impacts associated with the actual loss of farmland to less than significant. There are no other feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure AG-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

2. Air Quality

Impact 5.3-1: Buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP. [Threshold AQ-1]

The South Coast AQMD is directly responsible for reducing emissions from area, stationary, and mobile sources in the SoCAB to achieve the National and California Ambient Air Quality Standards (AAQS) and has responded to this requirement by preparing an AQMP. The South Coast AQMD Governing Board adopted the 2022 AQMP, which is a regional and multiagency effort (South Coast AQMD, CARB, SCAG, and EPA).

A consistency determination with the AQMP plays an important role in local agency project review by linking local planning and individual projects to the AQMP. It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration early enough to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to the clean air goals in the AQMP.

The two principal criteria for conformance with an AQMP are:

1. Whether the project would exceed the assumptions in the AQMP.

2. Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timeline attainment of air quality standards.

SCAG is South Coast AQMD's partner in the preparation of the AQMP, providing the latest economic and demographic forecasts and developing transportation measures. Regional population, housing, and

employment projects developed by SCAG are based, in part, on general plan land use designations. These projections form the foundation for the emissions inventory of the AQMP.

Criterion 1

Table 5.3-9, *Comparison of Population and Employment Forecast*, of the DEIR, compares the population and employment growth forecast under the proposed project to the existing conditions. Table 5.3-9, of the DEIR, shows that the proposed project would result in more VMT as a result of an increase in population; however, VMT per service population would decrease from the existing conditions as well as from the current General Plan. As a result, the proposed project provides a more efficient land use than existing conditions and a more efficient land use plan that reduces VMT per resident and employee. Therefore, the proposed project would be consistent with the AQMP under the first criterion.

Criterion 2

The SoCAB is designated nonattainment for Ozone (O_3) and fine inhalable particulate matter ($PM_{2.5}$) under the California and National AAQS, nonattainment for coarse inhalable particulate matter (PM_{10}) under the California AAQS, and nonattainment for lead (Los Angeles County only) under the National AAQS. Because the proposed project involves long-term growth associated with buildout of the City, cumulative emissions generated from operation of individual development projects would exceed the South Coast AQMD regional and localized thresholds (see Impact 5.3-3 of the DEIR). Consequently, emissions generated by development projects in addition to existing sources in the City are considered to cumulatively contribute to the nonattainment designations of the SoCAB. Buildout of the proposed land use plan associated with the proposed project could contribute to an increase in frequency or severity of air quality violations and delay attainment of the AAQS or interim emission reductions in the AQMP, and emissions generated from buildout would result in a significant air quality impact. Therefore, the proposed project would be inconsistent with the AQMP. As identified in Impact 5.3-3, of the DEIR, the proposed project would result in a substantial increase in volatile organic compounds (VOC), nitrogen oxides (NO_X), and carbon monoxide (CO) compared to existing conditions.

Summary

Buildout of the Proposed General Plan would be consistent with the AQMP under the first criterion. However, air pollutant emissions associated with buildout of the proposed project would cumulatively contribute to the nonattainment designations in the SoCAB. Therefore, the proposed project would be inconsistent with the AQMP.

Mitigation Measures

AQ-1 Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.*, nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with the South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts.

Specifically, project applicants of discretionary projects within 1,000 feet of sensitive land uses (e.g., residences, schools, day care facilities, and nursing homes, etc.), as measured from the property line of the project site, that utilize off-road equipment of 50 horsepower or more, and that occur for more than 2 months of active construction (i.e., exclusive of interior renovations) shall prepare a construction health risk assessment (HRA) in accordance with policies and procedures of the South Coast AQMD. If the construction HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the South Coast AQMD, then the project applicant shall identify and demonstrate measures, such as those listed below, that can reduce potential cancer and noncancer risks to an acceptable level.

If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Building & Safety department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include but are not limited to the following:

- Require fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:
  - Requiring use of nontoxic soil stabilizers to reduce wind erosion.
  - Applying water every four hours to active soil disturbing activities.
  - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
- Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings.

These identified measures shall be incorporated into all appropriate construction documents (*e.g.*, construction management plans) submitted to the City and shall be verified by the City's Planning Department.

AQ-2 Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.*, nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project

operation-phase-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval.

Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485).
- Provide bicycle parking facilities per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen.
- Provide facilities to support electric charging infrastructure per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen.
- Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (*e.g.*, dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.

Finding:

As indicated on page 5.3-54 of Section 5.3, *Air Quality,* while the incorporation of Mitigation Measures AQ-1 an AQ-2 would reduce criteria air pollutant emissions associated with buildout, the proposed project is inconsistent with the South Coast AQMD's AQMP because the proposed project would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB.

As identified on page 5.3-44 under Impact 5.3-3, of the DEIR, the proposed project would result in a substantial increase in VOC, NO_X, and CO compared to existing conditions. There is no feasible mitigation to address the increase in VOC emissions due to the increase in consumer product use, at a

community-wide level, because these products are regulated by CARB via manufacturing requirements and are widely available to the public. The increase in NO_X and CO emissions is also a result of the increase in mobile source and offroad equipment emissions. The City cannot regulate vehicle and offroad equipment fuel efficiencies and cannot preclude residents and employees in the City from purchasing vehicles available on the market. Because the source of these emissions is regulated by other public agencies that the City does not have jurisdiction over, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measures AQ-1 and AQ-2 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.3-2: Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria. [Threshold AQ-2 and AQ-3]

Construction activities under the proposed project would also temporarily increase PM_{10}, $PM_{2.5}$, VOC, NO_X, SO_X, and CO regional emissions in the SoCAB. The primary source of NO_X, CO, and SO_X emissions is the operation of construction equipment. The primary sources of particulate matter (PM_{10} and $PM_{2.5}$) emissions are activities that disturb the soil, such as grading and excavation, road construction, and building demolition and construction. The primary sources of VOC emissions are the application of architectural coating and off-gas emissions associated with asphalt paving. A discussion of health impacts associated with air pollutant emissions generated by construction activities is included under "Air Pollutants of Concern" in Section 5.3.1.2, *Regulatory Framework,* of the DEIR.

Construction activities associated with the proposed project would occur over the buildout horizon of the plan, causing short-term emissions of criteria air pollutants. However, information regarding specific development projects, soil types, and the locations of receptors would be needed to quantify the level of impact associated with construction activity. Due to the scale of development activity associated with buildout of the proposed project, emissions would likely exceed the South Coast AQMD regional significance thresholds. In accordance with the South Coast AQMD methodology, emissions that exceed the regional significance thresholds would cumulatively contribute to the nonattainment designations of the SoCAB.

Air quality emissions related to construction must be addressed on a project-by-project basis. For the proposed project, which is a broad-based policy plan, it is not possible to determine whether the scale and phasing of individual projects would exceed the South Coast AQMD's short-term regional or localized construction emissions thresholds. In addition to regulatory measures—*e.g.*, South Coast AQMD Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, and CARB's Airborne Toxic Control Measures—mitigation imposed at the project level may include extension of construction schedules and/or use of special equipment. Policy OS-2.2 in Open Space and Conservation Element would also require compliance with South Coast AQMD regulations and support appropriate future measures to reduce fugitive dust emanating from new project construction sites.

Localized Significance Thresholds (LSTs)

Implementation of the Proposed General Plan could expose sensitive receptors to elevated pollutant concentrations during construction activities if it would cause or contribute significantly to elevating those levels. Unlike regional emissions as shown in Table 5.3-10, localized concentrations refer to an amount of pollutant in a volume of air (ppm or $\mu g/m^3$) and can be correlated to potential health effects. LSTs are the amount of project-related emissions at which localized concentrations (ppm or $\mu g/m^3$) would exceed the ambient air quality standards for criteria air pollutants for which the SoCAB is designated a nonattainment area.

Construction LSTs

Buildout of the Proposed General Plan would occur over the buildout horizon of the plan via several smaller projects, each with its own construction time frame and equipment. Because an LST analysis can only be conducted at a project-level, quantification of LSTs is not applicable for the program-level environmental analysis of the Proposed General Plan. Because potential development and redevelopment could occur close to existing sensitive receptors, future development projects that would be accommodated by the Proposed General Plan have the potential to expose sensitive receptors to substantial pollutant concentrations. Construction equipment exhaust combined with fugitive particulate matter emissions has the potential to expose sensitive receptors to substantial concentrations of criteria air pollutant emissions and result in potentially significant impacts.

While individual projects under the proposed project may not exceed the South Coast AQMD regional significance thresholds, the likely scale and extent of construction activities associated with future development projects under the Proposed General Plan would likely continue to exceed the relevant South Coast AQMD thresholds for some projects. Construction-related regional and localized air quality impacts of developments that would be accommodated by the proposed project would be potentially significant.

Mitigation Measures

See Mitigation Measure AQ-1.

Finding:

As indicated on page 5.3-54 of Section 5.3, *Air Quality,* buildout of the proposed project would generate short-term emissions that would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. Individual projects under the proposed project may not exceed South Coast AQMD's regional significance thresholds with implementation of Mitigation Measure AQ-1. Information regarding specific development projects, soil types, and the locations of receptors would be needed to quantify the level of impact associated with construction activity. Due to the scale of development activity associated with future development accommodated under the Proposed General Plan and lack of specific site information, construction emissions would likely exceed the relevant South Coast AQMD thresholds for some projects. Air quality emissions related to construction must be addressed on a project-by-project basis. The Proposed Project is a broad-based policy plan, and therefore, it is not possible to determine whether the scale and phasing of individual/specific projects would exceed the South Coast AQMD's short-term regional or localized construction emissions thresholds. Without specific project detail it would too speculative to evaluate impacts at a project level. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond AQ-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic,

legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.3-3: Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations. [Threshold AQ-2]

The Proposed General Plan guides growth and development in the City by designating allowed land uses by parcel and through implementation of its goals and policies. New development would increase air pollutant emissions in the City and contribute to the overall emissions in the SoCAB. A discussion of health impacts associated with air pollutant emissions generated by operational activities is included under "Air Pollutants of Concern" in Section 5.3.1.2, *Regulatory Framework,* of the DEIR. The proposed project sets up the framework for growth and development but does not directly result in development. Before development can occur, it must be analyzed for conformance with the general plan, zoning requirements, and other applicable local and State requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Criteria Air Pollutant Emissions Forecast

The emissions forecast for Wildomar is shown in Table 5.3-10, *City of Wildomar Regional Criteria Air Pollutant Emissions Forecast,* of the DEIR. As shown in Table 5.3-10, of the DEIR, buildout of the proposed project would result in an increase in long-term emissions that exceed the daily South Coast AQMD thresholds for VOC, NO_X, and CO. Emissions of sulfur dioxide (SO_2), PM_{10}, and $PM_{2.5}$ would slightly increase compared to the existing land uses in the City in 2045, but would not exceed the South Coast AQMD thresholds.

The increase in VOC emissions compared to the existing land uses is a result of the increase in residential uses, which result in an increase in consumer product use. Emissions of VOC that exceed the South Coast AQMD regional significance thresholds would contribute to the O_3 nonattainment designation of the SoCAB. The increase in NO_X and CO emissions is a result of the increase in mobile source and offroad equipment emissions. Emissions of NO_X that exceed South Coast AQMD's regional significance thresholds would cumulatively contribute to the O_3 and particulate matter (PM_{10} and $PM_{2.5}$) nonattainment designations of the SoCAB.

Furthermore, the proposed project includes policies that would contribute to reducing operational emissions associated with development projects. Policies OS-2.5, OS-6.1, OS-6.2, OS-6.5, and OS-6.8 and Policies LU-4.2, LU-9.4, and LU-10.1 would reduce GHG emissions and energy demand and therefore have air quality co-benefits. In addition, Policies CI-5.5, CI-5.7, and CI-5.12 would help reduce VMT and vehicle congestion to improve air quality. Despite the policies in the Proposed General

Plan, the proposed project would exceed the South Coast AQMD regional significance thresholds and would contribute to the nonattainment designation of the SoCAB.

Environmental Justice

South Coast AQMD is taking steps to address localized impacts and exposures within environmental justice (EJ) communities. EJ communities are disproportionally impacted by various types of pollution and experience health, social, and economic inequalities. These inequities can also make residents of EJ communities more vulnerable to the effects of environmental pollution. These communities are often located near multiple air pollution sources including both mobile sources and commercial and industrial facilities. The most critical air pollutant affecting health in the SoCAB is $PM_{2.5}$, which includes diesel particulate matter (DPM). Policy OS-2.3 and Policy LU-11.1 would ensure development to be compatible with surrounding land uses to reduce environmental effects on sensitive receptors.

Mitigation Measures

See Mitigation Measure AQ-2.

Finding:

As indicated on page 5.3-54 through page 5.3-57 of Section 5.3, *Air Quality,* buildout of the proposed project would generate long-term emissions that would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. Implementation of Mitigation Measure AQ-2 would reduce air pollutant emissions; however, the increase in VOCs compared to existing baseline year conditions from residential development and consumer products would be significant and unavoidable (see Table 5.3-11, *City of Wildomar Regional Criteria Air Pollutant Emissions Forecast Compared to Existing Conditions*). There is no feasible mitigation to address the increase in VOC emissions at a community-wide level because these products are regulated by CARB via manufacturing requirements and are widely available to the public. The City has no regulatory authority over the manufacture or use of these products. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure AQ-2 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.3-4: The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations. [Threshold AQ-3]

CO Hotspots

Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection to more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact. Implementation of the proposed project under horizon year conditions would add vehicle trips but is not anticipated to produce the volume of traffic required to generate a CO hotspot. According to traffic volume data provided by Chen Ryan Associates, the intersection that would experience the greatest traffic volumes in 2045 would be the I-15 NB Ramps to Wildomar Trail on Clinton Keith Road, with an estimated 49,300 average daily trips (ADT). As an industry standard, the ADT are divided by 10 to identify the estimated peak hour traffic volumes at this intersection. Based on this, the intersection the I-15 NB Ramps to Wildomar Trail on Clinton Keith Road would experience an estimated 4,930 peak hour vehicle trips. Thus, implementation of the proposed project would not produce the volume of traffic required to generate a CO hotspot, and CO hotspots impacts would be less than significant.

Localized Significance Thresholds (LSTs)

Unlike regional emissions as shown in Table 5.3-10, of the DEIR, localized concentrations refer to an amount of pollutant in a volume of air (ppm or $\mu g/m^3$) and can be correlated to potential health effects. LSTs are the amount of project-related emissions at which localized concentrations (ppm or $\mu g/m^3$) would exceed the ambient air quality standards for criteria air pollutants for which the SoCAB is designated a nonattainment area.

Operational LSTs

The types of land uses that could generate substantial amounts of stationary source emissions include industrial land uses, which is a land use accommodated under the Proposed General Plan (see Table 3-2, *Proposed General Plan Land Use Conversion Table,* of the DEIR). Implementation of the Proposed General Plan policies could contribute to reducing criteria air pollutant emissions to nearby sensitive receptors.

Policy OS-2.3 and Policy LU-11.1 would ensure proposed industrial development would be compatible with surrounding land uses to reduce environmental effects on sensitive receptors. Policy OS-2.4 through Policy OS-2.6 would promote protection of air quality and minimize operation-related emissions in the City. The aforementioned policies of the Proposed General Plan would contribute to minimizing localized operation-related emissions from individual land use development projects accommodated in the Proposed General Plan to the extent possible.

However, per the LST methodology, information regarding specific development projects and the locations of receptors would be needed in order to quantify the levels of localized operation and construction-related impacts associated with future development projects. Thus, because the Proposed General Plan is a broad-based policy plan and does not itself propose specific development projects, it is not possible to calculate individual project-related operation emissions at this time.

Overall, because of the likely scale of future development and the inclusion of industrial uses that would be accommodated by the Proposed General Plan, some development projects could likely exceed the LSTs. Therefore, localized operation-related air quality impacts associated with implementation of the Proposed General Plan are considered potentially significant impacts.

Health Risk: Toxic Air Contaminants

The allowed development under the Proposed General Plan could elevate concentrations of Toxic Air Contaminants (TACs) (*e.g.,* DPM) in the vicinity of sensitive land uses during temporary construction activities that would use offroad equipment operating on-site, and at different levels depending on the type of activity (for example, limited to none during installation of utilities, and more during grading activities). Operation of the development allowed under the Proposed General Plan would also generate DPM emissions from diesel truck activity (truck maneuvering and idling), transport refrigeration units (TRUs), and diesel-fueled off-road equipment (*i.e.*, forklifts and yard trucks) in proximity to nearby sensitive receptors.

Permitted Stationary Sources

Various industrial and commercial processes (*e.g.*, manufacturing, dry cleaning) allowed under the proposed land use plan would be expected to release TACs. Industrial land uses, such as chemical processing facilities, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities, have the potential to be substantial stationary sources that would require a permit from South Coast AQMD. Policy OS-2.3 would ensure development to be compatible with surrounding land uses to reduce environmental effects on sensitive receptors. Additionally, emissions of TACs would be controlled by South Coast AQMD through permitting and would be subject to further study and health risk assessment prior to the issuance of any necessary air quality permits under South Coast AQMD Rule 1401, which would ensure less than significant impacts.

Industrial Land Uses

Warehousing or industrial operations generate substantial DPM emissions from off-road equipment use, truck idling, and/or use of TRUs for cold storage. The Proposed General Plan would result in net increase of 1,393,616 square feet of industrial land use at buildout under the Light Industrial (LI) and Business Park (BP) land use designations, primarily on the north side of Clinton Keith Road and west of Elizabeth Lane, as shown in Figure 3-4, *Proposed Land Use Plan,* of the DEIR. However, Policy OS-2.3 in the Open Space and Conservation Element and Policy LU-11.1 in the Land Use Element would ensure proposed industrial development to be compatible with surrounding land uses to reduce environmental effects on sensitive receptors.

Though stationary sources associated with the Proposed General Plan would be required to comply with South Coast AQMD Rule 1401, truck idling does not fall under the purview of the air district. Therefore, health risk impacts from development of industrial warehousing are considered potentially significant.

Mitigation Measures

AQ-3 **Industrial and Warehouse Development Health Risk Assessments.** Prior to discretionary approval by the City of Wildomar, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (*e.g.*, residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit an operational health risk assessment (HRA) to the City of Wildomar Planning Department for review and approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the South Coast AQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T-BACTs) and appropriate enforcement mechanisms and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.

Finding:

As indicated on page 5.3-57 of Section 5.3, *Air Quality,* Mitigation Measure AQ-3 would require HRAs for applicable industrial projects to ensure that T-BACTs are utilized to reduce potential cancer and noncancer risks to an acceptable level. Although individual projects would achieve project-level risk thresholds, the net increase in industrial land use allowed under the proposed project would generate TACs that could contribute to elevated levels in the air basin and cumulatively contribute to higher levels of cancer risk in the SoCAB. At a programmatic level analysis, it is not feasible to quantify the increase in TACs from stationary and industrial sources associated with the proposed project. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure AQ-3 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific

overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

3. Biological Resources

Impact 5.4-1: Buildout of the proposed Land Use Plan could impact sensitive or special-status plant and animal species known to occur in the City of Wildomar. [Threshold B-1]

Within the City limits and its vicinity, there are several sensitive plant and animal species known to occur. As listed in Table 5.4-1, *Special-Status Plant Species Identified in the Literature Review*, and Table 5.4-2, *Special-Status Wildlife Species Identified in the Literature Review*, of the DEIR, respectively, there are a total of 36 special-status plant species and 43 special-status wildlife species potentially occurring within and adjacent to the area. Some of the sensitive wildlife species that have been observed or potentially occurring within and adjacent to the City include, but not limited to, fairy shrimp species, Cooper's hawk, burrowing owl, coastal Califor-nia gnatcatcher, least Bell's vireo, southern California rufous-crowned sparrow, Stephens' kangaroo rat, and mountain lion. The City is urbanized and bisected by I-15, and therefore provides minimal habitat value for sensitive and special status species. However, less developed areas of the City—such as vacant land, open space areas, water features, and agricultural land as well as the foothills of the Cleveland National Forest (located in the southwestern portion of the City) and the Santa Margarita and Elsinore Mountains—have the potential to support native species and natural communities/habitat that may allow for wildlife migration.

The City is within the Elsinore Area Plan, which is a part of the MSHCP—specifically, Subunit 3–Elsinore and Subunit 4–Sedco Hills. Subunit 3–Elsinore is in and adjacent to the western portion of the City, and Subunit 4–Sedco Hills covers most of the mountains from the northeastern portion to the southeastern portion of the City, as shown on Figure 5.4-2, of the DEIR. Land within the subunits contains habitat and wildlife corridors that is more suitable for sensitive or special-status species as opposed to the rest of the City, which is urbanized and may not contain suitable habitat. Within these subunits, 15 sensitive plant and 25 animal species have been known to occur as mentioned in Section 5.4.1.2 and shown in Table 5.4-2 of the Draft EIR. One of the main goals of the Elsinore Area Plan is to conserve existing habitat for the various plant and animal species and link existing suitable habitats.

A majority of Subunit 3–Elsinore is developed, while the majority of Subunit 4–Sedco Hills is undeveloped hills and mountains. Under the proposed project, the areas in and adjacent to Subunit 3–Elsinore would remain mostly developed with residential and light industrial uses. Additionally, Subunit 4–Sedco Hills would be developed with a mix of low residential designations and open space lands. Compared to existing conditions, the addition of low-density development would increase impacts to sensitive species in Subunit 4–Sedco Hills. Buildout of the City in accordance with the Proposed General Plan could impact special status vegetation or wildlife.

The MSHCP identifies mountain lion (a candidate for state listing) as a planning species in Existing Cores A, B, C, F, G, I, J, K, L and M; Proposed Cores 3, 4, 6 and 7; Existing Linkage A; Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18; and Proposed Constrained Linkage 1, 2, 5, 10, 11, 14. The following Cores are considered "live in" Cores for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,
- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek
- Proposed Core 3 – Badlands / Potrero

The City is not within the key habitat areas and linkages within the MSHCP Plan Area for conservation of the mountain lion and therefore buildout of the City would not result in significant impacts to mountain lion movements. Mountain lion is a Covered Species Adequately Conserved per the MSHCP, and therefore, as long as the terms of the MSHCP are implemented, Wildlife Agencies would not require additional mitigation. Furthermore, development of a property outside the MSHCP Conservation Area (both within and outside of the Criteria Area) shall receive Take Authorization for Covered Species Adequately Conserved provided a payment of a mitigation fee is made in compliance with MSHCP Section 6.0. Payment of the mitigation fee and compliance with the requirements of Section 6.0 will provide full mitigation under the CEQA, FESA, CESA for impacts to species and habitats covered by the MSHCP per the agreements with the USFWS and CDFW.

The Proposed General Plan provides policies which would reduce impacts to Wildomar's biological resources, including the following:

- **Policy LU-1.3 Development Clustering and Density Transfers.** Allow development clustering and/or density transfers to preserve open space, natural resources, cultural and/or biological sensitive resources.
- **Policy LU-7.1 Design to Respect Natural Settings.** Require that new development conform building massing to topographic forms and minimize alteration of natural landforms and vegetation, incorporating natural drainage systems, allowing development clustering to maintain slopes, restricting grading of steep slopes, and encouraging the preservation of significant hillsides, canyon edges and hilltops as prominent visual features.
- **Policy LU-13.1 Preservation of Open Space Lands.** Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational value.
- **Policy OS-1.1 Habitat Conservation**. Require and enforce provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and Stephens Kangaroo Rat Habitat Conservation Plan to protect environmentally-sensitive lands, habitats, and vulnerable species.
- **Policy OS-1.2 Wetland and Riparian Area Protection.** To the maximum extent possible, development shall avoid and conserve remaining habitats in wetlands and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these areas.

- **Policy OS-1.5 Wildlife Corridors.** Protect existing wildlife corridors by reducing habitat fragmentation from new developments. Work with the Riverside Conservation Agency (RCA) to pursue land purchase opportunities to preserve available lands.
- **Policy OS-1.6 Natural Vegetation Conservation.** Maintain and conserve mature and historic examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes.
- **Policy OS-1.8 Protect Ridgelines.** Protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management

These policies provide for the permanent preservation of open space lands, protection of habitats containing special status plant and wildlife species, and enforcement of the Western Riverside County MSHCP and Stephens' Kangaroo Rat Habitat Conservation Plan provisions. Therefore, the proposed General Plan Update would increase the level of protection of these plant and wildlife species within the City's regulatory framework.

In addition, the following policy requires proposed development projects to conduct biological assessments to determine if sensitive biological resources and wildlife corridors would be impacted and to adopt a process and mitigation regulations for potential resource impacts, as required by USFWS and CDFW.

Policy OS-1.3 Biological Reports. Require biological reports that comply with the MSHCP for new development projects, transportation projects, and other planning efforts in the City.

The City is a participant in the Western Riverside County MSHCP which encompasses approximately 1.26 million acres of land. The MSHCP provides a framework for the US Fish and Wildlife Service (USFWS) and CDFW to grant take authorization (*i.e.*, incidental take permits) for species covered by the MSHCP that are FESA and/or CESA listed as threatened or endangered. Approval of the MSHCP and execution of the implementing agreement by the USFWS and CDFW allow the agencies to issue Take Authorizations, including the City of Wildomar. Issuance of Take Authorization to the local jurisdictions allows plan participants to implement land use decisions consistent with the MSHCP without project-by-project review and permitting by USFWS and CDFW, a key goal of the MSHCP. However, mitigation for impacts to both listed and unlisted species would be required pursuant to CEQA or other regulatory processes, and the MSHCP's Conservation Area provides an avenue for this mitigation.

If a future project has the potential to adversely impact plant species, and the project site is within a Section 6.1.3 Narrow Endemic Plant Species Survey Area (NEPSSA) and Section 6.3.2 Criteria Area Plant Species Survey Area (CAPSSA), then the MSHCP would require that an environmental analysis and site visit (habitat assessment) be performed in order to determine the potential for narrow endemic and/or criteria area plant species to occur within the project site. If the habitat assessment determines that suitable habitat for narrow endemic and/or criteria area plant species is present, then focus surveys during the appropriate blooming season would be required and conducted in accordance with accepted botanical survey protocols according to the CDFW, California Native Plant Society (CNPS), and USFWS' General Rare Plant Survey protocols. If narrow endemic and/or criteria area plant species are

identified onsite and a future project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a Determination of Biological Equivalent or Superior Preservation (DBESP) would be required. If a project site is not within a NEPSSA or CAPSSA, then a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required per the MSHCP.

In addition to the MSHCP, there is a long-term (30-year) HCP for Stephens' kangaroo rat (*Dipodomys stephensi*). The HCP is administered by the Riverside County Habitat Conservation Agency. While the core reserves established by the Stephens' kangaroo rat HCP are managed as part of the MSHCP Conservation Area, the Stephens' kangaroo rat HCP still provides take authorization for Stephens' kangaroo rat within its boundaries. Although there are no core reserves within the City, the majority of the City is within the Stephens' kangaroo rat plan area, and therefore is subject to fees (See Figure 5.4-1, of the DEIR). The MSHCP provides take authorization outside of the area already covered by the Stephens' kangaroo rat HCP.

Figure 5.4-6, *Flow Chart to Guide Development Applications,* through Figure 5.4-14, *Flow Chart to Guide Covered Roads Recommendations,* of the DEIR, provide flow charts to assist future developers on the steps required to ensure future projects minimize impacts to biological resources. Future development under the project would be required to demonstrate compliance with the MSHCP, FESA, CESA, and CEQA, as well as with the proposed General Plan Update goals, objectives, and policies discussed above, which would reduce potential impacts on special status plant and wildlife species within the City. Policies under the proposed General Plan Update that require measures such as site-specific biological studies and compliance with the MSHCP would ensure that the assessment of potential impacts to candidate, listed, and special status species be made on a project by project basis. Additionally, Mitigation Measures BIO-1 through BIO-9, and Mitigation Measure BIO-14 would be implemented at the project level, as applicable, to reduce impacts to biological resources. Mitigation Measures BIO-1 and BIO-2 require worker environmental awareness training for biological resources and appropriate measures to avoid impacts to biological resources, Mitigation Measures BIO-3 through BIO-9 provide provisions to reduce impacts to wildlife species, and Mitigation Measure BIO-14 would reduce impacts to wildlife corridors/movement.

While compliance with applicable regulations, MSHCP, and implementation of the Proposed General Plan policies and the mitigation measures identified in this EIR would protect special status species, it is uncertain as to whether changes in project design or mitigation would fully reduce impacts to a less than significant level. Future development projects would require more detailed evaluations of biological resources and formulation of mitigation measures, if needed, by a qualified biologist. As project-specific information is unknown at this time, it would be speculative to make such determinations. Therefore, impacts to sensitive plant and wildlife species are conservatively considered significant and unavoidable.

Mitigation Measures

See Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9 and BIO-14.

BIO-3 If an action has potential to adversely impact amphibian species (*e.g.*, may impact potential habitat for amphibians or may otherwise result in disturbance to amphibians from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for amphibian species (arroyo toad, California red-legged frog, and mountain yellow-legged frog [*Rana muscosa*]) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for the arroyo toad, California red-legged frog, and mountain yellow-legged frog (USFWS Survey Protocol for the Arroyo Toad [1999], USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog [2005], and MSHCP Mountain Yellow-Legged Frog Survey Protocol). If a project is not located within an amphibian survey area, a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for amphibian species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If amphibian species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP shall be required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-8, *Flow Chart to Guide Special-Status Wildlife (Amphibians) Recommendations,* of the DEIR.

BIO-4 If an action has potential to adversely impact the burrowing owl (*Athene cunicularia*) (*e.g.*, may impact potential habitat or may otherwise result in disturbance to burrowing owls from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped (designated) survey area for the burrowing owl and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with the MSHCP Burrowing Owl Survey Instructions and during the breeding season (survey window is March 1 to August 31). If a project is not located within the burrowing owl survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for burrowing owls to occur within a project

site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If burrowing owls are not found during focused surveys, documentation prepared by a qualified biologist shall include a written commitment to conduct pre-construction surveys for the burrowing owl in areas of suitable habitat no more than 30 days prior to the initiation of ground disturbance (*e.g.*, vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized a project site prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, such as the California Department of Fish and Wildlife, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing and getting approval of a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will be required again to ensure burrowing owl has not colonized the site since it was last disturbed. If the burrowing owl is found, the same coordination described above shall be necessary.

If burrowing owls are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required and a Burrowing Owl Protection and Relocation Plan shall be prepared, approved and implemented. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-9, *Flow Chart to Guide Burrowing Owl Recommendations,* of the DEIR.

BIO-5 If an action has potential to adversely impact mammal species (*e.g.,* may impact potential habitat for mammals or may otherwise result in disturbance to mammals from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for mammal species (Aguanga kangaroo rat [*Dipodomys merriami collinus*], Los Angeles pocket mouse [*Perognathus longimembris brevinasus*], and San Bernardino kangaroo rat) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for these species (MSHCP Biological Monitoring Program – Stephens' Kangaroo Rat [2006] and Survey Protocol for Los Angeles Pocket Mouse). If a project is not located

within a mammal survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for mammal species to occur within a project site, a conclusion that no suitable habitat is present on a site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If mammal species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP.

BIO-6 If an action has potential to adversely impact vernal pools or other suitable fairy shrimp habitats, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted pursuant to the USFWS Survey Guidelines for the Listed Large Branchiopods, which includes six listed fairy shrimp species, including those species covered under the MSHCP Section 6.1.2. Two seasons of fairy shrimp surveys are required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for vernal pools or fairy shrimp species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If fairy shrimp species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-10, *Flow Chart to Guide Vernal Pools and Fairy Shrimp Recommendations,* of the DEIR.

Finding:

As indicated on page 5.4-95 of Section 5.4, *Biological Resources,* buildout of the proposed project could impact sensitive or special-status species known to occur in the City. While compliance with the

Proposed General Plan policies and Mitigation Measures BIO-1 through BIO-9 as well as Mitgiation Measure BIO-14would reduce impacts on biological resources, it is uncertain if all impacts can be reduced to less than significant because project-specific information is unknown. Therefore, impacts are conservatively considered significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measures BIO-1 through BIO-9 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

4. Cultural Resources

Impact 5.5-1: Future development under the proposed project could impact an identified historic resource. [Threshold C-1]

Future development could adversely impact current and/or future historic resources within the City through changes to accommodate adaptive reuse, removal, or reconstruction. Known or future historic sites or resources listed in the national, California, or local registers maintained by the City would be protected through local ordinances; the Proposed General Plan policies; and state and federal regulations restricting alteration, relocation, and demolition of historical resources.

Implementation of the Proposed General Plan policies, such as Policy LU-1.3, which allows for clustering of development to preserve culturally sensitive resources, and Policy OS-4.1, which encourages adaptive reuse of structures of historical significance for preservation, as well as compliance with state and federal regulations would ensure that development would not result in adverse impacts to identified historic and cultural resources. While regulations provide a process for recognizing historic buildings and places, they do not prevent the reuse or modification of such resources.

At the time a development project is proposed adjacent to or near a known or potential historic structure or resource, the project-level CEQA document of the development project would need to identify any impacts, direct or indirect, that the project could have on the identified historic structure or resource. The CEQA Guidelines require a project that will have potentially adverse impacts on historical resources to conform to the Secretary of Interior's Standards for the Treatment of Historic Properties in order to mitigate any such impacts to a level of insignificance.

Before any development or redevelopment activities can occur in the City, all such activities are required to be analyzed for conformance with the General Plan, zoning requirements, and other

applicable local, state, and federal requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits. Therefore, adoption of the proposed project in itself would not lead to demolition or material alteration of any historic resource.

However, identified historic structures and sites that are potentially eligible for future historic resources listing may be vulnerable to development activities accompanying infill, redevelopment, or revitalization that would be accommodated by the proposed project. For instance, the placement of new buildings adjacent to a historic resource may result in indirect impacts to access, visibility, and visual context, while renovations or modifications to historic resources may deteriorate or destroy the characteristics that make those resources important or unique. In addition, other buildings or structures that could meet the National Register of Historic Places (NRHP) criteria upon reaching 50 years of age might be impacted by development or redevelopment activities that would be accommodated by the proposed project. Regardless of the implementation of the Proposed General Plan policies and state regulations, some historic properties may be significantly affected by implementation of the proposed project; the loss and/or permanent alteration of historic resources would result in potentially significant impacts.

Mitigation Measures

CUL-1 **Site-Specific Cultural Resources Study and Evaluation of Resources.** For projects that are on land that has not previously been developed, or will involve construction on areas where no previous ground disturbance or excavation has occurred, or for structures that are 50 years of age, a site-specific cultural resources study shall be completed prior to project approval. This site-specific cultural resources study shall include, but not be limited to a, records search with the California Historical Resource Information System, review of historical documents, a Sacred Lands File search with the NAHC, and a field survey/site effort. The findings of the study shall be submitted as a report that follows the California Office of Historic Preservation's recommended content and format. The report will provide the historic context, methods, results, and recommendations for appropriate findings.

Finding:

As indicated on page 5.5-17 of Section 5.5, *Cultural Resources,* while site-specific cultural resources studies could reduce potential impacts to historic resources, a project that would result in the demolition or significant alteration of a historic resource cannot be mitigated because such activities would result in a permanent loss of and irreversible change to a historic resource. As such, there are no other feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure CUL-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public

Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

5. Greenhouse Gas Emissions

Impact 5.8-1: Implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal. [Threshold GHG-1]

Horizon Year 2045 Emissions Forecast

Buildout of the Proposed General Plan is not linked to a specific development time frame but is assumed over a 25-year horizon, which would result in a net increase of 27,999 residents and 6,274 employees in the City by 2045. Development that would be accommodated by the Proposed General Plan would generate a net increase of 547,749 daily VMT at buildout (refer to Table 5.3-9 and Appendix 5.3-1 of the DEIR). The community GHG emissions inventory for the Proposed General Plan at buildout compared to existing conditions is shown in Table 5.8-5, *City of Wildomar GHG Emissions Forecast,* of the DEIR.

As shown in Table 5.8-5, of the DEIR, buildout of the land uses accommodated under the Proposed General Plan would result in a net increase in GHG emissions from existing conditions. However, GHG emissions per service population (SP) would decrease by 1.7 metric ton of CO_2-equivalent ($MTCO_2e$/SP). The primary reason for the decrease in GHG emissions per SP is due to regulations adopted to reduce GHG emissions and turnover of California's on-road vehicle fleets.

Consistency with the State's 2045 GHG Reduction Targets and Carbon Neutrality Goals

To determine whether the Proposed General Plan would result in a potentially significant impact, the Proposed General Plan must demonstrate consistency with the State's 2045 GHG reduction target of carbon neutrality. Under the Proposed General Plan, new growth would be focused on areas of the City where services exist or can be expanded and/or extended to serve additional and more intensive development. As identified in Table 5.8-5, of the DEIR, the Proposed General Plan would result in an increase of 21 percent in GHG emissions and would not achieve an 85 percent reduction in GHG emissions by 2045. Additionally, state strategies to achieve post-2030 targets would be necessary to align with the State's long-term GHG reduction targets. Therefore, until such GHG strategies have been adopted, GHG emissions impacts for the Proposed General Plan are considered potentially significant regarding meeting the long-term year 2045 reduction goal.

General Plan Policies That May Reduce GHG Emissions

While growth in the City would cumulatively contribute to GHG emissions impacts, implementation of the Proposed General Plan policies could also help minimize energy and mobile-source emissions. Policies OS-2.4, OS-6.1, OS-6.2, OS-6.4, OS-6.6, OS-6.8 and OS-6.9 would contribute to reducing

emissions from energy consumption by increasing energy efficiency and transitioning from natural gas to all-electric appliances and renewable energy systems. Additionally, the Proposed General Plan would provide selective improvements to the circulation network to support land use changes in nine Focus Areas where growth is likely to occur during the planning period. Policies CI-2.1, CI-5.5, CI-5.7, and CI-5.12 would contribute to reducing GHG emissions from mobile sources by reducing single-passenger vehicle trips and VMT, reducing vehicle congestion, and supporting TDM measures where feasible. These transportation network and policy improvements would help support the City's mobility infrastructure as the City transitions from low density to higher density land use patterns (Appendix 5.17-1, of the DEIR).

The primary mechanism by local jurisdictions can ensure consistency with the State GHG reduction goals is through preparation of a Climate Action Plan; the City of Wildomar participated in the Western Regional Council of Governments' (WRCOG) subregional climate action planning efforts. The proposed project includes policies to reduce the City's GHG emissions consistent with statewide GHG reduction and elimination goals, such as Policy OS-8.1 and Policy OS-8.2.

However, it is uncertain whether these Climate Action Plan policies will, in effect, lower the City's GHG emissions to a less-than-significant level. Therefore, GHG emissions associated with the proposed project are considered potentially significant.

Mitigation Measures

GHG-1 The City of Wildomar shall participate in implementation and future updates of the Subregional Climate Action Plan (CAP) led by the Western Riverside Council of Government (WRCOG) with a focus on strategies that provide community-wide greenhouse gas (GHG) emission reductions in the City's planning area. The City shall conduct regular monitoring and reporting of community-wide GHG emissions to ensure progress toward reducing community-wide GHGs and work with WRCOG and partners to update the Subregional CAP on a regulator basis to ensure long-term reduction in GHG emissions.

The City shall prepare a list of quantified GHG reduction measures or best management practices for use by new development subject to the City's discretionary review process, that are consistent with the Subregional CAP. The City shall require that Applicants for new development that would result in significant GHG emissions impacts, be required to implement the GHG reduction measures or best management practices identified on the list prepared by the City, if determined to be applicable for the project.

Examples of mitigation measures that may be considered, include the following:

- Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following:
    - Promote transit-active transportation coordinated strategies;
    - Increase bicycle carrying capacity on transit and rail vehicles;
    - Improve or increase access to transit;

        - Increase access to common goods and services, such as groceries, schools, and day care;
        - Incorporate the neighborhood electric vehicle network;
        - Orient the project toward transit, bicycle and pedestrian facilities;
        - Improve pedestrian or bicycle networks, or transit service;
        - Provide traffic calming measures;
        - Limit or eliminate park supply;
        - Unbundle parking costs;
        - Provide parking cash-out programs;
        - Implement or provide access to commute reduction program;
    - Require at least five percent of all vehicle parking spaces include electric vehicle charging stations;
    - Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that:
        - Provide car-sharing, bike sharing, and ride-sharing programs;
        - Provide transit passes;
        - Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;
        - Provide incentives or subsidies that increase that use of modes other than single occupancy vehicle;
        - Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;
        - Provide employee transportation coordinators at employment sites; and
        - Provide a guaranteed ride home service to users of non-auto modes.
    - Provide maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible;
    - Oversizing electrical rooms by 25 percent or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability;
    - Running conduit to designated locations for future electric truck charging stations.

Finding:

As shown on page 5.8-30 in Table 5.8-5, *City of Wildomar GHG Emissions Forecast*, of the DEIR, the proposed project would result in a net increase of 21 percent in GHG emissions from existing conditions and would not achieve an 85 percent reduction in GHG emissions by 2045. The majority of GHG emissions generated from buildout of the Proposed General Plan would be from on-road transportation emissions (56 percent). The City does not regulate vehicle fuel efficiency and cannot preclude residents and employees in the City from purchasing vehicles available on the market. Until such GHG

strategies have been adopted, GHG emissions impacts for the Proposed General Plan would not meet the long-term year 2045 reduction goal. As indicated on page 5.8-35 of Section 5.8, *Greenhouse Gas Emissions,* Mitigation Measure GHG-1 could contribute to reducing GHG emissions from land uses accommodated under the proposed project. However, given the growth in population and employment within the City and the magnitude of emissions reductions needed to achieve the GHG reduction target, it is uncertain whether Mitigation Measure GHG-1 would reduce emissions to less-than-significant levels. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure GHG-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

6. Noise

Impact 5.13-1: Construction activities would result in temporary noise increases in the vicinity of the proposed project. [Threshold N-1]

As part of implementing the proposed project, various individual future projects would generate temporary noise level increases on and adjacent to construction sites in the City. Construction within the City would be limited to weekdays and non-holidays to the hours in the City's Municipal Code Section 9.48.020(I). The hours would be from 6:00 am to 6:00 pm during the months of June through September, and 7:00 am to 6:00 pm during the months of October through May. Additionally, construction within one-quarter mile from an occupied residence shall be permitted Monday through Saturday 6:30 am to 7:00 pm, and no construction on Sunday or City-observed holidays unless approved by City Building Official or City Engineer, as noted in Section 15.04.010 of the City Municipal Code. Construction activities are performed in distinct steps, each of which has its own mix of equipment, and, consequently, its own noise characteristics. Table 5.13-8, *Reference Construction Equipment Noise Levels,* of the DEIR, lists typical construction equipment noise levels recommended for noise-impact assessments based on a distance of 50 feet between the equipment and noise receptor.

As shown in Table 5.13-8, of the DEIR, construction equipment generates high levels of noise, with maximums ranging from 76 to 101 dBA at a distance of 50 feet. Construction of individual development projects associated with implementation of the proposed project would temporarily increase the

ambient noise environment and would have the potential to affect noise-sensitive land uses in the vicinity of an individual project.

Because specific project-level information is not available at this time, it is not possible nor appropriate to quantify the construction noise impacts at specific sensitive receptors. In most cases, construction of individual development projects associated with implementation of the proposed project would temporarily increase the ambient noise environment in the vicinity of each individual project, potentially affecting existing and future nearby sensitive uses. Proposed General Plan Policy N-1.6 would help to mitigate City impacts by requiring them to minimize short-term noise impacts on sensitive receptors using best management practices. However, because construction activities associated with any individual development may occur near noise-sensitive receptors and because, depending on the project type, equipment list, time of day, phasing, and overall construction durations, noise disturbances may occur for prolonged periods of time or during the more sensitive evening/nighttime hours, construction noise impacts associated with implementation of the proposed project are considered potentially significant.

Mitigation Measures

N-1 **Construction Noise Measures.** Construction contractors shall implement the following measures for construction activities conducted in the City of Wildomar. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans. The City of Wildomar shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits.

- During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (*e.g.,* improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Proper mufflers and/or silencers can achieve a 4 to 5 dBA reduction, while engine enclosers can achieve 8 to 10 dBA reduction
- Impact tools (*e.g.,* jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Pneumatic tools typically measure at a noise level of 6 to 8 dBA lower than impact tools.
- Stationary equipment, such as generators and air compressors, shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.

- Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City Planning and Building Agency.
- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.
- As noted in 13 CCR 2480 & 2485 under CARB, any law enforcement department, including air districts and CARB, can fine a 10,000 pound or greater truck owner and driver up to $1000 per day for illegal idling. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.
- If construction is anticipated for prolonged periods, as required by the Community Development Director, erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 4 pounds per square foot with no gaps from the ground to the top of the barrier.

Finding:

In most cases, construction of individual developments associated with implementation of the proposed project would temporarily increase the ambient noise environment in the vicinity of each individual project, potentially affecting existing and future nearby sensitive uses. As indicated on page 5.13-38 of Section 5.13, *Noise,* while Mitigation Measure N-1 could reduce potential construction noise impacts, due to the potential for proximity of construction activities to sensitive uses, the number of construction projects simultaneously occurring, and the potential duration of construction activities, impacts would be significant and unavoidable and there would be no other feasible mitigation measures to reduce impacts. The identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects analyzed at the project level that would not exceed the noise thresholds with the implementation of Mitigation Measure N-1.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure N-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.13-2 Project implementation would result in long-term operation-related noise that would exceed local standards. [Threshold N-2]

Stationary Noise

Proposed General Plan would result in an increase in development and growth in Wildomar. Primary stationary noise sources would be from landscaping, maintenance activities, heating, ventilation, and air conditioning (HVAC) (residential and commercial), and loading and unloading activities at commercial and industrial uses. The Proposed General Plan would not result in new types of stationary noise sources. Furthermore, the Proposed General Plan includes policies that address stationary noise source compliance including Policy N-3.1, which calls for ensuring compliance with standards and procedures for mitigating construction noise, and Policy N-3.2, which requires future developments of stationary noise sources to comply with standards for regulating noise levels. Therefore, impacts would be less than significant.

On-Road Traffic Noise

Buildout of the Proposed General Plan would result in an increase in traffic along local roadways. Figure 5.13-3, *Future Traffic Noise Contours*, of the DEIR, illustrates the modeled roadways and future 2045 noise contours for 60 dBA CNEL, 65 dBA CNEL, and 70 dBA CNEL. The complete distances to the 70 dBA CNEL, 65 dBA CNEL, and 60 dBA CNEL noise contours for roadway segments in the City are included in Appendix 5.13-1, of the DEIR.

Table 5.13-9, *Proposed General Plan Projected Traffic Noise Levels at Buildout*, of the DEIR, shows the estimated traffic noise increase along study roadway segments, while Table 5.13-10, *Future Traffic Noise Conditions*, of the DEIR, lists the calculated future noise levels on roadways at a distance of 50 feet from the nearest travel lane centerline. The traffic noise increase is the difference between the projected future noise level and the existing noise level. As shown in Table 5.13-9, of the DEIR, significant traffic noise increases (*i.e.,* increases greater than 3 dBA in noise environments of 60 to 64 dBA CNEL) are estimated along several of the study roadway segments, including Bundy Canyon Road, Clinton Keith Road, La Estrella Road, Mission Trial, and Salida Del Sol, due to implementation of the proposed project. Therefore, traffic noise impacts associated with buildout of the Proposed General Plan are potentially significant.

Mitigation Measures

No feasible mitigation measures have been identified that would substantially reduce impacts associated with a substantial increase in traffic noise levels at a program-level. However, several measures could be considered for mitigating or avoiding traffic noise impacts at a project-level.

Special Roadway Paving

Notable reductions in tire noise have been achieved via the implementation of special paving materials, such as rubberized asphalt or open-grade asphalt concrete overlays. For example, the California Department of Transportation (Caltrans) conducted a study of pavement noise along Interstate 80 in Davis and found an average improvement of 6 dBA to 7 dBA compared to conventional asphalt overlay. Due to the cost associated with rubberized paving, estimated to be 20-25 percent more than conventional mixes, along with the associated increase in mobilization and setup, the use of rubberized asphalt is not feasible Citywide, however on a case-by- case basis, it could be used as part of project mitigation.[1]

Sound Barrier Walls

With a cursory review of aerial depictions of the impacted segments, the majority of residences along the study segments have direct access (via driveways) to the associated roadways. Therefore, barrier walls would prevent access to/from individual properties and would be infeasible. Further, these impacted homes are on private property outside of the control of future project developers, so there may be limited admittance onto these properties to construct such walls. Lastly, the costs versus benefits ratio in relation to the number of benefited households may not be feasible and reasonable in all cases.

Sound Insulation of Existing Residences and Sensitive Receptors

Exterior-to-interior noise reductions depend on the materials used, the design of the homes, and their conditions. To determine what upgrades would be needed, a noise study would be required for each house to measure exterior-to-interior noise reduction. Sound insulation may require upgraded windows, upgraded doors, and a means of mechanical ventilation to allow for a "windows closed" condition. There are no funding mechanisms and procedures that would guarantee that the implementation of sound insulation features at each affected home would offset the increase in traffic noise to interior areas and ensure that the state's 45 dBA CNEL standard for single-family and multifamily residences would be achieved.

Finding:

As indicated on page 5.13-38 of Section 5.13, *Noise,* while several measures were considered to reduce traffic noise, there are no feasible or practical mitigation measures available to reduce project-generated traffic noise. No individual measure and no set of feasible or practical mitigation measures are available to reduce project-generated traffic noise due to economic, legal, social, magnitude, confliction with

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[1] California Department of Resources Recycling and Recovery (CalRecycle). 2024. Benefits: Rubberized Asphalt Concrete (RAC). https://calrecycle.ca.gov/tires/rac/benefits/#:~:text=Cost%20Effectiveness&text=Generally%20RAC%2DG%20hot%20mixes,equipment%20increases%20initial%20unit%20costs

other General Plan Element policies, or other factors. As such, impacts would remain significant and unavoidable. The identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects analyzed at the project-level that would not exceed the traffic noise thresholds.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

7. Transportation

Impact 5.17-2: The proposed project would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). [Threshold T-2]

Table 5.17-4, *Wildomar Horizon Year VMT Efficiency Metrics,* of the DEIR, shows that, compared to the Wildomar base year VMT efficiency metrics (see Table 5.17-3), VMT efficiency in the City is expected to improve by approximately 11.6 percent with implementation of the proposed project.

As shown in Table 5.17-4, the City is projected to have a VMT per Service Population at 30.6, which is 87.9 percent of the Riverside County's base year VMT per Service Population and 88.4 percent of Wildomar's base year VMT per Service Population. Placement of the land uses associated with the proposed project would reduce the VMT per Service Population within Wildomar by more than three percent (11.6 percent). Additionally, the proposed project includes policies that enhance multimodal transportation, such as Policy CI-2.4 and Policy CI-2.5, which call for the implementation of pedestrian routes and improvement of pedestrian crossing safety; Policy CI-3.1, which calls for the improvement and connectivity of the bicycle network; and Policy CI-4.1, which calls for working with regional partners to ensure adequate transit service is provided consistent with future growth. Moreover, Chapter 10.36, Transportation Demand Management Program, of the Wildomar Municipal Code is intended to establish policies and procedures to encourage and promote the use of alternative transportation modes through project design and facility planning.

The Circulation Element includes several policies that enhance the active transportation network throughout the City to encourage residents to bike or walk rather than taking their personal car. While these policies create an environment that encourages different transportation alternatives, due to the uncertainty regarding the actual development pattern, population growth, and other factors that are outside of the purview and control of the City, it is difficult to rely on the reduction of VMT suggested by the modeling. Further, for the active transportation features to be effective they need to connect

employment, residential, and commercial land uses. As the existing system is not complete, though it will be completed over time, VMT impacts are considered potentially significant.

Mitigation Measures

There are no feasible mitigation measures at the General Plan-level.

Finding:

As indicated on page 5.17-32 of Section 5.17, *Transportation,* while the placement of land uses associated with the proposed project would reduce the VMT per Service Population within the City by more than three percent, due to the uncertainty regarding the actual development pattern, population growth, and other factors outside the purview of the City's control, there are no other feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

IV. ALTERNATIVES TO THE PROPOSED PROJECT

An EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible, and therefore, merit in-depth consideration, and which ones are infeasible.

A. Alternatives Considered and Rejected During the Scoping/Project Planning Process

The following is a discussion of the alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in the Draft EIR.

1. Alternative Development Areas/Annexation Alternative

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (CEQA Guidelines § 15126[5][B][1]). Given the nature of the Proposed General Plan,

it is not possible to consider an off-site alternative because the City boundaries have been established through incorporation, and the City does not have authority to carry out functions pursuant to its Proposed General Plan outside of its boundaries. Additionally, land annexation outside is not possible because there is limited room for growth outside of the City boundaries due to the proximity of the neighboring cities—the City of Wildomar is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, the City of Murrieta to the south, and the City of Menifee to the east—as well as topographical constraints from the Cleveland National Forest to the southwest. For this reason, an Alternative Development Areas/Annexation Alternative was considered infeasible pursuant to State CEQA Guidelines Section 15126.6(c) and rejected as a feasible project alternative.

2. Reduced Residential Units Alternative

The Reduced Residential Units Alternative would result in fewer residences which would reduce traffic and thereby reduce community impacts from air quality and GHG emissions, and noise. This Alternative would also further reduce the demand for utilities and public services. However, such an alternative would not achieve or would only partially achieve the Proposed General Plan objectives of providing growth in the City. Additionally, this alternative would not be consistent with regional planning efforts that require accommodation of regional housing needs, and therefore, Wildomar would not be able to meet its housing allocation requirements. A reduction in residential units would lead to an inefficient use of land, result in urban sprawl, and thereby, would increase VMT (and further degrade air quality), because residents would have to travel further for their needs. This alternative would also increase development pressure elsewhere in the region. Since this alternative would relocate impacts and growth pressures outside of the City, and would not meet the project objectives, this alternative is rejected as a feasible project alternative.

3. Bundy Canyon Road and Clinton Keith Road Connection Alternative

The Bundy Canyon Road and Clinton Keith Road Connection Alternative would provide a new roadway connection between Bundy Canyon Road and Clinton Keith Road, which would reduce traffic congestion and reduce VMT. The roadway connection would also assist evacuation in the event of a wildfire. However, a new roadway cannot be constructed because it would conflict with the Western Riverside County MSHCP Criteria Cell Areas and therefore, conflict with a habitat conservation plan. In addition, some of the land needed for the roadway is owned by the federal government, which would be unlikely to allow access due to the conflict with the MSHCP. Since the Bundy Canyon Road and Clinton Keith Road Connection Alternative would conflict with MSHCP planning goals, impact sensitive habitat and wildlife, and would not meet the project objectives, this alternative is rejected as a feasible project alternative. The linkage remains as a possible connection on the Circulation Map (see Figure 5.17-8, of the DEIR) of the DEIR as a trail linkage, and there may be a potential for a roadway connection at some point in the future. The location of the potential roadway and trail is conceptual and therefore not addressed in this EIR.

4. Increased Open Space Alternative

The Increased Open Space Alternative would provide an increase in open space, which could allow for better wildlife connectivity and increased open space areas for recreation. Moreover, there are open

space areas within and adjacent to the City in the form of BLM lands, MSHCP Criteria Cell Areas, mountain ranges, and Cleveland National Forest lands, which would provide adequate open space and wildlife connectivity. Additionally, this alternative would result in a reduction in residential development to accommodate an increase in open space, and therefore would not be consistent with regional planning efforts that require accommodation of regional housing needs. Therefore, the Increased Open Space Alternative would not achieve or would only partially achieve the Proposed General Plan objectives of providing growth in the City. As such, this Alternative is rejected as a feasible project alternative.

5. Reduced Density Rural Mountainous Designation Alternative

The Reduced Density Rural Mountainous Designation Alternative would reduce density of land designated Rural Mountainous (RM) from one unit per 10 acres to one unit per 20 acres in the eastern and western portions of the City. In order to provide the same number of housing units as the proposed project, the reduction in density of land designated Rural Mountainous would result in an increase of land that is designated for higher density residential uses in other residential land use designations. Higher density development that reduces sprawl would minimize the threat to biodiversity through loss of habitat and fragmentation of habitat. Additionally, higher density development within an already urban area (such as the proposed focus areas) would encourage the increase in public transportation, pedestrian, and bicycle infrastructure, which could reduce air quality and GHG emissions. Given that the eastern and western portions of the City are within a Very High Fire Hazard Severity Zone, an increase in higher density development could reduce collective exposure as well as expansion into wildfire hazard areas as there would be less structures and residents in the RM designation. Additionally, higher density communities also help limit impacts to environmental services, ecological needs, and recreational goals for open space, while reducing the distribution of firefighting resources during a major wildfire incident. However, higher density communities would change the character of the City and would not achieve the Proposed General Plan objective, nor the City's vision, of creating a hometown feel. Therefore, this Alternative is rejected as a feasible project alternative.

B. ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

The following alternatives were determined to represent a reasonable range of alternatives with the potential to feasibly attain most of the basic objectives of the project but avoid or substantially lessen one or more of the significant effects of the project. There are two alternatives that were examined in detail in the Draft EIR as follows:1. No Project/Existing General Plan Alternative

2. Increased Residential Density in Mixed Use Areas

The No Project/Existing General Plan Alternative would assume that the Proposed General Plan would not be adopted, and development would follow the development intensity of the existing General Plan. The Increased Residential Density in Mixed Use Areas Alternative would increase the intensity of residential growth in areas designated for mixed uses and would consequently develop less land to accommodate the same projected growth.

1. No Project/Existing General Plan Alternative

Under the No Project/Existing General Plan Alternative, the Proposed General Plan and all of its updates to the Land Use Element, Circulation Element, Recreation and Community Services Element, Open Space and Conservation Element, Noise Element, Economic Development Element, and implementation of the Climate Action Memorandum would not be implemented by the City, and the current General Plan would remain in effect.

Finding:

The No Project/Existing General Plan Alternative would be similar to the proposed project for aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, transportation, tribal cultural resources, and wildfire. Impacts to energy, public services, recreation, and utilities and services would be reduced compared to the proposed project. Impacts to air quality, GHG emissions, and land use and planning would be greater than the proposed project. Overall, this Alternative would not result in a more efficient land use plan and would not relieve development pressure in the periphery of the City and as such is deemed to be infeasible and rejected in favor of the proposed project.

2. Increased Residential Density in Mixed-use Areas Alternative

The Increased Residential Density in Mixed Use Areas Alternative would result in the same buildout as the Proposed General Plan but would increase the intensity of residential growth in areas designated for mixed uses and would consequently develop less land to accommodate the same projected growth. The increase of residential units in mixed use areas would further reduce VMT as there would be more residential uses within proximity to public transit, alternative transportation, jobs, and amenities.

Finding:

The Increased Residential Density in Mixed Use Areas Alternative would be similar to the proposed project for geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, and utilities and service systems. This Alternative would result in less impacts compared to the proposed project to agriculture and forestry resources, air quality, biological resources, cultural resources, energy, greenhouse gas emissions, mineral resources, noise, transportation, tribal cultural resources, and wildfire. This Alternative would result in greater impacts to aesthetics compared to the proposed project. Overall, this Alternative would result in an increase in higher density development in the City, compared to the proposed project, which does not align with the City's vision and as such is deemed to be infeasible and rejected in favor of the proposed project.

V. FINDINGS ON RESPONSES TO COMMENTS ON THE DRAFT EIR AND REVISIONS TO THE FINAL EIR

The Final EIR contains responses to comments, revisions, clarifications, and corrections to the Draft EIR. The focus of the response to comments is on the disposition of significant environmental issues as raised in the comments, as specified by State CEQA Guidelines Section 15088(b). The City provided

written responses to each comment made by a public agency, as set forth in Section 2 of the Final EIR, pursuant to State CEQA Guidelines Section 15088(b).

City staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the Draft EIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Draft EIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5 of the CEQA Guidelines.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires decision makers to balance the benefits of the proposed project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered "acceptable" (State CEQA Guidelines § 15093[a]). CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (State CEQA Guidelines § 15093 [b]). The agency's statement is referred to as a Statement of Overriding Considerations.

The following provides a description of the project's significant and unavoidable adverse impacts and the justification for adopting a statement of overriding considerations.

A. Significant and Unavoidable Impacts

Although most potential project impacts have been substantially avoided or mitigated, as described above, there remain 11 project impacts for which complete mitigation is not feasible and for which there is no viable and feasible alternative. The Draft EIR identified the following significant and unavoidable impacts of the proposed project, which would continue to be possible upon implementation of the proposed project:

Agricultural and Forestry Resources

- **Impact 5.2-1:** The proposed project would convert farmland to nonagricultural uses.

Air Quality

- **Impact 5.3-1:** Buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP.

- **Impact 5.3-2:** Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria.

- **Impact 5.3-3:** Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations.

- **Impact 5.3-4** The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations.

Biological Resources

- **Impact 5.4-1:** Buildout of the proposed Land Use Plan could impact sensitive or special-status plant and animal species known to occur in the City of Wildomar.

Cultural Resources

- **Impact 5.5-1:** Future development under the proposed project could impact an identified historic resource.

Greenhouse Gas Emissions

- **Impact 5.8-1:** Implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal.

Noise

- **Impact 5.13-1:** Construction activities would result in temporary noise increases in the vicinity of the proposed project.

- **Impact 5.13-2:** Project implementation would result in temporary construction and long-term operation-related noise that would exceed local standards.

Transportation

- **Impact 5.17-2:** The proposed project would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).

B. Project Benefits in Support of the Statement of Overriding Considerations

The following section describes the benefits of the proposed project that outweigh the project's unavoidable adverse effects and provides specific reasons for considering the project acceptable even though the Final EIR identifies 11 significant and unavoidable project impacts, and that there are no feasible mitigation measures or alternatives. Accordingly, this Statement of Overriding Considerations regarding potentially significant adverse environmental impacts resulting from the proposed project, as set forth below, has been prepared. Pursuant to CEQA Guidelines §15093(c), the Statement of Overriding Considerations will be included in the record of the project approval and will also be noted

in the Notice of Determination. Each of the benefits identified below provides a separate and independent basis for overriding the significant environmental effects of the proposed project.

Having reduced the potential effects of the proposed project through all feasible mitigation measures as described previously herein, and determining that no other viable, feasible alternatives exist, and having balancing the benefits of the proposed project against its potential unavoidable adverse impacts on Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation, if the mitigation measures for these impacts cannot be implemented, the City finds that the following legal requirements and benefits of the proposed project individually and collectively outweigh the potentially significant unavoidable adverse impacts for the following reasons:

1. Implements the Objectives Established for the Proposed Project

The project objectives include increasing jobs in the City to encourage more residents to shop and work locally and reduce commuting out of the City. The proposed project also includes new policies that will help in maintaining and enhancing conservation areas, focusing growth along major roadway corridors. By directing growth into specific areas, the proposed project reduces change in the existing residential neighborhoods, and provides for mixed use development in areas of the City where services and transportation converge. While the proposed project would result in 11 significant and unavoidable impacts, implementation of the proposed project would ensure that the City is able to accommodate growth envisioned under the Proposed General Plan while meeting the City's vision for development.

2. Promotes City's Economic Vision

The Proposed General Plan supports the City's economic vision by including economic strategies that reflect the changing conditions. Policies from the Land Use Element and Economic Development Element of the Proposed General Plan that support the City's economic vision aim to support mixed-use development to enhance the economic vitality of adjoining commercial uses, retain and expand local businesses, and invest in the City's economic development program to expand and diversify the local tax base. This is essential to enable the City to continue to provide and maintain public services.

Encouraging housing and commercial uses either in a single building as vertical mixed use, or in separate buildings but part of a single project as horizontal mixed use, is a recognized means of encouraging business, and reducing the need to drive thereby reducing air quality, greenhouse gas emissions, and vehicle miles traveled. Diversity of land uses has been recognized since the 1990s as a tool that leads to more efficient cities by creating a compact urban form and providing mobility options.[2] A mixed-use land use pattern also allows for diversity in housing prices helping with accessibility and affordability for a wide range of income levels which is both a Housing Element and state goal.

Additionally, the City of Wildomar is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, the City of Murrieta to the south, and the City of

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[2] National Research Council. 2009. *Driving and the Built Environment: The Effects of Compact Development on Motorized Travel, Energy Use, and CO2 Emissions -- Special Report 298*. Washington, DC: The National Academies Press. https://doi.org/10.17226/12747

Menifee to the east; there are topographical constraints from the Cleveland National Forest to the southwest of the City. Therefore, land annexation is not possible because there is limited room for growth outside of the City's boundaries. Because it is unlikely that the City would be able to annex land, businesses in the City would need to expand to provide jobs and services to meet the needs of future growth. Increasing the number of jobs in the City has several benefits: for local governments that derive a portion of their revenues from its commercial and industrial tax base, increasing jobs in a jurisdiction can improve the local economy and quality of services while providing residents with access to private services (such as retail) and jobs within shorter commute distances.[3] Currently, the top providers of retail taxes are online establishments, which has negative impacts on local retail/businesses. Based on the Market Study Technical Memorandum prepared by PlaceWorks, taxable sales in the City are currently 19 percent of the household income, compared to 26 percent in Menifee, 30 percent in Murrieta, and 47 percent in Lake Elsinore, all cities adjacent to the City of Wildomar.[4] By increasing retail uses in the City, there would be an increase in demand for local services as well as an increase in taxable sales. Moreover, by increasing services for local residents the need to travel outside of the City is diminished, further reducing vehicle miles travelled.

Also, by providing housing within the City's boundaries, the City would generate additional revenue through property taxes, improve its jobs-housing ratio, and reduce commute times for residents who work in the City. Annual increases in property tax have been limited to a maximum of 2.0 percent per year by Proposition 13 since 1978. The City's property tax share of development that existed at the time of incorporation is fixed, and only the increment of Under existing conditions, the amount of property tax grow will not be able to keep up with the growth of public services; therefore, an increase in housing (0.08 percent of 1 percent of property tax valuation) would assist with funding for future services.

Moreover, while there is an 11.6-acre parcel of Prime Farmland in the City, this parcel, on the northeast corner of Corydon Road and Grand Avenue is currently designated Commercial Retail in the General Plan and is proposed to change to Mixed Use High under the proposed project. The site is not actively farmed, and historical photographs show a previous orchard as shown in an aerial photograph dated May 1994. The property is surrounded by residential and commercial development. As such, it is not feasible from an economic standpoint to preserve this land for agricultural uses as it is surrounded by urbanized uses and is not currently farmed. Given the arid climate of the region, the high price and low supply of water, and the small size of the site, the site would unlikely be a profitable farm. Allowing for mixed uses on the site would not only result in better land use compatibility with the surrounding uses but would also generate tax revenue for the City.

The Inland Valley Medical Center is the only hospital in the region that offers trauma II services. In 2023, approximately 30 trauma visits per day were patients that lived outside of Wildomar. As such,

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[3] Metropolitan Policy Program at Brookings. 2015, March. *The Growing Distance Between People and Jobs in Metropolitan America.* https://www.brookings.edu/wp-content/uploads/2016/07/srvy_jobsproximity.pdf

[4] PlaceWorks. 2023, June 29. *Market Study Technical Memorandum.* https://envisionwildomar2040.com/wp-content/uploads/2023/09/O_Market-Study-Technical-Memorandum-DRAFT-20230629.pdf

there is a need for hotel and medical tourism services to accommodate out-of-town patients visiting the Inland Valley Medical Center.

Therefore, while the proposed project would result in significant and unavoidable impacts to several topical areas, such as air quality, cultural resources, noise, and transportation, precluding development in the City would hinder the City's ability to accommodate growth, stimulate the local economy, and meet the proposed project's objectives.

3. Provides Diversity in Housing Stock

The proposed project would introduce an additional 8,992 housing units in the City compared to existing conditions. The City adopted its Housing Element and obtained state certification in 2021; the Housing Element includes several policies that support a variety of housing types and densities to accommodate the requirements of the RHNA as well as to ensure the provision of housing units. The Proposed General Plan would provide for a diversity of housing choices which would promote variations in housing prices, types, sizes, and contribute to neighborhood stability by offering more affordable and move-up homes as well as accommodating a diverse income mix.[5] Additionally, the Proposed General Plan would accommodate growth by providing housing options without major disruptions to the existing residential neighborhoods (*e.g.*, focusing growth along major corridors in the Focus Areas).

4. Consistency with the Regional Goals in the RTP/SCS

SCAG's 2020-2045 RTP/SCS was adopted on September 3, 2020. The RTP/SCS encompasses four principles—mobility, economy, healthy/complete communities, and environment—that are important to the region's future. The 2020 RTP/SCS explicitly lays out goals related to housing, transportation technologies, equity, and resilience to adequately reflect the increasing importance of these topics in the region. Specifically, the goals of the RTP/SCS include encouraging regional economic prosperity; improving mobility, accessibility, and travel safety for people and goods; enhancing the preservation and resiliency of the regional transportation system; increasing movement and travel choices for people and goods; reducing GHG emissions, improving air quality, and adapting to climate change; supporting healthy and equitable communities; leveraging new transportation technologies for efficient travel; encouraging diverse housing types and transportation options; and promoting conservation of natural and agricultural lands.

The proposed project would not adversely affect SCAG's ability to align plan investments and policies with economic development and competitiveness. The Proposed General Plan would further a compact development pattern by expanding land uses and intensity within the City, especially within the City's Focus Areas. The proposed vehicular, bicycle, and pedestrian circulation system defined in the Proposed General Plan would be designed, developed, and maintained to meet local and regional transportation needs and would ensure efficient mobility and access. The proposed project would also ensure reliable and safe transit within the City which would lead to enhancing the regional transportation

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[5] California Department of Housing and Community Development. 2024. *Zoning for a Variety of Housing Types.* https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/zoning-variety-of-housing-types#:~:text=Providing%20development%20opportunities%20for%20a,accommodating%20a%20diverse%20income%20mix.

system. The Proposed General Plan would reduce emissions and improve air quality, and would also reduce inefficient, wasteful, and unnecessary consumption of energy through compliance with state regulations and implementation of the Proposed General Plan policies. The Proposed General Plan would improve the network of bicycle and pedestrian facilities which would encourage active nonmotorized transportation modes and would also reduce air pollutant and greenhouse gas emissions. The Proposed General Plan would support a variety of housing types within the City. Encouraging intensification within the City would ensure natural and agricultural lands are conserved.

Encouraging a land use pattern that enhances mobility options, connectivity, diversity in uses, and ease of trip destinations from the point of origin, as well as accessibility to transit, promotes more compact development.[6] This, in turn, can lead to a reduction in VMT, GHG emissions, and improvements in air quality and efficiency. The Proposed General Plan includes policies that aim to incorporate Complete Streets principles in all types of transportation as well as incorporating a street grid network to enhance connectivity. Additionally, the City's certified Housing Element includes policies aimed at providing a diversity of housing types at different affordability levels.

Under the Proposed General Plan, there would be approximately 19,800 persons per square mile on average, which is an increase of 21 percent compared to the existing General Plan (15,573 persons per square mile on average). Therefore, under the Proposed General Plan, the City would result in a more compact urban form due to the increase in density[7] which would provide for more efficient travel; reduced VMT, air quality, and GHG emissions; and preserve agricultural and natural lands. Additionally, a more compact urban form would reduce the cost of providing services in the City as additional and/or extended infrastructure would be minimized compared to a more sprawled urban form.

C. Conclusion

The City Council of Wildomar has balanced the project's benefits against the significant unavoidable impacts. The City Council finds that the proposed project's benefits, which aim to enhance the City and comply with current legislations, while maintaining the City's development and economic visions, outweigh the project's significant unavoidable impacts, and these impacts, therefore, are considered acceptable in the light of the project's benefits. The City Council finds that each of the benefits described above is an overriding consideration, independent of the other benefits, which warrants approval of the project notwithstanding the project's significant unavoidable impact.

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[6] National Research Council. 2009. *Driving and the Built Environment: The Effects of Compact Development on Motorized Travel, Energy Use, and CO2 Emissions -- Special Report 298*. Washington, DC: The National Academies Press. https://doi.org/10.17226/12747

[7] Ibid.

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October 2024 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2023090064

CITY OF WILDOMAR
PROPOSED GENERAL PLAN EIR

City of Wildomar

Prepared for:

City of Wildomar
Contact: Matthew C. Bassi, Community Development Director
23873 Clinton Keith Road, Suite #110
Wildomar, California 92095
951.677.7751

Prepared by:

PlaceWorks
Contact: Mark Teague, AICP, Managing Principal, Environmental Services
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The City of Wildomar (City) is the lead agency for the City of Wildomar Proposed General Plan (proposed project) and has developed this Mitigation Monitoring and Reporting Program (MMRP) as a vehicle for monitoring and ensuring the successful implementation of mitigation measures outlined in the City of Wildomar Proposed General Plan EIR, State Clearinghouse No. 2023090064. As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code, as follows:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The MMRP consists of mitigation measures that avoid, reduce, and/or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the EIR and drafted to meet the requirements of Public Resources Code, Section 21081.6.

1.2 PROJECT CHARACTERISTICS

1.2.1 Project Location

The City of Wildomar is in southwestern Riverside County, California, and is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, City of Murrieta to the south, and City of Menifee to the east. Interstate and regional access to the City is provided by Interstate 15 (I-15), which runs in a general north-south direction through the City.

1.2.2 Project Description

Project Summary

When the City incorporated in 2008, it adopted Riverside County's General Plan. The project is an update to the City's General Plan, which will be the first City-specific General Plan for Wildomar. The General Plan is a state-required land use planning document that provides guidance to decision-makers regarding the allocation of resources and the future physical form, location, and character of development in the City. It is the City's official and overarching policy statement regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. Although the General Plan is composed of individual sections, or "elements," that individually address a specific area of concern, it embodies a comprehensive and integrated planning approach for the jurisdiction.

Proposed General Plan and Buildout

The proposed project includes the following elements that address all the required topics in state law, as well as one additional topical of local importance:

- Land Use
- Circulation
- Recreation and Community Services
- Open Space and Conservation
- Noise
- Economic Development
- Climate Action Memorandum
- Housing and Safety Elements (previously adopted in 2021; the Safety Element includes minor revisions as listed in the Final EIR document)

Rather than a separate element, Environmental Justice policies are embedded throughout relevant elements of the Proposed General Plan.

Buildout projections shown in Table 1-1, *Buildout Statistical Summary,* compares the existing conditions with the buildout envisioned under the proposed project. The proposed project would result in a net increase of 8,992 units, 27,999 residents, 2,965,538 square feet of non-residential uses, and 6,274 jobs.

Table 1-1 Buildout Statistical Summary

	Dwelling Units	Population	Non-Residential Square Footage	Employment
Existing	11,988	37,326	2,992,377	5,841
Proposed General Plan	20,980	65,325	5,957,915	12,115
Net Change	*8,992*	*27,999*	*2,965,538*	*6,274*

Source: City of Wildomar and PlaceWorks 2023

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The EIR identified various thresholds from the California Environmental Quality Act (CEQA) Guidelines in a number of environmental categories that would not be significantly impacted by the proposed project and therefore did not require mitigation. Impacts to the following were found to be less than significant:

- Aesthetics
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

- Geology and Soils
- Hazards and Hazardous Materials
- Mineral Resources
- Tribal Cultural Resources
- Wildfire

1.3.3 Significant and Unavoidable Impacts

- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Noise
- Transportation

1. Introduction

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2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City of Wildomar. The City's technical consultants (CEQA consultant, etc.) may perform related monitoring tasks under the direction of the environmental monitor (i.e., the qualified/professional expert in charge of monitoring and/or implementing mitigation) if they are contracted by the City.

2.2 CITY OF WILDOMAR

As the lead agency, the City is responsible for the review of all monitoring reports, enforcement actions, and document disposition. The City will rely on information provided by individual monitors (*e.g.,* CEQA consultant, etc.) as accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the designated Project Manager (e.g., Community Development Director) and Technical Consultants (CEQA consultant, etc.) are responsible for monitoring implementation and compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work will entail in-field monitoring and compliance report preparation. Implementation disputes are brought to the Project Manager, and any appeals would go to the City Manager and ultimately the City Council.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their respective functions:

- **Project Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, report preparation, and overall program administration and document/report clearinghouse.
- **Construction Contractor:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementation the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Consultants:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise analyst/specialist). Report directly to the Project Manager.

2.3.2 Recognized Experts

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts assess compliance with

required mitigation measures, and recognized experts from responsible agencies consult with the Project Manager regarding disputes.

2.4 DISPUTE RESOLUTION

If the monitoring team determines that a mitigation measure, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the Project Manager for resolution. The decision of the Project Manager is final unless appealed to the City Manager. The Project Manager will have the authority to issue stop-work order until the dispute is resolved.

2.5 ENFORCEMENT

Public agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, revocation of approval/permits, or in some cases, notice of violation for tax purposes.

3. Mitigation Monitoring Requirements

3.1 PREMONITORING MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring team responsibilities. At such meetings, the monitoring team rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (*e.g.,* hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring team.

3.4 DATABASE MANAGEMENT

All mitigation monitoring reports, letters, and memos shall be prepared utilizing electronic software, such as Microsoft Word, Adobe, etc.

3.5 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3.6 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including review of project plans to ensure compliance with the most recent versions of the California Building Code and California Fire Code. Post-construction fire inspections are conducted on a routine basis by the City of Wildomar Fire Department.

3. Mitigation Monitoring Requirements

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Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AGRICULTURAL AND FORESTRY RESOURCES					
AG-1	Prior to approval of any development permit on land considered prime, of statewide significance, or unique, the City shall require the following: 1. Completion of the California Department of Conservation Land Evaluation & Site Assessment Model. If the model score is 39 points or less, conversion of the land is not significant, and no further mitigation is required. If the model score is between 40 and 79 points, conversion of the land to urban uses may be significant but will depend on the results of the model. A LESA model score of 80 or greater identifies the conversion as significant and will require mitigation. 2. If the LESA model results determine that conversion of the land to urban uses is a significant impact, the development shall be conditioned to provide either an agricultural easement on existing farmland with a similar or greater LESA model score, or the creation of new agricultural land and easement at a 1:1 ratio.	Future Project Applicants	Prior to Approval of Any Development Permit on Land Considered Prime, of Statewide Significance, or Unique	City of Wildomar Community Development Department	
AIR QUALITY					
AQ-1	Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.,* nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with the South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts. Specifically, project applicants of discretionary projects within 1,000 feet of sensitive land uses (*e.g.,* residences, schools, day care facilities, and nursing homes, etc.), as measured from the property line of the project site, that utilize off-road equipment of 50 horsepower or more, and that occur for more than 2 months of active construction (*i.e.,* exclusive of interior renovations) shall prepare a construction health risk assessment (HRA) in accordance with policies and procedures of the South Coast AQMD. If the construction HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the South Coast AQMD, then the project applicant shall identify and demonstrate measures, such as those listed below, that can reduce potential cancer and noncancer risks to an acceptable level.	Future Project Applicants	Prior to Discretionary Approval	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Building & Safety department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include, but are not limited to the following: ▪ Require fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as: - Requiring use of nontoxic soil stabilizers to reduce wind erosion. - Applying water every four hours to active soil disturbing activities. - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. ▪ Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits. ▪ Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. ▪ Limiting nonessential idling of construction equipment to no more than five consecutive minutes. ▪ Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.				
AQ-2	Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.,* nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-phase-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the South Coast AQMD–	Future Project Applicants	During Plan Check and Prior to Discretionary Approval	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	adopted thresholds of significance, the City of Wildomar Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following: ▪ For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. ▪ Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. ▪ Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485). ▪ Provide bicycle parking facilities per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen. ▪ Provide facilities to support electric charging infrastructure per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen. ▪ Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.				
AQ-3	Industrial and Warehouse Development Health Risk Assessments. Prior to discretionary approval by the City of Wildomar, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (*e.g.,* residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit an operational health risk assessment (HRA) to the City of Wildomar Planning Department for review and approval. The HRA shall be prepared in accordance with policies and procedures	Future Project Applicants	Prior to Discretionary Approval for Industrial and Warehouse Developments	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	of the state Office of Environmental Health Hazard Assessment and the South Coast AQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T BACTs) and appropriate enforcement mechanisms and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.				
BIOLOGICAL RESOURCES					
BIO-1	If an action may adversely impact biological resources, a qualified biologist or their trained designee shall conduct mandatory worker environmental awareness training for all parties involved with implementation of the action (*e.g.,* contractors and work crews), prior to the start of construction, to aid the parties in recognizing special-status species and other sensitive biological resources that may occur within the area of the proposed action. The training shall include identification of the special-status species with potential to occur and their habitats, a description of the regulatory status of sensitive resources, and review of the impact limits, location of environmentally sensitive areas, and measures required to reduce impacts to avoided onsite and offsite biological resources.	Future Project Applicants and Qualified Biologist	Prior to the Start of Construction	City of Wildomar Community Development Department	
BIO-2	If an action has potential to inadvertently impact avoided onsite or offsite biological resources, appropriate measures shall be developed and implemented prior to the start of ground disturbing activities to ensure all impacts occur only in the area of the proposed action. Appropriate measures may include control of sediment, erosion, and hazardous materials; demarcation of action area prior to implementation and maintenance of demarcation through the duration of implementation; and measures to ensure all actions that have potential to impact biological resources stay within the demarcated limits.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-3	If an action has potential to adversely impact amphibian species (*e.g.,* may impact potential habitat for amphibians or may otherwise result in disturbance to amphibians from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for amphibian species (arroyo toad, California red-legged frog, and mountain yellow-legged frog [*Rana muscosa*]) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for the arroyo toad, California red-legged frog, and mountain yellow-legged frog (USFWS Survey Protocol for the Arroyo Toad [1999], USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog [2005], and MSHCP Mountain Yellow-Legged Frog Survey Protocol). If a project is not located within an amphibian survey area, a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for amphibian species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If amphibian species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP shall be required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-8, *Flow Chart to Guide Special-Status Wildlife (Amphibians) Recommendations*.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-4	If an action has potential to adversely impact the burrowing owl (*Athene cunicularia*) (*e.g.*, may impact potential habitat or may otherwise result in disturbance to burrowing owls from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped (designated) survey area for the burrowing owl and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with the MSHCP Burrowing Owl Survey Instructions and during the breeding season (survey window is March 1-August 31). If a project is not located within the burrowing owl survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for burrowing owls to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If burrowing owls are not found during focused surveys, documentation prepared by a qualified biologist shall include a written commitment to conduct pre-construction surveys for the burrowing owl in areas of suitable habitat no more than 30 days prior to the initiation of ground disturbance (*e.g.*, vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized a project site prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, such as the California Department of Fish and Wildlife, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing and getting approval of a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will be required again to ensure	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	burrowing owl has not colonized the site since it was last disturbed. If the burrowing owl is found, the same coordination described above shall be necessary. If burrowing owls are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required and a Burrowing Owl Protection and Relocation Plan shall be prepared, approved and implemented. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-9, *Flow Chart to Guide Burrowing Owl Recommendations*.				
BIO-5	If an action has potential to adversely impact mammal species (*e.g.,* may impact potential habitat for mammals or may otherwise result in disturbance to mammals from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for mammal species (Aguanga kangaroo rat [*Dipodomys merriami collinus*], Los Angeles pocket mouse [*Perognathus longimembris brevinasus*], and San Bernardino kangaroo rat) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for these species (MSHCP Biological Monitoring Program – Stephens' Kangaroo Rat [2006] and Survey Protocol for Los Angeles Pocket Mouse). If a project is not located within a mammal survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for mammal species to occur within a project site, a conclusion that no suitable habitat is present on a site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	If mammal species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP.				
BIO-6	If an action has potential to adversely impact vernal pools or other suitable fairy shrimp habitats, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted pursuant to the USFWS Survey Guidelines for the Listed Large Branchiopods, which includes six listed fairy shrimp species, including those species covered under the MSHCP Section 6.1.2. Two seasons of fairy shrimp surveys are required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for vernal pools or fairy shrimp species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If fairy shrimp species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-10, *Flow Chart to Guide Vernal Pools and Fairy Shrimp Recommendations*.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	
BIO-7	If an action has potential to adversely impact riparian bird species (least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo [*Coccyzus americanus*]), and if suitable habitat (nesting and/or foraging) is present, then protocol-level focused surveys shall be required. Focused surveys shall be conducted in accordance with accepted USFWS survey protocols for the least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo (Least Bell's Vireo Survey Guidelines [2001], A	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Natural History Summary and Survey Protocol for the Southwestern Willow Flycatcher [2010], and A Natural History Summary and Survey Protocol for the Western Distinct Population Segment of the Yellow-Billed Cuckoo [2016]). If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for riparian bird species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo are identified within a project site and a project cannot demonstrate 90 percent avoidance of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. This includes 100 meters of undeveloped landscape on a property adjacent to the habitat conserved. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-11, *Flow Chart to Guide Riparian Bird Species Recommendations.*				
BIO-8	If an action has the potential to impact coastal California gnatcatcher, a habitat assessment shall be prepared by a qualified biologist to determine if suitable habitat is present in the area of the proposed action. If suitable habitat is present (*i.e.*, coastal sage scrub, Riversidean sage scrub) and an action has potential to adversely impact the coastal California gnatcatcher, avoid clearing, grubbing, grading, and associated construction actions in gnatcatcher occupied habitat within the Criteria Cells and/or PQP lands between March 1 and August 15. If this species is detected and a project may be potentially occupied and the habitat cannot be avoided, this habitat cannot be removed from March 1 to August 15 without conducting focused protocol-level surveys to prove absence. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for coastal California gnatcatcher to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

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Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Department. Refer to Figure 5.4-12, *Flow Chart to Coastal Gnatcatcher Recommendations*.				
BIO-9	If an action that may adversely impact birds or nests (*e.g.,* ground or vegetation disturbance, noise near nesting habitat) and is expected is to occur during the nesting season (generally February 1 through September 15), a pre-construction nesting-bird survey shall be conducted for all suitable nesting habitat within three days prior to ground-disturbing activities associated with the action. The survey shall be conducted by a qualified biologist within a project site plus a buffer for the project as determined by the qualified biologist (based on the action and what bird species may be impacted). If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken to avoid potential project-related impacts. Measures may include seasonal work restrictions or establishment of a non-disturbance buffer around each active nest until nesting has been completed as determined through periodic nest monitoring by the biologist. The size of the non-disturbance buffer shall be determined by the project biologist. Once nesting is deemed complete by the project biologist, work may resume within the buffer. Refer to Figure 5.4-13, *Flow Chart to Guide Special-Status Wildlife (Including Protected Birds/Nests) Recommendations*.	Future Project Applicants and Qualified Biologist	Three Days Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	
BIO-10	If an action may impact sensitive natural vegetation communities, an environmental analysis to determine if there is potential for sensitive natural communities or other protected vegetation communities shall be conducted by a qualified biologist. If it is determined that in the habitat assessment prepared by a qualified biologist that there are no sensitive natural communities or other protected vegetation communities within a project site, no other measures are recommended. If sensitive natural communities (riparian habitat, riverine areas, vernal pools) are identified within the impact area (permanent and temporary, direct and indirect), appropriate measures to avoid, minimize, or mitigate for impacts to sensitive natural communities shall be implemented. If riparian/riverine resources and vernal pools are proposed for avoidance, the habitat assessment shall include a commitment to place a conservation easement or deed restriction over the area in order to demonstrate that the area will be protected in perpetuity. If a project cannot avoid riparian/riverine habitat and/or vernal pools in perpetuity (both permanent and temporarily), a DBESP	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	shall be required that would propose mitigation that demonstrates equivalent or superior function and value, and shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. Refer to Figure 5.4-15, *Flow Chart to Guide Riparian Habitat/Riverine Areas and Vernal Pools.*				
BIO-11	If an action will impact riparian habitat as determined by a qualified biologist, a Lake and Streambed Alteration Agreement, pursuant to Section 1602 of the California Department of Fish and Game Code shall be obtained prior to the start of ground disturbing activities. Minimization measures will be developed during consultation with CDFW as part of the Lake and Streambed Alteration Agreement process to ensure protections for affected fish and wildlife resources.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	
BIO-12	If an action has the potential to impact aquatic resources, an environmental analysis (*i.e.*, a preliminary aquatic resources delineation) shall be conducted to determine if potentially regulated aquatic resources occur within a project site. A qualified wetland delineator shall conduct the environmental analysis and it shall include review of the best available hydrological information, a reconnaissance-level site visit, and an evaluation of aquatic resources to determine the potential for regulated aquatic resources to occur within a project site. If it is determined in the habitat assessment prepared by a qualified biologist that there are no potentially regulated aquatic resources, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, the validity of the results shall be confirmed or an updated environmental analysis shall be conducted prior to impacting a project site. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations.*	Future Project Applicants and Qualified Wetland Delineator	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	
BIO-13	If an action may impact potentially regulated aquatic resources, an aquatic resources delineation shall be conducted by a qualified biologist for a project consistent with the methods detailed within the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987), Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008), and State Wetlands Definitions and Procedures for Discharges of Dredged and Fill Material to Waters of the State, and local policies by the CDFW regarding their jurisdiction, following the	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground Disturbing Activities	City of Wildomar Community Development Department and USACE	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	definitions contained within the California Fish and Game Code pertaining to regulated resources (lakes, streams, and associated hydrophytic vegetation). If it is determined by a qualified biologist that potentially regulated aquatic resources are absent from a project site or will not be impacted by the action, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and USACE. If it is determined that potentially regulated aquatic resources may be impacted by the action, the delineation shall be submitted to the USACE, and a Preliminary Jurisdictional Determination or Approved Jurisdictional Determination shall be obtained. The project applicant shall obtain all required permits from the USACE and applicable agencies prior to the start of construction activities. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations.*				
BIO-14	If an action requiring a discretionary approval is within or adjacent to a Core Area, Linkage, or wildlife movement corridor identified in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) or a project-specific biological analysis, a qualified biologist shall, prior to any ground disturbance, prepare and submit to the City a wildlife movement evaluation for the proposed project to assess whether the project has the potential to substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The City shall review the evaluation and in doing so may confer with any/all applicable resource agencies (e.g. CDFW, USFWS, NMFS) to assess the extent of any such impacts and impose conditions requiring the implementation of appropriate and feasible measures such as avoidance, design alteration, overcrossings, or other measures to reduce any such potentially significant impacts to the greatest extent feasible.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground Disturbing Activities	City of Wildomar Community Development Department and Appropriate Regulatory Agency	
CULTURAL RESOURCES					
CUL-1	Site-Specific Cultural Resources Study and Evaluation of Resources. For projects that are on land that has not previously been developed, or will involve construction on areas where no previous ground disturbance or excavation has occurred, or for structures that are 50 years of age, a site-specific cultural resources study shall be completed prior to project approval. This site-specific cultural resources study shall include, but not be limited to a, records search with the California Historical Resource	Future Project Applicants and Qualified Cultural Resources Specialist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Information System, review of historical documents, a Sacred Lands File search with the NAHC, and a field survey/site effort. The findings of the study shall be submitted as a report that follows the California Office of Historic Preservation's recommended content and format. The report will provide the historic context, methods, results, and recommendations for appropriate findings.				
CUL-2	Human Remains. If potential human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. No photographs are to be taken of any human remains and/or cremations except by the coroner, with written approval by the consulting tribe(s).	Future Project Applicants and Professional Archaeologist	During Ground-Disturbing Activities	City of Wildomar Community Development Department	
GEOLOGY AND SOILS					
GEO-1	The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code. The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code.	Future Project Applicants and Licensed Professional Engineer	During Building Plan Check, Prior to Any Ground-Disturbing Activities	City of Wildomar Building and Safety Department and Community Development Department	
GEO-2	Prior to issuance of a grading permit, the project applicant shall retain a Certified Paleontologist to assess the potential for presence of paleontological resources and the potential for project construction to affect such resources if present. If it is	Future Project Applicants and Certified Paleontologist	Prior to Issuance of a Grading Permit	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	determined, to the satisfaction of the City, that there is low potential for discovery or disturbance of paleontological resources, no further action shall be required. If potential for discovery is deemed moderate to high, the project applicant shall retain a Certified Paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential. Should any paleontological resources (*i.e.,* fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. A Certified Paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, a Certified Paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted. Salvage and collection of significant fossils shall be done in accordance with the Society of Vertebrate Paleontology guidelines. Any paleontological resources salvaged shall be provided for curation at a local curation facility, or any other local museum or repository, such as the Western Science Center or World Museum of Natural History, willing and able to accept and house the resource to preserve for future scientific study.				
GREENHOUSE GAS EMISSIONS					
GHG-1	The City of Wildomar shall participate in implementation and future updates of the Subregional Climate Action Plan (CAP) led by the Western Riverside Council of Government (WRCOG) with a focus on strategies that provide community-wide greenhouse gas (GHG) emission reductions in the City's planning area. The City shall conduct regular monitoring and reporting of community-wide GHG emissions to ensure progress toward reducing community-wide GHGs and work with WRCOG and	City of Wildomar Public Works and Engineering Department and Community Development Department	During Future Updates of the Subregional CAP	City of Wildomar Public Works and Engineering Department and Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
partners to update the Subregional CAP on a regulator basis to ensure long-term reduction in GHG emissions. The City shall prepare a list of quantified GHG reduction measures or best management practices for use by new development subject to the City's discretionary review process, that are consistent with the Subregional CAP. The City shall require that Applicants for new development that would result in significant GHG emissions impacts, be required to implement the GHG reduction measures or best management practices identified on the list prepared by the City, if determined to be applicable for the project. Examples of mitigation measures that may be considered, include the following: ▪ Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: – Promote transit-active transportation coordinated strategies; – Increase bicycle carrying capacity on transit and rail vehicles; – Improve or increase access to transit; – Increase access to common goods and services, such as groceries, schools, and day care; – Incorporate the neighborhood electric vehicle network; – Orient the project toward transit, bicycle and pedestrian facilities; – Improve pedestrian or bicycle networks, or transit service; – Provide traffic calming measures; – Limit or eliminate park supply; – Unbundle parking costs; – Provide parking cash-out programs; – Implement or provide access to commute reduction program; ▪ Require at least five percent of all vehicle parking spaces include electric vehicle charging stations; ▪ Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that: – Provide car-sharing, bike sharing, and ride-sharing programs;				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	- Provide transit passes; - Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services; - Provide incentives or subsidies that increase that use of modes other than single occupancy vehicle; - Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms; - Provide employee transportation coordinators at employment sites; and - Provide a guaranteed ride home service to users of non-auto modes. ▪ Provide maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible; ▪ Oversizing electrical rooms by 25 percent or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability; ▪ Running conduit to designated locations for future electric truck charging stations.				
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1	Prior to the issuance of building permits for all projects, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12 7A; and California Fire Code	City Building Official and the Riverside County Fire Chief	Prior to the Issuance of Building Permits	City of Wildomar Building Department and Riverside County Fire Department	
HAZ-2	Prior to the issuance of a certificate of occupancy for all projects, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.	City Building Official and the County Fire Chief	Prior to the Issuance of a Certificate of Occupancy	City of Wildomar Building Department and Riverside County Fire Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
MINERAL RESOURCES					
MIN-1	Prior to blasting non-rippable bedrock within 100 feet of the federal lode, outcrops shall be inspected for pegmatite dikes or other geological features considered favorable for gemstones or rare earth elements by an experienced igneous petrologist with a master's degree and/or Ph.D. in Geology. If geological units containing museum quality gemstones or anomalously high concentrations of rare earth elements are found, representative specimens shall be documented and provided to an accredited repository such as the University of California, Riverside Earth and Planetary Sciences Museum, the Western Science Center in Riverside County, or any other local museum or repository willing and able to accept and house the resources to preserve for future scientific study.	Future Project Applicants and Experienced Igneous Petrologist	Prior to Blasting Non-Rippable Bedrock Within 100 Feet of the Federal Lode	City of Wildomar Public Works and Engineering Department and Community Development Department	
NOISE					
N-1	Construction Noise Measures. Construction contractors shall implement the following measures for construction activities conducted in the City of Wildomar. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans. The City of Wildomar shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits. ▪ During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (*e.g.,* improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Proper mufflers and/or silencers can achieve a 4 to 5 dBA reduction, while engine enclosers can achieve 8 to 10 dBA reduction ▪ Impact tools (*e.g.,* jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Pneumatic tools typically measure at a noise level of 6 to 8 dBA lower than impact tools.	Future Project Applicants and Construction Contractor	Prior to Issuance of Demolition, Grading, and/or Building Permits and During Construction Activities	City of Wildomar Community Development Department and Building and Safety Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
▪ Stationary equipment, such as generators and air compressors, shall be located as far as feasible from nearby noise-sensitive uses. ▪ Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors. ▪ Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City Planning and Building Agency. ▪ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. ▪ As noted in 13 CCR 2480 & 2485 under CARB, any law enforcement department, including air districts and CARB, can fine a 10,000 pound or greater truck owner and driver up to $1000 per day for illegal idling. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. ▪ During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. ▪ If construction is anticipated for prolonged periods, as required by the Community Development Director, erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 4 pounds per square foot with no gaps from the ground to the top of the barrier.				

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
N-2	Vibration Analysis. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, within 100 feet of nonengineered timber and masonry buildings (*e.g.,* most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (*e.g.,* 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed these thresholds, alternative methods shall be used, such as drilling piles instead of pile driving and static rollers instead of vibratory rollers. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	Future Project Applicants and Qualified Acoustical Consultant	Prior to Issuance of a Building Permit	City of Wildomar Community and Development Department and Building and Safety Department	
N-3	Vibration Analysis. Prior to discretionary approval by the City of Wildomar for industrial development projects subject to review under the California Environmental Quality Act (CEQA) (*i.e.*, nonexempt projects) that utilize equipment that has the potential to result in vibration, a vibration analysis shall be conducted to assess and mitigate potential vibration impacts. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.	Future Project Applicants and Qualified Acoustical Consultant	Prior to Discretionary Approval for Industrial Projects	City of Wildomar Community and Development Department and Building and Safety Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRIBAL CULTURAL RESOURCES					
TCR-1	Inadvertent Archeological Find. If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)"). a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TCR-2 and TCR-7. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TCR-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.	Future Project Applicants and Professional Archaeologist	During Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.				
TCR-2	Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. One or more of the following treatments, in order of preference, as numbered below, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TCR-6). The Phase IV Report shall be filed with	Future Project Applicants and Professional Archaeologist	During Grading Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	the City under a confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.				
TCR-3	Archaeologist Retained. Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TCR-4 and TCR-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of	Future Project Applicants, Registered Professional Archaeologist, and the Tribal Monitor	Prior to Issuance of a Grading Permit	The City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
approval. Upon verification, the Community Development Department shall clear this condition. In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TCR-4	Native American Monitoring (Pechanga). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Future Project Applicants and Tribal Monitor	During Ground-Disturbing Activities	City of Wildomar Community Development Department and Public Works and Engineering Department	
TCR-5	Native American Monitoring (Soboba). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Future Project Applicants and Tribal Monitor	During Ground-Disturbing Activities	City of Wildomar Community Development Department and Public Works and Engineering Department	
TCR-6	Archeology Report - Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Future Project Applicants and Qualified Archaeologist	Prior to Final Inspection	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TCR-7	Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.	Future Project Applicants and Professional Archaeologist	During Discovery of Native American Human Remains	City of Wildomar Community Development Department	
TCR-8	No-Build Easement or Similar Instrument. In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).	City of Wildomar Community Development Department	Before Reburial of Native American Artifacts	City of Wildomar Community Development Department	
WILDFIRE					
See Mitigation Measures HAZ-1 and HAZ-2.					

3. Mitigation Monitoring Requirements

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4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to resolve disputes. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Dispute/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 DISPUTE/ENFORCEMENT REPORT

The Dispute/Enforcement Report (DER) is prepared to document the outcome of the Project Manager or City Manager and becomes a portion of the ICR.

4. Mitigation Monitoring Reports

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5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the Project Manager or Community Development Director by the general public.

5. Community Involvement

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6. Report Preparation

6.1 LIST OF PREPARERS

City of Wildomar

Matthew C. Bassi, Community Development Director

PlaceWorks

Mark Teague, AICP, Managing Principal

Jasmine Osman, Associate II

Joseph Ruiz, Planner

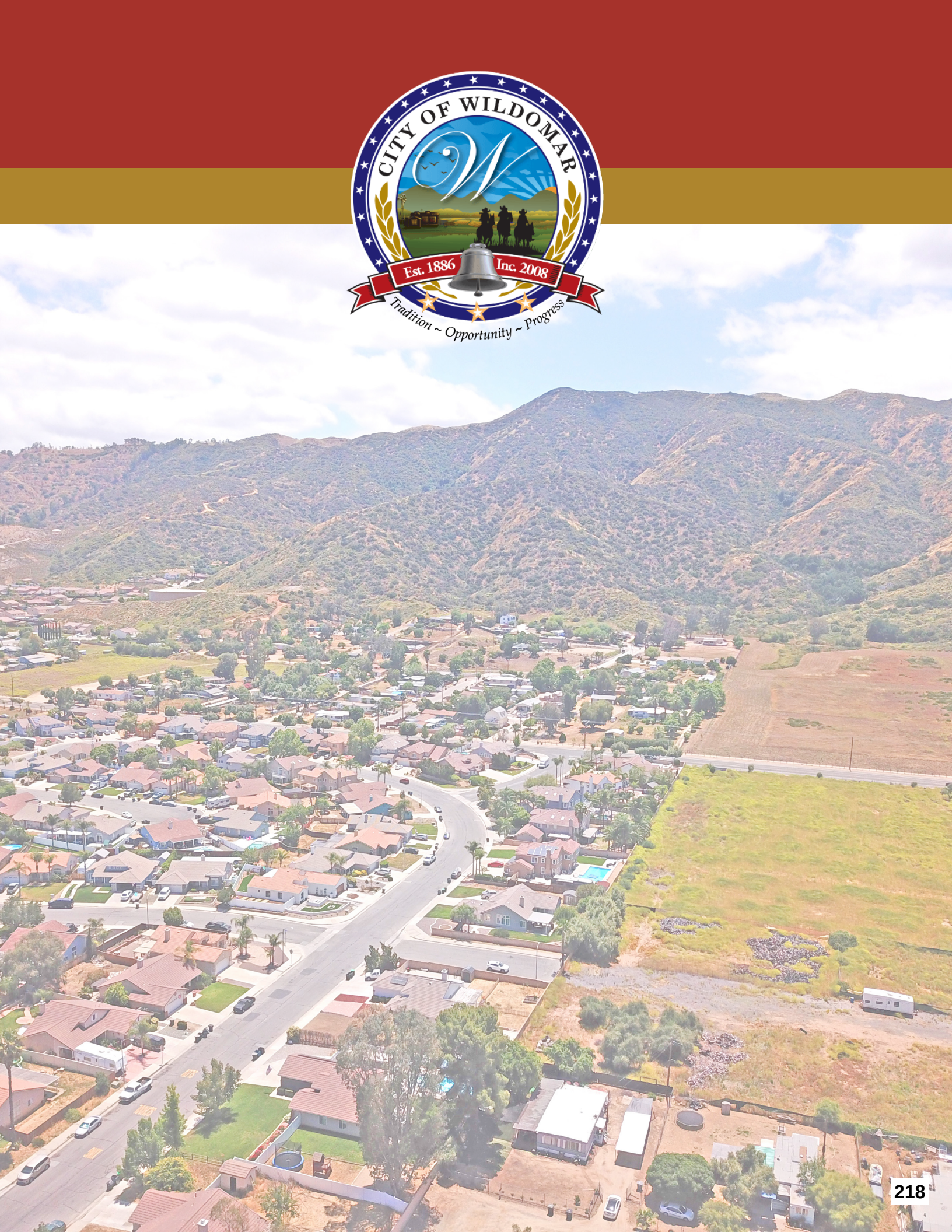
6. Report Preparation

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Wildomar Development Code

December 9, 2024




CITY OF WILDOMAR
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Tradition ~ Opportunity ~ Progress

City of
WILDOMAR
CALIFORNIA

Wildomar Development Code

December 9, 2024

PLACEWORKS

Prepared by: PlaceWorks

700 South Flower Street, Suite 600
Los Angeles, California 90017
t 213.623.1443

Wildomar Development Code

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TITLE 17: DEVELOPMENT CODE

ARTICLE 1. 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.

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.

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 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.

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.

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.

Chapter 17.10 Planning Agency

Pursuant to Section 65100 et seq. of the Government Code, the planning agency for the City shall consist of the City Council, the Planning Commission and the Planning Department. The planning agency shall perform all functions required by state law and this Title.

17.10.010 City Council

The City Council shall consist of five (5) 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.

17.10.020 Planning Commission

The Planning Commission shall consist of five (5) 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.

17.10.030 Planning Department

The Planning Department 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.

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.

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 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 PM).

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.

Chapter 17.20 Legal Nonconforming Structures and Uses

17.20.010 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 non-conforming use whenever the nonconforming use ceases for a period of at least one (1) year.

17.20.020 Generally.

A. Any nonconforming structure or nonconforming use may be continued and maintained as provided in this chapter.

B. The following structures and uses shall be deemed nonconforming:

1. Any structure, the construction of which is incomplete at the time an amendment is adopted making the structure nonconforming, if:
   a. A building permit has been legally issued for the structure; and
   b. Substantial construction has been performed on the site before the amendment making such structure nonconforming is adopted; and
   c. The structure is completed in accordance with the plans and specifications upon which the building permit was issued.
2. Any use that is not yet established but for which an unexpired use permit or minor or major development permit was approved prior to the adoption of an amendment to Title 17, making such use nonconforming, so long as the use is established and maintained in accordance with any conditions of approval upon which the use permit or minor or major development permit was approved.

17.20.030 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.

17.20.040 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 Department, 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 Department.

B. Review and Notice of Decision. Not less than 30 days from acceptance of an application as complete, the Planning Department shall verify the current zoning and supporting documentation. If the nonconforming use or structure is substantiated, the Planning Department 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 Department 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 Department's determination may be pursued in accordance with Section 17.125.110 (Appeals) of this Title.

17.20.050 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.

17.20.060 Expansion of nonconforming structures or use.

The total square footage of an existing nonconforming structure or use, excluding mobile homes, 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.

17.20.070 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.

17.20.080 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 (1) year or more, shall thereafter be used in conformity with the provisions of this Title and the nonconforming right shall be lost.

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.

17.20.090 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 fifty (50) percent 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.

17.20.100 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.

17.20.110 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.

17.20.120 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.

ARTICLE 2. ZONING DISTRICTS AND ALLOWABLE LAND USES

Chapter 17.25 Establishment of Zones

17.25.010 Purpose

This chapter establishes the 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.

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	
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

17.25.030 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 Department. The Zoning Map is hereby incorporated into this Title by reference as though it were fully included here. The Zoning Map shall be interpreted in compliance with Chapter 17.15.020 (Interpretation) and amended in compliance with Chapter 17.145 (Development Code and Map Amendments).

17.25.040 Zone Classification Boundaries

Where uncertainty exists as to the boundaries of any zone classification, 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.

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 applicable to the adjoining property on each side. In the event such street, alley or right-of-way was a zone classification boundary, the new zone classification boundary shall be the former center line of such street, alley or right-of-way.

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.

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 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 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.

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				
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	

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**
Transitional housing	P	P	P	
Recreation and Community				
Animal hospitals, large and small	C	C	C	
Fishing lakes, commercial and noncommercial	P	P	P	
Fraternal lodges	P	P	P	
Hunting clubs	--	C	--	
Nursery schools for preschool day care and childcare	C	C	C	
Picnic and campgrounds	--	P	P	
Public parks and playgrounds	P	C	C	
Recreational vehicle parks		C	C	
Religious institution	P	P	P	
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
Feed and grain sales	--	C	C	

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**
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	
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 onsite vineyard	P	P	P	

17.30.030 Development Standards

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

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 ft 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

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.		

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.

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 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 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 17.35.020-1 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.

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
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	--	--	--	--	

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**
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	--	
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 mobile home park.	--	--	--	--	C	

17.35.030 Development Standards

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

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.

Table 17.35.030-1 Residential Zones Development Standards					
Development Standards	**R-1**	**R-2**	**R-3**	**R-4**	**R-T**
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.
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

Table 17.35.030-1 Residential Zones Development Standards					
Development Standards	**R-1**	**R-2**	**R-3**	**R-4**	**R-T**
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.	--
Maximum Lot Coverage	40%	40%	50%	50%	40%
Density	Established by the General Plan Land Use Designation.				

Chapter 17.40 Commercial and Mixed-Use Zones

17.40.010 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.

17.40.020 Allowed Uses and Approval Requirements

A. Allowed Uses Table. Table 17.40.020-1 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 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.

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.	C	C	--	--	
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	C	C	C	C	
Golf cart sales and service	P	P	P	P	
Fuel station	C	C	C	C	
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	C	C	--	--	Chapter 17.155.070
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	

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**
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	
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	
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

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**
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, 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	
Appliance stores, household	P	P	P	P	
Art supply shops and studios	P	P	P	P	
Book 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	C	C	C	C	
Convenience stores, not including the sale of motor vehicle fuel	P	P	P	P	
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	

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**
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	
Interior decorating shops	P	P	P	P	
Jewelry stores, including incidental repairs	P	P	P	P	
Leather goods stores	P	P	P	P	
Lumber yards, sales only	C	C	C	C	
Mail order businesses	P	P	P	P	
Music stores	P	P	P	P	
News stores	P	P	P	P	
Notions or novelty stores, excluding porn shops	P	P	P	P	
Nurseries and garden supply stores	P	P	P	P	
Paint and wallpaper stores, retail only	P	P	P	P	
Pawn shops	P	P	P	P	
Pet and pet supply shops	P	P	P	P	
Plumbing, electrical shops, etc. sales only	P	P	P	P	
Shoe stores and repair shops	P	P	P	P	
Sporting equipment, gun, bait and tackle, and equestrian shops	P	P	P	P	
Stationery stores	P	P	P	P	
Swap meets	C	--	--	--	
Tobacco retailing businesses, hookah lounges and vapor lounges	C	C	C	C	
Toy shops, excluding porn shops	P	P	P	P	
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	

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**
Professional and Personal Services					
Auction houses	P	N/A	N/A	N/A	
Administrative and professional offices including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate, etc.	P	P	P	P	
Banks and financial institutions	P	P	P	P	
Employment agencies	P	P	P	P	
Laboratories, film, dental, medical, research or testing	P	P	P	P	
Real estate sales offices	P	P	P	P	
Barber and beauty shops	P	P	P	P	
Blueprint and duplicating services	P	P	P	P	
Child day care centers	C	C	C	C	
Cleaning and dyeing shops	P	P	P	P	
Costume design studios	P	P	P	P	
Equipment rental yards and services	C	C	C	C	
Fortune telling, spiritualism, or similar activity	P	P	P	P	
Laundries and laundromats	P	P	P	P	
Dry cleaning shops	P	P	P	P	
Locksmith shops	P	P	P	P	
Massage parlors, Turkish baths, health centers and similar personal service establishments	P	P	P	P	Chapter 5.36
Photography shops and studios and photo engraving	P	P	P	P	
Post offices, private and USPS	P	P	P	P	
Printers or publishers	P	P	P	P	
Recording studios	P	P	P	P	
Nail/manicure shop	P	P	P	P	
Stained glass assembly	P	P	P	P	
Studios for professional work in or teaching of any form of fine arts,	P	P	P	P	
Tailor shops	P	P	P	P	

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**
Travel agencies	P	P	P	P	
Watch repair shops	P	P	P	P	
Religious, Educational, Labor, and Congregational Uses					
Churches, temples, and other places of religious worship	C	C	C	C	
Libraries	P	P	P	P	
Fraternal lodges, assembly and community halls	P	P	P	P	
Schools, business and professional, private	C	C	C	C	
Hospitality					
Bed and breakfast uses	P	P	P	P	Chapter 17.260
Hotels, resort hotels and motels	P	P	P	P	
Public Services and Utilities					
Bus stations, including taxi and rail	P	P	P	P	
Underground bulk fuel storage	C	C	C	C	
Heliports	C	C	C	C	
Residential Uses					
Accessory dwelling unit	P	--	P	P	Chapter 17.195
Mobilehomes	P	--	--	--	
Dwelling, multifamily	--	--	P	P	
Supportive housing	--	--	P	P	Section 17.200.020
Transitional housing	--	--	P	P	Section 17.200.020

17.40.030 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 S.F.	3,600 S.F.
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 two feet for each foot by which the height exceeds 35 feet.	25 ft
Side Yard – Corner	10 ft	10 ft
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	

17.40.040 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						
General Requirements	MUL			MUH		
	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						
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%
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					

Table 17.40.040-1 Mixed Use Zones – Development Standards						
DEVELOPMENT REQUIREMENTS FOR MIXED USE ZONES						
General Requirements	MUL			MUH		
	Vertical Mixed Use	Multifamily Residential	Commercial	Vertical Mixed Use	Multifamily Residential	Commercial
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
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.					

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.

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 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 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 17.45.020-1 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.

Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	**M-I**	**M-C**	**Additional Requirements**
SERVICE, SOCIAL, AND COMMERCIAL USES			
Assisted Living/skilled nursing facilities	C	C	
Banks and financial institutions	P	P	
Barber and beauty shops	P		
Blueprint and duplicating services	P		
Child Care Center	C	C	
Churches, temples or other structures used primarily for religious worship	C		
Day care centers	C		
Drive-in theaters	C		
Drug stores (with drive-through facilities)	P	P	
Emergency shelters	P		Section 17.200.030
Equipment sales, rental and storage	P		
Feed and grain sales	P		
Florist shops or gift shops	P	P	
Gyms and health clubs	C	P	
Hardware and home improvement center	P		
Health and exercise centers	P		
Hospitals and medical centers	C	P	
Hotels	P	P	
Hunting clubs, skeet, trap, rifle and pistol ranges (indoor only)	P		
Indoor sports and recreation facilities	P		
Kennels and Catteries	P		Chapter 17.225
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		

Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	**M-I**	**M-C**	**Additional Requirements**
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	C		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		
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		

Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	**M-I**	**M-C**	**Additional Requirements**
Wineries, distilleries and breweries, including microbreweries and similar	P		
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	P		
Cold storage plant	P		
Contractor storage yards	P		
Industrial warehousing and distribution (not to exceed 50,000 sf)	C		
Mini-warehouse/storage facilities	C		
Petroleum and bulk fuel storage	C		
AUTOMOTIVE			
Automobile service stations, with or without concurrent sale of beer and wine for off-premises consumption	C		
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	C		
Motorcycles, bicycles and parts manufacture	P		

Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	**M-I**	**M-C**	**Additional Requirements**
Parking lots and parking structures	P	P	Chapter 17.155
Recreational vehicles, travel trailers and manufacturing (with or without on-site sales)	P		
Recreational vehicle, travel trailers, and boat storage within an enclosed building	C		
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		
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		
Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items	P		

Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	**M-I**	**M-C**	**Additional Requirements**
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		
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 Ordnance 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		

Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	**M-I**	**M-C**	**Additional Requirements**
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		
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		

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
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 two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 60 feet in height.	170 ft

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.

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 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 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 17.50.020-1 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.

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	
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	

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
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 two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height.

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.

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 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 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 17.55.020-1 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.

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	

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

ARTICLE 3. LAND USE PERMITS AND PROCEDURES

Chapter 17.60 General Plan and Specific Plans

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 (4) times during any calendar year, unless otherwise allowed by Section 65358 of the Government Code. There are no restrictions on the number of amendments made to optional elements or Specific Plans during any calendar year. Subject to that limitation, an amendment may be adopted at any time, as determined by the City Council. Each amendment may include more than one change to the General Plan.

B. General Plan Initiation Process (GPIP). Prior to any formal application request to initiate an amendment to the General Plan by an owner of real property (or a person authorized by the owner), the planning department shall bring forward such request as part of a GPIP Pre-Application Review (PAR) review. The GPIP request shall require Planning Commission review and consideration at a public meeting followed up by a recommendation to the City Council. The City Council shall then consider at a public meeting the Planning Commission's recommendation on such general plan amendment, and provide necessary feedback to an applicant, including any applicable planning department feedback. Upon conclusion of the process, the City Council shall adopt an order by the affirmative vote of not less than a majority of the entire membership of the Council initiating proceedings for a general plan amendment. The initiation of proceedings by the City Council for the amendment of the General Plan, or any part or element thereof, however, shall not imply any such formal general plan amendment will be approved. Planning Commission

C. 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.

17.60.020 General Plan Amendments

A. Applicability. This section shall govern the processing of any General Plan Amendment by an owner of real property (or a person authorized by the owner),

B. Initiation of Amendment Proceedings. The initiation of proceedings for any amendment pursuant to this section shall require an order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the Council. The adoption of an order by the Council initiating amendment proceedings shall not require a public hearing and shall not imply any such amendment will be approved.

C. Recommendations for the Initiation of Amendment Proceedings. Either the Community Development Director or the Planning Commission may recommend that the City Council adopt an order initiating proceedings for an amendment pursuant to this section. All such recommendations shall be in writing and shall be submitted to the City Clerk for placement on

the agenda of the Council as a matter not requiring a public hearing. Whenever the Community Development Director prepares such a recommendation, the comments of the Planning Commission shall be requested, and any comments shall be included in the submission to the City Council. No public hearing before the Planning Commission shall be required to request such comments.

D. Private Applications for the Initiation of Amendment Proceedings. The owner of real property, or a person authorized by the owner, shall have the right to request that the City Council adopt an order initiating proceedings for an amendment pursuant to this section. Applications shall be made to the Community Development Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees). The Community Development Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the City Clerk for placement on the Council agenda as a matter not requiring a public hearing. Prior to submitting the report and recommendation to the City Clerk, the comments of the Planning Commission shall be requested, and any comments shall be included in the submission to the City Council. No public hearing before the Planning Commission shall be required to request such comments.

E. Amendment Proceedings and Hearings. After adoption of an order of the City Council initiating proceedings for an amendment pursuant to this section, the amendment shall be processed, heard and decided in accordance with Chapter 17.130 (Amendments to Projects). If the Council adopts orders initiating proceedings for several amendments pursuant to this section, each such amendment may be processed, heard and decided separately or together with other such amendments as determined by the Community Development Director. Hearings and the final decision on any amendment pursuant to this section may occur after the calendar year during which proceedings for the amendment were initiated.

17.60.030 Findings

A Planning Commission resolution recommending approval to the City Council of a General Plan Amendment shall include findings, based on substantial evidence, that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications are in the public interest (Government Code Section 65358(a)), do not conflict with the overall City of Wildomar vision, and that it would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the City of Wildomar vision.

17.60.040 Specific Plans

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

17.60.050 Applications for Specific Plans

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

B. Applications shall be made in writing to the Community Development Director on the forms provided by the Planning Department and shall be accompanied by the fee set forth in Chapter 3.44 (Fees). The application shall supply all required information and shall include the following:

1. Wherever a proposed specific plan is for a project subject to the Alquist-Priolo Earthquake Fault Zoning Act, Public Resources Code Section 2621 et seq., a geologic report shall be submitted as required by Chapter 15.76 (Earthquake Fault Area Construction Regulations);
2. Whenever a proposed specific plan will substantially determine the location of any building sites for structures, a flood protection study shall be submitted with the specific plan along with the fee set forth in Chapter 3.44 (Fees).

C. A specific plan shall include text and a diagram or diagrams which specify all of the following in detail:

1. The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan;
2. The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan;
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out subsections (C)(1) through (C)(3) of this section.

D. A specific plan shall include a statement of the relationship of the specific plan to the General Plan.

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:

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.

17.60.070 Reports on Conformity with the General Plan.

A. The Planning Department is designated as the planning agency, under the provisions of Section 65402 of the Government Code, and any similar provision of state law, to report on public acquisitions, dispositions, abandonments, and construction, as to conformity with the City of Wildomar General Plan.

B. Whenever any City department or a public agency is processing a project that requires a report under the provisions of Section 65402 of the Government Code, or any similar provision of state law, application shall be made to the Community Development Director on forms provided by the Planning Department and shall supply all requested information, including the following:

1. The name, address and telephone number of applicant, including information regarding any cooperating or involved agencies;
2. The legal basis for the project on an estimated time schedule for development or action to be taken;
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 Planning Department. Upon receipt of a completed appeal accompanied by the fee set forth in Chapter 3.44 (Fees), the Community Development Director shall set the matter for hearing before the Planning Commission, not less than five nor more than 35 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The decision of the Commission shall be made within 30 days following the close of the hearing, shall be final, and a copy shall be mailed to the appellant.

E. The provisions of subdivision (a) of Section 65402 of the Government Code shall not apply to:

1. The disposition of the remainder of a larger parcel which was acquired and used in part for street purposes;
2. Acquisitions, dispositions, or abandonments for street widening or alignment projects, provided such projects are of a minor nature.

F. The provisions of subdivision (b) of Section 65402 of the Government Code shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature.

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.

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.

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 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.

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 ten 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 percent 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.

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.

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 ten percent 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.

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.

17.70.020 Procedures

A. Application. Applications for a Variance shall be filed with the Planning Department 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).

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.

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.

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.

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.

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.

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.

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.

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).

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.

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.

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.

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.

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 twelve (12) months in accordance with Sections Section 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.

Chapter 17.80 Conditional Use Permits

17.80.010 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.

17.80.020 Applicability.

Whenever any section of this Title requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall take effect.

17.80.030 Application.

Applications for a conditional use permit shall be made in writing to the Community Development Director on the forms provided by the Planning Department and shall be accompanied by the filing fee as set forth in Chapter 3.44 (Fees).

17.80.040 Public Notice and Hearing

The Planning Commission shall be the appropriate hearing body for and shall have the authority to approve all conditional use permit applications in accordance with the provisions of this Chapter. Notwithstanding the above or, any other provision herein to the contrary, the hearing on any conditional use permit application that also requires the approval of a general plan amendment, specific plan amendment, or change of zone shall be heard in accordance with the provisions of Chapters 17.60 and 17.145, whichever is applicable, and all the procedural requirements and rights of appeal as set forth therein, shall govern the hearing.

17.80.050 Required Use Permit Findings

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;

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 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.

17.80.060 Conditions of Approval

In approving a Use Permit, the City may impose reasonable conditions or restrictions to achieve the following outcomes. The City may also require reasonable guarantees and evidence that such conditions are being, or will be, complied with. All conditions of approval imposed on uses/projects by the Planning Commission shall be consistent with at least one of the following objectives:

A. Ensure that the proposal conforms in all significant respects with the Wildomar General Plan and with any other applicable plans or policies adopted by the City Council;

B. Achieve the general purposes of this Title or the specific purpose of the zone in which the project is located;

C. Achieve the findings for a Use Permit listed in Section 17.80.050 (Required Use Permit Findings); or;

D. Mitigate any potentially significant impacts identified because of environmental review conducted in compliance with the California Environmental Quality Act.

Chapter 17.85 Development Review, Major

17.85.010 Purpose

Development review provides a method for the city to review development proposals based on size, site characteristics and type of project.

17.85.020 Major Development Review

A. Requirements. A major development review permit is required for any development project that does not qualify for a minor development review as described in Chapter 17.90.

B. Approving authority. The Planning Commission shall be the designated approving authority for major development review applications. The Planning Commission shall approve, approve with conditions, or deny applications for major development review after making the required findings.

C. Issuance of Permits. Major development review approval is required prior to issuance of any building or grading permits and prior to or in conjunction with discretionary action on corresponding development applications (e.g., conditional use permit, variance).

D. Procedure for application processing. The procedures for application processing shall be as provided in Chapter 17.125 (Common Application Processing Procedures).

E. Findings. Major development review shall be granted only when the following findings have been made in writing:

1. The proposed use is consistent with the 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 all applicable provisions of this Title and other 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.

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.

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.

B. Exemptions. The following structures are exempt from development review (minor or major). However, such structures may require Zoning Clearance to ensure compliance with adopted Building Code standards and applicable Title 17 provisions:
   1. Single-family home on a single lot;
   2. Additions to, or the exterior remodel, of single-family residential homes;
   3. Additions of less than 1,000 square feet in size to non-residential buildings or structures;
   4. 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.

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

E. Procedure for application processing. The procedures for application processing shall be as provided in Chapter 17.125 (Common Application Processing Procedures).

F. 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.

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.

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.

17.95.030 Procedure

A. Application. A request for reasonable accommodation shall be submitted on an application form provided by the planning department or in the form of a letter to the Community Development Director, and shall contain the following information:

1. The applicant's name, address, and telephone number;
2. Address of the property for which the request is being made;
3. The current actual use of the property;
4. The basis for the claim that the individual is considered disabled under the acts;
5. Title 17 provision, regulation or policy from which reasonable accommodation is being requested; and
6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

B. Review with other land use applications. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including conditional use permit, development review, etc.), then the applicant shall file the information

required by Section 17.95.030 (A), Application, together for concurrent review with the application for discretionary approval.

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.

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.

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;

1. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual considered disabled under the acts;
2. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;
3. 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;

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.

Chapter 17.100 Similar Use Determination

17.100.010 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.

17.100.020 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.

17.100.030 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).

17.100.040 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.

17.100.050 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:

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.

17.100.060 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.

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.

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) from the Community Development Director prior to establishment of the use. The Community Development Director may impose conditions on the approval of a temporary use.

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 Yards—On-Site. Yards and sheds for the storage of materials and equipment used as part of a construction project, provided a valid building permit has been issued and the materials and equipment are stored on the same site as the construction activity.
   3. Miscellaneous. Activities conducted on public property or within the public right-of-way that are approved by the City or as otherwise required by the Wildomar Municipal Code.

B. Temporary Use Permit Required. The following temporary uses and activities may be allowed, subject to the issuance of a temporary use permit. A complete application for a temporary use shall be submitted to the Planning Department at least 60 days prior to the scheduled use and include a minor or major development review application accompanied by the required filing fee outlined in Chapter 3.44 of the WMC. The application package shall also include a site plan exhibit and a signed letter from the property owner authorizing said temporary use.
   1. Construction Office. A temporary construction office used during the construction of a main building or buildings on the same site as part of a 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 as deemed necessary 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 non-residential 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 six times per calendar year between the hours of 8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and 8:00 a.m. to 10:00 p.m. (Friday through Saturday). Any event exceeding six times per calendar year shall require approval of a conditional use permit by the Planning Commission
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 no more than six times per calendar year between the hours of 8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and 8:00 a.m. to 10:00 p.m. (Friday through Saturday). Any event exceeding six times per calendar year shall require approval of a conditional use permit by the Planning Commission.
7. Temporary dwellings, including mobile homes, when a primary dwelling is being constructed or remodeled may be permitted, provided a valid building permit has been issued. The temporary dwelling shall be limited to a maximum of one year and then must be removed from the premises. Recreational vehicles are prohibited as a temporary dwelling.
8. Temporary Outdoor Parking Lot Dining.
    a. Temporary parking lot dining that utilizes required parking spaces for outdoor dining for its customers shall be temporary in nature, shall not increase the general intensity of the restaurant use, shall facilitate safe business operations, and shall not exceed a period of time equal to 12 months.

        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 require bicycle rack parking in accordance with the provisions of Section 17.155.060 (Bicycle Parking Facilities).

b. Temporary parking lot dining must include safety improvements to protect customers, including, but not limited to, raised platforms (equal to height of adjacent walkway to meet ADA requirements), bollards placed 36 inches on center, K-rails around the perimeter of the parking spaces used for outdoor dining or other similar safety barriers.

a. The Community Development Director may require a parking analysis based on existing site conditions as part of the substantial conformance review.

b. 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.

c. The parking lot dining area shall not encroach into any drive aisles or fire lane.

d. 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.

e. 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 six (6) 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 six (6) months.

c. In both cases, an encroachment permit may be needed from the Public Works Department prior the use of the land.

10. When a temporary use is not specifically listed in this section, the Community Development Director shall determine whether the proposed use is similar in nature to listed use(s) and shall establish the term and make necessary findings and conditions for the particular use.

C. Findings for Temporary Uses. A temporary use permit shall meet all the findings below. If the Director does not make all of these findings, the temporary use permit shall be denied.
   1. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.
   2. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
   3. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this Title.

D. Conditions. In approving a temporary use permit, the Director may impose such applicable conditions to ensure the protection of the public health, safety, and general welfare. 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.
   1. 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.
   2. Appropriate performance guarantees/security may be required before initiation of the use to ensure proper cleanup after the use is finished.
   3. Other conditions of approval deemed reasonable and necessary to ensure that the approval would be in compliance with the findings above.

E. Revocation. A temporary use permit may be revoked pursuant to and in accordance with Section 17.125.150 (Revocation of Variance or Permit).

17.105.040 Temporary event regulations.

Notwithstanding any other provision of this chapter to the contrary, a “major event” shall only be held indoors in an established facility as defined in this chapter. A “minor event” may be held indoors in an established facility or outdoors. All major and minor temporary events shall comply with the following use regulations.

A. Temporary Event Permit Application. A complete application for a major or minor temporary event shall be submitted to the Community Development Director, or designee, at least 60 days prior to the scheduled event, or as otherwise approved by the City Manager, or designee. The application shall include a minor or major development review accompanied by the required filing fee. The application package shall also include a signed letter from the underlying property owner authorizing said event on the property in question. If the event is held within a multi-tenant commercial center, the application package shall also include a signed letter from each business owner that may be affected by the event.

B. Use Time Limitation. A major or minor temporary event shall be allowed no more than six times per calendar year subject to the requirements specified in subsection C below. Any event

exceeding six times per calendar year shall require approval of a conditional use permit by the Planning Commission.

C. Requirements for Approval. The Community Development Director shall approve a major or minor temporary event provided all of the following requirements are complied with.

1. The use limitation discussed in subsection B of this section has not been exceeded by the same applicant.
1. There is no pending code enforcement action on the property underlying the proposed event location.
2. A noise and lighting mitigation plan shall be approved by the Planning Department for events held at night.
3. An access and parking plan has been approved by the Public Works Director.
4. A fire protection plan has been approved by the Fire Department, if applicable.
5. A security operations plan has been approved by the Police Department, if applicable.
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 with the application package.
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 vendors and their products.

D. Hours of Operation. A major or minor temporary event shall be permitted only between the hours of 8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and 8:00 a.m. to 10:00 p.m. (Friday through Saturday). Any event outside of these hours shall be approved by the City Council prior to the temporary event application submittal to the Planning Department.

E. Bond and Insurance. The Community Development Director may require an applicant for a major and/or minor event to post a bond, or to otherwise financially secure that the event location is restored to its original condition and that the City is fully reimbursed for any unanticipated law enforcement or emergency medical expenses. The Community Development Director shall determine the amount of the bond or other security and the applicant shall post it with the Chief Building Official. The Community Development Director may also require an applicant for a major and/or minor event to obtain indemnity or liability insurance naming the City as the insured if the event is held on public property.

F. Advertising/Ticket Sales. No person shall advertise, sell, or furnish tickets for a minor event until a permit has been obtained for the event in accordance with this chapter.

G. Revocation. A minor event permit may be revoked pursuant to and in accordance with Section 17.125.150 (Revocation of Variance or Permit).

Chapter 17.110 Permits for Home-based businesses

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.

17.110.010 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 License and Registration 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 17.110.050.

17.110.020 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.
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.

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 2-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 (6) non-resident students at any one time, and no more than 12 non-resident 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.

17.110.030 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
H. Similar uses as determined by the Community Development Director.

17.110.040 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.

17.110.050 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.

17.110.060 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.

17.110.070 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.

17.110.080 Effective Date

A home-based business shall become effective immediately on the date an approval is issued by the approving authority.

17.110.090 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.

17.110.100 Extension of Time

No extensions of time are necessary as an approved Home-based business Permit does not expire.

17.110.110 Modifications

Any modification to an approved Home-based business Permit shall be processed as a new application.

17.110.120 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.

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).

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.

Chapter 17.120 Pre-Application Review (PAR) Procedures

17.120.010 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.

17.120.020 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 development types)
Major Development Review Permits (all development types)
Revised Permits (all types)
Tentative Parcel Maps (all types)
Tentative Tract Maps (all types)
Vesting Maps (all types)

17.120.030 Applications.

A. Every PAR application shall be made in writing to the Community Development Director on the forms provided by the Planning Department. The application shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. All primary exhibits or maps submitted with an application must be clearly drawn and legible.

B. The amount of information which an applicant must submit with a PAR application increases with the complexity of the development proposal. The information required under subsections

C and D of this section is considered to be the minimum required, and the Community Development Director may require additional information if the information submitted does not adequately define the proposal.

C. All PAR applications submitted by an Applicant shall submit a PAR site plan packet containing the following information:
   1. Name, address and telephone number of the applicant;
   2. Name, address and telephone number of the land owner;
   3. Name, address and telephone number of the map or exhibit preparer;
   4. Assessor's parcel number(s) and, if available, the property's address;
   5. Scale of the site plan exhibit (i.e., number of feet per inch). The exhibit must use an engineer's scale (i.e., one inch equals 10 feet or an even multiple of 10 feet). An architect's scale is only acceptable for floor plans, elevations and landscaping plans;
   6. North arrow;
   7. Title of the exhibit (e.g., "Development Review," "Tract Map No.," etc.);
   8. Proposed improvement schedule (i.e., Schedule "A," "B," "C," etc.) as noted in Title 16 where applicable;
   9. Overall dimensions and approximate total net and gross acreage of the property;
   10. Project boundary lines;
   11. Existing and proposed Zoning and land use of property as well as existing Zoning and land use of surrounding property;
   12. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation,
   13. Identify waste disposal system proposed (i.e., subsurface septic system or sewer);
   14. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing, and indicating whether they will remain or be removed;
   15. Setback dimensions of existing structures and paved areas that are to remain;
   16. Vicinity map inset showing the site's relationship to major highways, access roads, and cities. Paved roads both existing and proposed must be labeled or shown by heavy dark lines. Streets, alleys, and rights-of-way providing legal access to the property must be indicated. A north arrow for the vicinity map inset is also required.
   17. FEMA mapped floodplains and floodways including zone designations, when applicable;
   18. For land divisions:
      a. Proposed lot lines and approximate lot dimensions, or
      b. Proposed boundary lines and approximate dimensions for each lot or space in the case of mobile homes or recreational vehicles.

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, mobile home parks, or recreational vehicle parks:
    a. Number each condominium, mobile home, 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.

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.

17.120.040 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 (2) weeks to review the proposal.
C. Within four (4) weeks after the PAR application is submitted and reviewed, the planning department shall prepare a PAR staff review comment letter for the applicant.

17.120.050 Pre-application review letter.

A. The PAR letter shall contain staff review comments on the applicant's development proposal but shall not constitute or be considered approval or denial of the development proposal. Although the content of the PAR letter will depend on the type of proposal, its proposed location, the background information provided by the applicant, and other factors, the letter shall generally provide the applicant with the following types of information:
    1. Any applications which must be filed to process the proposal as well as any timing requirements associated with filing such applications. Applications which may be required include, but are not limited to, the following: General Plan amendments, Specific Plans, Change of Zone, tract maps, and parcel maps;
    2. Any special technical studies (including CEQA studies) which must be filed to process the proposal as well as any timing requirements associated with filing such special studies. Special studies which may be required include, but are not limited to, the following: fiscal

impact, service and infrastructure impact, private debt burden, biological, archeological, paleontological, geological, flood, traffic, slope stability and noise studies;

3. Any special plans which must be filed to process the proposal. Special plans which may be required include, but are not limited to, the following: conceptual grading plans, detailed grading plans, stormwater pollution prevention plans, dust control plans, and area development plans;
4. Compliance with the City's single family/multi-family residential, and commercial design standards and guidelines;
5. Current application processing fees.
6. Any major environmental issues associated with the proposal, including the possible need for an MND or EIR subject to the anticipated environmental assessment;
7. Any major design considerations associated with the proposal (e.g., internal drainage design or limitations on density);
8. The availability of water, sewer, and fire flow rate;
9. The changes that staff will require before making an approval recommendation, or a statement that an approval recommendation will not be made given the proposal's present configuration;

B. No issues other than those identified in the PAR letter shall be raised by staff during processing of the development proposal, unless the formal proposal introduces a new site plan or use type. The PAR letter shall be valid for one (1) 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 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.

17.120.060 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.

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.

17.125.020 Applications.

A. All applications for a permit or approval, as identified in this Title, must be submitted to the Planning Department on a completed City application form designated for the specific proposal.

B. Minimum submittal requirements shall be established by the Community Development Director and are listed on each application type. Additional information specific to the permit or approval and necessary for the complete analysis of an application may be required by the Community Development Director. All required material, information and fees shall be provided by the applicant before the application is submitted and accepted for processing.

C. All applicable processing fees as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code for each development application type shall be submitted simultaneously with the proposed development application(s), development plans and technical studies. Applications initiated by the City shall not require an application fee.

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.

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 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.

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.

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 (3) business days to notify the applicant that the application has been withdrawn and that all processing of the application has been terminated. A copy of the notice shall be placed in the project file. If the applicant subsequently wishes to pursue the project, a new application, including fees, plans, exhibits and other materials must then be filed in compliance with the Chapter.

C. Fees Partially Refunded. Partial refunds of unused permit fees collected by the City may be granted, at the discretion of the Community Development and Administrative Services Directors only if, prior to staff making a determination or recommendation on the application, the applicant submits a written request to withdraw the application.

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 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.

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 Hearings and Procedures), 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 Section 17.125.080.

17.125.090 Notice of Decision.

A. Written notice of decision of the approval authority shall be provided to the applicant and all parties requesting such notification within seven (7) 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.

1. 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.

2. 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.

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 authority decision may be appealed pursuant to procedures set forth in Section 17.125.110 (Appeals).

C. At any point in the review process, the Community Development Director at his/her discretion may transfer approving authority to the Planning Commission or City Council because of policy implications, unique or unusual circumstances, or the magnitude of the project.

Table 17.125.100-1: Designated Authority for Approval

Approval Type (Chapter)	Type of Action	Designated Authority		
		Community Development Director	Planning Commission	City Council
Accessory Dwelling Unit Permit	Ministerial	A		
Conditional Use Permit	Discretionary	R	A	
Development Agreement	Legislative	R	R	A
Development Review, Minor	Ministerial	A		
Development Review, Major	Discretionary	R	A	
Finding of Public Convenience and Necessity	Discretionary	R	A	
General Plan Amendment	Legislative	R	R	A
Home-based business	Ministerial	A		
Large Family Daycare Permit	Ministerial	A		
Minor Exception	Ministerial	A		
Official Code Interpretation	Ministerial	A		
Planned Residential Development	Discretionary	R	R	A
Reasonable Accommodation	Discretionary	A		
Sign Permit	Ministerial	A		
Similar Use Determination	Ministerial	A		
Specific Plan, or Specific Plan Amendment	Legislative	R	R	A
Substantial Conformance Determination	Discretionary	A		
Temporary Use Permit	Discretionary	A		
Variance	Discretionary	R	A	

A = Approving Authority; R = Recommending Authority

17.125.110 Appeals.

An applicant or any other interested party may appeal the decision of the Community Development Director or Planning Commission by the following procedure:

A. Appeals of Community Development Director Decisions. Decisions of the Community Development Director may be appealed to the Planning Commission by filing a written appeal and prescribed appeal fee with the Planning Department.

B. Appeals of Planning Commission Decisions. Decisions of the Planning Commission may be appealed to the City Council by filing a written appeal and prescribed appeal fee with the City Clerk.

C. Time Limits. Unless otherwise specified in State or federal law, all appeals shall be filed in writing within 10 calendar days after the date on which the action was taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.

D. Procedures.

1. Filing. The appeal shall be filed with the prescribed form and shall identify the name(s) and contact information of person(s) appealing, the decision being appealed and clearly and concisely state the reasons for the appeal. The appeal shall be accompanied by the required fee set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code.
2. Proceedings Stayed by Appeal. The timely filing of an appeal shall stay all 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 Planning Director. The review form shall be prescribed by the City Clerk and shall not require the Council member to state a reason for the request for review. For all requests for review, it shall be presumed that the reason for the request is that the decision may have significant and material effects on the quality of life within the City or that the subject matter of the decision may have City-wide importance warranting review and determination by City's elected officials. Bias shall not be presumed or inferred due to a request for review.
   b. The City Clerk shall schedule the review hearing for commencement within 60 days of the receipt of a request for review. There shall be no fee for filing a request for review. The review shall otherwise follow the procedures that would be applicable if an appeal of the decision were filed by an interested person, including, but not limited to, any public notice requirements. If there is no specific appeal procedure, then the review shall follow the procedures of this Chapter
   c. The Council review hearing shall be conducted as a hearing de novo.
   d. The effectiveness of a Planning Commission or Planning Director decision subject to Council review shall be stayed pending completion of the Council review proceedings.

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. 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	6 years	9 years	3	Planning Commission
Development Review, Minor	3 years	6 years	9 years	3	Community Development Director
Development Review, Major (including tentative tract/parcel maps)	3 years	6 years	9 years	3	Planning Commission
Conditional Use Permit	3 years	6 years	9 years	3	Planning Commission
Variance	3 years	6 years	9 years	3	Planning Commission
Note: In accordance with Ordinance No. 231 (approved June 10, 2023) an additional 2 years of time to issue permits and begin construction may be approved by the Planning Commission for the above development projects if all prior extension of times have been exhausted and which are due to expire between September 1, 203 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:

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 shorter initial time period. The permit shall become null and void unless the permits have been issued and the use commences, or the approved permit is extended by request of the permittee under the provisions of this chapter. The term "use commences" means either the beginning of substantial construction of facilities for the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use.

1. If an approved permit has not been exercised within the three-year time period above, the permittee may request an extension of time prior to the expiration date provided an application is filed with the with the Planning Director along with the required fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. Upon receipt of a request for a time extension request, the Planning Director shall schedule the request for Planning Commission consideration. At least 10 days prior to the scheduled meeting, the Planning Department shall mail a public notice to all property owners of real property within a 600-foot radius of the project boundary. This notice shall include the minimum information specified in Chapter 17.125 (Common Application Processing Procedures) of this Title.
2. Extension of Time Processing Procedures. The Planning Commission in approving an extension of time for an approved permit shall 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 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 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 period provided the findings outlined in this section are met.

d. 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 has not begun (as defined above), the public use permit shall expire and become null and void, and a new public use permit will be required.

i. Criteria to Approve an Extension of Time. The Planning Commission in reviewing an extension of time for an approved permit shall only grant the extension of time if all of the following findings are met:

a) The approved permit remains consistent with the adopted General Plan.

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

c) The setting and local circumstances of the approved permit have not changed in such a way to make the previously approved permit incompatible or inappropriate with the surrounding area.

d) 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 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 Planning Department shall mail a public notice to all property owners of real property within a 600-foot radius of the project boundary. Said public notice shall include the minimum information specified in Section 17.125 (Common Application Processing Procedures) of this Title. The City Council shall have discretion to approve, deny or approve with additional conditions the requested extension of time. The decision of an appeal by the City Council shall be final. Permit Expiration.

D. Multiple Entitlements. Notwithstanding the expiration specified for individual permit and approval types, when an approved project had more than one permit or approval processed concurrently all permit expiration dates shall be consistent. The longest time to permit expiration date shall apply.

E. Expiration. The City may take action to revoke the permit that has expired.

F. Permit Expiration for a Closed Business. All permits shall expire when a business or use is closed or discontinued for more than one calendar year. Approval of new permits based on current requirements shall be required prior to any business activity or use on the site.

17.125.130 Modifications to Previously Approved Permits

A. Applicability. A request for approval of a modification to an approved development permit, conditional use permit, public use permit, or variance, shall be made in accordance with the provisions of this chapter. A modification under this chapter means a determination of substantial conformance or a request for a revised permit as further defined herein. These provisions shall not be applicable to wind energy conversion system permits.

B. Applications. Applications for substantial conformance or revised permit shall be filed in writing with the Community Development Director, accompanied by the fees as set forth in 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 Planning Director, will have no adverse effect upon public health, safety, welfare and/or the environment.
2. Notwithstanding any provision herein to the contrary, an application for substantial conformance may be approved only if the proposed modification is exempt from the provisions of the California Environmental Quality Act.

D. Revised Permits. A "revised permit" means a modification of an approved permit which does not change the basic concept or use allowed by the original approval. A revised permit may include, but is not limited to, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Planning Director.

E. Processing Procedures.

1. Substantial Conformance. The Planning Director shall approve, conditionally approve or disapprove an application for substantial conformance within 30 days after accepting a completed application and give notice by mail of the decision, including any additional conditions of approval, to the applicant and any other person who has filed a written request for notice.

   a. The Planning Director's determination shall be based upon the standards of this section and those standards set forth in the ordinance codified in this chapter for the approval of an original application.

   b. An application for substantial conformance shall not require a public hearing.

2. Revised Permit. An application for a revised permit shall be approved, conditionally approved or disapproved in accordance with the procedures for processing an original permit, including any requirements for public hearing, notice of hearing, and all rights of appeal. A revised permit shall be subject to the development standards applicable to approval of a new permit.

F. Approval Period. The approval of an application for substantial conformance or revised permit shall be valid until the expiration of the original permit, unless an extension of time has been granted by an approved revised permit.

17.125.140 Reapplications

A. Applicability. An application shall not be accepted or acted upon if within the past one (1) 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.

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;
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 Director of the Building and Safety Department that grounds for revocation exist, the following procedure shall take effect:

1. Notice of Revocation. Notice of revocation and a copy of the findings of the Director of the Building and Safety Department shall be mailed by the Director by certified mail to the owner of the property to which the permit or variance applies, as shown by the records of the County Assessor. The decision of the Director of the Building and Safety Department shall be final unless a notice of appeal is timely filed.
2. Notice of Appeal. Within 10 days following the mailing of the notice of revocation, the owner of the property to which the permit or variance applies may file with the Planning Director a notice of appeal from the decision of the Director of the Building and Safety Department. A notice of appeal shall be accompanied by the filing fee set forth in 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 Building Director's revocation of the permit or variance.

6. Placement of Matter on Council's Agenda. The City Clerk shall place the notice of decision on the City Council's agenda for the next regular meeting to be held following the lapse of five days after the notice is filed with the Council.
7. Transfer to City Council on Appeal. The revocation or nonrevocation of a permit or variance by the Planning Commission or Planning Council shall be final unless, within 10 days following the matter at which the notice of decision was on the agenda of the City Council, the following occurs:
    a. An appeal to the City Council is made by the owner of the property which is the subject of the revocation proceedings; or
    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 (G)(1) and (2) 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 17.192.040.
9. Action by City Council. The decision of the City Council on revocation of a permit or variance is final.

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
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 ninety 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 twenty-five percent to the existing dwelling or structure.
    a. The construction of an accessory dwelling unit up to one thousand two hundred 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 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.

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 ten percent 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.

17.130.020 Consistency with original approval.

In addition to the guidelines set forth in subsection 17.130.010 (B) of this section, 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.

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.

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.

17.135.020 Application contents.

No separate application form is necessary for Zoning clearance.

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.

17.135.040 Notice and hearing.

Public notice and public hearing are not required for Zoning clearance.

Chapter 17.140 Objective Design Standards

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.

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.

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.

17.145.030 Initiation of amendment.

A development code amendment to this Title may be initiated by motion of the Planning Commission or City Council, by application by property owners of parcels to be affected by zoning amendment, or by recommendation of the Community Development Director to clarify text, address changes mandated by state law, maintain general plan consistency, address boundary adjustments affecting land use designations, or for any other reason beneficial to the city.

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.

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.

17.145.060 Pre Zoning

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.

ARTICLE 4. SITE DEVELOPMENT REGULATIONS AND PERFORMANCE STANDARDS

Chapter 17.150 General Site Regulations

17.150.010 Purpose

The purpose of this 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 2 (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.

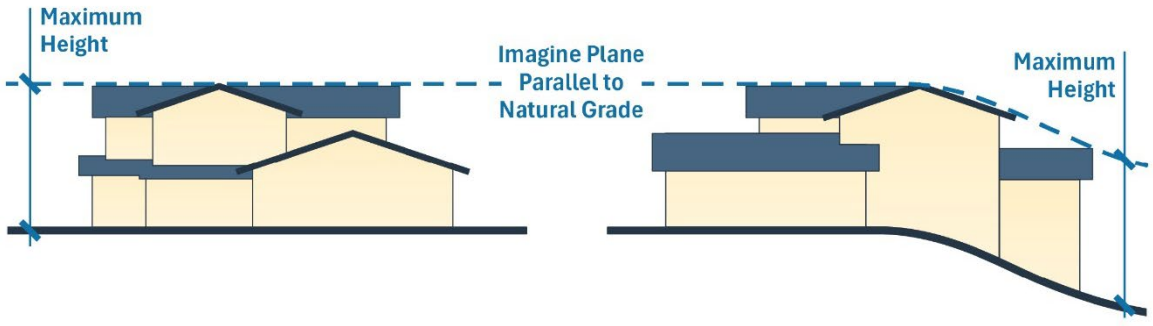
17.150.020 Building Height and Exceptions

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 2 (Zoning Districts and Allowable Land Uses) and Article 5 (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, wireless masts, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.

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 twelve (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 twelve (12) months.

D. Applications, containing all required information, shall be filed with the Community Development Director, upon the forms provided by the Planning Department, shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees), and shall be processed pursuant to the provisions of Table 17.125.100-1 (Designated Authority for Permits and Approvals), including the appeal provisions thereof, except that when the application is for a temporary use for a period of time in excess of twelve (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:

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.

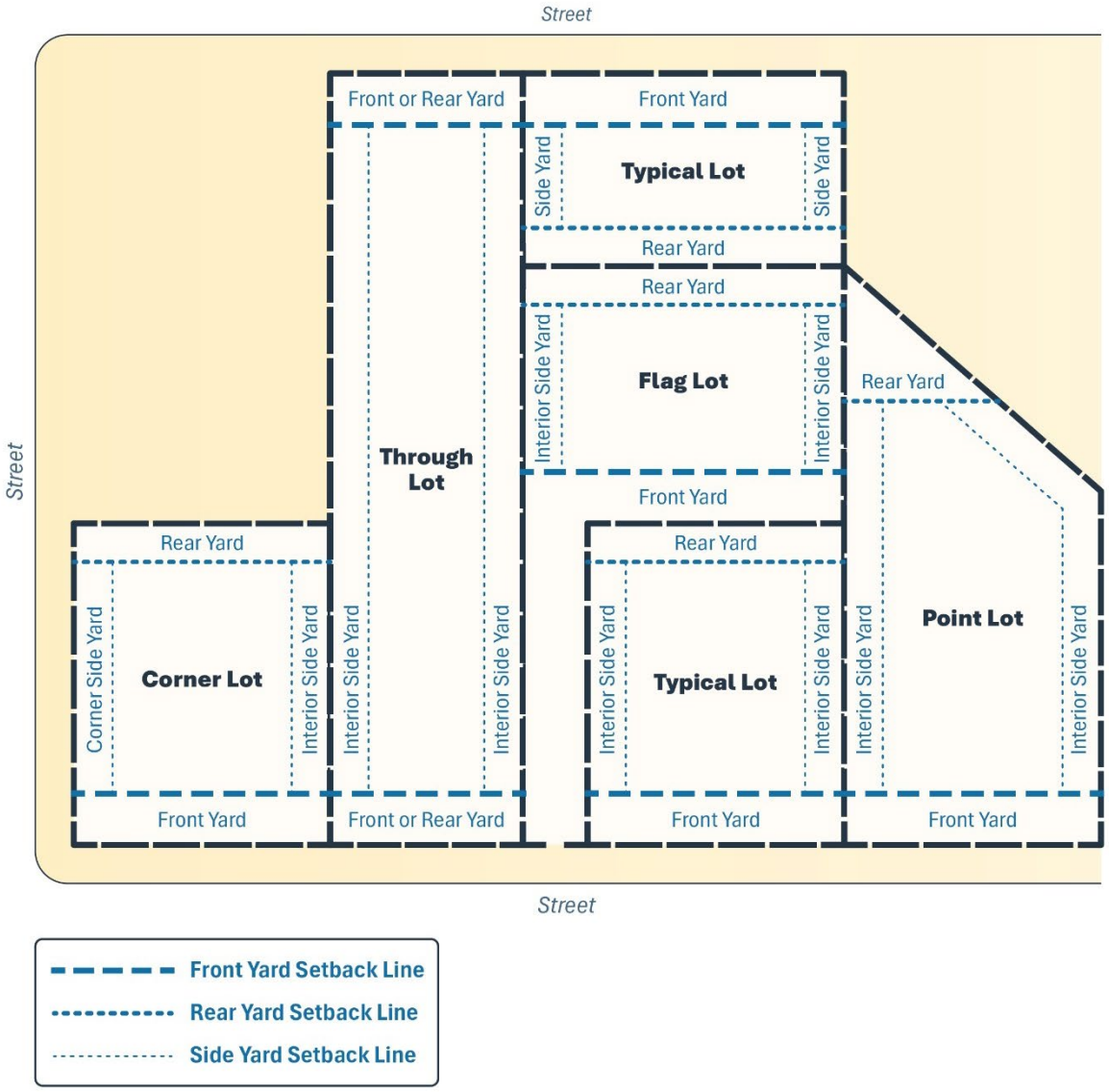
17.150.040 Yard Measurements

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 percent 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 2, (Zoning Districts and Allowable Land Uses) for more detailed yard and setback requirements and refer to Article 6 (Definitions) for definitions and illustrations of lot types.

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 (3) feet and/or into the required rear yard a distance not to exceed five (5) 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 3 feet).
   a. No canopies, carports, or temporary shade structures are permitted in front yard areas.

b. If placed within a rear or side yard, at least 3 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).

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

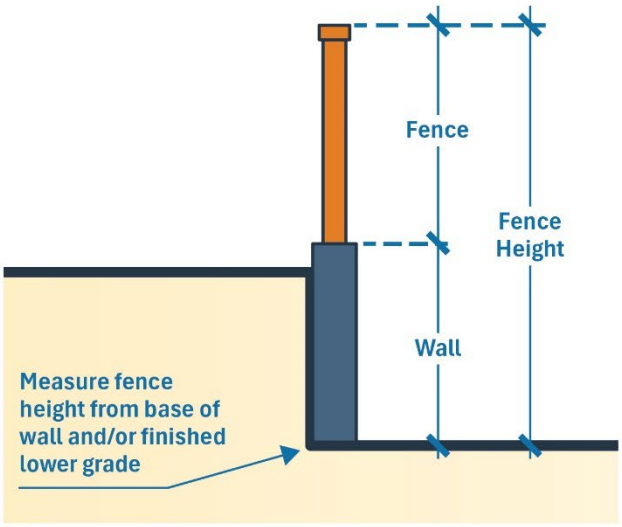
For lots less than one (1) acre in size	
Location of fence/wall/screen	**Maximum Height**
Within required front yard area (Applies to the entire area in the front yard/setback area of a house, as defined by the front façade.)	3.5 feet (42”) for solid fences/garden walls 5 feet for chain link and wrought-iron 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.	
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 three feet from any side or rear property line; and provided, further, however, that any portion of the enclosure which is higher than six feet shall be composed of wire mesh or other material whose vertical surface shall not be closed more than 10%.	

Table 17.150.050-1 Maximum Height of Fences and Walls in Required Yard Areas	
For lots greater than one (1) 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.)	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 three feet from any side or rear property line; and provided, further, however, that any portion of the enclosure which is higher than six 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.

Figure 17.150.050-1 – Height Measurements



D. Prohibited Fences. The following fence materials are prohibited in all zones.
   1. Garage doors, tires, pallets, shipping containers, buses, truck trailers, or other materials not typically used for the construction of fences.
   2. Barbed wire or electrified fence (Except within the R-A and R-R zone districts for agricultural use).
   3. Chain link fencing within a front yard or street side yard.
   4. Razor wire or similar.

E. 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 (6) 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 (5) 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 (3) high planter with vines and shrubs that will grow to six (6) 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 (6) feet in height shall be constructed on the zone boundary line. Walls may be constructed up to eight (8) 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.

3. Fencing for all outdoor storage areas shall be screened from public view. Screening must include a combination of six-foot (6) decorative block walls, and 36-inch box trees planted a maximum of 20 feet on center. Walls may be constructed up to eight (8) 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 (4 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 5 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 (6) feet. Additional height up to eight (8) 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 (6) feet. Additional height up to eight (8) 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 (3) to twelve (12) inches behind a minimum five (5) foot high non-electrified perimeter fence/wall (6 feet if adjacent to a residential use or zone).

        ii. Monitored electrified security fences must be two (2) feet higher than the perimeter barrier, with a max of ten (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 twelve (12) volts DC. The electric charge produced by the fence upon contact shall not exceed the energizer characteristics set forth 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.

17.150.060 Organic Waste Trash Enclosures

Commercial businesses and multifamily residential developments that subscribe to organic waste recycling services with the City's franchise waste haulers or otherwise engage in organic waste recycling shall comply with the following standards:

A. Bins or containers used for organic waste recycling collection shall be stored inside an existing trash enclosure area. If the existing trash enclosure cannot accommodate the extra waste bin or container, the business owner shall be required to enlarge the trash enclosure subject to planning department approval of a substantial conformance application.

B. Expansion of an existing trash enclosure, when required, shall be constructed with the same materials and match the design and color of the existing trash enclosure.

C. The expanded trash enclosure (and the existing enclosure) shall be completely covered to prevent rain from falling directly onto the trash containers or enclosure area to keep pollutants from flowing into the city's stormwater system in compliance with the San Diego Regional Water Quality Control Board requirements.

1. The roof cover shall be solid and sloped in all directions so that wind-blown rain will not enter the interior of the trash enclosure storage area.

1. Stormwater runoff from the roof cover shall drain away from the enclosure area.

2. A grade break or other acceptable design feature shall be used to prevent water runoff from entering the trash enclosure area.

3. 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.

4. Where feasible, there shall be no storm drain inlets located inside the enclosure area.

5. 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 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.

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 non-residential swimming pools shall be located not nearer than ten 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.

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.

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.

17.155.030 Parking Design Standards.

A. Approval of Off-Street Parking Plan. Development review, pursuant to the provisions of Chapter 17.85 (Development Review, Major), and Chapter 17.90 (Development Review, Minor), shall be filed for approval of all off-street parking facilities, except for one- and two-family residences, unless the off-street parking facilities are approved as a part of a Development Review, conditional use permit or public use permit approval.

B. Number of Required Parking Spaces. In the case of mixed land uses, the total number of parking spaces shall be the sum of the requirements for the various uses computed separately unless shared parking is approved as provided in this Title.

C. Location and Design of Parking Spaces Unless otherwise specified, all parking must be within 300 feet of the use served on the same parcel as the use, or on an adjoining appropriately zoned parcel.

1. All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.
2. Required parking for any uses outlined in in this section may be reduced in accordance with the “Alternative Programs for Parking” allowances outlined Section 17.155.030 (C)(6) and (C)(7) of this Title.
3. The following table is designed to allow calculation of parking spaces required for the uses shown:

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			

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
emergency shelters	Refer to Section 17.200.030			
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			

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
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
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			

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
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			
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, and1 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 one shift of workers:	1 space/500 sq. ft. of gross floor area	2 spaces/3 employees on each of the two largest shifts	1 space/company operated vehicle	

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
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 one of the required parking spaces per unit shall be located in a garage or carport which is architecturally harmonious with the main structure.				
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 one bedroom units:	1 space/unit			
two bedroom units:	2 spaces/unit			

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
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 mobile home spaces	
Lodging Uses				
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	

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
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	
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		When a school bus is kept, there can be a	Loading/unloading space for at least 2 school buses

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
	auditorium or multi-purpose room		reduction of 2 spaces/bus	
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 SF or instruction gross floor area OR	2 spaces per 3 people based on Maximum number of students and staff		

*The City does not regulate parking for public schools.

4. Parking Requirements for Uses not Specified. When parking requirements for a use 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.

(2) The building or use for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared.

(3) No more than 50% of the parking space requirement shall be met through shared parking.

(4) Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder with the number of copies as required and thereof filed with the Building and Safety Department.

vi. Shared Parking Agreement. A written agreement between the landowners and in some cases the City that runs with the land shall be filed, in a form satisfactory to the City Attorney, and include:

(A) A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking without application for approval of an amended conditional use permit, development permit, or other discretionary approval as appropriate;

(B) A reciprocal grant of nonexclusive license among the business operator(s) and the landowner(s) for access to and use of the shared parking facilities;

(C) Evidence that the agreement has been recorded in the County Recorder's office.

7. Special Review of Parking. The Community Development Director may reduce the parking requirement, as required above, for any use or combination of uses as part of the review of a development plan, including, but not limited to, minor or major development review, conditional use permit, or planned residential development, based on the following conditions:

a. The applicant shall submit a request for modification of parking standards, including sufficient evidence and documentation, to demonstrate to the Community Development Director that unusual conditions warrant a parking reduction. Evidence shall include, but is not limited to, the following:

i. Information showing that the parking area serves uses having peak parking demands which occur at different times;

ii. Floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed;

iii. Documentation that other programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand, such as the provision of monetary incentives to employees who regularly utilize public transit or participate in a car or van pool.

a. 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 permit, which assure that appropriate programs are implemented for the duration of the parking reduction.

b. 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.

c. The Community Development Director, at his/her discretion, may elevate the request for a reduction of parking requirements as outlined above to the Planning Commission for review and approval. If the request is part of a proposed development permit, conditional use permit, public use permit, planned residential development or a specific plan, the request shall automatically be reviewed and approved by the Planning Commission as part of the underlying discretionary action.

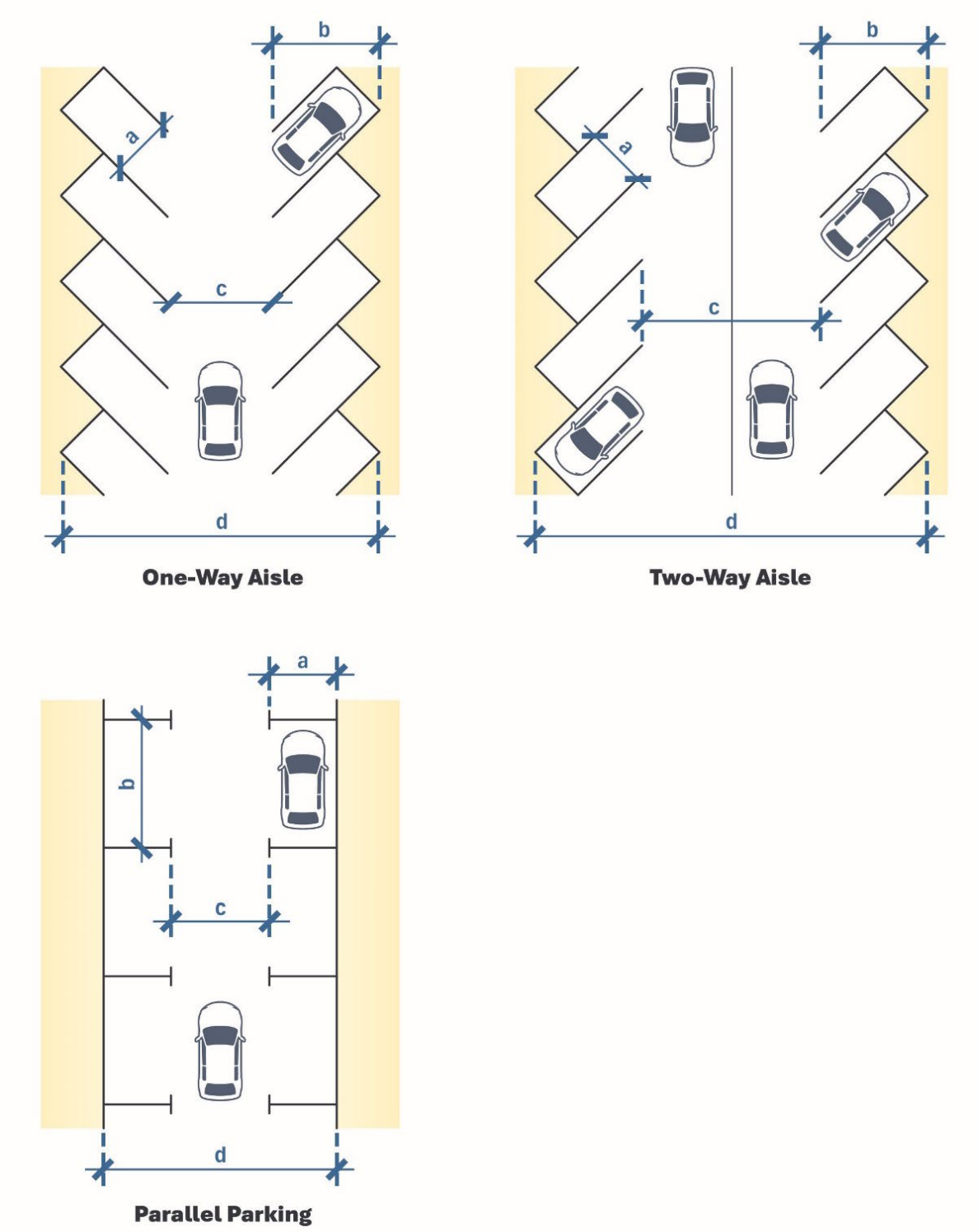
8. Development Standards for off-Street Parking Facilities—Layout Design Standards. All parking areas shall be designed as follows:

a. Location of Parking Areas. No parking space shall be located within three feet of any property line. No parking space located on driveways providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way.

b. Parking Space and Driveway Specifications. The location and dimensions of parking spaces and aisles adjacent to parking spaces shall be arranged in accordance with the following tables entitled Dimensions of Parking Spaces and Aisles and Dimensions of Driveways.

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. × 23 ft.; end stall:	9 ft. × 30 ft.	12 feet	30 feet
45 degrees	9 ft. × 19 ft.; end stall:	12.8 ft. × 19 ft.	14 feet	52 feet
60 degrees	9 ft. × 20 ft.; end stall:	10 ft. × 20 ft.	18 feet	58 feet
90 degrees	9 ft. × 18 ft.; end stall:	11 ft. × 18 ft.	24 feet	60 feet
Herringbone	9 ft. × 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 three feet wider than the required width as listed above.			

Figure 17.155.030-1 – Parking Aisle Standards



c. Compact Parking Spaces. Up to 20 percent of the total required parking may be sized for compact cars. Compact car parking spaces shall be clearly marked "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 six inches.)	24 feet
All driveways located within a road right-of-way shall be approved by the Transportation Director.	
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 ½ acre parcel	concrete, asphaltic concrete, brick or equivalent
equal to or greater than ½ acre parcel	at least three 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
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 two 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 3½ inches, with expansion joints; or asphaltic concrete paving compacted to a minimum thickness of three inches on four 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 three inches to act as an all-weather surfacing material

f. Off-Street Parking Area Striping.

   i. If five or more parking spaces are provided, each space shall be clearly marked with white paint or other easily distinguishable material.

   ii. If 10 or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.

g. Drainage. All parking areas, including driveways, shall be graded to prevent ponding and to minimize drainage runoff from entering adjoining properties.

h. Curbs, Bumpers, Wheel Stops or Similar Devices. Public parking areas shall be equipped with permanent curbs, bumpers, wheel stops or similar devices so that parked vehicles do not overhang required walkways, planters or landscaped areas.

   i. If the method used is designed to stop the wheel rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two feet from the edge of any required walkway, planter or landscaped area, or from any building.

ii. 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).

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.

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
60,000—79,999	5
80,000—100,000	6
for each additional 100,000	6, plus 1

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: ten percent of the total number of parking spaces provided for outpatient facilities; twenty percent 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.

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 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.

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 two bicycle spaces required.	One bicycle space for every 50 parking spaces required. A minimum of two bicycle spaces required.	One bicycle space for every 25 parking spaces required. A minimum of two 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 two bicycle spaces required.
	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.

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:
    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 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.

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.

Chapter 17.160 Landscaping Standards

17.160.010 General Landscaping Provisions

A. Application Requirements. A landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be required for all development review (minor and major), conditional use permits, subdivisions, and any other permit when the Community Development Director deems it necessary.

1. The landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted under one application consistent with the provisions of Chapter 17.125 (Common Application Processing Procedures). The landscaping plan, landscaping grading plan, irrigation plan and shading plan may be submitted on four separate exhibits or may be combined on one to three exhibits, provided that the information required to be displayed for each plan is legible and clearly discernible.
2. No less than the number of copies as determined by the Community Development Director of the landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted for approval by the Community Development Director.
3. All landscaping shall comply with Chapter 17.160 (Landscaping Standards), Chapter 17.165 (Water Efficient Landscapes), and the City's Landscape Design standards and Guidelines in regard to water-efficient landscaping.
4. All plans shall show the following information:
    a. The first sheet of a multiple sheet set shall contain a title block with the name and address of the project, sheet number, and numbers of sheets and a revision block to indicate date and type of revisions.
    b. Each sheet shall show the required technical data, including scale of drawing, north arrow, date drawn, and dates of revisions (if applicable), all property lines and project limits, if other than property limits, all easements, fences, walls, curbs, roads, walks, structures, mounds, swales, manholes, banks, and all plant and landscaping materials, grading, irrigation and other exterior elements proposed. A legend shall also be included for each symbol used.

B. Landscaping Plan Requirements.

1. The location of all existing landscaping materials, and where proposed landscaping material is to be placed shall be shown. Existing trees shall be preserved whenever it is practical to do so and shall be shown on the landscaping plan. Any existing trees to be removed shall also be shown on the landscaping plan.
2. The quantities, sizes and locations of all trees, shrubs and ground cover, hydroseed and wildflower mixtures, etc., shall be indicated. Trees shall be a minimum 15 gallon 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:

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 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%

a. 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 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).
      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 Building and Safety Director shall be filed with said Director, so as to guarantee:
    a. The installation of plantings, walls and fences in accordance with the approved landscaping plan when the total uncovered parking area on the property, including adjoining parcels over which the property has a shared parking agreement, and/or any other parking agreement exceeds 3,600 square feet; and
    b. The adequate maintenance of the planting for one year.
3. The Building and Safety Director shall be authorized to execute, on behalf of the City, the required agreements and bonds and those forms and terms approved by the City Council. Acceptable forms of security shall be limited to the following:
    a. A bond from a duly authorized corporate surety;
    b. A deposit of cash with the City;
    c. An irrevocable instrument of credit from a regulated financial institution; or
    d. An irrevocable letter of credit issued by a regulated financial institution; provided, that a cash bond is required to guarantee the installation of plantings, walls and fences when the estimated cost is equal to or less than the cost determined by the Building and Safety Department. The remaining performance surety shall be released one year after installation is approved; provided that the planting has been adequately maintained.

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.

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.

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 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.

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.

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.

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 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 Department 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.

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, runoff 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.

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.

Chapter 17.170 Light Pollution Standards

Refer to Title 8, Chapter 8.64 of the Wildomar Municipal Code for requirements and standards.

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.

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 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 percent 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 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 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 (E)(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			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]		
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	

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 five 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.
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 one hundred percent 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 percent of the total units shall be rented at an affordable rate per section 50056 of the health and safety code. The rent for remaining units s
9. all 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).

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]		

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 three 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 percent 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.

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.

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.

17.175.050 Calculation of Density Bonus.

A. The amount of density bonus to which the applicant is entitled will vary according to the 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 5% 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:

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

Table 17.175.050-3 Moderate Income Unit Density Bonus	
Percentage Moderate Income Units	Percentage Density Bonus
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
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 percent of the total units to low-income households.
2. Provides 15 percent of the total units to very low-income households.
3. Provides 44 percent 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

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

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.

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
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.

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 community has adequate child care facilities.

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.

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 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.

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.

Chapter 17.180 Signs

17.180.010 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.

17.180.020 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;
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.

17.180.030 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 (1) 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 (1) freestanding sign per street frontage provided that the signs are 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 (1) 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 ten (10) percent 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 ten (10) percent 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 (5) 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.

E. Electronic Message Signs (board). This sign type is intended to provide for the location of centrally controlled message signs incorporating an illuminated LED panel at public facilities throughout the city for the purpose of providing information to the public. Electronic message board signs shall be subject to the following:
1. Type. Community electronic message signs must be one of the following types:
   a. Monument (ground-mounted on a base).
   b. Pole (elevated above the ground on a central support).
   c. Building-mounted (affixed to a building).
   d. Standards for each sign type are provided below.
2. Brightness. The electronic message portion of the sign shall comply with all applicable lighting provisions of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.
3. Enclosures and supports. Sign enclosures and supports must be designed to be compatible with the architecture of the school or other buildings on the site.

4. Number and spacing of signs.
    a. No more than one sign may be placed on a site (school, park, public facility, etc.), except that two signs may be placed at the high school.
    b. No specific spacing is required between signs, except that the Planning Commission may impose a spacing requirement based on site-specific circumstances as part of the review of the conditional use permit for an individual sign.
5. Height, size, hours of operation and other standards. Standards for the various types of community electronic message signs are as follows:
    a. Monument signs.
        i. Maximum height shall not exceed ten 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 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 (5) 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 Planning Director prior to the issuance of any building/electrical permit by the Building Department.

1. Prohibited Electronic Sign Types. Signs with mechanical moving parts (e.g., multi-vision signs) and signs with video or other types of moving lights or visual images (e.g., video display signs) are prohibited within all Wildomar zoning districts.

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 percent 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 Planning Director.

d. The electronic message portion of the sign may only display on-site commercial messages and noncommercial messages.

e. The monument base for the proposed sign type shall be constructed of materials that are consistent with the materials approved with the commercial center. The monument base shall be included in the total sign height outlined above.

f. Audio speakers are prohibited in association with any electronic message 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 Planning Director for review and approval.

e. Development Standards. The following standards shall apply to electronic graphic display freeway sign types permitted in this section.

i. A maximum of one electronic graphic display sign is allowed for an individual medical center provided the site is five gross acres or larger, and it is located directly adjacent to the Interstate 15 freeway.

ii. The electronic graphic display portion of the freeway sign shall be limited to a maximum sign area of 360 square feet per sign face. An additional sign identifying the name of the medical center shall be allowed provided it does not exceed 35 square feet per sign face and designed separately from graphic display portion. The maximum total height of the sign structure shall not exceed 50 feet.

iii. The electronic graphic display sign shall maintain a minimum setback of 15 feet from the site property line/I-15 freeway right-of-way line.

iv. The monument base and vertical sign elements for the proposed sign shall be constructed of materials that are consistent with the building materials 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.

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	None, provided the LED sign area is in a "static position" with a dark background The "static position" sign area may contain up to three lines of text and/or

Electronic Graphic Display	Images and text (scrolling of text permitted)	No limit	5 seconds	permitted until after sunrise. As part of the minor development permit process, the Planning Director may approve an increase in sign brightness up to a maximum of 7,500 NITs during periods of low sun (e.g., sunset) to allow sign text and graphics to be clearly seen when affected by direct sunlight.	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 – 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).
   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 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 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 Planning Director and subject to the following standards:
   1. A banner may be made of paper, canvas, plastic, cloth or similar material, and must be attached to the building or lease space where the business is located.
   2. One banner per business shall be allowed at a time. If a business is located with frontage on two or more streets, one additional banner per street frontage shall be allowed.
   3. The maximum sign area for a banner shall not exceed 36 square feet with a maximum vertical height dimension of three feet and shall not extend above the eave line or parapet wall of the building.
   4. A banner is allowed to be displayed for a maximum duration of 30 consecutive days on a quarterly basis (beginning on January 1st of each year) provided there is a 60-day down period between display times. In no case shall a banner be displayed more than four times per year for the same business.
   5. The banner shall be removed within 24 hours after the end of the 30-day display period.

6. If a commercial center, office or industrial complex has its own approved sign program (as previously approved by the City of Wildomar), the standards outlined in this section shall not apply.
7. Inflatable devices (i.e., balloons, animals, and the like) and feather signs used as a temporary business identification banner are prohibited.

K. Banners and other signage displays are permitted for a period not to exceed the time limits established in Table 17.180.030-2, allowed temporary on-site sign standards by type. Inflatable signs are prohibited. See specific requirements in the following Table 17.180.030-2, allowed temporary on-site sign standards for standards and additional limitations:

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 establishment	100 sq. ft.	Roofline	N/A	[4]	Until final sale[3]	No

Notes.

[1] Must be located outside of the clear vision triangle.

[2] Only allowed Friday to Monday.

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

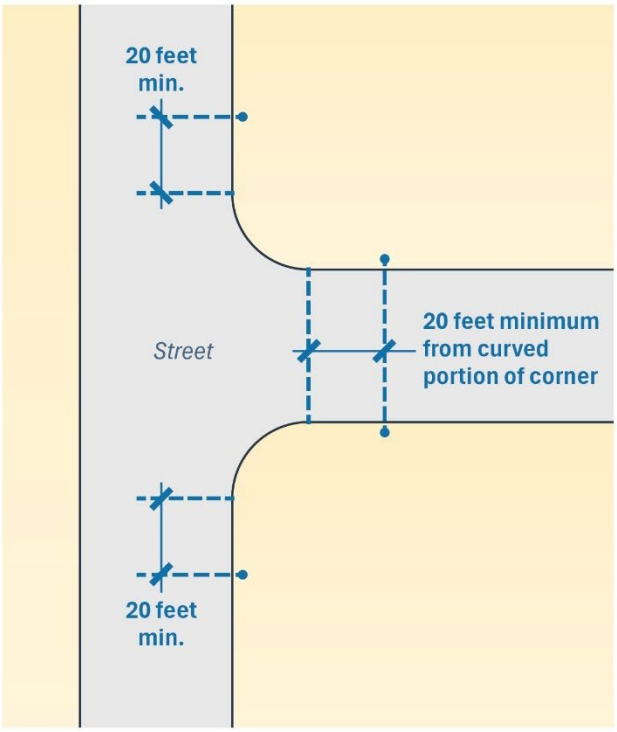
[3] Signs shall be removed within 30 days of close of escrow or lease of final unit.

[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.
   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 ten 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.
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 ten calendar days after the political or primary to which it pertains shall be deemed abandoned. If the development services 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, the development services 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 development services 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 conditional use permit, or other development entitlement, require any nonconforming sign on the applicable property to be removed or altered so as to comply with the provisions of this section.

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.

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.

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)

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.

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.

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 one thousand two hundred (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 two thousand (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.

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.

17.185.060 Exceptions.

The following accessory structures are exempt from Planning Department review but may require building permits in keeping with the California Building Code adopted by the city.

A. All accessory structures that are less than 120 square feet in size with no portion of the structure equal to or greater than six feet in height and that meet the siting requirements of Title 17.
B. Water features. A detached structure typically used for decorative or landscape design purposes such as a fountain, water wall, bird bath and similar features that are less than 120 square feet in size with no portion of the feature equal to or greater than six feet in height.
C. Play equipment. Structures and surfaces used for recreational purposes including play structures, tree houses, jungle gyms, and non-illuminated sports courts such as tennis and basketball courts.
D. Deck/patio. A detached porch or platform that is generally constructed with wood, concrete or stone that is above the grade or located over a basement or story below.
E. Pool/spa. Any structure intended for swimming or recreational bathing. Swimming pool includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools. Note that these features retain siting criteria from the Building Code.
F. Pool accessories. Any structure for entertainment or relaxation value, including, but not limited to, diving boards, slides, and grottos.
G. Outdoor entertaining features. Structures used for entertainment and outdoor cooking such as built-in barbecues and fire pits.
H. The provisions of this section shall not apply to any detached accessory building for which a building permit was issued prior to the effective date of the ordinance codified in this section.

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;
B. Metal shipping containers shall be allowed in all zones on a temporary basis when utilized during construction or grading operations for the site where located and when utilized solely for the storage of supplies and equipment that are used for construction or grading on that site;
C. In industrial zones, placement of metal shipping containers as an accessory use is permitted provided development review has been approved pursuant to the provisions of Chapter 17.85 of

this Title or the placement has been approved as part of development review or a conditional use permit.

D. In all zones, other than commercial and industrial zones, placement of metal shipping containers is allowed as an accessory use subject to the following development standards:
   1. The minimum lot size shall be five acres,
   2. No more than one metal shipping container shall be permitted on any parcel,
   3. The setback from all property lines shall be a minimum of 50 feet,
   4. Placement shall be to the rear of the main building on the rear half of the property,
   5. The metal shipping container shall be fully screened by an opaque fence or fast-growing landscaping. Fencing may not be provided by any type of chain link fencing,
   6. The metal shipping container shall be painted a neutral color.

E. Containers shall not exceed 50 percent of the floor area of the primary residence onsite, 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.

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.

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 – 66499.41) and Title 16 of the Wildomar Municipal Code.

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.

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 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.

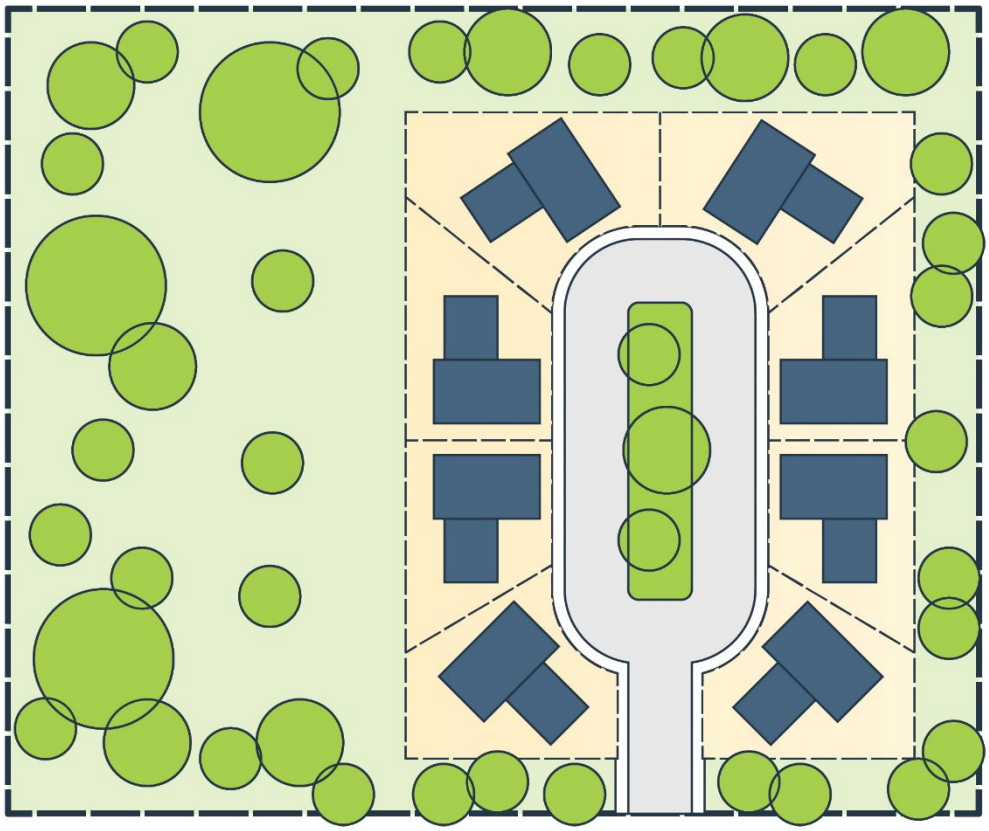
1. Cluster development subdivisions shall be designed to save as much of the natural open space as feasible, but in no case shall the open space be less than 25% of the gross site area.
2. Conservation open space ownership and control shall be only by one of the following:
    a. As part of an individual, private lot with recorded open space covenants running with the land.
    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



ARTICLE 5. STANDARDS RELATED TO SPECIFIC USES

Chapter 17.195 Accessory Dwelling Units

17.195.010 Purpose

The intent of this section is to regulate accessory dwelling units in residential zoning districts consistent with state law. Implementation of this section is intended to expand housing opportunities for low-income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.

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), shall be a permitted use on all lots in single-family and multifamily residential zones, provided the accessory dwelling unit complies with the development standards of this chapter. Accessory dwelling units shall be constructed in compliance with the City's single-family and multifamily residential objective design standards and guidelines. Accessory dwelling units may be attached to, or located within a proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or the conversion of an existing accessory structure that is detached from the proposed or existing primary dwelling, (referred to herein as an "attached" accessory dwelling unit) or may be detached from the proposed or existing primary dwelling (referred to herein as a "detached" accessory dwelling unit). Accessory dwelling units must be on the same lot as the proposed or existing primary dwelling.

17.195.030 Permits required for construction.

A. An accessory dwelling unit shall not be constructed without first obtaining a building permit from the Chief Building Official.

B. A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit shall be reviewed with the application for the accessory dwelling unit and issued at the same time.

17.195.040 Application.

An application for an accessory dwelling unit permit shall be made in writing to the Chief Building Official on forms provided by the Building Department, and shall be accompanied by a minor or major development permit and filing fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. The Chief Building Official shall distribute the application and minor or major development permit to the Planning and Engineering departments for review. The minor or major development permit shall include the following information:

A. Name and address of the applicant and the name and address of the property owner, if 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.

B. Assessor's parcel number of premises upon which the accessory dwelling unit is proposed.

C. Sufficient detail clearly describing the following:

1. Physical dimensions of property;
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; and
7. Topography of the property.
8. A description of walls, landscaping, architectural treatments and other methods which will be used to ensure that the accessory dwelling unit will be compatible with the neighborhood.
9. A written statement as to whether the accessory dwelling unit shall be used for family members or for rental purposes.
10. Such additional information as required by the Chief Building Official to make an appropriate determination regarding issuance or denial of the application.

17.195.050 Development standards for accessory dwelling units.

Except as provided in Section 17.195.060, accessory dwelling units must comply with the following development standards:

A. An accessory dwelling unit shall only be permitted in residential zones and on a lot with an existing or proposed single-family or multifamily residence, and comply with the following setback standards:

1. A minimum distance of 10 feet shall be maintained between an accessory dwelling unit and any other structure on the lot.
2. The following minimum setbacks shall be met for lots two acres or smaller:
   a. The minimum front yard setback shall be 20 feet.
   b. The minimum side yard setback shall be four feet.
   c. The minimum rear yard setback shall be four feet.
   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 an accessory dwelling unit is constructed in the same location and to the same dimensions as the demolished structure.
5. An accessory dwelling unit up to 800 square feet may be constructed in the street yard setback if it is determined by the Chief Building Official that an 800 square foot accessory dwelling unit cannot be constructed anywhere else on the property and outside of the four-foot side and rear setbacks.

B. The size of a detached accessory dwelling unit shall be a maximum of 1,200 square feet in size.

C. Where an attached accessory dwelling unit is proposed for an existing primary dwelling unit, the total floor area of the attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling.

D. An accessory dwelling unit shall comply with the following parking standards regardless of the zone district:
1. One off-street parking space per accessory dwelling unit or per bedroom, whichever is less, shall be provided in addition to any existing off-street parking.
2. The parking space may match the existing parking surface of the principal dwelling unit.
3. Off-street parking shall be provided in front of the accessory dwelling unit 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;
3. The accessory dwelling unit is part of the proposed or existing primary residence or an existing accessory structure;
4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
5. When there is a “car-share vehicle” located within one block of the accessory dwelling unit.

F. The proposed accessory dwelling unit shall be subject to the City’s development impact fees for single-family residential units if it is 750 square feet or larger. However, development impact fees for accessory dwelling units that are 750 square feet or larger shall be charged proportionately in relation to the square footage of the primary dwelling unit.

G. Construction of an accessory dwelling unit shall not require that fire sprinklers be installed in any existing primary dwelling.

H. The architectural design of the accessory dwelling unit shall match the design of the primary dwelling unit, including building materials, color and roofing material.

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 one-family detached dwelling unit on the premises.

K. An attached accessory dwelling unit shall have an independent exterior access separate from the primary dwelling unit, and cannot be accessed from the interior of the primary dwelling unit.

L. A detached accessory dwelling unit may be located in front of the primary dwelling unit if it is compatible with the neighborhood, provided it maintains a minimum front setback of 20 feet, and only where the placement of the accessory dwelling unit at the rear or side portion of the lot would be impractical due to the location of the of the primary dwelling unit or topography of the site.

M. Any accessory dwelling unit placed more than 150 feet from a public right-of-way shall be required to provide “all-weather access” for emergency vehicles as required by the Riverside County Fire Department.

N. An accessory dwelling unit shall comply with the health requirements for water and sewerage as required by the appropriate agency. An applicant shall also be required to provide verification from the appropriate water and sewerage district that their requirements have been complied with prior to the issuance of building permits.

O. An applicant for an accessory dwelling unit shall be required to provide a will-serve letter from the applicable water agency stating that the appropriate water and sewerage availability and capacity exists for the unit.

Figure 17.195.050-1 Detached Accessory Dwelling Unit

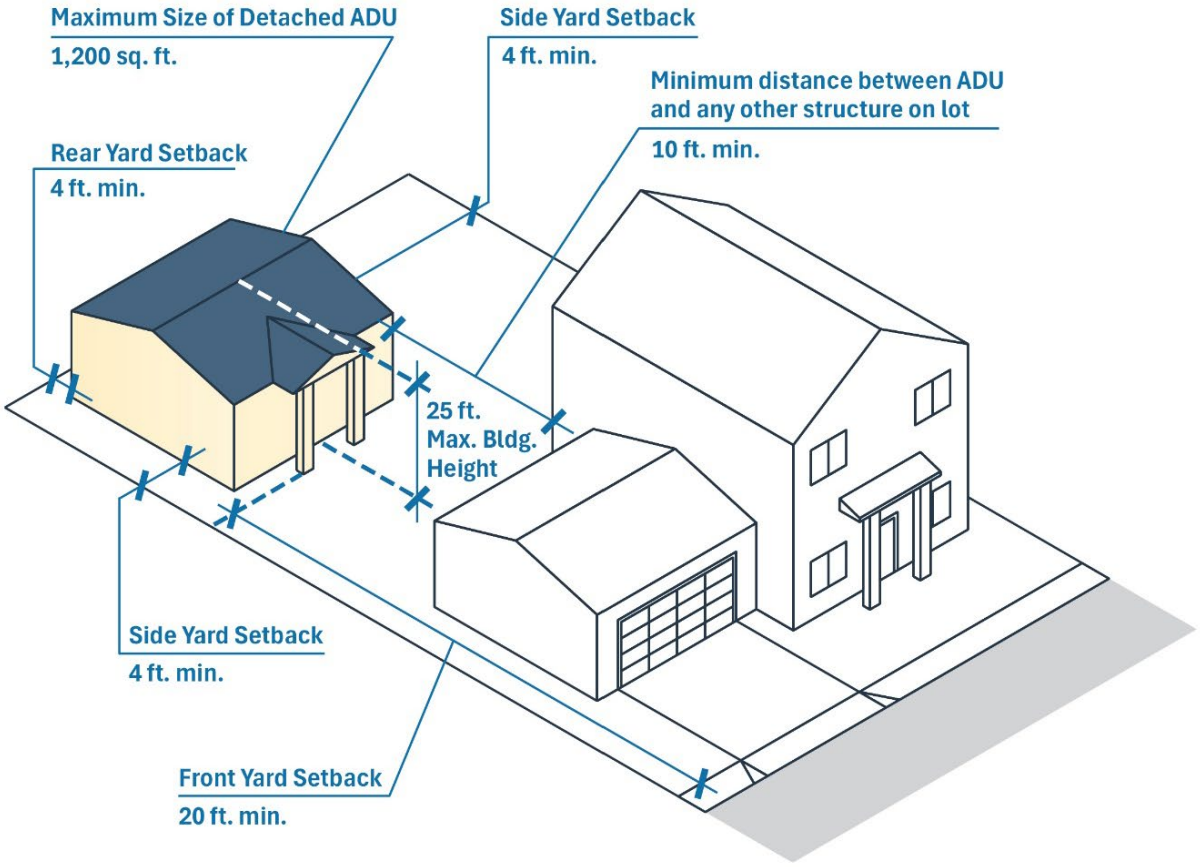


Figure 17.195.050-2 Accessory Dwelling Unit – Attached to an Accessory Structure

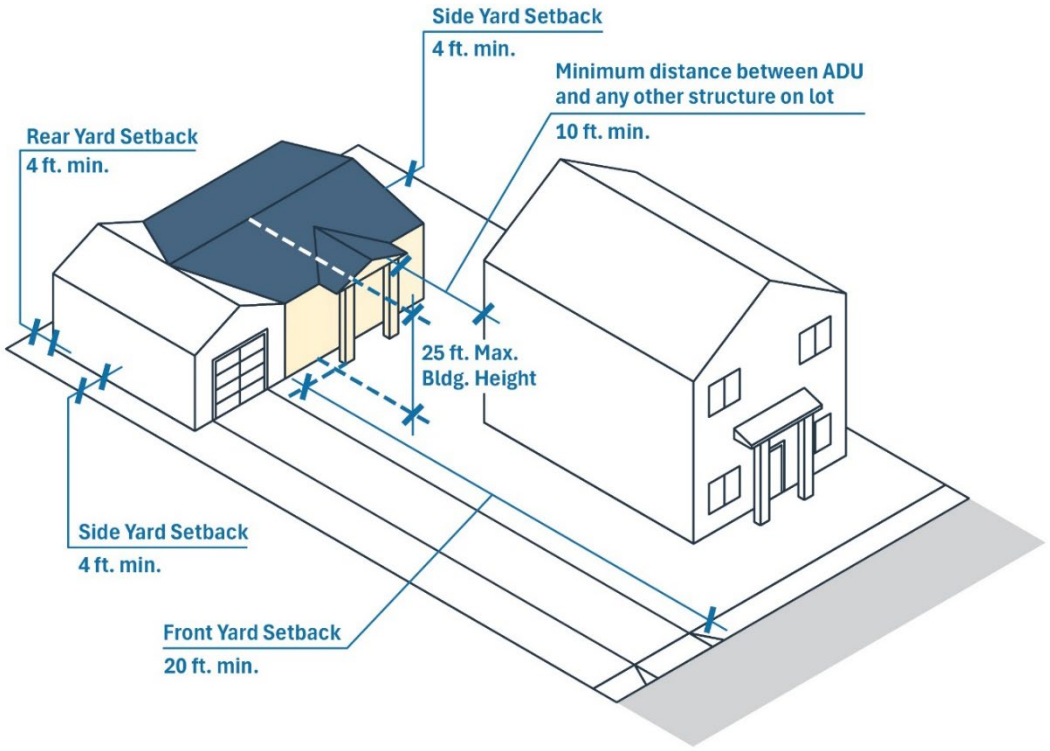
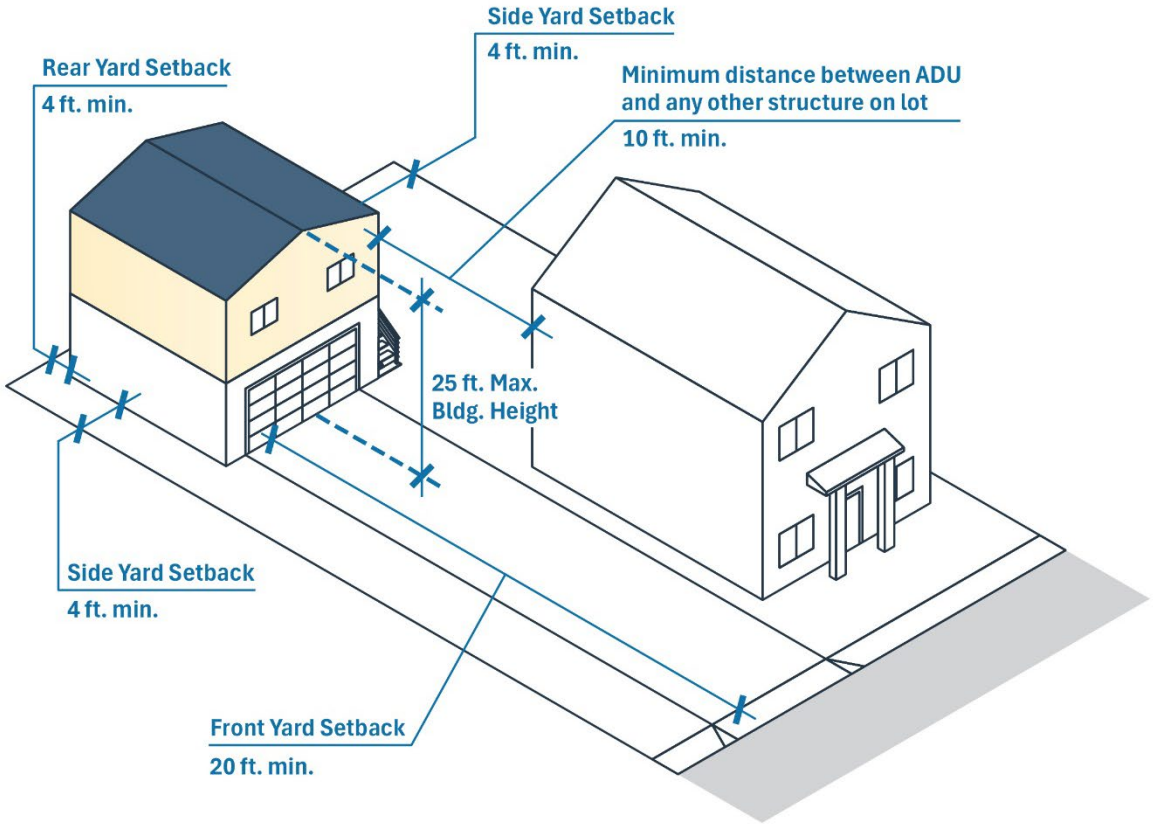


Figure 17.195.050-3 Accessory Dwelling Unit Above Detached Garage



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 may be permitted per lot not to exceed 500 square feet in size. The lot must be zoned for single-family residences and a single-family residence must exist or be proposed for the lot.

B. A lot with a junior accessory dwelling unit must be owner-occupied. The owner may live in either the junior accessory dwelling unit or the primary residence. This requirement shall not apply if the owner is another governmental agency, a land trust, or a housing corporation.

C. A deed restriction that runs with the land must be recorded and a copy filed with the City that includes a prohibition on the sale of the junior accessory dwelling unit separate from the sale of the primary residence, that this prohibition may be enforced against future purchasers, and that restricts the size of the junior accessory dwelling unit to no more than 500 square feet.

D. A junior accessory dwelling unit must be constructed within the walls of a proposed or existing single-family residence.

E. A junior accessory dwelling unit must have an independent exterior access separate from the main entrance to the proposed or existing primary dwelling unit and cannot be accessed from the interior of the primary dwelling unit.

F. A junior accessory dwelling unit shall include 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.

17.195.070 Ministerial approval.

The City shall ministerially approve an application for a building permit for an accessory dwelling unit that meets any of the following criteria outlined below without requiring an accessory dwelling unit permit or applying the standards contained in Section 17.195.040.

A. One accessory dwelling unit or junior accessory dwelling unit per lot that is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or existing accessory structure if the following standards are met:

1. For units proposed with 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.
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 17.195.050.

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 if the primary dwelling is less than 16 feet high.
4. The unit on a lot within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Public Resources Code Section 21155, may be up to 18 feet high. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
5. The unit shall not exceed the height limitation that applies to the primary dwelling unit or 25 feet, whichever is lower. This clause shall not be construed to permit an attached accessory dwelling unit to exceed two stories.
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. Two detached accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling, provided that the units are no higher than 16 feet and meet a four-foot rear and side yard setback.

17.195.080 Prohibited areas.

An accessory dwelling unit shall not be permitted in those areas of the City which have significant problems with regard to water availability or water quality, sewage disposal or other public health or safety concerns. The prohibited areas include, but are not limited to, those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the City or another public agency with the authority to impose a development moratorium.

17.195.090 Notice of decision.

A. Upon acceptance of an accessory dwelling unit application for a lot where there is an existing or proposed single-family or multifamily dwelling, the Chief Building Official shall review, approve an application, and issue a building permit for an accessory dwelling unit within 60 days after receiving a complete application provided all applicable requirements of this chapter have been met.

B. The Chief Building Official may deny the application for an accessory dwelling unit at the end of 60 days if the applicant has not met the requirements of this chapter. If the Chief Building Official denies an application for an accessory dwelling unit permit the Chief Building Official shall provide a full set of comments to the applicant with a list of deficiencies and a description of how they can be remedied.

C. An application for an accessory dwelling unit permit and/or a building permit for an accessory dwelling unit where there is no existing single-family dwelling shall be approved or denied concurrently with the permit application to create the new single-family dwelling.

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.

Chapter 17.200 Special Housing Types

17.200.010 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.

17.200.020 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. One hundred (100%) percent 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 percent 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 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

   d. The developer shall provide the information required by California Government Code Section 65652 to the Planning Department.

   e. Nonresidential floor area shall be used for onsite 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 onsite supportive services.

      ii. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite 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 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.

17.200.030 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 (6) 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 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.

17.200.040 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.

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.

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 (i) congregate dining facilities or (ii) 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.

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 5 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 (i) a manager who resides on-site or (ii) 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 twenty-four (24) hours a day, seven (7) days a week to physically respond within forty-five (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 (1) 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.

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 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 (i) 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 (ii) 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 17.205.020 (I);
3. An explanation of how the Large Licensed Residential Care Facility, intends to meet the requirements of 7.205.020 (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
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 (5) 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.

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.).

17.210.020 Permit Required

Mobilehome parks and subdivisions shall be subject to approval of a Major Development Review application (refer to Chapter 17.85) as designated in Article 2, Tables of Allowed Land Uses and Approval Requirements.

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 5 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 mobile home 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 6-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).

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.

Chapter 17.215 [RESERVED]

Chapter 17.220 Performance Standards for RV Storage in Commercial and Residential Zones

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 the vehicles provided the vehicles are placed behind the 25-foot street/front landscape setback buffer area note above. The 15% 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 6' – 8' 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 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 (5') 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" - 6" pervious asphalt base over 6" 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.

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.

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.

17.225.030 Keeping of Animals – Non-Commercial

Animal keeping uses allowed in Article 2 (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.

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	.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	

Table 17.205.030 - 1 Animal Keeping Standards			
Types of Animals	**Parcel Size**	**Max Number of Animals**	**Setbacks and Standards**
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	Ruminants shall not be kept not less than 100 feet from any street, 20 feet from any property line, and 50 feet from any residence.
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

17.225.040 Keeping of Animals – Commercial

A. Kennels, with the exception of 1-4 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 10–25 cats	R-R, R-A, R-T	1 acre (gross)
		M-I	No minimum lot size
Class III Kennel/ Cattery	26–40 dogs 26–40 cats	R-R	1 acre (gross)
		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

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.

17.225.060 Applications.

Every application for a kennel or cattery shall be made in writing to the Community Development Director on forms provided by the Planning Department and shall be accompanied by the filing fee set forth in Chapter 3.44.

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 (5) 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.

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
Pigs	8 months
Sheep	9 months
Other small farm animals	6 months

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.

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.

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.

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.

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.

17.235.030 Additional Development Requirements.

Additional development standards may be required as conditions of approval.

Chapter 17.240 Cannabis

17.240.010 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.

17.240.020 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.

17.240.030 Conditional use permit and development agreement required.

A. 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 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 Planning Director is authorized to make policies and procedures consistent with the intent and spirit of this chapter concerning the applications, the application process, the information required of applicants, the application procedures and the administration and procedures to be used and followed in the application and hearing process for cannabis business conditional use permits and development agreements.

17.240.040 Conditional use permit application.

A. All applications for a conditional use permit shall be filed with the Planning Director on the official form supplied by the City and shall be accompanied by the application fee established by resolution of the City Council, as may be amended from time to time.

B. An application for a conditional use permit shall include, but shall not be limited to, the following information:

1. Proof that the applicant has received a local license for the proposed premises, and the local license is in good standing, or a statement that the applicant is applying for a local license for the proposed premises concurrently with the conditional use permit application.
2. Confirmation that the proposed premises is not currently permitted by the State or County for the production of non-cannabis infused food products.
3. The address of the proposed cannabis business.
4. A site plan and floor plan of the cannabis business denoting all the use of areas of the cannabis business, including storage, employee areas, exterior lighting, restrooms, security cameras, areas of ingress and egress, signage, limited access areas, and restricted access areas, if included.
5. Plans and specifications for the interior of the proposed premises if the building to be occupied is in existence at the time of the application. If the building is not in existence or alteration to the building is required at the time of the application, the applicant shall file a plot plan and a detailed sketch for the interior and shall further submit an architect's drawing of the building to be constructed.
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 Planning Director to seek verification of the information contained within the application.
11. Any such additional and further information as is deemed necessary by the Planning Director to administer this section or this chapter.

C. The Planning Director and appropriate City staff shall review, verify and investigate all 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.

17.240.050 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.

17.240.060 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 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. In addition, no cannabis business shall be located within 100 feet of a residential use.

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.

17.240.070 Conditions of approval.

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 against the property.

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-1occupancy 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.
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.

17.240.080 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.

17.240.090 Inspections.

A. Recordings made by security cameras at any cannabis business shall be made immediately available to the Planning Director upon verbal request for the purposes of determining compliance with this chapter and the cannabis business's conditional use permit.

B. The Planning Director shall have the right to enter all cannabis businesses from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance with this chapter and the cannabis business' conditional use permit. Such inspections shall be limited to observing the premises for purposes of determining whether the cannabis business is being operated or maintained in compliance with this Code, state law, and other applicable laws and regulations.

C. Applicants and permittees must cooperate with employees and investigators of the City 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.

17.240.100 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.

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.

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.

17.245.010 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.

17.245.020 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.
   5. The application has met the requirements for approval set forth in Chapter 17.90 of this Title.

17.245.030 Co-locations and modifications to existing wireless communication facilities.

Co-location and modifications to an existing wireless communication facility shall be subject to the following standards:

A. Appropriate Location. A co-located wireless communication facility may be located in any zone classification.

B. 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.

C. 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:
   1. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
   2. The application has met the processing requirements set forth in this chapter.
   3. The application has met the location and development standards set forth in this chapter.
   4. The application has met the requirements for approval set forth in Section 17.125.130 of this Title.

D. A modification to an existing wireless telecommunication facility includes:
   1. Supporting Other wireless communication facilities.

Other wireless communication facilities shall be subject to the following standards:

A. Appropriate Location. Other wireless communication facilities may be located in the following zone classifications: M-I

B. 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.

C. Requirements for Approval. No conditional use permit for another wireless communication facility shall be approved unless it complies with the following:
   1. The facility is not located within a sensitive viewshed.
   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 findings for approval as set forth in Chapter 17.80 of this Title.

17.245.040 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.

17.245.050 Effect on encroachment permit issuance.

An encroachment permit does not, under any circumstances, authorize the construction of wireless communication facilities.

17.245.060 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.
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 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 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.

17.245.070 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 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 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%.

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.		

17.245.080 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.

E. If there are two or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it.

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.).

17.250.020 Development standards.

A. Reverse Vending Machines.
   1. Location. Reverse vending machines shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to development review (minor or major) or conditional use permits, and shall be located within 30 feet of the entrance to the commercial or industrial structure, without obstructing pedestrian or vehicular traffic, or occupying parking spaces required by the primary use.
   2. Parking. No additional parking spaces for access or use shall be required.
   3. Size. Reverse vending machines shall occupy no more than 50 square feet of floor area per machine, and shall be no more than eight feet in height.
   4. Design. Reverse vending machines shall be constructed and maintained with durable waterproof and rustproof material, and shall be clearly marked to identify material to be deposited, operating instructions, and the identity and the telephone number of the operator or responsible person to contact in the event of machine malfunction or if the machine is inoperative.
   5. Signs. Signs shall have a maximum surface area of four square feet.
   6. Maintenance. Units shall be maintained in a clean litter-free condition, and shall be sufficiently illuminated to ensure safe operations at all times.
   7. Operating Hours. Such facilities shall have operating hours at least the same as the primary use.

B. Mobile Recycling Units.
   1. Mobile recycling units shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to approved development review or conditional use permits.
   2. Mobile recycling units shall be no larger than 500 square feet and occupy no more than five parking spaces not including space needed for material removal or transfer.
   3. Such facilities shall accept only glass, metals, plastics, papers and such other nonhazardous materials suitable for recycling.
   4. Parking. No additional parking spaces for customer use at facilities located in established parking lots of a primary use, shall be required. Mobile recycling units 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.

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 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.

Chapter 17.255 Performance Standards for 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.

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.

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 sixty-five percent (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 (6') high decorative masonry wall combined with an earthen berm or landscaping to provide an eight foot (8') 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) 6 feet in height.

F. Perimeter Walls. Perimeter walls (e.g., side and rear property lines) shall be decorative block 6 – 8 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.

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 (2) 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;

    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.

Chapter 17.260 Rural Event Venue

17.260.010 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 6 (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.

17.260.020 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.

17.260.030 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. 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 twenty (20) square feet per side and not exceed four (4) 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 twelve (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 beno more than the equivalent of 3 guests per bedroom, excluding bedrooms utilized by the property owner and other permanent residents.

G. Number of Events.
   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 am to 10 pm on Friday and Saturday and from 10 am to 8 pm 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 fifty (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 forty-eight (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 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.

17.260.040 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 such inspection.

17.260.050 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.

17.260.060 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.

17.260.070 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.

A. 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 twelve (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, 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 three hundred (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 twelve (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.

ARTICLE 6. 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.

17.265.020 "A" Definitions

Abandoned Sign means:

1. Any outdoor advertising display that is allowed to continue for more than six (6) 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 17.180 (Signs); or
3. Any on-site advertising structure or sign that is allowed to continue for more than 90 days without a poster, bill, printing, painting, or other form of advertising or message for the purposes set forth in Chapter 17.180 (Signs).

Abandonment. A discontinuance of any use with intent to permanently discontinue such use.

Abatement. The method of reducing the degree and intensity of pollution, nuisances or violations.

Abut. To physically touch or border upon; to share a common property line. Access. A way or means of physical entry to a property.

Accessory Dwelling Unit. An attached or a detached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the primary dwelling unit is situated. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code Section 17958.1, and a manufactured home, as defined in California Health and Safety Code Section 18007.

Accessory Use. See Use, Accessory. Accessory Structure. See Structure, 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.

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/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 mobile homes.
>
> 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.

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).

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 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.

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.

Aviary. A facility for the keeping of birds.

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.

Awning. A roof-like cover attached to and extending from the wall of a building to provide shielding of windows and/or entrances.

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.

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, Accessory. See Structure, Accessory.

Building Height. Building height shall be measured in accordance with Chapter 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, 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 a.m. to 5 p.m. local time and excludes weekends and public holidays.

Business Services. Rendering services to business establishments on a fee or contract basis.

17.265.040 "C" Definitions

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.

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.

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.

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.

Electronic, changeable copy sign. 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.

Change of Use. A conversion of use that substantially differs from the previous use of a building or land.

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 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 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.

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.

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

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.

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 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. Any small retail establishment offering for sale prepackaged food products, household items, newspapers, magazines, sandwiches and/or prepared foods for off-site consumption.

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, 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.

Coverage, Building. The area of a parcel covered by a structure or structures, expressed as a percentage of the total lot area.

Crowing Fowl. Roosters, peacocks, turkeys, and guinea fowl.

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 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.

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, Minor. The process established to provide for administrative review and approval (or denial) of projects.

Development Review, Major. The process established to provide for Planning Commission 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 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 one household, located on a single lot and typically grouped together with similar units. They may be attached through vertical party wall(s) to one or more dwellings on abutting lots or may be joined by carports or garages.

Single Family, Detached. A dwelling unit designed for occupancy by one 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 two dwelling units or two 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 three or more dwelling units or three or more single-unit dwellings on the same lot, or any combination thereof.

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 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.

Enclosure. A fence, pen or structure suitable to securely and humanely prevent the animal from escaping or the entry of unauthorized persons.

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.

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.

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 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 nine 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, 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 6 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.

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.

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 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.

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(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.

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.

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 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.

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-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.

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.

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

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.

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 non-residential facility that administers medication, or supervises the self-administration of medication, for substance abuse treatment.

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.

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.

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;
1. 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;
2. 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;
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.”

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 salvage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery, or furniture.

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.

17.265.130 "L" Definitions

Landscape Architect. A licensed landscape architect in the State of California.

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).

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.

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.

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, 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 two 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 Width. The horizontal distance between the side lines, measured at the required front setback 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.

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 mobile home unless the mobile home has been converted to real property and is taxed as a site-built dwelling.

Manufacturing. To assemble, fabricate, compound, process, treat or remanufacture.

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 Site. The premises where persons engage in the manufacture of products.

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.

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.

Heavy-Intensity Manufacturing. The manufacturing, assembly, processing, storage, or packaging of products involving chemicals, petroleum, and heavy agricultural products or other hazardous materials.

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 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 mobile homes used for human habitation. The rental paid for a mobile home 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. Multiple Family Dwelling. See Dwelling, Multiple Family.

Multifamily Dwelling. The definition is set forth in California Government Code Section 65863.4(d).

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.

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.

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.

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 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.

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 for a commercial or industrial purpose.

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.

Non-Crowing Fowl. Poultry other than crowing fowl.

Nonresidential Zone. The following zones are considered non-residential 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.

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 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.

Outdoors. Any location within the City that is not within an enclosed locked structure.

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.

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.

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.

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.

Parking, Shared. Joint use of a parking area for more than one use.

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.

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.

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.

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, nonpoisonous insects, ornamental or songbirds, fish, nonpoisonous snakes under 6 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.

Pervious. Any surface or material that allows the passage of water through the material and into the underlying soil.

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.

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.")

Planning Department. See Community Development Department. Planning Director. See Community Development Director.

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.

Project, Non-Subdivision. The total development, not including subdivision of land, within the boundaries as defined on the plan for development.

Project. The total development, 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 Property. Property owned by a governmental agency or held open to the public, including, but not limited to, parks, streets, sidewalks and alleys.

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 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.

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.

17.265.190 "R" Definitions

Residential Care Facility:

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 twenty-four (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 twenty-four (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 (7) or more clients, while a Small Licensed Residential Care Facility serves six (6) or fewer clients.

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.

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.

Recommending Authority. The person or body granted authority to review and make a recommendation of final action to the approval authority.

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.

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.

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.

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.

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.

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.

17.265.200 “S” Definitions

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, 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, Secondary. Any school licensed by the state, authorized to award diplomas for secondary education.

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 District. A district that serves as a unit for state financing and administration of elementary and secondary schools.

Scenic Highway. Any officially designated state or City scenic highway as defined in Streets and Highway Code, Sections 154 and 261, et seq.

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.

Senior Center. An assembly building intended to provide nonresidential services for senior citizens.

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.

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.

Setback Line. The line that establishes the area of the property within which structures or other designated uses may be erected or placed.

Self-Storage. A storage facility in which individual units are rented to the public. The term includes mini-storage and mini-warehouse.

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 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 Family Dwelling. See Dwelling, Single 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.

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.

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.

Steep Slope. Land with a natural gradient of at least 25 percent (25 feet of vertical distance for every 100 feet of horizontal distance) and a vertical elevation of at least 50 feet.

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.

Specific, Adverse Impact. The definition is set forth in California Government Code Section 65589.5(d)(2).

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.

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).

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 6 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 markets, auctions, open air markets or other similar activities, but the term does not include a supermarket, department store or typical retail operations.

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.

1. “Minor event” means a temporary event which less than 2,000 are expected to attend.

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.

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 Planning Director determines are similar in nature and intensity to those identified in this section.

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).

Terrace. A level, landscaped and/or surfaced area, also referred to as a patio, directly adjacent to a primary building at or within 3 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.

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.

Total Units (or total dwelling units or total rental beds). Units added by a density bonus awarded pursuant to this chapter or any local law granting a greater density bonus are not included.

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.

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.

17.265.230 "V" Definitions

Variance. A grant of relief from the requirements of Title 17 which permits construction in a manner that would otherwise be prohibited by Title 17.

Vehicle Body Repair, Paint or Restoration. A commercial use often referred to as a body and fender shop through which damaged or wrecked vehicles are repaired or restored.

Vehicle Dismantling. See Vehicle Wrecking.

Vehicle Leasing and Rental. A business whose primary purpose is to provide vehicles to serve customer transportation needs. Such vehicles may include automobiles, trucks, bicycles, motorcycles, trailers and/or recreational vehicles.

Vehicle Repair, Major. A facility which provides heavy repair of vehicles and/or trucks including but not limited to body and fender repair, automotive painting, transmission and/or engine rebuilding, or other repair services which include the removal of major automotive mechanical components of a vehicle.

Vehicle Repair, Minor. A facility which provides light repair of vehicles and/or light trucks, including but not limited to engine tune-up, oil change, brake repair and replacement, muffler replacement, and the sale and/or installation of tires, batteries, and accessories.

Vehicle Sales. A facility for the display and sale of new or used automobiles, light trucks, vans, trailers or recreation vehicles and including any vehicle preparation or repair work conducted as an accessory use in designated buildings.

Vehicle Storage Lot. A parcel or parcels of land utilized for long-term or short-term vehicle storage, including cars, motorcycles, trucks, light trucks and/or recreational vehicles.

Vehicle Wrecking. The dismantling and parting out of motor vehicles or trailers, or the storage and/or sale of dismantled or wrecked motor vehicles or their parts.

Vending Pod. A site containing one or more vending vehicles and associated amenities on private property.

Vending Vehicle. A motorized device or vehicle by which any person or property may be propelled or moved upon a highway or street, or which may be drawn or towed by a self-propelled, motorized vehicle, from which food or food products are sold, offered for sale, displayed, bartered, exchanged, or otherwise given. Vending vehicle shall not include a device moved exclusively by human power.

Very Low Vehicle Travel Area. An urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85% of either regional vehicle miles traveled per capita, or city vehicle miles traveled per capita. For purposes of this paragraph, “area” may include a travel analysis zone, hexagon, or grid. For the purposes of determining “regional vehicle miles traveled per capita” pursuant to this paragraph, a “region” is the entirety of incorporated and unincorporated areas governed by a multicounty or single-county metropolitan planning organization, or the entirety of the incorporated and unincorporated areas of an individual county that is not part of a metropolitan planning organization.

Veterinary Clinic. A place where animals are given medical care and where the boarding of animals is limited to short-term care incidental to the medical care.

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.

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.

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.

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.

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 Planning Director shall make the final determination as to whether a facility under review constitutes a concealed wireless communication facility.
2. "Disguised wireless communication facility" is a facility designed and sited so as to be minimally visually intrusive. A disguised wireless communication facility includes, but is not limited to, disguised palm trees (monopalms), disguised pine trees (monopines), disguised ball field light poles, disguised flag poles, disguised water towers, disguised street lights, disguised electric utility poles, suspended wire antennas and painted poles located within a grove of live trees. The Planning Director shall make the final determination as to whether a facility under review constitutes a disguised wireless communication facility.
3. "Co-located wireless communication facility" is a facility owned by one telecommunication service provider that is attached to an existing facility owned by a different telecommunication

service provider. The Planning Director shall make the final determination as to whether a facility under review constitutes a co-located wireless communication facility.

4. "Other wireless communication facility" is a facility that is not concealed, disguised or co-located.

17.265.250 "X" Definitions

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.

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 of zone districts.


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ATTACHMENT B

City Council Ordinance No. 248
For
Change of Zone No. 2024-01

ORDINANCE NO. 248

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING CHANGE OF ZONE NO. 2024-01 TO CHANGE THE ZONING DESIGNATIONS (CONSISTENCY ZONING) FOR 3,480 PARCELS AND ADOPTING THE NEW WILDOMAR ZONING MAP RESULTING FROM THE APPROVAL OF GENERAL PLAN AMENDMENT NO. 2024-01 (ENVISION WILDOMAR 2040 GENERAL PLAN UPDATE) IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65860

WHEREAS, state law requires the City of Wildomar to adopt and maintain a zoning map consistent with the adopted general plan land use; and

WHEREAS, on July 1, 2008, the City Council adopted Council Resolution No. 08-01 adopting all Riverside County Resolutions of which included various planning documents, including but not limited to, the Riverside County Zoning Map;

WHEREAS, all land use, circulation, housing, etc. decisions have been governed by the use of the Riverside County General Plan and Zoning Map since incorporation on July 1, 2008; and

WHEREAS, in conformance with Government Code Section 65860, the City of Wildomar has commenced a comprehensive update to the City's Zoning map (Zoning Consistency) which in accordance with State law must be consistent with the new Geneal Plan (GPA 2024-01); and

WHEREAS, the zone changes for properties shown in Exhibit 1 attached to this resolution is necessary to make the subject properties consistent with the newly adopted General Plan Land Use map; and

WHEREAS, the change of zone would enable the affected property owners to enjoy the land uses promised by their respective land use designations; and

WHEREAS, the proposed Change of Zone No. 2024-01 is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and

WHEREAS, the City of Wildomar City Council has the authority in accordance with California Government Code Sections 65860, and Chapter 17.280 of the Wildomar

Municipal Code to act on the proposed Change of Zone No. 2024-01 (Zoning Consistency); and

WHEREAS, in accordance with Chapter 17.08 of the Wildomar Municipal Code, the Planning Department on November 29, 2024, provided a public hearing notice to all interested persons who filed a written request to receive such notice of the December 9, 2024 City Council meeting where the Council would review Change of Zone No. 2024-01; and

WHEREAS, in accordance with Chapter 17.08 of the Wildomar Municipal Code, the Planning Department on November 29, 2024 published a legal notice (1/8 page ad) in the "Press Enterprise", a local newspaper of general circulation, notifying the general public of the of the December 9, 2024 City Council meeting where the Council would review Change of Zone No. 2024-0; and

WHEREAS, in accordance with Chapter 17.08 of the Wildomar Municipal Code and Government Code Section 65300 et seq., the City Council conducted the duly noticed public hearing on December 9, 2024 and discussed Zoning Ordinance Amendment No. 2024-01, at which time interested persons had an opportunity to testify in support of, or opposition to Change of Zone No. 2024-01.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA ENVIRONMENTAL DETERMINATIONS

A. The approval of Change of Zone No. 2024-01 is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on December 9, 2024 at a duly noticed public hearing, the City Council certified an Program Environmental Impact Report (SCH#: 2023090064), including the Facts and Findings, Statement of Overriding Considerations, Response to Comments and Mitigation Monitoring and Reporting Program reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the General Plan Amendment No. 2024-01 for the General Plan Update project and this related Change of Zone No. 2024-01 project. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Road, Suite #110, Wildomar, CA 92595.

B. Pursuant to CEQA Guidelines Sections 15091 and 15093, and in support of its approval of the General Plan Update project, the City Council hereby adopts the attached CEQA Findings of Fact and Statement of Overriding Considerations as set forth in the attached Exhibit 1 of this Resolution.

C. Pursuant to Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, and in support of its approval of the General Plan Update project, the City Council adopts the Mitigation Monitoring and Reporting Program (MMRP) and directs that

all of the mitigation measures included in the MMRP be successfully implemented by means of Project conditions, agreements, or other enforceable measures, as set forth in the MMRP included in Exhibit 2 of this Resolution.

SECTION 2. REQUIRED CHANGE OF ZONE FINDINGS

In accordance with California Government Code, Section 65860 and Chapter 17.280 of the Wildomar Municipal Code and based on substantial evidence in the record, the City Council hereby makes the following finding to approve Change of Zone No. 2024-01.

A. The proposed change of zone is consistent with the City of Wildomar General Plan.

Evidence: The proposed change of zone is consistent with the new City of Wildomar General Plan Land Use Plan in that the proposed zone changes for the properties proposed herein are necessary to be consistent with the new land use map approved with General Plan Amendment No. 2024-01. Once these zone changes are approved and are effective, each of the goals and policies in the land use designation will be supported by the new zoning designations.

SECTION 3. AMENDMENT TO THE ZONING MAP

The City Council, based on the findings above, hereby adopts said Ordinance adopting the revised/updated Wildomar Zoning Map attached hereto and incorporated herein by reference as Exhibit 3, and approving various consistency zone changes for the properties listed hereto and incorporated herein by reference as Exhibit 4.

SECTION 4. EFFECTIVE DATE OF THE ORDINANCE.

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

SECTION 5. SEVERABILITY.

If any section, 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 shall 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 section, 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 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 pasting procedure authorized under Government Code Section 39633(c).

APPROVED AND ADOPTED this 15th, day of January, 2025.

_____
Ashlee Dephillippo
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

EXHIBIT 1
CEQA Findings and SOC – Refer to Attachment A, Exhibits 4
(Under Separate Cover)

EXHIBIT 2
CEQA MMRP Document – Refer to Attachment A, Exhibit 5)
(Under Separate Cover)

EXHIBIT 3

Zoning Map
(Under Separate Cover)

EXHIBIT 4

Rezone Property List Table by APN's
(Under Separate Cover

October 2024| Final Environmental Impact Report
State Clearinghouse No. 2023090064

CITY OF WILDOMAR
PROPOSED GENERAL PLAN EIR
CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING THE FINAL ENVIRONMENTAL IMPACT REPORT

City of Wildomar

Prepared for:

City of Wildomar
Contact: Matthew C. Bassi, Community Development Director
23873 Clinton Keith Road, Suite 110
Wildomar, California 92095
951.677.7751

Prepared by:

PlaceWorks
Contact: Mark Teague, AICP, Managing Principal, Environmental Services
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com

PLACEWORKS

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CEQA FINDINGS OF FACT
AND STATEMENT OF OVERRIDING CONSIDERATIONS
REGARDING THE
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE CITY OF WILDOMAR
PROPOSED GENERAL PLAN
STATE CLEARINGHOUSE NO. 2023090064

Exhibit A

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires that written findings be made by the lead agency in connection with certification of an environmental impact report (EIR) and in conjunction with approval of the project pursuant to Sections 15091 and 15093 of the CEQA Guidelines and Section 21081 of the Public Resources Code. This document provides the findings required by CEQA. The potential environmental effects of the City of Wildomar Proposed General Plan (proposed project) have been analyzed in a Draft Environmental Impact Report (Draft EIR or DEIR) (State Clearinghouse [SCH] 2023090064) dated May 2024. A Final EIR has also been prepared that incorporates the Draft EIR and contains comments received on the Draft EIR, responses to the individual comments, revisions to the Draft EIR including any clarifications based on the comments and the responses to the comments, and the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project. This document provides the findings required by CEQA for approval of the proposed project. The Draft EIR together with the Final EIR (including the MMRP contained therein) comprise the EIR for the project.

A. Statutory Requirements for Findings

The CEQA (Pub. Res. Code §§ 21000, *et seq.*) and the State CEQA Guidelines (Guidelines) (14 Ca. Code Regs §§ 15000, *et seq.*) promulgated thereunder, require the environmental impacts of a project be examined before a project is approved. Specifically, regarding findings, Guidelines Section 15091 provides:

> (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
>
> 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
>
> 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such

changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subsection (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The "changes or alterations" referred to in Section 15091(a)(1) above, that are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the project, may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.

(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.

(c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.

(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

(e) Compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.

Regarding a Statement of Overriding Considerations, Guidelines Section 15093 provides:

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

B. Findings for Project Approval

Having received, reviewed, and considered the EIR for the City of Wildomar Proposed General Plan, as well as all other information in the record of proceedings on this matter, the City of Wildomar City Council adopts the following Findings and Statement of Overriding Considerations, in its capacity as the legislative decision-making body for the City of Wildomar (City), which is the CEQA Lead Agency. The Findings and Statements of Overriding Considerations (Findings) set forth the environmental and other bases for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the proposed project.

In addition, the City of Wildomar City Council (City Council) hereby make findings pursuant to and in accordance with Section 21081 of the California Public Resources Code and State CEQA Guidelines Sections 15090 and 15091 and hereby certifies that:

(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effect as identified in the Final EIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

C. Project Environmental Report and Discretionary Actions

The EIR addresses the direct, indirect, and cumulative environmental effects of construction and operation activities associated with the proposed project. The EIR provides the environmental information necessary for the City to make a final decision on future discretionary actions for all future development as envisioned under the proposed project. The EIR was also intended to support discretionary reviews and decisions by other responsible agencies. Discretionary actions to be considered by the City may include, but are not limited to, the following:

- Certify that the EIR for the proposed project has been completed in compliance with CEQA, and reflects the independent judgement and analysis of the City; find that the City Council has reviewed and considered the information contained in the EIR prior to approving the project; adopt the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project either have been reduced to an acceptable level, or are outweighed by the specific overriding considerations of the project as outlined in the CEQA Findings of Fact and Statement of Overriding Considerations, as set forth herein.
- Approve the proposed project and related discretionary actions needed for implementation of the project.

II. PROCEDURAL COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City published a Draft EIR on May 9, 2024. A Final EIR was prepared in October 2024 in compliance with CEQA requirements. Together the Draft EIR and the Final EIR (and the MMRP contained therein) comprise the EIR. The EIR has been prepared in accordance with CEQA and the CEQA Guidelines, as amended. As authorized in State CEQA Guidelines Section 15084(d)(2), the City retained a consultant to assist with the preparation of the environmental documents. City staff from multiple departments, representing the Lead Agency, have directed, reviewed, and modified where appropriate all material prepared by the consultant. The EIR reflects the City's independent analysis and judgement. The key milestones associated with the preparation of the EIR are summarized below. As presented below, an extensive public involvement and agency notification effort was conducted to solicit input on the scope and content of the EIR and to solicit comments on the results of the environmental analysis presented in the Draft EIR.

A. Public Notification and Outreach

In conformance with CEQA, the State CEQA Guidelines, and the City of Wildomar CEQA Guidelines, the City of Wildomar conducted an extensive environmental review of the proposed project, summarized as follows

- Completion of a Notice of Preparation (NOP) on September 7, 2023. The public NOP review period extended from September 7, 2023, to October 6, 2023. The NOP was published in the *Press Enterprise* and posted at the Riverside County Clerk's office on September 6, 2023. Copies of the NOP were also mailed to interested persons and organizations.
- Preparation of a Draft EIR, which was made available for a 45-day public review period beginning May 9, 2024, and ending June 24, 2024. The scope of the Draft EIR was determined based on the CEQA Guidelines Appendix G Checklist, and comments received in response to the NOP. The Notice of Availability (NOA) for the Draft EIR was sent to interested persons and organizations, posted online at the State Clearinghouse for distribution to public agencies, posted on the City of Wildomar's website, and published in the *Press Enterprise*. The NOA was posted at the Riverside County Clerk's office on May 9, 2024. The NOA of the Draft EIR was published in the *Press Enterprise* on May 9, 2024.
- Preparation of a Final EIR, including the responses to comments to the Draft EIR, was released for a 10-day agency review period prior to certification of the Final EIR.
- Public hearings on the proposed project, hearings before the City Planning Commission and the City Council.
- In summary, the City conducted all required noticing and scoping for the proposed project in accordance with Section 15083 of the CEQA Guidelines, and conducted the public review for the EIR, which met the requirements of Section 15087 of the CEQA Guidelines.

B. Final Environmental Impact Report and City Council Proceedings

The City prepared a Final EIR, including Responses to Comments on the Draft EIR. The Final EIR/Response to Comments contains comments on the Draft EIR, responses to those comments, revisions to the Draft EIR, and appended documents. A total of seven comment letters were received.

None of the comment letters resulted in the need to modify the environmental analysis in the Draft EIR.

The EIR found that prior to mitigation, implementation of the proposed project will result in potentially significant impacts to Geology and Soils, Hazards and Hazardous Materials, Mineral Resources, Tribal Cultural Resources, and Wildfire. Impacts to Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation were found to be significant and unavoidable. The City prepared a Statement of Overriding Considerations (see Section VI, below) for the following impacts which were found to be significant and unavoidable:

Agriculture and Forestry Resources

- **Impact 5.2-1:** The proposed project would convert farmland to nonagricultural uses.

Air Quality

- **Impact 5.3-1:** Buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP.

- **Impact 5.3-2:** Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria.

- **Impact 5.3-3:** Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations.

- **Impact 5.3-4:** The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations.

Biological Resources

- **Impact 5.4-1:** Buildout of the proposed Land Use Plan could impact sensitive or special-status plant and animal species known to occur in the City of Wildomar.

Cultural Resources

- **Impact 5.5-1:** Future development under the proposed project could impact an identified historic resource.

Greenhouse Gas Emissions

- **Impact 5.8-1:** Implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal.

Noise

- **Impact 5.13-1:** Construction activities would result in temporary noise increases in the vicinity of the proposed project.

- **Impact 5.13-2:** Project implementation would result in temporary construction and long-term operation-related noise that would exceed local standards.

Transportation

- **Impact 5.17-2:** The proposed project would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).

The public can view searchable agendas for scheduled City Council meetings and access agenda-related City information and services at the following website: https://www.cityofwildomar.org/250/City-Council..

The Final EIR document will be posted for viewing and download with the previously posted Draft EIR prior to the City's consideration of the Final EIR and project recommendations on the City's website: https://www.cityofwildomar.org/212/Environmental-Documents-Center.

A date for consideration of certification of the EIR and project recommendations at the City Council was set for the proposed project and notice of the meeting was provided consistent with the Brown Act (Government Code Sections 54950 et seq.). The City Council will take testimony on the proposed project and may continue on its calendar to a subsequent meeting date in its discretion.

C. Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The NOP, NOA, and all other public notices issued by the City in conjunction with the proposed project.
- The Draft EIR and Final EIR for the proposed project.
- All written comments submitted by agencies or members of the public on the Draft EIR.
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR.
- All written and verbal public testimony presented during a noticed public hearing for the proposed project.
- The Mitigation Monitoring and Reporting Program.
- The reports and technical memoranda included or referenced in the Final EIR.
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and Final EIR.
- The Resolutions adopted by the City in connection with the proposed project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto.
- Matters of common knowledge to the City, including but not limited to federal, state, and local laws and regulations.
- Any documents expressly cited in these Findings.
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

D. Custodian and Location of Records

The documents and other materials that constitute the administrative record for the City's actions related to the proposed project are at the City of Wildomar–Community Development Department, 23873 Clinton Keith Road, Wildomar, CA. The City Community Development Department is the custodian of the administrative record for the proposed project. Copies of these documents, which

constitute the record of proceedings, are and at all relevant times have been and will be available upon request of the Community Development Department. Additionally, the documents will be available online at: https://envisionwildomar2040.com/ and https://www.cityofwildomar.org/212/Environmental-Documents-Center during the consideration period for the proposed project, and at City Hall. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

E. Project Location

The City of Wildomar is in southwestern Riverside County, California, and is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, City of Murrieta to the south, and City of Menifee to the east. Interstate and regional access to the City is provided by Interstate 15 (I-15), which runs in a general north-south direction through the City.

F. Project Objectives

The adopted vision for the City is:

> "The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

The City understands that growth will occur and that there is a benefit to directing new growth, and different types of development, into areas best suited for mixed-use and modestly higher densities. As the City is largely comprised of existing low-density neighborhoods; vertical and horizontal mixed-use, townhomes, and higher density, have not been the tradition. Nonetheless the proposed project includes modest mixed-use areas intended to blend new compact development into the small-town character of the City without overwhelming the adjacent neighborhoods. This approach represents a measured step toward integrating nodes of mixed-use into areas where services and transportation routes converge. While the scale of development could be greater, and changes more drastic, this first change in the fabric of the City is intended to reflect the adopted vision.

Objectives for the City of Wildomar Proposed General Plan project are as follows and will aid decision makers in their review of the proposed project and associated environmental impacts:

1. Increase jobs in the City to encourage more residents to shop and work locally and reduce commuting out of the City.
2. Maintain and enhance conservation areas.
3. Focus growth along major corridors, thereby reducing change in the neighborhoods.
4. Provide for mixed use development in areas of the City where services and transportation converge, at a density and intensity that is modestly higher than the surrounding neighborhood.

G. Project Description

Project Summary

When the City incorporated in 2008, it adopted Riverside County's General Plan. The project is an update to the City's General Plan, which will be the first City-specific General Plan for Wildomar. A general plan is a state-required planning document that provides guidance to decision-makers regarding the allocation of resources and determination of the future physical form, location, and character of development in a city. It is the official statement of a city regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. Although a general plan is composed of individual sections, or "elements," that individually address a specific area of concern, it embodies a comprehensive and integrated planning approach for a jurisdiction.

Proposed General Plan and Buildout

The proposed project includes the following elements that address all the required topics in state law, as well as one additional topical of local importance:

- Land Use
- Circulation
- Recreation and Community Services
- Open Space and Conservation
- Noise
- Economic Development
- Climate Action Plan Memorandum
- Housing and Safety Elements (previously adopted in 2021 and will only be reformatted under the proposed project to ensure consistency)

Rather than a separate element, Environmental Justice policies are embedded throughout relevant elements of the Proposed General Plan.

The proposed project could result in a net increase of 8,992 residential units, 27,999 residents, 2,965,538 square feet of non-residential uses, and 6,724 jobs compared to existing conditions.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

A. Format

Section 15091 of the CEQA Guidelines requires that a Lead Agency make a finding for each significant effect for the project. This section summarizes the significant environmental impacts of the proposed project, describes how these impacts are to be mitigated, and discusses various alternatives to the proposed project, which were developed to reduce the remaining significant environmental impacts. All impacts are considered potentially significant prior to mitigation unless otherwise stated in the findings.

The remainder of this section is divided into the following subsections:

Section B, Findings on "No Impact" and "Less Than Significant Impacts," presents environmental issues, as identified in Chapter 5 of the Draft EIR, which would result in no impact or less than significant impacts.

Section C, Findings on Impacts Mitigated to Less Than Significant, presents significant impacts of the proposed project that were identified in Chapter 5 of the Draft EIR, the mitigation measures identified in the Mitigation Monitoring Program, and the rationales for the findings.

Section D, Significant and Unavoidable Impacts that Cannot be Mitigated to Below the Level of Significance, presents significant impacts of the proposed project that were identified in the Draft EIR, the mitigation measures identified in the Mitigation Monitoring Program (if applicable), the findings for significant impacts, and the rationales for the findings.

Section IV, Alternatives to the Proposed Project, presents alternatives to the proposed project and evaluates them in relation to the findings set forth in Section 15091(a)(3) of the State CEQA Guidelines, which allows a public agency to approve a project that would result in one or more significant environmental effects if the project alternatives are found to be infeasible because of specific economic, social, or other considerations.

Section V, Findings on Responses to Comments on the Draft EIR and Revisions to the Final EIR, presents the City's findings on the response to comments and revisions to Final EIR, and decision on whether a recirculated Draft EIR is necessary.

Section VI, Statement of Overriding Considerations, presents a description of the proposed project's significant and unavoidable adverse impacts and the justification for adopting a statement of overriding considerations.

B. Findings on "No Impact" and "Less Than Significant Impacts"

The City determined that the proposed project would have no impact or less than significant impacts, including direct, indirect, and cumulative impacts, for the environmental issues summarized below. The rationale for the conclusion that no significant impact would occur in each of the issue areas is based on the environmental evaluation in the listed topical EIR sections in Chapter 5 of the Draft EIR.

CEQA Guidelines Section 15901 states that an EIR may not be certified for a project that has one or more significant environmental effects unless one of three possible findings is made for each significance effect. Since the following environmental issue areas were determined to have no impact or a less than significant impact, no findings under Section 15091 for these issues are required.

1. Aesthetics

Impact 5.1-1: Development in accordance with the Proposed General Plan would not substantially alter or damage scenic vistas. [Threshold AE-1]

Scenic resources in the City include parks, open spaces, vacant land, and views of the Elsinore Mountains and Temescal Mountains. Open space and park lands that provide views of scenic vistas would continue to be preserved under the Proposed General Plan. The existing low-density residential uses in or adjacent to scenic vistas and resources would also remain unchanged, thereby preserving views of these features. Most of the higher-density development would be focused along primary corridors in the City, such as Clinton Keith Road, Bundy Canyon Road, Mission Trail, and I-15. The existing

and proposed scale and design of the City, along with its existing and future land uses, complement rather than detract from the backdrop scenery of the ridgelines and suburban environment. As shown in Figure 3-4, *Proposed Land Use Plan,* of the DEIR, the majority of land uses along the periphery of the City boundary would be RM (Rural Mountainous), EDR (Estate Density Residential), VLDR (Very Low Density Residential), LDR (Low Density Residential), MDR (Medium Density Residential), and OS-CH (Conservation Habitat); according to the Wildomar Housing Element (Table HNA-28, Residential Zoning Criteria), the tallest structure would be up to 50 feet tall and permitted in the MDR land use designation.

Although new development could alter the appearance of the existing conditions, especially in areas where lands are vacant and undeveloped, future development consistent with the Proposed General Plan would not create a substantial adverse impact on scenic vistas or degrade the City's visual character or quality due to the City's urbanizing character. Additionally, the development standards under the City's municipal code as well as the City's commercial and residential design guidelines, would guide future development characteristics and ensure consistency and compatibility. Development standards and design guidelines would ensure that scenic resources in the City, such as views of mountain ridgelines, are not adversely affected.

The Proposed General Plan includes policies that would protect scenic resources, such as Policy LU-13.1, which calls for the permanent preservation of open space that contains scenic value, and Policy OS-1.8, which aims to protect ridgelines from incompatible development that diminishes scenic value. Therefore, the proposed project would not substantially impact scenic resources in the City, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to scenic vistas and resources. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-2: The proposed project would not alter scenic resources within a state scenic highway. [Threshold AE-2]

There are no scenic highways within the City. The nearest officially designated scenic highway is State Route 74 (SR-74), approximately 23 miles northeast of the City. Due to the distance and varying topography, no impact to scenic resources would occur on SR-74, an officially designated scenic highway.

I-15 is designated as an eligible scenic highway and future development along and proximate to I-15 could impact scenic resources. However, all development in the City must comply with the City's development standards and design guidelines to ensure that future development would not substantially impact scenic resources. Additionally, the following Proposed General Plan policies would reduce impacts to scenic resources: Policy LU-13.1, which calls for the permanent preservation of open space that contains scenic value and Policy OS-1.8, which aims to protect ridgelines from incompatible development that diminishes scenic value. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to altering the scenic resources within a state scenic highway. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-3: Buildout in accordance with the proposed land use plan would alter the existing visual appearance of the City but would not substantially degrade its existing visual character or quality and would not conflict with applicable zoning and other regulations governing scenic quality. [Threshold AE-3]

Future development and redevelopment allowed by the Proposed General Plan would result in the development of currently undeveloped parcels and intensification of already developed areas of the City. Although new development would alter the visual appearance of the City, because the City is largely already developed with urban and suburban uses, new development would not substantially degrade the City's visual character or quality. The proposed land use plan would focus more intensive growth within the nine focus areas, where structures would be up to 50 feet tall, as shown in Figure 5.1-1, *Proposed Focus Areas,* of the DEIR. Title 17, Zoning, of the Wildomar Municipal Code establishes development standards. Additionally, future development would be required to comply with the commercial and residential design standards to ensure compatibility with existing uses and retain the City's existing visual character and quality. Buildout under the proposed project would occur in areas where development already exists or areas where development is planned. Areas designated as open space and parks would remain undeveloped under the proposed project.

The Proposed General Plan policies ensure that future development and redevelopment would enhance Wildomar's sense of place and character, such as Policy LU-5.1, which requires new development to exhibit quality design; Policy LU-5.2, which requires new development to be located and designed to visually enhance the character of the surrounding areas; and Policy LU-5.3, which aims to enhance the City's unique character and quality of design by maintaining and implementing development standards. Development under the Proposed General Plan would be required to comply with existing regulations that maintain the City's character, such as the City's objective development standards for commercial and residential projects which would ensure that development under the proposed project would continue to be maintained and be compatible with the City's visual character. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the existing visual appearance of the city. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-4: The proposed project would not generate additional light and glare. [Threshold AE-4]

The two major causes of light pollution are spill light, which is caused by misdirected light that illuminates outside the intended area, and glare, which is light that shines directly or is reflected from a surface into a viewer's eyes. Sources of light in the City include building lighting (interior and exterior),

security lighting, sign illumination, and parking area lighting, which are mostly associated with residential, commercial, and industrial uses. Other sources of nighttime light and glare include streetlights, vehicular traffic along surrounding roadways, and ambient lighting from surrounding communities.

Future development in accordance with the Proposed General Plan would occur in areas designated for development and would allow for development of currently undeveloped parcels and intensification and redevelopment of existing land uses, which could increase nighttime light and glare in Wildomar.

Development and redevelopment projects in the City would be required to comply with the design guidelines for residential and commercial uses, as well as Chapter 8.64, Light Pollution, of the Wildomar Municipal Code, which establishes limits on the types of fixtures and size of bulbs used in all aspects of development. The requirements in Chapter 8.64 would be checked during the building permit application and again during building and site inspections for all projects to ensure lighting impacts would not be significant. Consistent with the City's lighting standards (municipal code section 8.64.090), all proposed exterior light fixtures must have full cutoff so that there is no light pollution created above the 90-degree plane of the light fixtures. Additionally, the Proposed General Plan includes Policy LU-6.1, which aims to retain and enhance the integrity of existing uses by protecting them from glare. Therefore, the proposed project would not adversely affect day or nighttime views and would not contribute to night sky pollution. Impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the generation of additional light and glare. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

2. Agricultural and Forestry Resources

Impact 5.2-2: The proposed project would not conflict with zoning for agricultural use or a Williamson Act Contract. [Threshold AG-2]

There are no Williamson Act contracts within the City limits. Therefore, no impact would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to Williamson Act contracts. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.2-3: The proposed project would not conflict with existing zoning for, or cause rezoning of, forestland and timberland, and would not result in the loss or conversion of forestland to non-forest uses. [Thresholds AG-3, AG-4, and AG-5 (part)]

According to the California Department of Fish and Wildlife (CDFW), the City does not contain public forestlands or private timberlands. Therefore, implementation of the proposed project would not

conflict with the zoning of forestlands or timberlands, nor would it result in the loss or conversion of forestlands to non-forest uses. As such, no impacts would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the loss or conversion of forestland to non-forest uses. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

3. Air Quality

Impact 5.3-5: The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. [Threshold AQ-4]

Growth under the proposed project could generate new sources of odors. Nuisance odors from land uses in the South Coast Air Basin (SoCAB) are regulated under South Coast Air Quality Management District (South Coast AQMD) Rule 402, *Nuisance*.

Industrial Land Uses

Compost facilities, landfills, solid-waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), asphalt batch manufacturing plants, chemical manufacturing, and food manufacturing facilities are typical sources of odors from industrial land uses. The Proposed General Plan would result in a net increase of 1,393,616 square feet of industrial land use at buildout under the Light Industrial (LI) and Business Park (BP) land use designations. Industrial land uses are required to comply with South Coast AQMD Rule 402 and future environmental review, which would ensure that sensitive land uses are not exposed to objectionable odors. Therefore, impacts would be considered less than significant.

Residential and Other Retail/Commercial Land Uses

Residential and other nonresidential, nonindustrial land uses that would be accommodated by the proposed project could result in the generation of odors such as exhaust from landscaping equipment and from cooking. Buildout of the Proposed General Plan would result in a net increase of retail (4,179 acres) and commercial (385 acres) land uses. Unlike industrial land uses, these are not considered potential generators of odor that could affect a substantial number of people. Nuisance odors are regulated under South Coast AQMD Rule 402, which requires abatement of any nuisance generating a verified odor complaint. Therefore, impacts would be considered less than significant.

Construction

Construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Noxious odors would be confined to the immediate vicinity of the construction equipment in use. By the time such emissions reached any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Short-term construction-related odors are expected to cease upon the

drying or hardening of odor-producing materials. Therefore, impacts would be considered less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to odor-related emissions adversely affecting a substantial amount of people. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

4. Biological Resources

Impact 5.4-4: Future projects in accordance with the Proposed General Plan would be required to comply with the Western Riverside Multiple Species Habitat Conservation Plan, the Stephens' Kangaroo Rat Conservation Plan, and the City of Wildomar's local biological resources polices and ordinances. [Thresholds B-5 and B-6]

The City is a participant in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which requires that individuals, businesses, or public agencies proposing development in the "criteria area" of the MSHCP obtain approval from the Regional Conservation Authority and a permit from the local responsible agency. Criteria areas include the cell groups which are shown on Figure 5.4-2, *MSHCP Reserve Assembly*, of the DEIR. Projects that are approved must pay fees for review and construction of the project in accordance with Chapter 3.42, MSHCP Mitigation Fee, of the Wildomar Municipal Code.

In addition to the MSHCP, a long-term (30-year) Habitat Conservation Plan (HCP) for Stephens' kangaroo rat is administered by the Riverside County Habitat Conservation Agency. The Stephens' kangaroo rat HCP boundary is within the larger MSHCP boundary. For a project that occurs within the Stephens' kangaroo rat HCP boundary, impacts to Stephens' kangaroo rats are mitigated by the Stephens' kangaroo rat HCP, and for any projects outside of the Stephens' kangaroo rat HCP boundary but within the MSHCP, impacts are mitigated by the MSHCP. As the majority of the City is within the Stephens' Kangaroo Rat Plan Area (see Figure 5.4-1, of the DEIR), projects within these portions would be required to pay fees pursuant to Chapter 3.43, Stephens' Kangaroo Rat Mitigation Fee, of the Wildomar Municipal Code.

Buildout of the Proposed General Plan could impact biological resources in the City. However, compliance with MSHCP, the Stephen's kangaroo rat HCP, and the City's Municipal Code would protect these resources. Additionally, the Proposed General Plan policies would protect biological resources, such as Policy OS-1.1, which requires the enforcement of the Western Riverside County Multiple Species Habitat Conservation Plan and Stephens Kangaroo Rat Habitat Conservation Plan provisions. Additionally, the implementation of the Proposed General Plan would not conflict with an adopted habitat conservation plan, natural community conservation plan, or local ordinance. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the compliance of the Proposed General Plan with the Western Riverside Multiple Species Habitat Conservation Plan, the Stephens' Kangaroo Rat Conservation Plan, and the City of

Wildomar's local biological resources polices and ordinances. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

5. Energy

Impact 5.6-1: Implementation of the Proposed General Plan would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. [Threshold E-1]

Short-Term Construction Impacts

Development projects constructed under the Proposed General Plan would create temporary demands for electricity. Natural gas is not generally required to power construction equipment, and therefore is not anticipated during construction phases. Electricity use would fluctuate according to the phase of construction. Additionally, it is anticipated that most electric-powered construction equipment would be hand tools (*e.g.,* power drills, table saws, compressors) and lighting, which would result in minimal electricity usage during construction activities.

Development projects would also temporarily increase demands for energy associated with transportation. Transportation energy use depends on the type and number of trips, vehicle miles traveled (VMT), fuel efficiency of vehicles, and travel mode. Energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. It is anticipated that most off-road construction equipment, such as those used during demolition and grading, would be gas or diesel powered. In addition, all operation of construction equipment would cease upon completion of project construction. Furthermore, the construction contractors would minimize nonessential idling of construction equipment during construction in accordance with the California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449. Such required practices would limit wasteful and unnecessary energy consumption in development in Wildomar. Moreover, future development projects within the City would be similar to the construction processes of any current development projects within Wildomar. Therefore, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of fuel use during construction.

Long-Term Impacts During Operation

Non-transportation Energy

Electrical service to the City is provided by Southern California Edison (SCE) through connections to existing off-site electrical lines and new on-site infrastructure. As shown in Table 5.6-4, *Year 2045 Forecast Electricity Consumption*, of the DEIR, by horizon year 2045, electricity use in the City would increase by 109,987,393 kWh/year, or approximately 83 percent, from existing conditions.

As shown in Table 5.6-5, *Year 2045 Forecast Natural Gas Consumption*, of the DEIR, existing natural gas use in the City totals 4,995,139 therms annually. By 2045, natural gas use in the City would increase

from existing conditions by 3,895,455 therms annually, or approximately 78 percent, to a total of 8,890,594 therms per year.

While the electricity and natural gas demand for the City would increase compared to existing conditions, development accommodated under the Proposed General Plan would be required to comply with the current and future updates to the Building Energy Efficiency Standards and California Green Building Standards Code (CALGreen), which would contribute to reducing the energy demands shown in Table 5.6-3, *Existing Operation-Related Annual Fuel Usage*, of the DEIR, and Table 5.6-4, of the DEIR. New and replacement buildings in compliance with these standards would generally have greater energy efficiency than existing buildings and each update to the Building Energy Efficiency Standards and CALGreen will result in greater building energy efficiency and move closer toward buildings achieving zero net energy usage. Additionally, the Proposed General Plan includes policies increase energy efficiency and storage such as Policies OS-6.2, OS-6.4, OS-6.5, and OS-6.6. Policy OS-3.4 which would encourage water-conserving mechanisms in existing development, such as stormwater capture systems, graywater systems, and drought-tolerant landscape planting. Encouraging sustainable and energy-efficient building practices and using more renewable energy strategies will further reduce energy consumption within the City and move closer toward achieving zero net energy.

Transportation Energy

The growth under the Proposed General Plan would consume transportation energy (*e.g.,* gasoline, diesel, compressed natural gas, and electricity) from the use of motor vehicles. Table 5.6-6, *Operation-Related Annual Fuel Usage: Net Change from Existing,* of the DEIR, shows the net change in VMT, fuel usage, and fuel efficiency (miles per gallon) under the Proposed General Plan conditions compared to existing conditions and existing uses under year 2045 conditions.

Although annual VMT would increase for diesel- and gasoline-powered vehicles, the fuel efficiency would increase by 8.94 mpg and 0.34 mpg, respectively. The overall VMT as shown in Table 5.6-6, of the DEIR, would be primarily attributable to the population growth associated with the Proposed General Plan as shown in Table 5.14-7, *Comparison of 2045 SCAG and Proposed General Plan Buildout Projections,* of the DEIR, in Chapter 5.14, *Population and Housing,* of the DEIR. While VMT and fuel usage would generally increase from implementation of the Proposed General Plan when compared to existing uses, the fuel efficiency of vehicles would improve compared to existing conditions. For electric-powered vehicles, annual VMT would increase by 55,126,683 miles and annual consumption would increase by 14,085,318 kWh.

The improvement in fuel efficiency would be attributable to regulatory compliance (*e.g.,* Corporate Average Fuel Economy [CAFE] standards), resulting in new cars that are more fuel efficient and the attrition of older, less fuel-efficient vehicles. The CAFE standards are not directly applicable to residents or land use development projects, but to car manufacturers. However, compliance with the CAFE standards by car manufacturers would ensure that vehicles produced in future years have greater fuel efficiency and would generally result in an overall benefit of reducing fuel usage by providing the population of the City more fuel-efficient vehicle options. Furthermore, while the demand in electricity would increase under the proposed project, in conjunction with the regulatory (*i.e.,* Renewables Portfolio Standard, Senate Bill [SB] SB 350, and SB 100) and general trend toward increasing the supply and production of energy from renewable sources, it is anticipated that a greater share of electricity

used to power electric vehicles would be from renewable sources in future years. Additionally, the Proposed General Plan includes policies that would contribute to minimizing overall VMT, and thus fuel usage associated with the City. Policies LU-4.2 and LU-9.4 would encourage non-vehicular travel modes in the design and development of future projects, and policies CI-1.1, CI-4.3, and CI-5.12 would aid in minimizing VMT through Transportation Demand Management (TDM) measures where feasible and improve connectivity along city streets.

Collectively, these policies and regulations would minimize overall VMT, and thus fuel usage associated with potential future development in Wildomar. Furthermore, the proposed project would rely on mixed-use and infill development for projected growth in the Wildomar region, thereby contributing to reduced energy use from the transportation sector. For example, Policies LU-10.1 and LU-10.2 encourage housing to be integrated with commercial and/or office uses within the City. Although population and VMT is projected to grow, the jobs-housing ratio would increase to 0.58 to be closer to a more equal distribution of employment and housing (see Impact 5.14-1, of the DEIR). Having a jobs-rich city would encourage the creation of more employment opportunities for the city's residents commuting out of Wildomar. Therefore, this could result in shorter distances traveled between where people work and live and to amenities.

Implementation of proposed policies under the Proposed General Plan in conjunction with and complementary to regulatory requirements, would ensure that energy demand associated with growth under the Proposed General Plan would not be inefficient, wasteful, or unnecessary. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to wasteful, inefficient or unnecessary consumption of energy resources. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.6-2: The Proposed General Plan would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. [Threshold E-2]

California Renewables Portfolio Standard Program

The state's electricity grid is transitioning to renewable energy under California's Renewables Portfolio Standard (RPS) Program. The statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE, whose compliance with RPS requirements would contribute to the State of California objective of transitioning to renewable energy. The land uses accommodated under the Proposed General Plan would comply with the current and future iterations of the Building Energy Efficiency Standards and CALGreen.

Furthermore, as discussed for Impact 5.6-1, of the DEIR, the Proposed General Plan includes Policies OS-6.2, OS-6.4, and OS-6.6 which would encourage the transition to all-electric appliances and installation of on-site renewable energy systems for new and existing developments, and Policy OS-6.5 would promote battery storage systems, especially in buildings with solar energy installations and municipal buildings with essential community services. Therefore, implementation of the Proposed

General Plan would not conflict with or obstruct implementation of California's RPS program, and no impact would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the conflict or obstruction of a state or local plan regarding renewable energy or energy efficiency. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

6. Geology and Soils

Impact 5.7-3: Soil conditions would adequately support proposed septic tanks. [Threshold G-5]

A majority of soil conditions in the City are adequate for support of proposed septic tanks. Large portions of the rural and mountainous areas of Wildomar, east of I-15 rely on septic tanks where nearby regional wastewater collection services are currently unavailable. As indicated in Section 5.19, *Utilities and Service Systems,* of the DEIR, the Riverside County Department of Environmental Health's adopted Local Agency Management Program provides minimum standards and requirements for the treatment and disposal of onsite septic systems. Given the soil components as discussed in Impact Section 5.7-2, many areas in Wildomar can adequately support septic tanks. There are specific areas within the City that septic tanks may be less favorable, such as areas of subsidence and potential for landslides. The implementation of Policies S-17 and S-18 would reduce the impacts of geologic-induced problems associated with septic tank because these policies aim at coordinating with water districts and encouraging permanent water monitoring for areas of past subsidence. Additionally, compliance with the Wildomar Municipal Code Chapter 8.96, Sewage Discharges, provides requirements for septic system installations, which would ensure that soil conditions are adequate for future installation of septic tanks. Therefore, these policies would reduce the impact of soils conditions with respect to septic tanks.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to soil conditions adequately supporting septic tanks. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

7. Greenhouse Gases

Impact 5.8-2: Implementation of the Proposed General Plan would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. [Threshold GHG-2]

California Air Resources Board (CARB) Scoping Plan

CARB's Scoping Plan is applicable to state agencies but is not directly applicable to cities/counties and individual projects. However, new regulations adopted by the State agencies from the Scoping Plan result in greenhouse gas (GHG) emissions reductions at the local level. Therefore, local jurisdictions benefit from reductions in transportation emissions rates, increases in water efficiency in the building

and landscape codes, and other statewide actions that affect a local jurisdiction's emissions inventory from the top down.

The GHG emissions shown in Table 5.8-5 *City of Wildomar GHG Emissions Forecast,* of the DEIR, includes reductions associated with statewide strategies that have been implemented since the adoption of Assembly Bill (AB) 32, SB 32, and AB 1279. Development projects accommodated under the Proposed General Plan are required to adhere to the programs and regulations identified by the Scoping Plan and implemented by state, regional, and local agencies to achieve the statewide GHG reduction goals of AB 32, SB 32, and AB 1279. Future development projects would be required to comply with these state GHG emissions reduction measures because they are statewide strategies. For example, new buildings associated with development projects under the proposed project would be required to meet the CALGreen and Building Energy Efficiency Standards in effect at the time when applying for building permits. Furthermore, as discussed under Impact 5.8-1, the Proposed General Plan includes goals and policies that would help reduce GHG emissions and therefore help achieve GHG reduction goals. Implementation of the Proposed General Plan would not obstruct implementation of the CARB Scoping Plan, and impacts would be less than significant.

SCAG's Connect SoCal

Connect SoCal is Southern California's regional transportation plan to achieve the passenger vehicle emissions reductions identified under SB 375, and identifies areas in the region that can house near-term and long-term growth and support a diverse economy and workforce. By integrating the Forecast Development Pattern with a suite of financially constrained transportation investments, Connect SoCal can reach the regional target of reducing GHGs from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels).

As demonstrated in Section 5.11, *Land Use and Planning,* of the DEIR, the Proposed General Plan would be consistent with the Connect SoCal goals and would further State goals through emphasis on design and reduction in VMT (see Table 5.11-1, *SCAG 2020 RTP/SCS Goal Consistency Analysis,* of the DEIR). In addition, Policies LU-4.1, LU-4.2, LU-8.2, and LU-9.4 as well as Policies CI-2.1, CI-4.3, CI-5.5, CI-5.7, and CI-5.12 would reduce VMT per service population consistent with the regional goals. Lastly, as discussed in Section 5.14, *Population and Housing,* of the DEIR*,* implementation of the Proposed General Plan would bring the City closer to a more equal distribution of employment and housing.

Overall, the Proposed General Plan would provide for residents to both live and work in the City instead of commuting to other areas, which would contribute to minimizing VMT and reducing VMT per service population. Therefore, the Proposed General Plan would not interfere with SCAG's ability to implement the regional strategies in Connect SoCal, and no impact would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to conflicting with an applicable plan, policy, or regulation of an agency adopted to reduce GHG emissions. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

8. Hazards and Hazardous Materials

Impact 5.9-1: Project construction and operations would not create a significant impact due to the transport, use, and/or disposal of hazardous materials or due to reasonably foreseeable upset and accident conditions; and would not impact an existing or proposed school. [Thresholds H-1, H-2, and H-3]

Construction

Potentially hazardous materials used during construction include substances such as paints, sealants, solvents, adhesives, cleaners, and diesel fuel. There is potential for these materials to spill or to create hazardous conditions. However, the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard. These activities would also be short-term or one time in nature. In the event of a potential release and cleanup of a hazardous material in the construction process, the Riverside County Department of Environmental Health (DEH)'s Environmental Cleanup Program (ECP) would provide oversight of environmental investigations and cleanup of contaminated sites. Project construction workers would be trained in safe handling and hazardous materials use pursuant to the California Division of Occupational Safety and Health (Cal/OSHA) requirements.

To prevent hazardous conditions, existing local, state, and federal laws—such as those listed under Section 5.9.1.2, *Regulatory Background,* of the DEIR—are to be enforced at construction sites, as well as during the transport and disposal of hazardous materials. Cal/OSHA has regulations concerning the use of hazardous materials, including requirements for safety training, exposure warnings, availability of safety equipment, and preparation of emergency action/prevention plans. Furthermore, strict adherence to all emergency response plan requirements set forth by the Riverside County Fire Department would be required throughout the duration of project construction. Therefore, impacts would be less than significant.

Operations

Industrial uses and some commercial uses utilize greater amounts of hazardous materials than other uses, such as residential uses and schools. Operation of future residential and some commercial uses would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes, such as paints, household cleaners, fertilizers, and pesticides. Operation of future industrial and some types of commercial uses would involve use of larger amounts of hazardous materials, such as fuel/diesel, and commercial grade chemicals, solvents, cleaners, etc. These types of industrial and commercial uses, and therefore, the specific types of hazardous materials to be used, are not yet known.

The use, storage, transport, and disposal of hazardous materials by future residents and commercial and industrial tenants/owners would be required to comply with existing regulations of several agencies, including the California Department of Toxic Substances Control, US Environmental Protection Agency, California Division of Occupational Safety and Health, California Department of Transportation, and Riverside County Fire Department.

Compliance with applicable laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an

appropriate manner and would minimize the potential for safety impacts. Additionally, future residential and nonresidential uses under the proposed project would be constructed and operated with strict adherence to all emergency response plan requirements set forth by the Riverside County DEH and the Riverside County Fire Department.

The California Environmental Protection Agency (CalEPA) has designated the Riverside County DEH as the Certified Unified Program Agency (CUPA), responsible for managing the following programs in the County such as the Underground Storage Tank Program, Aboveground Petroleum Storage Act Requirements, Hazardous Waste Generator and Onsite Hazardous Waste Treatment Programs, Hazardous Materials Release Response Plans and Inventories (Business Plan), California Accidental Release Prevention, and Hazardous Material Management Plans

Additionally, several policies in the Safety Element and Proposed General Plan would minimize risks from businesses that use hazardous materials. For Example, Policy S-74 aims to enforce land use policies and siting criteria related to hazardous materials and waste through ongoing implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan. Therefore, impacts would be less than significant.

Demolition

Future development projects may involve demolition of existing buildings and structures associated with a specific development site. Some building materials used in the mid- and late- 1900s are considered hazardous to the environment and harmful to people. For example, while asbestos was generally not used in building materials by 1980, it was still occasionally used until the late 1980s. Lead-based paint was banned for residential use in 1978 and phased out for commercial structures in 1993. Typical hazardous materials of concern for existing older structures in the City include asbestos, lead, mold, Polychlorinated Biphenyls (PCBs), and radon.

For buildings constructed before the 1950s, it is likely that some may contain asbestos-containing materials (ACMs) and lead-based paint (LBP), as well as other building materials containing lead (*e.g.,* ceramic tile and insulation). Demolition of these buildings could cause encapsulated ACM (if present) to become friable (*i.e.,* easily crumbled or pulverized); once airborne, they are considered a carcinogen. Demolition could also cause the release of lead into the air.

PCBs are synthetic chemicals that were manufactured for use in various industrial and commercial applications because of their non-flammability, chemical stability, high boiling point, and electrical insulation properties. When released into the environment, PCBs persist for many years and bioaccumulate in organisms.

State agencies, in conjunction with the federal Environmental Protection Agency (EPA) and OSHA, regulate removal, abatement, and transport procedures for asbestos-containing materials. Releases of asbestos from industrial, demolition, or construction activities are prohibited by these regulations; medical evaluation and monitoring are required for employees performing activities that could expose them to asbestos. The regulations include warnings and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, state, and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.

Requirements for limiting asbestos emissions from building demolition and renovation activities are specified in South Coast AQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). California Government Code Sections 1529 and 1532.1 provide for exposure limits, exposure monitoring, respiratory protection and good working practice by workers exposed to lead and ACM. Therefore, impacts would be less than significant.

Accidental Release

The use, storage, and transport of hazardous materials and hazardous wastes in compliance with the applicable laws and regulations would minimize the potential for releases of hazardous materials that could pose substantial hazards to the public or the environment and would entail prompt containment and cleanup of spills. Residential uses, some civic uses such as schools and parks, and some commercial uses utilize only small amounts of hazardous materials and mostly or entirely for cleaning and maintenance purposes. Use of such small amounts of hazardous materials would not pose substantial hazards to the public or the environment through accidental releases. Businesses handling reporting quantities of hazardous or extremely hazardous materials would maintain business plans including: procedures in the event of a hazardous materials release, procedures for immediate notification of all appropriate agencies and personnel, identification of local emergency medical assistance, contact information for company emergency coordinators, a listing and location of emergency equipment at the business, an evacuation plan, and a training program for business personnel.

California Accidental Release Prevention Program (CalARP) aims to be proactive and therefore requires businesses to prepare risk management plans, which are detailed engineering analyses of the potential accident factors present at a business and the mitigation measures that can be implemented to reduce this accident potential. The Riverside County Environmental Health Division is the CUPA designated as the administering agency for CalARP. Therefore, impacts would be less than significant.

Pipelines

As noted in Section 5.9.1.3, *Existing Conditions,* of the DEIR, Wildomar does not contain any hazardous pipelines that run through the City, and the closest gas transmission pipeline is approximately 2.6 miles south/southeast of the City in Murrieta. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the transport, use, and/or disposal of hazardous materials and relating to impacting school sites. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-2: The City is on a list of hazardous materials sites, but would not create a significant hazard to the public or environment. [Threshold H-4]

As identified in Table 5.9-1, *Hazardous Sites in the City of Wildomar*, of the DEIR, a search of the online EnviroStor and GeoTracker databases on October 26, 2023, identified six hazardous materials sites within the City. All six sites are designated as either "case closed" or "no action required." Although there are six hazardous waste sites in the City, development on other sites in the City may result in hazardous materials impacts. However, properties contaminated by hazardous substances are regulated

at the local, state, and federal level and are subject to compliance with stringent laws and regulations for investigations and remediation that would remedy all potential impacts caused by hazardous substance contamination. Additionally, there are several policies in the Proposed General Plan and Safety Element that would ensure impacts as a result of hazardous materials would be reduced, such as Policy S-76 which requires discretionary development projects that will generate hazardous wastes or materials to include detailed information on reduction, recycling, and storage of the hazardous materials. Therefore, buildout of the Proposed General Plan would result in a less than significant impact upon compliance with existing laws and regulations.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to significant hazards on the public or the environment. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-3: The City is not located in the vicinity of an airport or within the jurisdiction of an airport land use plan. [Threshold H-5]

The City of Wildomar is not within the vicinity of any airports or within the jurisdiction of an airport land use plan. Therefore, no impacts would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to airport hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-4: Project development would not affect the implementation of an emergency responder or evacuation plan. [Threshold H-6]

Regional access to and from Wildomar is limited to I-15. Several arterials in the City funnel traffic to larger arterials and freeways and several major roadways and transit routes within and adjacent to the City are crossed by one or more disaster prone areas—including Alquist Priolo zones, very high fire hazard severity zones, 100-year flood zones, dam inundation zones, and other hazards (see Figure 5.7-2, *Regional Fault Location Map*, Figure 5.10-3, *FEMA Flood Zones,* 5.10-4, *Dam Inundation Zones*, and 5.20-1, *Fire Severity Zones,* of the DEIR). Any of these disasters can cause damage to transportation infrastructure, preventing or impeding access by emergency responders and evacuation by residents.

As indicated in Section 2.32.080, Emergency Plan, of the Wildomar Municipal Code, the Wildomar Disaster Council is responsible for the development of the City's emergency plan, which shall provide the effective mobilization of all the resources of the City, both public and private, to meet any condition constituting a local emergency. Furthermore, the City of Wildomar is covered under its Local Hazard Mitigation Plan (LHMP) and Emergency Operations Plan (EOP) which provide strategies to address emergencies in the City.

The City of Wildomar Emergency Services Department strives to promote a secure and resilient City with capabilities required across the whole community to prevent, mitigate, prepare, respond to, and recover from natural and man-made disasters. The Community Emergency Response Team was placed

on hold due to the pandemic. The City anticipates a new emergency response program that will help residents of the community with the skills to respond to an emergency situation. Furthermore, the purpose of Wildomar Municipal Code Chapter 2.32, Disaster Relief, is to provide for the preparation and carrying out of plans for the protection of persons and property within the City in the event of an emergency.

To ensure the effectiveness of emergency planning and hazard mitigation, the local and regional fire department works with an array of community partners. These include utility service providers (water, power, and sanitation), schools, community organizations, residents, and other local entities. Mutual and automatic aid agreements are also maintained with numerous surrounding local, state, and federal agencies to allow for appropriate backup services in case of an emergency, disaster, or other similar event.

Wildomar has also implemented Government Code Section 65302 which requires that the safety element of a general plan address evacuation routes. The California Department of Forestry and Fire Protection (CAL FIRE) safety element checklist also requires cities to address evacuation routes. During an emergency, CAL FIRE/Riverside County Fire Department would provide emergency services within the City. Future development under the proposed project would be required to comply with applicable fire and building codes to meet minimum standards for fire safety. In addition, the Wildomar Safety Element includes information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes, per Senate Bill 99 (2018). According to the Safety Element, the Farm Specific Plan, east of I-15 and south of Bundy Canyon, is within a hazard-prone area that lacks multiple emergency access points. The areas of concern have been identified and with use of the City's EOP and Policies S-97 and S-98, which would aim to correspond citizens with emergency notifications and plans to safely respond to emergencies, the impacts would be reduced to less than significant.

Additionally, implementation of the Safety Element policies would ensure impacts are reduced during an emergency evacuation. For example, Policies S-97 and S-98 aim to maintain a City EOP which includes the National Incident Management System (N.I.M.S.) and to coordinate with local and State Emergency Management agencies using the Standardized Emergency Management System (S.E.M.S.) and N.I.M.S. to facilitate multi-agency emergency response. These policies would ensure adequate communication in the event of an emergency. Therefore, compliance with applicable regulations, and implementation of emergency and evacuation plans as well as the policies in the General Plan would reduce impacts to less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to an emergency response plan or evacuation plan. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

9. Hydrology and Water Quality

Impact 5.10-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground-water quality. [Threshold HYD-1]

Construction Impacts

Clearing, grading, excavation, and construction activities have the potential to impact water quality through soil erosion and increasing the amount of silt and debris carried in runoff. Additionally, the use of construction materials, such as fuels, solvents, and paints, may present a risk to surface water quality. Finally, the refueling and parking of construction vehicles and other equipment on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the storm drain system.

To minimize these potential impacts, future development that involves the disturbance of one acre or more of land would require compliance with the Construction General Permit (CGP) Order WQ 2022-0057-DWQ, which includes the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP requires the incorporation of best management practices (BMPs) to control sediment, erosion, and hazardous materials contamination of runoff during construction and prevent contaminants from reaching receiving water bodies. The CGP also requires that prior to the start of construction activities, the project applicant must file permit registration documents (PRDs) with the State Water Resources Control Board (SWRCB), which includes a Notice of Intent, risk assessment, site map, annual fee, signed certification statement, and a SWPPP. The construction contractor is required to maintain a copy of the SWPPP at the site and implement all construction BMPs identified in the SWPPP during construction activities. Prior to the issuance of a grading permit, the project applicant is required to provide proof of filing of the PRDs with the SWRCB. Submittal of the PRDs and implementation of the SWPPP throughout the construction phase of development pursuant to the Proposed General Plan would address anticipated and expected pollutants of concern from construction activities.

For future construction projects that disturb less than one acre of land, project applicants would still be required to implement an effective combination of erosion and sediment control BMPs. The City requires submittal of a Construction Runoff Management Plan for all construction sites and designates a minimum set of BMPs for erosion and sediment control, soil stabilization, and protection of natural hydrologic features. The City confirms implementation of appropriate BMPs through construction site inspections.

As a result, water quality impacts associated with construction activities would be less than significant.

Operational Impacts

Potential future development and activities under the Proposed General Plan may result in long-term impacts to the quality of stormwater and urban runoff, subsequently impacting downstream water quality. Future development can potentially create new sources for runoff contamination through changing land uses. As a consequence, future development within the City as a whole may have the

potential to increase the post-construction pollutant loadings of certain constituent pollutants associated with the proposed land uses and their associated features, such as landscaping.

To prevent long-term impacts associated with land use changes and in accordance with the requirements of the MS4 permit (Order No. R9-2013-0001, last amended in 2015), Wildomar Municipal Code Chapter 13.12 and the City's Jurisdictional Runoff Management Plan (JRMP), all new development that involves the creation of 10,000 square feet or more of impervious surface and redevelopment projects that involve the creation and/or replacement of 5,000 square feet or more of impervious surface must incorporate low impact development (LID) site design, source control, and stormwater treatment measures to address post-construction stormwater runoff. These projects would be required to submit a project-specific water quality management plan (WQMP) to be reviewed and approved by the City Public Works/Engineering Department. For projects that create less than 10,000 square feet of impervious surface or replace less than 5,000 square feet of impervious surface, the City requires a water quality checklist for these "Other Development Projects," which includes site design and source control BMPs. Additionally, the City's WQMP and JRMP include hydromodification requirements for future development that may impact downstream channels and creeks. The City's JRMP is updated periodically to reflect the latest MS4 permit requirements; therefore, potential future development over the buildout horizon of the Proposed General Plan would need to comply with the latest thresholds and most current municipal separate storm sewer system (MS4) permit.

As part of the statewide mandate to reduce trash within receiving waters, the City is required to adhere to the requirements of the California Trash Amendments which include the installation of trash full capture systems by 2030. A full capture system is defined as a treatment control, or series of treatment controls, including a multi-benefit project or a LID control that traps all particles that are 5 millimeters or greater and has a design treatment capacity of 1) at least the peak flow rate from a one-year, one-hour storm event, or 2) appropriately sized to carry at least the same flows as the corresponding storm drain. Systems may be catch basin inserts or other insert systems or high flow capacity trash full capture systems that are designed to treat trash from large drainage areas.

Additionally, all potential future development would be required to comply with the requirements of the Wildomar Municipal Code, which prohibits illicit discharge into the storm drain system (Section 17-12.140) and includes provisions to reduce the pollutants in stormwater (Chapter 13.12.070). All development that discharges stormwater associated with industrial activity shall also comply with the requirements of the General Industrial Permit (Order No. 2014-0057-DWQ) as amended in 2018 by Order No. 2015-0122-DWQ.

Implementation of the Proposed General Plan policies, such as Policy OS-3.2, which requires new development do not degrade natural water bodies, in conjunction with adherence to MS4 permit requirements, the Statewide CGP, and the City's JRMP and Municipal Code requirements, would ensure that potential future development would not violate any water quality standards or waste discharge requirements for both construction and operational phases, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to degrading surface or groundwater quality. Accordingly, no changes or alterations to the

proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. [Threshold HYD-2]

Groundwater Use

A more detailed description and analysis of the City's overall water supply and demand is provided in Section 5.19, *Utilities and Service Systems,* of the DEIR. Wildomar is within two groundwater basins: Elsinore Valley Subbasin and Temecula Valley Subbasin. The Elsinore Valley Subbasin is designated by the California Department of Water Resources (DWR) as a medium-priority groundwater basin and is not in critical overdraft. The Elsinore Valley Municipal Water District (EVMWD) is the groundwater sustainability agency (GSA) for the subbasin and the groundwater sustainability plan (GSP) for the subbasin was approved by DWR in October 2023. The Temecula Valley Subbasin is designated as a very low priority basin and is not required to form GSAs or prepare GSPs. Additionally, the Temecula Valey Subbasin is managed by a different water purveyor (Rancho California Water District) that does not provide potable or recycled water to the City.

Most of the City's water supply (approximately 68 percent) is imported surface water supplied by EVMWD which supplements its supply with groundwater pumped from 10 District-owned wells. Between 2016 and 2020, the amount of groundwater pumped from the Elsinore Valley Subbasin ranged from 2,198 acre-feet per year (AFY) to 6,751 AFY, for an average of 4,070 AFY. The groundwater supply from the Elsinore Valley Subbasin is projected to remain constant at 5,500 AFY from 2025 to 2045, and the safe yield pumping rate projection in the GSP is 6,500 AFY for the Elsinore Management Area.

With buildout of the Proposed General Plan, the City anticipates an increase in water demand of approximately 4,627 AFY (see Section 5.19, *Utilities and Service Systems*, of the DEIR for calculation details). According to EVMWD's 2020 Urban Water Management Plan (UWMP), the water agency pumps groundwater from several groundwater subbasins. Even with increases in population and water demand in their service areas, EVMWD does not intend to increase groundwater pumping during normal years through 2045. However, during single and multiple dry years, groundwater pumping would increase but it would be distributed over five different groundwater subbasins. Therefore, each groundwater subbasin's sustainable yield would not be exceeded. In addition, the GSP contains future projects that would ensure the sustainability of the groundwater subbasin, including aquifer recharge, stormwater capture and recharge, and aquifer storage and recovery.

Future development would also be required to implement the water-efficient requirements specified in the CALGreen and California Plumbing Codes and the Model Water Efficient Landscape Ordinance (MWELO) requirements for water efficient landscaping. Future projects that meet the criteria under California Water Code Section 10912 would be required to prepare a Water Supply Assessment that demonstrates that project water demands would not exceed water supplies. In addition, residential,

commercial, and industrial water usage can be expected to decrease in the future as a result of continued implementation of water conservation practices.

Groundwater Recharge

Although future development would increase the amount of impervious surfaces and could potentially impact groundwater recharge, these projects would be required to implement BMPs and LID measures in accordance with the regional MS4 permit and the City's JRMP. New development or redevelopment projects would be required to implement site design measures, source control measures, stormwater treatment measures, and hydromodification measures and submit a WQMP subject to approval by the City. These measures also increase the potential for groundwater recharge. In addition, the GSP prepared for the Elsinore Valley Subbasin includes future projects that would promote groundwater recharge, including aquifer recharge, stormwater capture and recharge, and aquifer storage and recovery.

Compliance with the City's requirements for new construction, water efficient landscaping, and the Proposed General Plan policies, such as Policy LU-7.1, which requires new development minimize alteration of natural landforms and incorporate natural drainage systems, would protect future groundwater resources. Therefore, the proposed project would not significantly interfere with groundwater recharge and would not substantially deplete groundwater supplies, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to groundwater supplies. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-3: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows. [Threshold HYD-3]

Erosion and Siltation

All potential future development would be required to implement construction-phase BMPs as well as post-construction site design, source control measures, and treatment controls in accordance with the requirements of the CGP, the Wildomar Municipal Code Chapter 13.12, the MS4 Permit, and the City's Construction Runoff Management Plan. Each new development or redevelopment project that disturbs one or more acre of land would be required to prepare and submit a SWPPP to the SWRCB that describes the measures to control erosion and sedimentation due to construction activities. For projects of less than one acre, the City's Construction Runoff Management Plan and Municipal Code requirements would still apply.

Once future development projects have been constructed, the MS4 permit requirements for new development or redevelopment projects must be implemented and include site design measures, source control measures, LID, and treatment measures that address stormwater runoff and would reduce the potential for erosion and siltation. Project-specific WQMPs submitted to the City must include BMPs that are maintained in perpetuity in accordance with the San Diego Regional Water Quality Control Board) RWQCB MS4 Permit. Adherence to the streambed alteration agreement process under Sections 1600 to 1616 of the California Fish and Game Code would further reduce erosion and siltation impacts that may occur due to streambed alterations. Compliance with these regional and local regulatory requirements will ensure that erosion and siltation impacts from new development and redevelopment projects would be less than significant.

Flooding On- or Off-site

New development and/or redevelopment and changes in land uses could result in an increase in impervious surfaces, which in turn could result in an increase in stormwater runoff, higher peak discharges to drainage channels, and the potential to cause nuisance flooding in areas without adequate drainage facilities. All potential future development must comply with the requirements of the MS4 Permit and the City's JRMP. Regulated projects must implement BMPs which effectively minimize imperviousness, retain or detain stormwater on-site, decrease surface water flows, and slow runoff rates. Projects that may impact downstream channels and creeks must also adhere to the hydromodification requirements of the MS4 permit and the City's JRMP to ensure that post-project runoff conditions (flow rates and durations) do not exceed pre-development runoff conditions by more than 10 percent for the 2-year, 24-hour up to the 10-year, 24-hour runoff event. Adherence to these regulatory requirements would minimize the amount of stormwater runoff from new development and redevelopment within the City. Therefore, potential future development would not result in flooding on- or off-site, and impacts would be less than significant.

Stormwater Drainage System Capacity

An increase in impervious surfaces with new development or redevelopment could result in increases in stormwater runoff, which in turn could exceed the capacity of existing or planned stormwater drainage systems.

Potential future development that involves the creation of 10,000 square feet or more of impervious surfaces or replacement of 5,000 square feet or more of impervious surfaces would trigger the implementation of site design, source control, and stormwater treatment measures to reduce stormwater runoff, pursuant to the MS4 Permit and the City's JRMP. Prior to the issuance of grading permits, the City will require completion and submittal of a Final WQMP report for review and approval to ensure that these requirements are met. Stormwater treatment measures are required to temporarily detain site runoff for priority projects, using specific numeric sizing criteria based on volume and flow rate. Implementation of these stormwater measures will reduce the amount of stormwater runoff that is ultimately discharged to the City's storm drain system and to Lake Elsinore and the Murrieta Creek. Projects that are subject to the hydromodification requirements of the MS4 permit must demonstrate post-project runoff conditions (flow rates and durations) do not exceed pre-development runoff conditions by more than 10 percent. For projects that create less than 10,000 square feet of impervious surface or

replace less than 5,000 square feet of impervious surface, the City requires a water quality checklist for these "Other Development Projects" which includes site design and source control BMPs.

Projects that meet the MS4 regulatory criteria would need to demonstrate that the regulatory requirements for the sizing and temporary on-site retention of stormwater runoff have been met by submitting a WQMP report to the City for review and approval prior to the issuance of grading permits. This would minimize the amount of stormwater runoff from new development and redevelopment sites within the City. Also, as part of the permitting process, future development would be required to pay drainage fees and development impact fees, pursuant to Wildomar Municipal Codes 33.44.040 and 16.32.040, which are designed to mitigate the impacts of stormwater that is discharged to local drainage facilities under the jurisdiction of RCFCWCD and the City of Wildomar. The fees are used to evaluate and maintain the storm drain system, implement flood control improvements, respond to flooding issues, and restore creeks and habitat.

In addition, new development and redevelopment within the City would not create substantial additional sources of polluted runoff. During the construction phase, projects would be required to prepare SWPPPs (for projects disturbing one acre or more) and the City's Construction Runoff Management Plan (for projects disturbing less than one acre), thus limiting the discharge of pollutants from the site. During operation, projects must implement BMPs and LID measures through WQMPs that minimize the amount of stormwater runoff and associated pollutants.

With implementation of these provisions for new development and redevelopment projects, the proposed project would not result in significant increases in runoff that would exceed the capacity of existing or planned storm drain facilities, and the impact is less than significant.

Redirecting Flood Flows

Since new development projects are required to comply with the MS4 Permit and retain stormwater on-site via the use of bioretention facilities or other stormwater treatment measures, any flood flows would also be retained temporarily on-site, which would minimize the potential for flooding impacts. Impact 5.10-4, of the DEIR, discusses the potential for impeding or redirecting flood flows with development in areas within the 100-year floodplain. Impacts related to impeding or redirecting flood flows would be less than significant.

With compliance with the MS4 permit, the City's stormwater requirements, and Proposed General Plan goals and policies, such as Policy CI-8.2, which implements the City's Master Drainage Plan projects to improve stormwater runoff and flood control, potential future development under the proposed project would not result in substantial erosion or siltation and would not substantially increase the rate of surface runoff which would result in flooding, impede or redirect flood flows, or exceed the capacity of the drainage system. Impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to erosion, siltation, flooding, stormwater drainages, and redirect flood flows. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-4: The proposed project would not, in a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation. [Threshold HYD-4]

Pollutant Release in Flood Hazard Zones

Buildout pursuant to the Proposed General Plan could involve development of some projects in FEMA 100-year flood zones (see Figure 5.10-3 of the DEIR). Future development within the 100-year flood zones would be subject to the floodplain requirements in Wildomar Municipal Code Chapter 15.96, Flood Hazard Area Regulations, and Chapter 16.32, Flood Control and Drainage, which require new construction to be built above the base flood elevation or be designed to mitigate flooding impacts. Prior to the start of construction or development within a Special Flood Hazard Area (*i.e.,* 100-year floodplain), the City requires project applicants to obtain a permit from the City and construct new development in accordance with the standards in Wildomar Municipal Code Title 15, Buildings and Construction. In general, the standards of construction include provisions for flood risk reduction, including anchoring and flood-resistant materials and construction methods, with the lowest floors elevated at or one foot above the base flood elevation. The City does not allow for structures to be built within floodways, *i.e.*, the drainage area necessary for a 100-year floodplain. Compliance with FEMA's National Flood Insurance Program requirements and Wildomar Municipal Code requirements would reduce potential flood hazards and ensure that pollutants are not released during flood inundation.

Additionally, the City of Wildomar LHMP includes hazard mitigation actions to help reduce the risk of damage or injury from floods. These actions include continued implementation of floodplain management measures, incorporation of FEMA guidelines into the planning process, and the assessment and mitigation of urban drainage flooding.

Pollutant Release in Dam Inundation Zones

As shown in Figure 5.10-4, *Dam Inundation Zones*, of the DEIR, areas of Wildomar are within the inundation zones for the Diamond Valley Lake East Dam. The probability of dam failure is very low, and Wildomar and Riverside County have never been impacted by a major dam failure. In addition, dam owners are required to maintain emergency action plans (EAPs) that include procedures for damage assessment and emergency warnings. An EAP identifies potential emergency conditions at a dam and specifies preplanned actions to help minimize property damage and loss of life should those conditions occur. EAPs contain procedures and information that instruct dam owners to issue early warning and notification messages to downstream emergency management authorities, such as the City's Emergency Services Department. Because the likelihood of catastrophic dam failure is very low, impacts related to the release of pollutants due to dam inundation are considered less than significant.

Pollutant Release from Tsunamis and Seiches

Wildomar is approximately 22 miles from the Pacific Ocean and is not within any mapped tsunami inundation zone. Therefore, there is no potential for the release of pollutants due to a tsunami.

There are no large water bodies within the City that preclude the possibility of seiches. Although seiches could theoretically occur at Lake Elsinore, the wave heights are usually one foot or less and lakes or

reservoirs are typically designed with a freeboard height of at least three feet. In addition, the City of Wildomar is at a higher elevation than Lake Elsinore and in the event of a seiche, water would not flow toward the City. Aboveground water storage tanks within the City could experience a seiche associated with a large earthquake. However, the tanks are constructed to withstand seismic events and would not result in failure that would cause significant flooding or the release of pollutants.

The Proposed General Plan policies would serve to minimize potential adverse impacts related to erosion, flood flows, and storm drain capacity, which in turn would address the potential for flooding, dam inundation, and seiches. Additionally, Chapter 15.96 of the Wildomar Municipal Code regulates development in flood hazard areas to protect public health and safety. In conjunction with the implementation of the City's floodplain management requirements, and activation of the County's emergency response system in the case of a dam failure, the potential impact that there would be a release of pollutants from flooding, dam inundation, or seiches would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to flooding, dam inundation, and seiche hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. [Threshold HYD-5]

Adherence to the State CGP, the Wildomar Municipal Code, the Regional MS4 Permit, and the City's JRMP would ensure that surface and groundwater quality are not adversely impacted during construction and operation of future development. As a result, site development would not obstruct or conflict with the implementation of the San Diego RWQCB's Basin Plan or the Santa Ana RWQCB's Basin Plan.

The majority of the City's potable water supply is provided by EVMWD, which is mostly imported surface water purchased from the Metropolitan Water District. The City supplements its surface water supplies with groundwater, which accounts for about 22 percent of its total water demand. The City's groundwater supplies are from the Elsinore Valley Groundwater Subbasin, which has been designated by DWR as a medium priority basin and is not in critical overdraft. EVMWD is the GSA for the subbasin and prepared a GSP that was approved by DWR in October 2023.

With buildout of the Proposed General Plan, the City anticipates an increase in the groundwater pumping rate of approximately 1,020 AFY. When added to the existing groundwater pumping rate of 4,070 AFY, the future groundwater demand is less than the sustainable yield in the GSP of 6,500 AFY for the Elsinore Management Area. A pumping rate increase of up to 1,020 AFY is not anticipated to exceed the groundwater subbasin's sustainable yield. In addition, the GSP contains future projects that will ensure the sustainability of the groundwater subbasin, including aquifer recharge, stormwater capture and recharge, and aquifer storage and recovery. Therefore, the Proposed General Plan would not obstruct or conflict with a groundwater management plan.

With adherence to the Proposed General Plan policies—such as Policy LU-7.1, which requires new development to minimize alteration of natural landforms and incorporate natural drainage systems—and continued compliance with State and City regulatory requirements, the proposed project would not obstruct or conflict with a water quality control plan or groundwater management plan, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to conflicting with a water quality control plan or sustainable groundwater management plan. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

10. Land Use Planning

Impact 5.11-1: Project implementation would not divide an established community. [Threshold LU-1]

Division of an established community commonly occurs because of development and construction of physical features that constitute a barrier to easy and frequent travel between two or more constituent parts of a community. In Wildomar, the I-15 is a physical barrier that splits the City in half. Other barriers in the City may include incomplete trails, cul-de-sacs, or noise walls in an existing neighborhood that all require use of an automobile to get around.

The design direction for the Proposed General Plan is to improve access and mobility for existing and future residents by providing vehicular connections and non-motorized transportation options. The Proposed General Plan includes Policy LU-4.1, which aims to accommodate land use development in accordance with patterns and distribution of the Land Use Plan to reduce automobile dependence; Policy CI-1.8, which requires developments to incorporate short block spacing to enhance connectivity; and Policy CI-5.2, which calls for the coordination with adjacent jurisdictions for continuous connections.

The land use pattern, intensities, and densities under the proposed project would remain generally unchanged, and future development would occur in areas that are already planned for development. These areas are accessible by major roadways as well as existing and proposed transit and pedestrian networks.

Several policies of the Proposed General Plan would not only improve connectivity, but compatibility between existing and future development. A primary goal of the Proposed General Plan is to retain the City's current character, and several policies of the proposed project address consistency of new development with existing developments using materials, siting, and other design techniques. Policy RC-1.7 which calls for the pursuing the acquisition of public and private land, to provide adequate parkland as envisioned in the Parks Master Plan, and Policy OS-2.3 requires that siting for new development is compatible with existing land uses.

No aspect of the Proposed General Plan would divide the existing City. In addition, the Proposed General Plan includes provisions that directly address land use connectivity, compatibility, and encroachment of new development on existing neighborhoods and land uses. Therefore, the Proposed

General Plan would result in no impact regarding the division of an established community or land use compatibility issues.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the division of an established community. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.11-2: Project implementation would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect. [Threshold LU-2]

Western Riverside County Multiple Species Habitat Conservation Plan

As demonstrated in Impact 5.4-4 of Section 5.4, *Biological Resources,* of the DEIR*,* the proposed project would not conflict with the MSHCP and would be required to comply with all applicable requirements, including the payment of the MSHCP Mitigation Fee, as codified in Chapter 3.42, MSHCP Mitigation Fee, of the Wildomar Municipal Code. Therefore, impacts would be less than significant.

Airport Compatibility Planning

Airport operations and their accompanying noise and safety hazards require careful land-use planning on adjacent and nearby lands to protect the residential and business uses of a community from the potential hazards that could be created by airport operations. Airport operations and their accompanying safety and noise hazards are discussed in Section 5.9, *Hazards and Hazardous Materials*, and Section 5.13, *Noise,* of the DEIR.

The nearest airport to the City of Wildomar is the Skylark Airport in the City of Lake Elsinore, located approximately 425 feet west of the Wildomar City limits. Because Skylark Airport is a private airstrip, it does not have an Airport Land Use Compatibility Plan. According to the Caltrans Department of Aeronautics' California Airport Land Use Planning Handbook, which is designed to provide guidance for conducting airport land use compatibility planning, private airstrips are not subject to the Handbook. As such, the responsibility for airport land use compatibility planning falls to the local government. Because the Skylark Airport is within the City of Lake Elsinore, all compatibility planning and safety issues fall solely on the City of Lake Elsinore. Therefore, implementation of the proposed project would not impact compatibility planning of the Skylark Airport. As such, impacts would not be significant.

SCAG Connect SoCal Consistency

The 2045 population projection for Wildomar in the RTP/SCS is 55,200, which is less than the projected population for the planning period buildout of the Proposed General Plan of 65,325 people. Because the proposed project may result in the City's population exceeding the 2045 population forecast for the City, this could be considered a conflict. However, the Proposed General Plan is both consistent with the goals of the RTP/SCS and would further State goals through emphasis on design

and reduction in VMT, as discussed in Table 5.11-1, *SCAG 2020-2045 RTP/SCS Goal Consistency Analysis,* of the DEIR. Therefore, impacts would be less than significant.

Consistency with City Land Use Plans and Regulations

The proposed project would require an update to the City's municipal code and zoning map. The City is responsible for ensuring that any outstanding zoning changes occur within a reasonable time after adoption of the Proposed General Plan. The land use designations, intensities, and densities in the City would largely remain as designated under the current General Plan, with additional revisions to the land use designation definitions to clarify the guidelines for clustering residences in the Rural Mountainous (RM) designation, indicate a maximum density in the Highest Density Residential (HHDR) designation, expand the allowed uses in the Light Industrial (LI) designation to allow for complimentary commercial uses, and to better define the existing Mixed Use Planning Area (MUPA) designation by creating two new distinct mixed-use designations referred to as Mixed Use Low (MUL) and Mixed Use High (MUH). The impacts of the land use changes are analyzed throughout the DEIR.

Following the amendments to the zoning code, if zoning and Proposed General Plan land use designations are not identical, the Proposed General Plan policies would be consulted for guidance in amending the Development Code for consistency with the updated General Plan during consideration of any development project. The update to the zoning code would follow this project and bring the code into consistency with the Proposed General Plan and would tier from this EIR. Once the Development Code is amended, there will be no inconsistencies between the Proposed General Plan and Development Code.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to conflicting with applicable land use plans. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

11. Noise

Impact 5.13-4: The proposed project would not expose residents and workers to airport-related noise. [Threshold N-3]

The Skylark Airport (publicly known as Skydive Elsinore) is a private airstrip with minimal air traffic located approximately 425 feet west of the City's western boundary. Air traffic is primarily delegated to the 25 aircrafts owned by Skydive Elsinore that are used to provide skydiving and gliding services to the community. Daily flights would therefore be scarce based on the demand for these services.

The nearest public airport, which is approximately 4.8 miles southeast of Wildomar, is the French Valley Airport in the City of Murrieta. The airport noise contours do not extend into Wildomar's boundaries, and airport noise would not significantly affect nearby sensitive receptors (*i.e.,* all residences in Wildomar's boundaries are outside of the 55 A-weighted decibel [dBA] day-night sound [L_{dn}] and 60 dBA L_{dn} noise contours).

Because the Proposed General Plan would not cause a direct increase in flights and all residences are outside of the 55 dBA L_{dn} and 60 dBA L_{dn} noise contours, impacts of airport-related noise on future residents and workers in the City would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to airport-related noise. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

12. Population and Housing

Impact 5.14-1: The proposed project would directly result in population growth in the project area. [Threshold P-1]

Table 5.14-7*, Comparison of 2045 SCAG and Proposed General Plan Buildout Projections,* of the DEIR shows the buildout projections in accordance with the Proposed General Plan buildout in comparison to the South California Association of Governments (SCAG) 2045 projections.

Population and Employment

The City currently has approximately 37,326 residents and 5,841 jobs. By the year 2045, there would be approximately 65,325 residents and 12,115 jobs, assuming all residents and employees are new to the City, which is an increase of 75 percent and 107 percent, respectively, compared to existing conditions.

The SCAG population and employment projections for Wildomar in 2045 are 55,200 residents and 11,200 jobs, respectively. The population and employment projections under the Proposed General Plan would be approximately 18 percent and 8 percent greater than the SCAG 2045 projections, respectively. The Regional Housing Needs Assessment (RHNA) associated with the statewide housing crisis has created an expectation that population projections for the region, and for the City, will need to change. Because of this, the SCAG Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) projections are out of sync with RHNA allocations, and do not reflect substantial growth projections forecasted for Wildomar. The current projections shown in Table 5.14-4, *City of Wildomar and Riverside County Employment Trends,* and Table 5.14-6, *SCAG Growth Projections for the City of Wildomar and Riverside County*, of the DEIR, do not reflect the RHNA and the approximately 65,325 new residents and 12,115 new jobs at buildout. While it is possible that some of the proposed residents and employees would be existing in the City, it is unlikely that all of them would be existing residents and employees from the City. While the proposed population and jobs would exceed SCAG estimates, the increase would not be a substantial unplanned growth in population; the City can accommodate the potential growth as described in the DEIR, and therefore, impacts would be less than significant.

Housing

There are currently 11,988 housing units in the City and at full buildout there would be 20,980 units, which is an increase of 75 percent from existing conditions. The estimated forecast for housing units

under the Proposed General Plan would exceed the 2045 SCAG projections (see Table 5.14-7, of the DEIR) by approximately 13 percent.

It should be noted that the State of California has a shortage of housing. In 2019, Governor Newsom signed several bills aimed at addressing the need for more housing, including the Housing Crisis Act of 2019 (Senate Bill 330). While the RTP/SCS may not forecast substantial growth, the RTP/SCS was prepared prior to Housing and Community Development Department (HCD)'s RHNA allocation to SCAG of 1.34 million units, which led SCAG to ultimately assign to the City of Wildomar a RHNA allocation for the 2021–2029 planning period of 2,715 units. This RHNA allocation is slightly larger than the City's previous RHNA allocation (2,535 units) and larger than the relatively flat growth forecast in the RTP/SCS, indicating that SCAG's RTP/SCS is out of sync with RHNA allocations and that both HCD and SCAG forecast substantial growth for Wildomar that is not yet reflected in the RTP/SCS.

The City adopted its Housing Element and obtained state certification in 2021, which includes several policies that support a variety of housing types and densities to accommodate the requirements of the RHNA. For example, Policy H-1 supports sufficient supply of multifamily and single-family zoned land; Policy H-3, Policy H-8, and Policy H-9 call for the development of affordable housing; and Policy H-11 encourages the development of housing for special needs groups. As indicated above, the increase would not result in a substantial unplanned growth in housing since SCAG's RTP/SCS is out of sync with the RHNA allocations. Additionally, with a statewide shortage in housing, the RHNA requirements, and City's RHNA allocation, there is a need for an increase in housing. Therefore, impacts would be less than significant.

Jobs-Housing Ratio

According to Table 5.14-7, of the DEIR, the 2045 SCAG jobs-housing ratio would be 0.60 and under the Proposed General Plan the jobs-housing ratio would be 0.58, which are both more than the City's existing ratio of 0.49. Thus, implementation of the proposed project would bring the City closer to the target ratio of 1.3 to 1.7 jobs per housing unit.

In general, the land uses identified in the Proposed General Plan provide opportunities for residents in the City of Wildomar to both live and work in the City rather than commuting to other areas. Additionally, the Economic Development Element identifies several policies aimed at supporting a resilient local economy and workforce housing for Wildomar residents. Therefore, while the buildout of the proposed project would directly and indirectly induce population growth, the jobs-housing ratio in the City would be improved after buildout allowed under the proposed project. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to population growth. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.14-2: Project implementation would not result in displacing people and/or housing. [Threshold P-2]

The purpose of the Proposed General Plan is to provide orderly growth in the City through the distribution, location, balance, and extent of land uses. The Proposed General Plan introduces new land use designations—Mixed Use Low (MUL) and Mixed Use High (MUH)—which better define the existing Mixed Use Planning Area (MUPA) designation.

The proposed project would include a variety of housing types and provide additional residential opportunities within the City. Compliance with the City's Housing Element would facilitate the development of the various housing types by providing a supply of land that is adequate to accommodate the RHNA and maintain an inventory of housing opportunity sites. As part of the Housing Element, the City of Wildomar prepared a land inventory of adequate sites to show how the City could meet the requirements for the RHNA through appropriate zoning and development standards. Additionally, Government Code Section 66300(d)(2) requires that any project that would demolish residential units must create at least as many units as will be demolished.

As described in Chapter 5.11, *Land Use and Planning*, of the DEIR, the land use pattern, intensities, and densities under the proposed project would remain generally unchanged, and future development would occur in areas that are already planned for development. Moreover, the Housing Element provides policies that ensure sufficient housing supply, assist with homeownership, streamline the process of residential projects, increase affordable housing, and establish a rehabilitation program, such as Policies H-1, H-4, H-7, H-9, and H-14. Therefore, the Proposed General Plan would not displace any people and would provide more housing opportunities than currently exist, and there would be no impact.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the displacement of people and housing. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

13. Public Services

Impact 5.15-1: The proposed project would introduce new structures, residents, and workers into the Wildomar Fire Department service boundaries, thereby increasing the requirement for fire protection facilities and personnel. [Threshold FP-1]

Increased demands for fire protection and emergency medical services result from increases in the number of people who reside, work, and recreate in Wildomar. The Proposed General Plan anticipates that the City's population would increase by approximately 27,999 residents over the next 20 years. As a result, additional staff and equipment would be required to maintain or achieve desired response times. It is likely that new or expanded facilities would be required, which could include new fire stations.

Based on the current response time metric, the Wildomar Fire Department (WFD) determined that the City is at the cusp of its response time standard and would require additional improvements to meet future growth. WFD stated that the current covered apparatus meets calls for service standard; however, within the next five years, the WFD anticipates acquiring land for two future fire stations to provide appropriate service levels. The WFD recommends a thorough study of service area coverage and population density to identify service gaps.

WFD also stated that the northeastern portion of the City would require a cost mitigation agreement for Menifee Fire Station #68 to offset impacts of future development from the proposed project. In addition, the WFD is in the process of transitioning into a 56-hour work week, which will require an increase in staffing of one Fire Apparatus Engineer and one Firefighter II.

WFD indicated that to support future development envisioned under the proposed project it would need two additional stations, two fire engines and two medic squads, and a study to determine fire ladder truck coverage needs.

Project-specific details about the future fire facilities are unknown at the time of preparation of this EIR. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. As future growth in the City occurs, payment of development impact fees, as well as the City's General Fund and Measure AA, would be available to fund the construction of fire facilities, land acquisition, staffing, and equipment.

The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities. All development in the City that results from the implementation of the proposed project would be reviewed by the WFD for compliance with applicable provisions of the California fire and residential codes and the WFD's standards. This would ensure that all future development would benefit from the most current fire prevention and safety standards, which would be expected to help keep service demands within the projected year-over-year increases.

In addition, the Proposed General Plan contains policies that aim to provide adequate fire protection and emergency medical response services to serve existing and new development, such as Policy RC-4.7, which aims to provide effective fire and emergency medical services through collaborating with CAL FIRE and Riverside County Sheriff's Department, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to fire protection facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-2: The proposed project would introduce new structures, residents, and workers into the Wildomar Police Department service boundaries, thereby increasing the requirement for police protection facilities and personnel. [Threshold PP-1]

Implementation of the Proposed General Plan could result in the addition of approximately 27,999 residents. The Wildomar Police Department (WPD) indicated that the existing resources (facilities, personnel, and equipment) are adequate to serve the City under current conditions. However, the proposed buildout would double current needs to serve future development under the Proposed General Plan.

The increase in demand for police services would be met through the hiring of additional staff, as needed, which would be funded through existing funding mechanisms, such as the City's General Fund revenue, grant funding, development impact fees, and Measure AA. There are no current plans to construct additional police facilities.

As new development occurs, new or expanded police facilities may be needed to support the associated population growth. Project-specific details about future police facilities, if needed, are unknown at this time. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. As future growth in the City occurs, payment of development impact fees, as well as the City's General Fund and Measure AA, would be available to fund the construction of police facilities, land acquisition, staffing, and equipment. The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities.

Additionally, several policies included in the Proposed General Plan would strive to ensure that adequate service levels are maintained, such as Policy RC-4.7, which aims to provide effective fire and emergency medical services through collaborating with CAL FIRE and Riverside County Sheriff's Department, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to police protection facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-3: The proposed project would generate approximately 3,566 new students which would impact the school enrollment capacities at the LEUSD. [Threshold SS-1]

Implementation of the Proposed General Plan would result in an increase of 27,999 residents and 8,992 dwelling units compared to existing conditions. The increase in students would result in a higher demand for school services. The following analysis assumes a conservative approach.

Lake Elsinore Unified School District (LEUSD) indicated that there are no current plans to construct additional LEUSD schools within the City. However, LEUSD stated that as residential development

continues to increase, LEUSD would need more classrooms at schools within Wildomar, and potentially new schools, within the next 5 to 10 years, to accommodate growth.

According to Table 3-1, *Proposed General Plan Buildout*, in Chapter 3, *Project Description*, of the DEIR, the Proposed General Plan would result in an increase of 8,992 dwelling units compared to existing conditions. Of the 8,992 dwelling units proposed, 2,268 dwelling units would be single-family units and 6,724 dwelling units would be multifamily units. Therefore, based on LEUSD's established student generation rates shown in Table 5.15-3, *LEUSD Student Generation Rates*, of the DEIR, implementation of the Proposed General Plan would result in approximately 3,566 students. LEUSD requested that the City stay in close communication with LEUSD and consider the possibility of partnering with LEUSD to secure property and funding to construct facilities appropriate to serve the expected growth.

As new development occurs, new or expanded school facilities may be needed to support the associated population growth. Project-specific details about future school facilities, if needed, are unknown at this time. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities.

Additionally, existing regulations such as California Government Code Sections 65995(h) and 65996(b) provide mitigation for impacts to school facilities. Such mitigation measures include fees, charges, or requirements levied against construction, pursuant to Section 17620 of the Education Code. Furthermore, the Proposed General Plan contains a number of policies that provide for adequate public school facilities to meet future demand, such as Policy RC-4.6, which aims to maintain effective educational programs by partnering with LEUSD, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities.

While existing school facilities may not be adequate to accommodate all future students as envisioned under the proposed project, the increased demands for additional school facilities would be accommodated through the payment of LEUSD's Residential and Commercial/Industrial Development School Fees. Additionally, the City provides a Notice of Impact Mitigation Requirements to an applicant for a building permit, who then works with the LEUSD to determine the precise amount of the fee. Once the fee has been paid in full, LEUSD prepares and provides a certificate to the City demonstrating payment of the fee. As required by AB 2926, this certificate allows the City to issue a building permit.

Pursuant to California Government Code Section 65995(h), payment of the impact fees fully mitigates impacts to schools. Although the increased demand for school facilities may occur under the proposed project, and would be a significant impact, payment of impact fees in compliance with SB 50 would reduce potential school impacts to a less than significant level.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to school facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-4: The proposed project would result in the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objective. [Threshold LS-1]

The Proposed General Plan would result in an increase of 27,999 residents, compared to existing conditions, and, therefore, library usage in Wildomar would likely also increase. The Wildomar Library indicated that the current library space and resources are not adequate for the existing population within its service area. The Wildomar Library stated that since the American Library Association no longer sets standards for library space and collection size, community needs for service functions are matched by comparing similar facilities which guide equipment and future technology needs.

Based on the Proposed General Plan buildout, the Wildomar Library would need an additional 20,000 square feet of building space, 45,000 items for their collection, 16 staff members with three full-time staff, 23 internet-capable computers, two Advanced Workstation in Education (AWE) stations for children's computers, a printing station, study rooms for parent/child and teen, a larger program room, Friends Bookstore/work area, staff workroom, storage space, and makerspace.

The Wildomar Library has expanded its digital solutions to accommodate the current population but in-person facilities are needed to accommodate those who prefer personal contact, book browsing, and live support.

As new development occurs, new or expanded library facilities may be needed to support the associated population growth. Project-specific details about future library facilities, if needed, are unknown at this time. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities.

The Proposed General Plan includes policies that seek to ensure that adequate services and facilities are funded to meet increasing demand, such as Policy RC-4.4, which aims to provide high-quality library resources by collaborating with Riverside County, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to library facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

14. Recreation

Impact 5.16-1: The proposed project would generate additional residents that would increase the use of existing park and recreational facilities. [Threshold R-1]

The City's park standard is three acres per 1,000 residents, as indicated in Section 16.20.020, Park and Recreation Fees and Dedications, of the Wildomar Municipal Code. With an existing population of 37,326 residents, the parkland requirement at three acres per 1,000 residents would be approximately

112 acres. With a buildout population of 65,325 residents, the City would need 196 acres of parkland. While there would be a deficiency of approximately 154.3 acres of parkland at buildout, there are joint-use facilities, multi-use and equestrian trails, conserved lands (65 acres), and natural open space in and adjacent to the City, including Cleveland National Forest (460,000 acres).

Moreover, new development would be required to pay development impact fees and/or dedicate parkland or pay an in-lieu fee. The availability of new facilities would prevent the accelerated physical deterioration of existing facilities. Additionally, as indicated in the City's Parks Master Plan, there are plans to expand and construct additional parks in the City. This process would ensure that the park deficiency would not get worse as development occurs.

The Proposed General Plan includes policies that support the provision of parks in the City, such as Policy LU-13.2, which calls for the incorporation of open space and recreational amenities in areas of new development, Policy RC-1.4, which aims to seek opportunities to develop parks in neighborhoods with the highest unmet need, and Policy RC-1.7, which calls for the acquisition of public and private land to provide adequate parkland.

With the implementation of the Proposed General Plan policies, as well as the provision of existing and proposed parks, joint-use facilities, trails, conserved land, and open space land, impacts to existing parks and recreational facilities would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the use of park and recreational facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.16-2: Implementation of the Proposed General Plan would not result in environmental impacts associated with new and/or expanded recreational facilities. [Threshold R-2]

The Proposed General Plan guides growth and development within the City and is not a development project. As the population of the City grows, recreational facilities may be developed and/or improved to provide residents with additional recreational opportunities and to adhere to the City's parkland standard of three acres per 1,000 residents. Parks are also a permitted use under other land use designations (*e.g.*, residential land uses), which could result in the development of recreational facilities outside of park-designated parcels.

Development and operation of new or expanded recreational facilities may have an adverse physical effect on the environment, including impacts related to air quality, biological resources, lighting, noise, and traffic. As the DEIR assumes construction would occur on all areas designated for development, the physical environmental impacts associated with the construction and/or expansions of existing park facilities in accordance with the proposed land use plan are addressed throughout the DEIR. Similarly, potentially adverse impacts to the environment may result from the expansion of recreational facilities and multiuse trails pursuant to buildout of the proposed project are also addressed throughout the DEIR. Subsequent environmental review for individual recreational developments would also be required. Consequently, impacts from the Proposed General Plan relating to new and/or expanded

recreational facilities would not result in additional impacts other than those disclosed in the DEIR. Impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to new and/or expanded recreational facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

15. Transportation

Impact 5.17-1: The proposed project would be consistent with adopted programs, plans, and policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. [Threshold T-1]

The Proposed General Plan proposes enhancements to the multimodal transportation and roadway networks, as shown on Figure 5.17-6, *Proposed Pedestrian Routes,* Figure 5.17-7, *Proposed Bicycle Network,* Figure 5.17-8, *Proposed Multi-Use Trails,* and Figure 5.17-9, *Proposed Roadway Network,* of the DEIR. Additionally, the proposed project includes multiple policies aimed at ensuring adequate roadway design and providing multimodal facilities, such as Policy CI-1.1, which calls for planning, designing, operating, and maintaining City streets to provide for all types of transportation; Policy CI-1.5, which calls for the use of traffic calming tools to implement Complete Streets principles and reduce vehicular speed; Policy CI-1.8, which requires developments to incorporate short block spacing and a street grid network to enhance connectivity, when feasible; Policy CI-2.4 and Policy CI-2.5, which call for the implementation of pedestrian routes and improvement of pedestrian crossing safety; Policy CI-3.1, which calls for the improvement and connectivity of the bicycle network; Policy CI-4.1, which calls for working with regional partners to ensure adequate transit service is provided consistent with future growth; and Policy CI-5.1, which calls for the implementation of planned roadway networks through new development and redevelopment. With implementation of these policies, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to adopted programs, plans, and policies addressing the circulation system. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.17-3: The proposed project would not result in a substantial increase in hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or result in inadequate emergency access. [Thresholds T-3 and T-4]

Buildout of the proposed project would involve the alteration, intensification, and redistribution of land uses in the City. The Proposed General Plan includes circulation network improvements that would be subject to the review and future consideration of the City's Public Works Department, and would include an evaluation of the roadway alignments, intersection geometrics, and traffic control

features. Roadway improvements would have to be made in accordance with the City's circulation plan and roadway design guidelines and meet design guidelines of the California Manual of Uniform Traffic Control Devices.

All future development under the proposed project would undergo extensive review at the City to ensure consistency with the City's development standards and roadway design standards. Ingress and egress for future projects would be reviewed by the City as well as the CAL FIRE/Riverside County Fire Department to ensure there is sufficient emergency access provided at the site as required by the City of Wildomar Municipal Code 8.28, Fire Code, for compliance with the California Fire Code.

Additionally, the proposed project includes policies to improve safety for all roadway users, such as Policy CI-1.5, which calls for the use of traffic calming tools to assist with implementing Complete Streets principles and reduce vehicular speeds, Policy CI-1.6, which calls for regularly monitoring and evaluating Citywide safety and usage trends for all travel modes, Policy CI-2.5 and Policy CI-2.6, which call for improving pedestrian crossing safety and enhancing pedestrian visibility, Policy CI-3.7, which calls for enhancing bicycle intersection crossing efficiency and safety through intersection design considerations, and Policy CI-5.7, which calls for evaluating the need to designate additional roads or amend existing designations to help enhance vehicle circulation and reduce congestion. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to hazards due to a geometric design feature or inadequate emergency access. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

16. Utilities and Service Systems

Impact 5.19-1: The proposed project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects. [Threshold U-1]

Buildout of the Proposed General Plan would result in an increase in wastewater generation with the addition of 8,992 dwelling units and 2,965,538 square feet of non-residential land use. However, future demands from the increased population and land use changes from implementation of the Proposed General Plan would not exceed the permitted capacity of the EVMWD Water Reclamation Facility (WRF) that serves the City. For areas within the City, wastewater generated by the Proposed General Plan would be collected by the EVMWD sewer system and conveyed to the Regional WRF. In addition, wastewater from the City of Lake Elsinore and other nearby communities are treated at the Regional WRF and served by the EVMWD sewer collection system. A small portion of the southern area of Wildomar is served by the Rancho California Water District (RCWD)'s Santa Rosa WRF. New residences and construction in areas of Wildomar that are zoned rural mountainous and are far from a connecting sewer collection system would be served by private septic systems and would require permitting by the Riverside County Department of Environmental Health and the City of Wildomar.

The estimated amount of additional wastewater generated by the Proposed General Plan is shown in Table 5.19-1, *Wastewater Demand Increase: Proposed Project,* of the DEIR. The wastewater generation numbers are conservative because they do not account for the water conservation measures that new construction would be required to implement with compliance to the CALGreen Building Code and the fact that some areas of Wildomar would be on private septic systems and not connected to the wastewater collection system. These wastewater generation numbers are also conservative because the Farm community area of Wildomar has its own sewer collection and treatment system.

The increase in wastewater demand with buildout of the Proposed General Plan is estimated to be approximately 2.1 mgd. According to the Sewer Master Plan, EVMWD projected 10.8 million gallons per day (mgd) of wastewater in 2020 for their entire service area. As the population of Wildomar is approximately 23 percent of the total population of the EVMWD service area, approximately 2.5 mgd of existing wastewater can be attributed to Wildomar (*i.e.,* 23 percent of 10.8 mgd). When the 2.1 mgd of wastewater demand from project buildout is combined with the existing average daily flow of 2.5 mgd for the City, the total amount of wastewater generated by the City in 2045 is estimated to be 4.5 mgd.

The existing average daily flows to the Regional WRF is 6.0 mgd and to the Santa Rosa WRF is 0.8 mgd from EVMWD's service area. The Regional WRF has a permitted capacity for an average daily flow of 8 mgd but is being upgraded to 12 mgd by 2026, and the Santa Rosa WRF has a permitted capacity of 5 mgd. Therefore, the residual capacity for the Regional WRF in 2045 would be 6 mgd, which is greater than the additional 2.1 mgd of wastewater that would be generated from buildout of the Proposed General Plan. Additionally, the Santa Rosa WRF currently treats on average 0.8 mgd of wastewater from Wildomar in the southern part of EVMWD's service area, and in total treats an average daily flow of approximately 2.9 mgd for its service area. Therefore, the Santa Rosa WRF has a residual capacity of 2.1 mgd, which would accommodate any future growth in the southern portion of Wildomar. Lastly, wastewater flows from smaller portions of the EVMWD service area outside of Wildomar would continue to be to its two other WRFs (Horsethief Canyon WRF and Railroad Canyon WRF) and not contribute to the treated capacity for the Regional WRF and Santa Rosa WRF. As the Regional WRF and Santa Rosa WRF each have adequate capacity for future growth in their service areas, the EVMWD and RCWD would be able to accommodate future wastewater flows from Wildomar and the other cities and communities in the area.

EVMWD imposes sewer connection fees on new development to recover a proportionate share of costs for expanding wastewater collection services and upgrades to the WRFs. Implementation of the Proposed General Plan would not require the construction or expansion of the Regional WRF, Santa Rosa WRF or sewer collection system beyond what is already planned or under construction. Adherence to the City's Municipal Code requirements in Chapter 8.96, Sewage Discharges, and Chapter 13.04, Sewer System Service, as well as the Proposed General Plan policies, such as Policy LU-2.1, which would ensure adequate service provision for new development, would reduce wastewater generation rates over time, and therefore impacts associated with the sewer collection and treatment systems would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the wastewater treatment facilities. Accordingly, no changes or alterations to the

proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-2: The wastewater treatment provider would have adequate capacity to serve the proposed project's projected demand in addition to the provider's existing commitments. [Threshold U-3]

The Regional WRF, which serves the majority of the City, is currently permitted to treat up to 8 mgd, and upon completion of the expansion project, scheduled for completion in 2026, would be able to treat up to 12 mgd. The residual capacity for the Regional WRF at project buildout would be 6 mgd. The increase in wastewater demand from 2020 to 2045 is estimated to be 2.1 mgd, as shown in Table 5.19-1, of the DEIR, which would result in an estimated total amount of wastewater discharged from the City of 4.5 mgd in 2045. The Santa Rosa WRF would continue to serve the southern portion of the City, south of Clinton Keith Road, which has an additional average daily capacity of 5 mgd for its entire service area and a residual capacity of approximately 2.1 mgd. Wildomar currently discharges on average 0.8 mgd to the Santa Rosa WRF.

New development from implementation of the Proposed General Plan would be required to comply with the latest CALGreen and California Plumbing codes and implement active and passive water conservation measures. This would reduce wastewater discharge rates below what was calculated in Table 5.19-1, of the DEIR. Furthermore, potential future development pursuant to the Proposed General Plan would undergo City review and be required to comply with the Proposed General Plan policies, such as Policy LU-3.2, which would ensure adequate provision of public services.

With continued compliance with applicable regulations, wastewater generated by the Proposed General Plan would not exceed the capacity of the Regional WRF or Santa Rosa WRF once the expansion project is completed. Also, the Proposed General Plan policies would ensure that potential future development would minimize impacts to wastewater collection and treatment capacity. For example, Policy CI-8.1, ensures sewer services meet resident needs reliably and support the City's growth through collaboration between the City and EVMWD. Therefore, implementation of the Proposed General Plan would not result in a determination by the wastewater treatment providers that there is insufficient capacity to serve the City's future wastewater demands in addition to the demands of existing and future development within the wastewater providers service areas. Therefore, the impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to adequate wastewater treatment capacity. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-3: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple-dry years. [Threshold U-2]

Buildout of the Proposed General Plan would result in an increase in water demand with the addition of 8,992 dwelling units and 2,965,538 new square feet of non-residential land use. The projected increase in water demand for the Proposed General Plan is provided in Table 5.19-4, *Water Demand Increase: Proposed Project,* of the DEIR.

The increase in water demand with buildout of the Proposed General Plan is estimated to be approximately 4.1 mgd or 4,627 afy. According to the Water Master Plan, EVMWD provided 23,653 afy in 2020 for their entire service area. As the current population of Wildomar is approximately 23 percent of the total population of the EVMWD's service area, then approximately 5,384 afy of the existing water demand can be attributed to customers in Wildomar. Therefore, the estimated total water demand from the City in 2045 with the Proposed General Plan buildout is estimated to be 10,011 afy (existing demand of 5,384 afy plus additional demand of 4,626 afy).

The total projected water demand in 2045 for the EVMWD service area is estimated to be 40,170 afy. When compared to the total water demand for the Proposed General Plan, the City at full buildout would account for approximately 25 percent of the EVMWD's projected demand for 2045. This growth in population and future water demand is in alignment with projected population growth from the SCAG for the City as compared to other cities in the EVMWD service area. For instance, SCAG projects the population of Wildomar to increase by 56 percent between 2016 and 2045, whereas Canyon Lake and Murrieta are projected to only increase by 6 percent and 12 percent, respectively.

Additionally, new construction would be required to comply with the water efficient requirements of CALGreen, California Plumbing Code, and the City's MWELO. New construction for both residential and commercial land uses typically achieve a reduction in water usage rates of 20 percent through compliance with these regulations.

As documented in Table 5.19-2, *EVMWD Supply and Demand Comparison,* and Table 5.19-3, *EVMWD Multiple Dry Year Supply and Demand Comparison*, of the DEIR, EVMWD can meet all customers' demands during normal year, single dry year, and multiple dry year conditions with excess water available. In addition, EVMWD will continue to implement and expand its water conservation program, which includes water efficiency rebates to residential and commercial customers, water waste prevention ordinances, conservation pricing, and public education and outreach.

Furthermore, future development pursuant to the Proposed General Plan would be required to comply with the Proposed General Plan policies. For example, Policy OS-3.1, would lead to water conservation and protection of water supply through the City's collaboration and assistance for EVMWD's UWMP updates. Also, new development would be required to implement the water efficient requirements specified in the CALGreen and California Plumbing Codes and the MWELO requirements for water efficient landscaping. Future projects under the Proposed General Plan that meet the criteria under California Water Code Section 10912 would be required to prepare a WSA that demonstrates that project water demands would not exceed water supplies. In addition, residential, commercial, and

industrial water usage can be expected to decrease in the future as a result of the implementation of the 2018 Water Conservation Legislation that sets new standards for indoor and outdoor residential water use, commercial water use for landscape irrigation with dedicated meters, and water loss standards. Therefore, impacts to water supplies would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to sufficient water supplies. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-4: The proposed project would not require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects. [Threshold U-1]

EVMWD has sufficient water supplies available under normal, single-dry, and multi-dry year conditions. In the event that EVMWD projects their future demand could exceed supplies, EVMWD would implement their Water Shortage Contingency Plan (WSCP) which provides water conservation procedures as a result of a drought or supply interruption. Additionally, the total projected water demand of 10,011 afy for the City of Wildomar in 2045 is approximately 25 percent the total projected water demand for the EVMWD service population in 2045 of 40,170 afy. Therefore, the Proposed General Plan would not significantly impact water supplies.

Future development from implementation of the Proposed General Plan could result in new and expanded water infrastructure. However, EVMWD plans to expand and upgrade their distribution systems to accommodate potential future development, which are addressed throughout their Capital Improvement Program (CIP) as described with each revision of their Water Master Plan. Planned improvements include continued groundwater well replacement and rehabilitation, increasing the imported water capacity in the Mills Gravity Pipeline, and the replacement of 5,100 linear feet of an existing water main between the Tomlin 1 Pump Station and the Tomlin 1 Reservoir. Currently, EVMWD purchases the majority of its water supply from Metropolitan Water District of Southern California (MWD), with less than 10 percent received from the Canyon Lake Water Treatment Plant. Because EVMWD's 2045 water supply is projected to meet the water demand with implementation of the Proposed General Plan, the proposed project would not require the expansion of capacity or relocation of the Canyon Lake Water Treatment Plant, and impacts would be less than significant. In addition, each future development under the Proposed General Plan would be required to demonstrate the availability of water to serve the development in the form of will-serve letters from the water purveyors or for larger projects, preparation of a Water Supply Assessment (WSA) as required by Section 10910 of the California Water Code. Therefore, implementation of the Proposed General Plan would not result in the need to construct additional water supply or distribution systems, nor would it need to relocate existing water treatment facilities.

In summary, new construction or expansion of the water distribution system due to implementation of the Proposed General Plan would not significantly impact water treatment facilities or EVMWD's distribution system. EVMWD has capital improvement projects to monitor and upgrade its water distribution systems to accommodate future development, as described in its Water Master Plan.

Compliance with the City's requirements for new construction, water-efficient landscaping, and implementation of the Proposed General Plan policies, such as Policy OS-3.3, which encourages water serving fixtures in new development and advocate for the implementation of conservation strategies by water purveyors, and Policy OS-3.5, which supports EVMWD's efforts to expand the recycled water system in the City, would result in less-than-significant impacts with respect to the need for new and/or expanded water facilities.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to water facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-5: The proposed project would not require or result in the relocation or construction of new or expanded stormwater drainage facilities, the construction or relocation of which could cause significant environmental effects. [Threshold U-1]

New development and/or redevelopment as part of the Proposed General Plan would result in an increase in impervious surfaces, which in turn could result in an increase in stormwater runoff, higher peak discharges to drainage channels, and the potential to cause nuisance flooding in areas without adequate drainage facilities. The Regional MS4 permit defines priority development projects as projects that create 10,000 square feet or more of impervious surfaces or replace 5,000 square feet or more of impervious surface; these projects would be required to implement site design, source control, and stormwater treatment and runoff measures using specific numeric sizing criteria based on the volume and flow rate of stormwater that is generated by the project. Each priority development project must prepare a project-specific WQMP, which undergoes review by City Public Works/Engineering Department personnel to ensure that the MS4 regulatory requirements for temporary on-site stormwater runoff retention have been met. Project-specific WQMPs would include BMPs to reduce stormwater impacts; such BMPs may include, but are not limited to, bioretention basins, permeable pavement, and infiltration trenches. Also, the City's Community Development Department would apply conditions of approval to each project to ensure that the requirements of the MS4 permit have been met. Compliance with the MS4 permit and the City's WQMP program would minimize increases in the amount of stormwater runoff from future development in the City.

The MS4 permit and Riverside County LID BMP Handbooks require that all projects that generate runoff from an 85th percentile, 24-hour storm event must treat stormwater onsite. Priority development projects must also adhere to the hydromodification requirements of the MS4 permit and demonstrate that post-construction runoff flow rates and durations do not exceed pre-development conditions by more than 10 percent. This would minimize the amount of stormwater runoff from new development and redevelopment sites within the City.

Also, as part of the permitting process, future development would be required to pay fees to the City and the Riverside County Flood Control and Water Conservation District (RCFCWCD), pursuant to Wildomar Municipal Code Chapter 16.32, Flood Control and Drainage, which is designed to mitigate impacts of stormwater discharged to flood control channels and storm drains. Planned improvements to the City's storm drainage system are implemented through the CIP and the City's Master Drainage

Plan updates. The prioritized projects in the latest CIP involving stormwater infrastructure focus on updating the Master Drainage Plan, improvements to various storm drains to reduce flooding, and acquiring right-of-way to maintain natural conveyance for portion of Murrieta Creek/Wildomar Channel.

Compliance with the MS4 permit and the Proposed General Plan policies, such as Policy CI-8.2, which describes implementing projects identified in the City's Master Drainage Plan to manage storm runoff; implementation of BMPs and on-site stormwater control measures; and City requirements regarding the preparation and review of WQMPs would ensure that the implementation of the Proposed General Plan would not result in significant increases in runoff and would not contribute to the construction of new storm drain facilities or expansion of existing facilities that would cause significant environmental impacts. In addition, the City would continue to repair, rehabilitate, and upgrade the storm drain system through implementation of the CIP program. Therefore, impacts with respect to stormwater infrastructure would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to storm drainage facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-6: The proposed project would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. [Threshold U-4]

Under the Proposed General Plan, the population is anticipated to increase by 27,999 residents and 6,274 employees. As shown in Table 5.19-5, *Solid Waste Increase: Proposed Project*, of the DEIR, this level of growth would result in an increase in solid waste of approximately 138 tons per day, or 50,262 tons per year. These numbers are conservative because, with continued recycling and waste reduction programs implemented by the City and CR&R Environmental Services (CR&R), the waste generation rates would be reduced over time.

The increase of 138 tons per day with buildout of the proposed project, as shown in Table 5.19-5, of the DEIR, would be about 2.5 percent of the current residual capacity of 5,526 tons/day at El Sobrante Landfill. This estimate conservatively assumes that all of the generated waste is landfilled. In addition, approximately 20 percent of the solid waste from the City is transported to other landfills in Riverside County and southern California, and a portion of the waste generated in the City is diverted from landfill disposal through recycling and composting. Although the California Department of Resources Recycling and Recovery (CalRecycle) does not provide the recycling rate for Wildomar, California as a whole diverted 42 percent of total waste in 2020. As such, the Proposed General Plan would not generate solid waste in excess of the capacity of the landfills that serve the City.

With continued compliance with the applicable regulations, leading to increased recycling and waste diversion, and adherence to the Proposed General Plan policies, such as Policy OS-7.1, which supports recycling programs for residential and non-residential development to reduce the solid waste sent to landfills, anticipated rates of solid waste disposal from the Proposed General Plan would be less than

significant with respect to permitted landfill capacity. In addition, the City is below the CalRecycle target disposal rates of 4.8 pounds per day (ppd) for residents and 36.2 ppd for employees and meets the regulatory requirements of AB 939. Therefore, implementation of the Proposed General Plan would not generate solid waste in excess of State and local standards, or in excess of the capacity of the landfills, or otherwise impair the attainment of solid waste reduction goals, and the impact is less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to generating excess solid waste that would exceed landfill capacity. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-7: The proposed project would comply with federal, state, and local statutes and regulations related to solid waste. [Threshold U-5]

As discussed under Impact 5.19-6, CR&R and the City comply with all State requirements to reduce the volume of solid waste through recycling and organic waste diversion. The City's per capita disposal rates of 4.1 ppd per resident and 25.6 ppd per employee are below the CalRecycle targets of 4.8 ppd for residents and 36.2 ppd for employees. In addition, all potential future development would comply with Division 4.4, Material Conservation and Resource Efficiency, of the CALGreen Building Code, which requires that at least 65 percent of nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse.

Potential future development would also comply with AB 341, which mandates recycling for commercial and multifamily residential land uses as well as schools and school districts. All jurisdictions in California are required to provide organic waste collection services to all residents and businesses, beginning in 2022 and in accordance with SB 1383. The City and CR&R currently comply with all applicable federal, State, and local solid waste regulations, and solid waste, recycling, and green waste collection services are available to all residents and commercial businesses in Wildomar. Therefore, the Proposed General Plan would comply with all current and future regulatory requirements, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to regulations pertaining to solid waste. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

17. Wildfire

Impact 5.20-3: The proposed project would require the installation and maintenance of associated infrastructure in areas that are undeveloped or vacant, which could exacerbate fire risk or result in temporary or ongoing impacts to the environment. [Threshold W-3]

Buildout of the Proposed General Plan would result in additional infrastructure, such as roadways, transmission lines, and other utilities, in underdeveloped and undeveloped areas of the City in order to

serve new development. Some of this new infrastructure would likely be constructed in the Very High Fire Hazard Severity Zones (FHSZs). To protect development in these areas from the risk of wildfire, the City requires adherence to a wide range of state and local codes, such as the California Fire Code, which provides minimum standards to increase the ability of a building to resist the intrusion of flames or embers from a vegetation fire and building with materials that meet performance standards; State Responsibility Area (SRA) and Very High FHSZ fire safe design requirements that include standards for setbacks and maintenance of defensible space and for secondary egress; California Public Utilities Commission requirements for managing vegetation around electrical transmission lines, and other standards and recommendations outlined in the City's Local Hazard Mitigation Plan and 2021-2029 Safety Element. Public Resources Code Section 4291 also requires vegetation around buildings or structures to maintain defensible space within 100 feet of a structure and an ember-resistant zone within 5 feet of a structure. Additionally, CAL FIRE SRA Fire Safe Regulations require parcels to provide a minimum 30-foot setback for all buildings from all property lines and/or the center of a road. As such, these requirements would reduce the potential for new roadways to exacerbate wildfire risks.

The California Public Utilities Commission requires maintenance of vegetation around power lines, strict wire-to-wire clearances, annual inspections of above-ground power lines, and the preparation of fire prevention plans for above-ground power lines in high fire-threat districts. These measures would reduce the wildfire risks associated with the installation and maintenance of power lines. Additionally, all utilities would be installed to meet service provider requirements and could be required to be undergrounded pursuant to Wildomar Municipal Code Section 13.16, Underground Utility Districts, and Safety Element Policy S-102, which requires the coordination with utility companies to minimize service interruptions.

Such infrastructure and maintenance activities would also be required to comply with the adopted State regulations, Wildomar Municipal Code standards, and the Wildomar Safety Element policies to mitigate the impact of infrastructure on the environment. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to exacerbation of fire risk due to the installation and maintenance of infrastructure. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.20-4: The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. [Threshold W-4]

Wildfires can create favorable conditions for other hazards, such as flooding and landslides. Wildfires on steep slopes can burn the vegetation that stabilizes the slope and create hydrophobic conditions that prevent the ground from absorbing water. This can lead to landslides, debris flows, and flooding. A project would result in a significant impact if—due to slopes, drainage patterns, or post-fire slope instability—it would expose people or structures to significant risks from landslides, debris flows, or flooding.

As shown in Figure 3-0, Landslide Susceptibility, of the Wildomar Safety Element, the northern, eastern, and southwestern parts of the City are in high landslide susceptibility zones (also refer to Figure 5.7-3, *Areas With Landslide Susceptibility,* in Section 5.7, *Geology and Soils,* of the DEIR). According to the California Department of Conservation (CDC), the eastern portion of the City is located within a landslide zone. Landslides are most likely to occur during seasons of high precipitation and after fires. Future development in the City is required to comply with State and local regulations, such as the California Building Code, Wildomar Municipal Code, and the Wildomar Safety Element. For example, Section 1803 of the 2022 California Building Code requires that a geotechnical investigation must assess existing landslide susceptibility on a project site. Additionally, there are several policies in the Wildomar Safety Element that address development in landslide susceptibility areas, such as Policy S-11 through Policy S-14. These policies work to minimize the risk of landslides by regulating development in landslide susceptibility areas by requiring geotechnical investigations, site design to reduce landslides, slope stability mitigation, and slope stabilization practices, respectively.

According to Figure 5-0, Flood Hazard Zones, of the Wildomar Safety Element, the southwestern portion of the City includes 100-year and 500-year flood zones, which have a 1 percent and 0.2 percent chance of flooding in any given year, respectively (also refer to Figure 5.10-3, *FEMA Flood Zones,* in Section 5.10, *Hydrology and Water Quality,* of the DEIR). While there is a low chance of flooding in the majority of the City, Section 15.96, Flood Hazard Area Regulations, of the Wildomar Municipal Code, was adopted in pursuant to the National Flood Insurance Program to protect public health, safety, and welfare and minimize public and private costs caused by flooding by regulating development within flood hazard areas. Furthermore, Policy S-19 and Policy S-20 of the Wildomar Safety Element call for the City to disapprove new development within 100-year floodplains that cannot mitigate flood hazards and require development within 100-year storm flow zones to be floodproofed.

Future construction activities related to the proposed project would be subject to compliance with the California Building Code and California Fire Code, and would include landslide and flood hazard prevention best management practices. These may include but are not limited to covering of the soil, use of a dust-inhibiting material, landscaping, use of straw and jute, hydroseeding, and grading in a pattern than slows stormwater flow and reduces the potential for erosion, landslides, and downstream flooding. All future development, regardless of the location, would be required to comply with adopted local, regional, and State plans and regulations addressing wildfire prevention, landslides, and floods, which would minimize risks of post-fire hazards. As such, compliance with these policies and regulatory requirements would ensure impacts from post-fire instability would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to exposing people or structures to post-fire hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

C. Findings on Significant Environmental Impacts that can be reduced to a Less Than Significant Level

The following summary describes impacts of the proposed project that, without mitigation, would result in significant adverse impacts. Upon implementation of the mitigation measures provided in the Draft EIR, these impacts, from Chapter 5, would be considered less than significant.

1. Biological Resources

Impact 5.4-2: Implementation of the Proposed General Plan could impact sensitive natural communities, including wetlands and riparian habitat. [Thresholds B-2 and B-3]

Most of the wetlands that exist within the City limits can be categorized as freshwater emergent wetlands, freshwater forested/shrub wetlands, freshwater ponds, and riverine, as shown in Figure 5.4-5a through Figure 5.4-5o, of the DEIR. These features are commonly associated with streambeds, drainages, and channels (such as the Murrieta Creek), and have the potential to provide corridors that encourage the movement of wildlife and provide habitat for sensitive wildlife and plant species.

According to a California Natural Diversity Database (CNDDB) search, five sensitive natural vegetation communities were recorded within or near the City: Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Interior Basalt Flow Vernal Pool, Southern Sycamore Alder Riparian Woodland, and Valley Needlegrass Grassland.

The general vegetation communities and land cover types within the City include agricultural lands; chaparral; coastal sage scrub; grassland; meadows and marshes; riparian scrub, woodland, and forests; water; woodland and forests; and developed/disturbed areas (see Figure 5.4-4a through Figure 5.4-4o, of the DEIR). These general communities have the potential to be composed of vegetation alliances, which may be considered sensitive natural communities by CDFW.

While the City is mostly urbanized, it does contain open space areas that may be suitable for sensitive natural communities such as wetlands and riparian habitats. Implementation of the proposed project would increase development in the City, which could impact sensitive natural communities.

Future development in accordance with the Proposed General Plan, including maintenance of drainages to maintain public safety, could impact waters and wetlands jurisdictional to the CDFW, US Army Corps of Engineers (USACE), and San Diego and Santa Ana RWQCBs. Waters of the United States are jurisdictional to the USACE; waters of the State are jurisdictional to the San Diego and Santa Ana RWQCBs and the CDFW; and wetlands meeting certain criteria are jurisdictional to the USACE and/or the CDFW. Future development in accordance with the Proposed General Plan could impact sensitive natural communities directly (*e.g.*, building over the jurisdictional resources by filling the land) or indirectly (*e.g.,* increased stormwater drainage or runoff into nearby jurisdictional waters).

The Proposed General Plan includes policies aimed at reducing impacts to sensitive natural communities, such as Policy LU-13.1, which provides for the permanent preservation of open space lands, and

Policy OS-1.2, which requires development to avoid and conserve remaining habitats in wetlands and riparian areas. Moreover, the MSHCP does not allow take of riparian areas.

Additionally, Mitigation Measures BIO-1, BIO-2, and BIO-10 through BIO-13 would be implemented, which require an environmental analysis and DBESP for aquatic resources and natural vegetation communities and a Lake or Streambed Alteration Notification. Additionally, Figure 5.4-15, *Flow Chart to Guide Riparian Habitat/Riverine Areas and Vernal Pools,* of the DEIR, and Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations,* of the DEIR, provide flow charts to assist future developers on the steps required to ensure future projects minimize impacts to riparian habitats and aquatic resources.

Implementation of the Proposed General Plan policies as well as Mitigation Measures BIO-1 and BIO-2, and BIO-10 through BIO-13 would reduce impacts to less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR and are applicable to the proposed project.

BIO-1 If an action may adversely impact biological resources, a qualified biologist or their trained designee shall conduct mandatory worker environmental awareness training for all parties involved with implementation of the action (*e.g.,* contractors and work crews), prior to the start of construction, to aid the parties in recognizing special-status species and other sensitive biological resources that may occur within the area of the proposed action. The training shall include identification of the special-status species with potential to occur and their habitats, a description of the regulatory status of sensitive resources, and review of the impact limits, location of environmentally sensitive areas, and measures required to reduce impacts to avoided onsite and offsite biological resources.

BIO-2 If an action has potential to inadvertently impact avoided onsite or offsite biological resources, appropriate measures shall be developed and implemented prior to the start of ground disturbing activities to ensure all impacts occur only in the area of the proposed action. Appropriate measures may include control of sediment, erosion, and hazardous materials; demarcation of action area prior to implementation and maintenance of demarcation through the duration of implementation; and measures to ensure all actions that have potential to impact biological resources stay within the demarcated limits.

BIO-10 If an action may impact sensitive natural vegetation communities, an environmental analysis to determine if there is potential for sensitive natural communities or other protected vegetation communities shall be conducted by a qualified biologist. If it is determined that in the habitat assessment prepared by a qualified biologist that there are no sensitive natural communities or other protected vegetation communities within a project site, no other measures are recommended. If sensitive natural communities (riparian habitat, riverine areas, vernal pools) are identified within the impact area (permanent and temporary, direct and indirect), appropriate measures to avoid,

minimize, or mitigate for impacts to sensitive natural communities shall be implemented. If riparian/riverine resources and vernal pools are proposed for avoidance, the habitat assessment shall include a commitment to place a conservation easement or deed restriction over the area in order to demonstrate that the area will be protected in perpetuity. If a project cannot avoid riparian/riverine habitat and/or vernal pools in perpetuity (both permanent and temporarily), a DBESP shall be required that would propose mitigation that demonstrates equivalent or superior function and value, and shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. Refer to Figure 5.4-15, *Flow Chart to Guide Riparian Habitat/Riverine Areas and Vernal Pools,* of the DEIR.

BIO-11 If an action will impact riparian habitat as determined by a qualified biologist, a Lake and Streambed Alteration Agreement, pursuant to Section 1602 of the California Department of Fish and Game Code shall be obtained prior to the start of ground disturbing activities. Minimization measures will be developed during consultation with CDFW as part of the Lake and Streambed Alteration Agreement process to ensure protections for affected fish and wildlife resources.

BIO-12 If an action has the potential to impact aquatic resources, an environmental analysis (*i.e.*, a preliminary aquatic resources delineation) shall be conducted to determine if potentially regulated aquatic resources occur within a project site. A qualified wetland delineator shall conduct the environmental analysis and it shall include review of the best available hydrological information, a reconnaissance-level site visit, and an evaluation of aquatic resources to determine the potential for regulated aquatic resources to occur within a project site. If it is determined in the habitat assessment prepared by a qualified biologist that there are no potentially regulated aquatic resources, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, the validity of the results shall be confirmed or an updated environmental analysis shall be conducted prior to impacting a project site. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations,* of the DEIR.

BIO-13 If an action may impact potentially regulated aquatic resources, an aquatic resources delineation shall be conducted by a qualified biologist for a project consistent with the methods detailed within the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987), Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, and State Wetlands Definitions and Procedures for Discharges of Dredged and Fill Material to Waters of the State, and local policies by the CDFW regarding their jurisdiction, following the definitions contained within the California Fish and Game Code pertaining to regulated resources (lakes, streams, and associated hydrophytic vegetation). If it is determined by a qualified biologist that potentially regulated aquatic resources are absent from a project site or will not be impacted by the action, no other measures are recommended and the

habitat assessment shall be submitted to the City of Wildomar Community Development Department and USACE. If it is determined that potentially regulated aquatic resources may be impacted by the action, the delineation shall be submitted to the USACE, and a Preliminary Jurisdictional Determination or Approved Jurisdictional Determination shall be obtained. The project applicant shall obtain all required permits from the USACE and applicable agencies prior to the start of construction activities. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations,* of the DEIR.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Impacts to sensitive natural communities, including riparian habitat and wetlands, could occur. Implementation of Mitigation Measures BIO-1 and BIO-2, which require worker environmental awareness training for biological resources and appropriate measures to avoid impacts to biological resources, as well as Mitigation Measures BIO-10 through BIO-13, which require an environmental analysis and DBESP for aquatic resources and natural vegetation communities, and a Lake or Streambed Alteration Notification, would be implemented. With the implementation of Mitigation Measures BIO-1, BIO-2, and BIO-10 through BIO-13, impacts would be reduced to less than significant with mitigation incorporated.

Impact 5.4-3: The proposed project could affect wildlife movement in and around the City. [Threshold B-4]

In the southwestern area of the City limits are the foothills of the Cleveland National Forest, which contain a large expanse of natural habitat that may allow for wildlife migration and nursery sites. The City also encompasses the foothills of the Santa Margarita Mountains and Elsinore Mountains. However, due to development within the City, movement from the City into the Cleveland National Forest and mountain ranges, and vice versa, is limited. The City is developed and I-15 bisects the City in a north-south direction, which further limits the success of wildlife dispersal. An additional movement corridor, Murrieta Creek, exists within the City and may provide wildlife with ways to move throughout developed areas. The San Andreas Rift Zone within and adjacent to the City provides unique topographical characteristics, microclimates, and habitats that allow for habitat linkages and can facilitate movement. The City provides wildlife movement opportunities in other forms, such as open land and preserved areas. Although the City's developed environment lessens the value of wildlife corridors within the City, such corridors still exist.

The MSHCP has proposed to create a linkage (Proposed Linkage 8), which is composed largely of upland habitat in the Sedco Hills and Wildomar areas, that would connect the Core Areas in the Lake Mathews/Estelle Mountain, Alberhill, and Cleveland National Forest areas with the Core Areas in

French Valley, Johnson Ranch, Diamond Valley Lake, and San Jacinto Mountains. This proposed linkage would provide live-in habitat for over 50 pairs of coastal California gnatcatcher, as well as a connection to other key populations of gnatcatcher known to occur in Alberhill, North Peak, and the Ramsgate area. Other planning species for which habitat is provided include Quino checkerspot butterfly, Stephens' kangaroo rat, and bobcat. The grasslands in this proposed linkage also provide foraging habitat for a number of raptors. Maintenance of large intact interconnected habitat blocks is important for these species. The northern portion of this linkage includes a portion of the lower San Jacinto River extending under I-15 to connect with Proposed Extension of Existing Core 3, which is in the northeast region of the MSHCP area.

The MSHCP has identified key habitat areas and linkages within the MSHCP Plan Area for the conservation of mountain lions. These Conservation Areas are comprised of large blocks of open space and include the Santa Rosa Plateau-Santa Ana Mountains, Agua Tibia Wilderness-Palomar Mountains, Badlands-San Jacinto Mountains-Santa Rosa Mountains, and San Bernardino Mountains, among others. These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. Note that none of the MSHCP Conservation Areas (including both core and linkage habitats) identified for conservation of the mountain lion occur within the City limits. Nonetheless, the southwestern area of the City limits that contains the foothills of the Cleveland National Forest includes a large expanse of natural habitat that may allow for wildlife migration.

The MSHCP identifies mountain lion as a planning species in Existing Cores A, B, C, F, G, I, J, K, L and M; Proposed Cores 3, 4, 6 and 7; Existing Linkage A; Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18; and Proposed Constrained Linkage 1, 2, 5, 10, 11, 14. The following Cores are considered "live in" Cores for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,
- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek

Proposed Core 3 – Badlands/ Potrero

The MSHCP has identified key habitat areas and linkages within the MSHCP Plan Area for the conservation of mountain lions. These Conservation Areas are comprised of large blocks of open space and include the Santa Rosa Plateau-Santa Ana Mountains, Agua Tibia Wilderness-Palomar Mountains, Badlands-San Jacinto Mountains-Santa Rosa Mountains, and San Bernardino Mountains, among others. These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. Areas considered critical for mountain lion movement include Proposed Constrained Linkage 1 and 2 (connection between Cleveland National Forest and Chino Hills State Park under Highway 91), Proposed Linkage 1 and Constrained Linkage 5 (connection between Cleveland National Forest and Lake Matthews/Estelle Mountain under I-15), Proposed

Linkage 9 (connection between Cleveland and the Santa Rosa Plateau), and Proposed Constrained Linkage 14 (connection between Santa Ana Mountains and the Palomar Mountains). These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. The City is not within the key habitat areas and linkages within the MSHCP Plan Area for conservation of the mountain lion. Therefore, buildout of the City in accordance with the Proposed General Plan would not result in a significant impact on wildlife movement of the mountain lion. Pursuant to the MSHCP, mountain lion is a Covered Species Adequately Conserved and because the City is not identified by the MSHCP as part of any existing or proposed linkages, corridors, or conservation areas and as long as the terms of the MSHCP are implemented, the Wildlife Agencies will not require additional mitigation. Furthermore, development of a property outside the MSHCP Conservation Area (both within and outside of the Criteria Area) shall receive Take Authorization for Covered Species Adequately Conserved provided a payment of a mitigation fee is made in compliance with MSHCP Section 6.0. Payment of the mitigation fee and compliance with the requirements of Section 6.0 will provide full mitigation under the CEQA, FESA, CESA for impacts to species and habitats covered by the MSHCP per the agreements with the USFWS and CDFW.

Migratory birds can also be found within the City limits. Migratory birds, some of which are listed in Table 5.4-2, of the DEIR, may use the surrounding areas, including the City, as a stopping point in their migratory journey. These birds are protected by the Migratory Bird Treaty Act (MBTA) which implements international treaties between the U.S. and other nations devised to protect migratory birds, and any of their parts, eggs, and nests, from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. All future development within the City would be required to comply with the MBTA. Additionally, the MSHCP does not allow take of any nesting birds, regardless of the time of year, pursuant to the MBTA and applicable Fish and Game Codes.

Figure 5.4-17, *Flow Chart to Guide Wildlife Corridor and Movement Protection Recommendations,* of the DEIR, provides a flow chart to assist future developers on the steps required to ensure future projects minimize impacts to wildlife corridors.

The Proposed General Plan includes policies aimed at reducing impacts to wildlife corridors, including the following:

- **Policy LU-13.1 Preservation of Open Space Lands.** Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational value.
- **Policy OS-1.4 Rewilding and Habitat Restoration**. Pursue opportunities for rewilding and restoring critical habitats for sensitive species that include, but are not limited to the following: preserving, enhancing, restoring, and expanding an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics.
- **Policy OS-1.5 Wildlife Corridors.** Protect existing wildlife corridors by reducing habitat fragmentation from new developments. Work with the Riverside Conservation Agency (RCA) to pursue land purchase opportunities to preserve available lands.

- **Policy OS-1.8 Protect Ridgelines.** Protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management.

Additionally, Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, and BIO-9, as well as Mitigation Measure BIO-14, which requires measures to avoid, minimize, and mitigate for significant impacts to be implemented in consultation with the appropriate regulatory agency.

Future development under the project would be required to demonstrate compliance with the MSHCP, FESA, CESA, and CEQA, as well as with the proposed General Plan Update goals, objectives, and policies discussed above, which would reduce potential impacts on wildlife movement within the City. Policies under the proposed General Plan Update that require measures such as site-specific biological studies and compliance with the MSHCP would ensure that the assessment of potential impacts to wildlife movement be made on a project by project basis. With the implementation of the Proposed General Plan policies and Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9, and BIO-14, impacts would be reduced to less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR and are applicable to the proposed project.

See Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9, and BIO-14.

BIO-7 If an action has potential to adversely impact riparian bird species (least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo [*Coccyzus americanus*]), and if suitable habitat (nesting and/or foraging) is present, then protocol-level focused surveys shall be required. Focused surveys shall be conducted in accordance with accepted USFWS survey protocols for the least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo (Least Bell's Vireo Survey Guidelines [2001], A Natural History Summary and Survey Protocol for the Southwestern Willow Flycatcher [2010], and A Natural History Summary and Survey Protocol for the Western Distinct Population Segment of the Yellow-Billed Cuckoo [2016]). If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for riparian bird species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo are identified within a project site and a project cannot demonstrate 90 percent avoidance of the occupied portion of the property that contributes to the long-term conservation

value of the species, a DBESP is required. This includes 100 meters of undeveloped landscape on a property adjacent to the habitat conserved. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-11, *Flow Chart to Guide Riparian Bird Species Recommendations,* of the DEIR.

BIO-8 If an action has the potential to impact coastal California gnatcatcher, a habitat assessment shall be prepared by a qualified biologist to determine if suitable habitat is present in the area of the proposed action. If suitable habitat is present (*i.e.*, coastal sage scrub, Riversidean sage scrub) and an action has potential to adversely impact the coastal California gnatcatcher, avoid clearing, grubbing, grading, and associated construction actions in gnatcatcher occupied habitat within the Criteria Cells and/or PQP lands between March 1 and August 15. If this species is detected and a project may be potentially occupied and the habitat cannot be avoided, this habitat cannot be removed from March 1 to August 15 without conducting focused protocol-level surveys to prove absence. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for coastal California gnatcatcher to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. Refer to Figure 5.4-12, *Flow Chart to Coastal Gnatcatcher Recommendations,* of the DEIR.

BIO-9 If an action that may adversely impact birds or nests (*e.g.*, ground or vegetation disturbance, noise near nesting habitat) and is expected is to occur during the nesting season (generally February 1 through September 15), a pre-construction nesting-bird survey shall be conducted for all suitable nesting habitat within three days prior to ground-disturbing activities associated with the action. The survey shall be conducted by a qualified biologist within a project site plus a buffer for the project as determined by the qualified biologist (based on the action and what bird species may be impacted). If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken to avoid potential project-related impacts. Measures may include seasonal work restrictions or establishment of a non-disturbance buffer around each active nest until nesting has been completed as determined through periodic nest monitoring by the biologist. The size of the non-disturbance buffer shall be determined by the project biologist. Once nesting is deemed complete by the project biologist, work may resume within the buffer. Refer to Figure 5.4-13, *Flow Chart to Guide Special-Status Wildlife (Including Protected Birds/Nests) Recommendations,* of the DEIR.

BIO-14 If an action requiring a discretionary approval is within or adjacent to a Core Area, Linkage or wildlife movement corridor identified in the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) or a project-specific biological analysis, a qualified biologist shall, prior to any ground disturbance, prepare and

submit to the City a wildlife movement evaluation for the proposed project to assess whether the project has the potential to substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The City shall review the evaluation and in doing so may confer with any/all applicable resource agencies (e.g. CDFW, USFWS, NMFS) to assess the extent of any such impacts and impose conditions requiring the implementation of appropriate and feasible measures such as avoidance, design alteration, overcrossings, or other measures to reduce any such potentially significant impacts to the greatest extent feasible.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Buildout under the Proposed General Plan could impact wildlife movement in and around the City. Implementation of Mitigation Measures BIO-1 and BIO-2 require worker environmental awareness training for biological resources and appropriate measures to avoid impacts to biological resources; Mitigation Measures BIO-7 through BIO-9 provide provisions to reduce impacts to wildlife species; and Mitigation Measure BIO-14 requires measures to avoid, minimize, or mitigate for significant impacts to be implemented, would reduce impacts to wildlife movement and corridors. Therefore, with the implementation of Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9, and BIO-14, impacts would be reduced to less than significant with mitigation incorporated.

2. Cultural Resources

Impact 5.5-2: Future development of the proposed project could impact archaeological resources. [Threshold C-2]

Long-term implementation of the Proposed General Plan could allow development (*e.g.*, new development, infill development, redevelopment, and revitalization/restoration), including grading of known and unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of archaeological resources. Therefore, future development that would be accommodated by the proposed project could potentially unearth previously unrecorded resources.

Archaeological sites are protected by a wide variety of state policies and regulations enumerated under the California Public Resources Code. Cultural resources are also recognized as nonrenewable and therefore receive protection under the California Public Resources Code and CEQA. Per Public Resources Code Section 21083.2, the CEQA lead agency is required to determine whether a development project may have a significant effect on archaeological resources. If the lead agency determines that the

project may have a significant effect on unique archaeological resources, the project-level CEQA document being prepared for the development project is required to address the issue of those resources.

The Proposed General Plan includes the following policies which would minimize impacts to archaeological resources: Policy LU-1.3, which allows for the clustering of development to preserve culturally sensitive resources, and Policy OS-4.3, which requires new development to avoid and minimize impacts to archaeological resources.

The Proposed General Plan is a regulatory document that sets the framework for future growth and development in the City and does not result in development in and of itself. Before any development or development activities can occur, they must be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and state requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Long-term implementation of the Proposed General Plan could allow development, including grading of known and unknown sensitive areas. Grading activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of archaeological resources. Therefore, impacts would be potentially significant. All development projects in the City would be required to implement Mitigation Measures TCR-1 through TCR-8, which outline procedures and requirements for the inadvertent discovery of archaeological resources, cultural resources disposition, retaining an archeologist, retaining Native American monitors from the Pechanga and Soboba tribes, preparation of archaeology Phase III and Phase IV reports, non-disclosure of reburial sites for inadvertent discoveries, and implementing no-build easements for reburial sites. With the implementation of Mitigation Measures TCR-1 through TCR-8, impacts would be less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

TCR-1 **Inadvertent Archeological Find.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").

a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.
b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a

decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.

d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TCR-2 and TCR-7.

e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TCR-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.

TCR-2 **Cultural Resources Disposition.** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a. One or more of the following treatments, in order of preference, as numbered below, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department:

   i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TCR-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

TCR-3 **Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TCR-4 and TCR-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.

In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

TCR-4 **Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

TCR-5 **Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading

permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

TCR-6 **Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

TCR-7 **Non-Disclosure of Reburial Locations**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.

TCR-8 **No-Build Easement or Similar Instrument.** In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measures TCR-1 through TCR-8, which outline procedures and requirements for the inadvertent discovery of archaeological resources, cultural resources disposition, retaining an archeologist, retaining Native American monitors from the Pechanga and Soboba tribes, preparation of archaeology Phase III and Phase IV reports, non-disclosure of reburial sites for inadvertent discoveries, and implementing no-build easements for reburial sites, would reduce impacts to less than significant.

Impact 5.5-3: Future grading activities could potentially disturb human remains. [Threshold C-3]

California Health and Safety Code, Section 7050.5; CEQA Guidelines Section 15064.5; and Public Resources Code, Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code, Section 7050.5 requires that if human remains are discovered on a project site, excavation or disturbance of the site shall cease until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority, and if the coroner recognizes or has reason to believe the human remains are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone within 24 hours. Soil-disturbing activities associated with development in accordance with the Proposed General Plan could result in the discovery of human remains. Impacts would be potentially significant. However, all development projects in the City would be required to implement Mitigation Measure CUL-2, which requires compliance with State Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98(b), and Mitigation Measure TCR-7, which requires the non-disclosure of reburial sites for inadvertent discoveries. Therefore, impacts would be less than significant upon implementation of Mitigation Measure CUL-2 and Mitigation Measure TCR-7.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation Measure TCR-7

CUL-2 **Human Remains.** If potential human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. No photographs are to be taken of any human remains and/or cremations except by the coroner, with written approval by the consulting tribe(s).

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure CUL-2, which requires compliance with State Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98(b), and Mitigation Measure TCR-7, which requires non-disclosure of reburial sites for inadvertent discoveries, would reduce impacts to less than significant.

3. Geology and Soils

Impact 5.7-1: Project residents, employees, and visitors could be subject to potential seismic-related hazards. [Threshold G-1i-iv]

Seismic Hazards

Wildomar's location and underlying geology make it susceptible to seismic and geologic hazards, including surface (fault) rupture and seismic ground shaking.

Ground Rupture

As shown on Figure 5.7-2, of the DEIR, there are several fault lines and Alquist-Priolo Zones in or near the City. The Whittier-Elsinore Fault is the most prevalent Alquist-Priolo Zone within the City, as a portion of the Fault Zone (Glen Ivy/Temecula Segments) crosses directly through the southern portion of the City. Therefore, the City is vulnerable to seismic-related earthquake fault rupture and shaking although no noticeable local damage has been experienced over the years.

As required by the Alquist-Priolo Act Fault Zoning Act, the approval of projects within Earthquake Fault Zones must be in accordance with the policies and criteria established by the Surface Mining and Geology Board (Public Resources Code [PRC], Division 2, Chapter 7.5, Section 2623 (a)). These regulations require that fault investigation reports be prepared by a professional geologist registered in the State of California (14 California Code of Regulations [CCR], Division 2, Chapter 8.1.3, Section 3603 (d)). Additionally, the Seismic Hazards Mapping Act requires projects for human occupancy that are within mapped fault zones to obtain a site-specific geotechnical report prior to the issuance of individual grading permits, and each new development would be required to retain a licensed geotechnical engineer to design new structures to withstand probable seismically induced ground shaking.

Furthermore, all new development in California is subject to the seismic design criteria of the California Building Code (CBC), which requires that all improvements be constructed to withstand anticipated ground shaking from regional fault sources. The CBC standards require all new developments to be designed consistent with a site specific, design-level geotechnical report, which would be fully compliant with the seismic recommendations of a California-registered professional geotechnical engineer. Adherence to the applicable CBC requirements, Alquist-Priolo Fault Zoning Act, Seismic Hazards Mapping Act, and General Plan policies—such as Policy LU-7.1 of the Proposed General Plan, which

requires that new development conform building massing to topographic forms, and Policy S-5 of the Safety Element, which requires the enforcement of the Alquist-Priolo Earthquake Fault Zoning Act provisions—would ensure that implementation of the Proposed General Plan would not directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving ground rupture of a fault. Additionally, implementation of Mitigation Measure GEO-1, which would require the incorporation of recommendations from a project's geotechnical report, would reduce impacts to less than significant.

Strong Seismic Ground Shaking

Ground shaking is responsible for most of the damage from earthquakes and can damage or destroy buildings, structures, pipelines, and other infrastructure. The intensity of shaking depends on the type of fault, distance to the epicenter, magnitude of the earthquake, and subsurface geology. The Whittier-Elsinore fault is potentially capable of producing the most intense ground accelerations in the City because portions of it runs through the City. The greatest severity of ground shaking would occur in central Wildomar due to centralized faults running along Palomar Street and crossing over Mission Trail and Bundy Canyon Road in the southward direction of I-15 (see Figure 5.7-2, of the DEIR). In southern California, there is no way to avoid earthquake hazards. However, compliance with the CBC, including specific provisions for seismic design, would mitigate and minimize the effects of earthquakes. The design of structures in accordance with the CBC is expected to minimize the effects of ground shaking to the greatest degree feasible.

Several policies would address seismic-related hazards, such as Policy S-7 which requires geological and geotechnical investigations to be performed at sites with potential geological hazards, and therefore, would reduce impacts to less than significant. Additionally, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing the requirements of the CBC, would reduce impacts to less than significant.

Secondary Effects

Secondary effects of earthquakes are nontectonic processes such as ground deformation, including fissures, settlement, displacement, and loss of bearing strength, and are the leading causes of damage to structures during a moderate to large earthquake. Secondary effects leading to ground deformation include liquefaction, seismically induced landslides, settlement, subsidence, and/or collapse, and ground lurching.

Liquefaction

Research and historical data indicate that loose, granular materials at depths of less than 50 feet with silt and clay contents of less than 30 percent saturated by a relatively shallow groundwater table are most susceptible to liquefaction. These geological conditions are typical in parts of southern California, including Wildomar, and in valley regions and alluvial floodplains. A small portion of the City's southern edge, south of Palomar Street, is susceptible to liquefaction (see Figure 5.7-4, *Liquefaction Hazards Zones,* of the DEIR.)

Liquefaction is expected within the City. Based on mandatory compliance with regulations, preparation and submittal of soil engineering reports, and implementation of Mitigation Measure GEO-1 (which

requires incorporation of recommendations from a project's geotechnical report and implementation of the CBC) and the Safety Element policies, impacts would be less than significant. For example, Policy S-7, which requires geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landslides, or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, would reduce impacts.

Landslides

Marginally stable slopes (including existing landslides) may be subject to landslides caused by earthquakes. The landslide hazard depends on many factors, including existing slope stability, shaking potential, and presence of existing landslides. The terrain of the City varies from flat to hilly. Figure 5.7-3*, Areas with Landslide Susceptibility*, of the DEIR, identifies potential landslide hazards in the City.

The City requires compliance with the regulations in the CBC when approaching building operations along hillsides, as referenced in Title 15 of the Wildomar Municipal Code, which also requires an engineering geology report be submitted to the City for approval before performing any project on hillsides.

In addition to implementing City engineering standards and building requirements, all future development in the City would be required to comply with the policies in the Safety Element and Proposed General Plan, such as Policy S-12, which would require new development in hazard-prone areas to be designed to adequately reduce such hazards. Moreover, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce impacts to less than significant.

Settlement, Subsidence, and/or Collapse

The potential hazard posed by seismic settlement and/or collapse within the City is considered moderate based on the compressibility of the underlying alluvial soils and the presence of shallow groundwater. Strong ground shaking can cause settlement of alluvial soils underlying a site by allowing sediment particles to become more tightly packed. Alluvial deposits are especially susceptible to this phenomenon. Artificial fills, if not adequately compacted, may also experience seismically induced settlement. Because unconsolidated soils and undocumented fill material are present within the City, seismically induced settlement and/or collapse are potential impacts.

Site-specific mass grading and compaction that would occur as part of future development within the City would serve to mitigate any potential impacts to seismically induced settlement, subsidence, and/or collapse in the City. Additionally, Safety Element Policy S-16, which requires geotechnical studies within documented subsidence zones as well as zones that may be susceptible to subsidence, prior to the issuance of development permits, would also ensure impacts are reduced. Moreover, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing the requirements of the CBC, would reduce impacts to less than significant.

Ground Lurching

Seismically induced ground lurching occurs when soil or rock masses move at right angles to a cliff or steep slope in response to seismic waves. Structures built on these masses can experience significant lateral and vertical deformations if ground lurching occurs. Although ground lurching is expected within the City, mandatory compliance with existing regulations, including the preparation and submittal of soil engineering, engineering geology and seismicity reports, and implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce ground lurching impacts in any new developments to a less than significant level.

Summary

During construction of a project, the City's municipal code (Title 15, Buildings and Constructions) requires that projects submit grading plans and a geotechnical evaluation to minimize differential settlement and the slipping or sliding of earth, minimizing impacts from unstable geologic or soil conditions. These include preparation of relevant soil engineering reports, cut/ fills, drainage and erosion/ dust control, requirements for completion of work, and NPDES standards. Recommendations in the geotechnical report(s) (*e.g.,* soils engineering, engineering geology, and seismicity reports) are required to be included on grading plans and implemented during project construction activities. Mandatory compliance with existing regulations, including the preparation and submittal of soil engineering, geotechnical evaluation, seismicity reports for new developments, and implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce impacts to a less than significant level. Additionally, policies from the City's Safety Element would ensure that risks to residents and businesses are minimized and impacts would be less than significant.

Mitigation Measure:

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

GEO-1 The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure GEO-1 would require the incorporation of the recommendations from a project's geotechnical report into project plans to reduce seismic- and soil-related impacts. Therefore, impacts would be less than significant.

Impact 5.7-2: Unstable geologic unit or soils conditions, including soil erosion and loss off topsoil, could result from development of the proposed project. [Thresholds G-2, G-3, and G-4]

Soil Erosion

Soils are particularly prone to erosion during the grading phase of development, especially during heavy rains. The use of a SWPPP, which specifies best management practices for temporary erosion control for sites disturbing one or more acres, would reduce the potential for erosion during construction activities. Standard erosion control measures would be implemented as part of a SWPPP for proposed projects within the City to minimize the risk of erosion or sedimentation during construction. The SWPPP must include an erosion control plan that prescribes measures, such as phasing grading, limiting areas of disturbance, designating restricted-entry zones, diverting runoff from disturbed areas, protective measures for sensitive areas, outlet protection, and provisions for revegetation or mulching. For future construction projects that disturb less than one acre of land, project applicants would still be required to implement an effective combination of erosion and sediment control BMPs. The City requires submittal of a Construction Runoff Management Plan for all construction sites and designates a minimum set of BMPs for erosion and sediment control, soil stabilization, and protection of natural hydrologic features.

Mandatory compliance with existing regulations, including the preparation and submittal of a SWPPP or Construction Runoff Management Plan, and a soil engineering evaluation; compliance with the Proposed General Plan policies, such as Policy LU-7.1 which requires that new development conform building massing to topographic forms; and implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce impacts to a less than significant level.

Expansive Soils

Most of the City is composed primarily of alluvial sediments and, therefore, there is some potential for expansive soils throughout the City. Expansive soils are possible wherever clays and elastic silts may be present, including alluvial soils and weathered granitic and fine-grained sedimentary rocks. The presence of expansive soils represents a potential hazard to structures and people.

The CBC requires that structures be designed to mitigate for expansive soils. Methods that could be used to reduce the impact of expansive soils include drainage control devices to limit water infiltration near foundation, over-excavation and recompacting of engineered fill method, or support of the foundation with piles. These methods as well as the General Plan policies, such as Policy S-16, which would require geotechnical studies with documented subsidence zone; Policy S-18, which would encourage and support efforts for long-term, permanent monitoring of topographic subsidence in the Elsinore

Valley Groundwater Basin, irrespective of past subsidence; and Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce the impact related to expansive soils to less than significant.

Settlement and Collapse

The risk of settlement or collapse has the potential to exist in areas with alluvial soils. Areas of large settlement can damage, or in extreme cases, destroy structures. The presence of compressible soil in the City represents a hazard to structures and people.

The CBC requires that structures be designed to mitigate compressible soils. Methods that could be used to reduce the impact of compressible soils include transferring the land to underlying non-compressible layers with piles and overexcavation of compressible soil and recompacting with engineered fill. These methods, as well as Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and requirements of the CBC, and Policy S-16, which would require geotechnical studies with documented subsidence zone, would reduce the impact of compressible soils to less than significant.

Subsidence

Areas within the City that are susceptible to subsidence due to overdraft of groundwater aquifers are in the western portion of Wildomar around Corydon Road, Grand Avenue, Mission Road, all south of I-15 (See Figure 5.7-5, *Subsidence Zone,* of the DEIR). Subsidence due to overpumping of petroleum reserves, however, is not considered a potentially significant impact for the City because there are no active oil wells in the city.

Because overdraft of groundwater can result in subsidence, groundwater storage by EVMWD, the Western Municipal Water District (WMWD), and statutory commitments to sustainable groundwater management practices would reduce the potential for future land subsidence. Furthermore, ongoing surveying of the ground surface by EVMWD and/or WMWD provides a way to verify that its efforts in preventing subsidence are effective. The EVMWD currently has the Elsinore Valley Subbasin GSP in place which describes current and historical groundwater conditions along with a groundwater monitoring network to ensure the basin will meet its sustainability goals. Additionally, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, and the Wildomar Safety Element Policies, such as Policy S-16, which would require geotechnical studies with documented subsidence zone, and Policy S-18 which would encourage and support efforts for long-term, permanent monitoring of topographic subsidence in the Elsinore Valley Groundwater Basin, irrespective of past subsidence, would reduce the impact of subsidence to less than significant.

Mitigation Measure:

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

See Mitigation Measure GEO-1.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure GEO-1 would require the incorporation of the recommendations from a project's geotechnical report into project plans to reduce seismic- and soil-related impacts. Therefore, impacts would be less than significant.

Impact 5.7-4: Development under the proposed project could directly or indirectly destroy a unique paleontological resource or unique geologic feature. [Threshold G-6]

Adoption of the Proposed General Plan in itself would not directly affect paleontological resources. Long-term implementation of the Proposed General Plan land use plan could allow development, including grading, of known and unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially disturb paleontological resources. Therefore, future development that would be accommodated by the Proposed General Plan could potentially unearth previously unrecorded resources. Review and protection of paleontological resources are also afforded by CEQA for individual development projects that would be accommodated by the Proposed General Plan, subject to discretionary actions that are implemented in accordance with the land use plan of the Proposed General Plan.

Under the California Public Resources Code, paleontological resources are recognized as non-renewable resources and receive protection. Figure 5.7-6, *Paleontological Sensitivity*, of the DEIR, identifies areas of known paleontological sensitivity in the City. As shown in Figure 5.7-6, of the DEIR, areas bounding I-15 and most of the central portion of the City have a high sensitivity for paleontological resources.

Grading and construction activities of undeveloped areas or redevelopment that require more intensive soil excavation than in the past could potentially cause the disturbance of paleontological resources. Therefore, future development could potentially unearth previously unknown/unrecorded paleontological resources. Implementation of Mitigation Measure GEO-2, which requires an evaluation from a Certified Paleontologist, would reduce impacts to paleontological resources. Additionally, the Proposed General Plan includes Policy OS-4.3, which requires new development to minimize impacts to paleontological resources. Therefore, impacts would be less than significant with mitigation incorporated.

Mitigation Measures

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

GEO-2 Prior to issuance of a grading permit, the project applicant shall retain a Certified Paleontologist to assess the potential for presence of paleontological resources and the potential for project construction to affect such resources if present. If it is determined, to the satisfaction of the City, that there is low potential for discovery or disturbance of paleontological resources, no further action shall be required.

If potential for discovery is deemed moderate to high, the project applicant shall retain a Certified Paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential.

Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. A Certified Paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, a Certified Paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.

Salvage and collection of significant fossils shall be done in accordance with the Society of Vertebrate Paleontology guidelines. Any paleontological resources salvaged shall be provided for curation at a local curation facility, or any other local museum or repository, such as the Western Science Center or World Museum of Natural History, willing and able to accept and house the resource to preserve for future scientific study.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure GEO-2 would require a certified paleontologist to be present during ground-disturbing activities in areas deemed to have a moderate to high sensitivity for paleontological resources in order to further evaluate the fossil resources. Therefore, impacts would be less than significant.

Impact 5.9-5: Portions of the City are in a very high fire hazard severity zones and could expose structures and/or residences to fire hazards. [Threshold H-7]

Wildland fires are uncontrolled fires typically in areas of little to no development, but these fires can spread quickly to the urban/wildland interface where development meets expanses of vegetative fuels. Wildomar is an interface area where a proactive approach to preventing the start and spread of wildland fire is vital to protecting lives and property. As shown on Figure 5.20-1, *Fire Hazard Severity Zones,* of the DEIR, the eastern and western portions of the City are within Very High Fire Hazard Severity Zones. Additionally, there is some risk of landslides and flooding, after the occurrence of wildfire.

Although wildfire risks are present in the City, adherence to applicable building practices and the Proposed General Plan and Safety Element policies, such as Policy S-67, which aims to coordinate with the Riverside County Fire Department to implement a long-term fire protection training and education program for the City of Wildomar and its citizens, would reduce impacts. Additionally, implementation of Mitigation Measure HAZ-1, which requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2, which requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements, would ensure that buildout under the Proposed General Plan would be less than significant upon implementation of mitigation measures.

Mitigation Measures

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

HAZ-1 Prior to the issuance of building permits for all projects, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12 7A; and California Fire Code.

HAZ-2 Prior to the issuance of a certificate of occupancy for all projects, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure HAZ-1 requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2 requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements. Therefore, Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts associated with wildfires to a level that is less than significant.

5. Mineral Resources

Impact 5.12-1: Project implementation could result in the loss of availability of a known mineral resource. [Thresholds M-1 and M-2]

The City is designated as Mineral Resource Zone 3 (MRZ-3), which is an area where the significance of mineral deposits cannot be determined from available data. Therefore, the City does not have any identifiable significant mineral deposits.

However, a federal lode-mining claim, the Baxty Queen, is in the eastern portion of the City. The Bureau of Land Management (BLM) permits the mining claim to conduct small-scale prospecting and mining for mineral resources, such as rare earth element (REE) and precious gem materials. According to Figure 3-4, *Proposed Land Use Plan,* of the DEIR, the federal lode is designated Rural Mountainous (RM), which allows for clustering of residential uses to minimize grading and alteration of natural landforms, as well as to avoid sensitive natural habitat areas and hazardous conditions.

Mineral resources such as REEs, that can be found in pegmatite dikes in the Paloma Ring Complex, often contain impurities of uranium and thorium. Future construction activities surrounding the federal lode, such as grading, can create and release dust containing uranium and thorium. While REEs are important and valuable, these deposits are minimal, and therefore, REEs are unlikely to create a significant impact.

Additionally, all future development would comply with the South Coast AQMD Rule 403, which requires dust control for earth-moving activities and would reduce potential impacts of uranium- and thorium-containing dust on workers and residents. Nonetheless, future development within 100 feet of the federal lode would implement Mitigation Measure MIN-1, which requires the inspection of geologic features within a project site by a qualified geology professional to determine the discovery of a unique geologic unit and follow the proper protocols.

Although future projects would not occur within the Bundy Canyon Pit while mining operations are in effect, development that is proximate or adjacent to the mine may expose residents to dust as a result of mining and/or transporting sand and gravel products.

The anticipated production amount of the Bundy Canyon Pit is 38,300 cubic yards per year, depending on demand, and the estimated life of operation is approximately 25 years. When mining operations at the Bundy Canyon Pit cease, it is anticipated that the land will be used for residential uses or other uses compatible with residential subdivisions.

Therefore, while the entire City is designated as MRZ-3, future development proximate and/or adjacent to the federal lode mining claim could result in the loss of gemstones or rare earth elements.

Mitigation Measure

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

MIN-1 Prior to blasting non-rippable bedrock within 100 feet of the federal lode, outcrops shall be inspected for pegmatite dikes or other geological features considered favorable for gemstones or rare earth elements by an experienced igneous petrologist with a master's degree and/or Ph.D. in Geology. If geological units containing museum quality gemstones or anomalously high concentrations of rare earth elements are found, representative specimens shall be documented and provided to an accredited repository such as the University of California, Riverside Earth and Planetary Sciences Museum, the Western Science Center in Riverside County, or any other local museum or repository willing and able to accept and house the resources to preserve for future scientific study.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure MIN-1 would ensure outcrops within 100 feet of the federal lode would be inspected prior to blasting non-rippable bedrock. Therefore, impacts would be less than significant.

6. Noise

Impact 5.13-3: The proposed project would create groundborne vibration and groundborne noise that would cause short-term and long-term vibration. [Threshold N-2]

Construction Vibration

Construction activities at project sites would generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest

vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches the levels that can damage structures but can achieve the audible and perceptible ranges in buildings close to the construction site. Table 5.13-11, *Vibration Levels for Construction Equipment*, of the DEIR, lists reference vibration levels for construction equipment at 25 feet.

As shown in Table 5.13-11, of the DEIR, vibration generated by construction equipment has the potential to be substantial, since it has the potential to exceed the FTA criteria for architectural damage—*e.g.,* 0.12 inches per second PPV for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry. Construction details and equipment for future project-level developments under the Proposed General Plan are not known at this time but may cause vibration impacts. As such, impacts would be potentially significant.

Operational Vibration

Commercial and industrial operations in the City would generate varying degrees of ground vibration, depending on the operational procedures and equipment. Such equipment-generated vibrations would spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the vibration source varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels.

Proposed General Plan Policy N-1.8 would require new development to generate operation and/or construction vibration levels no greater than 75 Vdb at the property line of a sensitive receptor. However, because specific project-level information is not available at this time, it is not possible to quantify future vibration levels at vibration-sensitive receptors that may be near future vibration sources. Therefore, due to the potential for sensitive uses within the City to be exposed to annoying and/or interfering levels of vibration from commercial or industrial operations, operations-related vibration impacts associated with implementation of the proposed project are considered potentially significant.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

N-2 **Vibration Analysis.** Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, within 100 feet of nonengineered timber and masonry buildings (*e.g.,* most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (*e.g.,* 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for

nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed these thresholds, alternative methods shall be used, such as drilling piles instead of pile driving and static rollers instead of vibratory rollers. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.

N-3 **Vibration Analysis.** Prior to discretionary approval by the City of Wildomar for industrial development projects subject to review under the California Environmental Quality Act (CEQA) (*i.e.,* nonexempt projects) that utilize equipment that has the potential to result in vibration, a vibration analysis shall be conducted to assess and mitigate potential vibration impacts. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Implementation of Mitigation Measures N-2 and N-3 and adherence to associated performance standards would reduce construction and operational vibration to less-than-significant levels. Specifically, Mitigation Measure N-2 would require use of alternative construction techniques for construction activities proximate to historic resources to reduce potential vibration impacts during construction below the pertinent thresholds, and Mitigation Measures N-3 (operations-related vibration) would require that stationary sources reduce potential vibration impacts from commercial/industrial uses to less-than-significant levels.

7. Tribal Cultural Resources

Impact 5.18-1: Implementation of the proposed project could cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or a local register of historical resources, as defined in Public Resources Code Section 5020.1(k), or determined to be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. [Threshold TCR-1]

In accordance with AB 52, the City notified four local tribes about the proposed project on September 15, 2023, to determine the potential for tribal cultural resources within the City and to determine if local knowledge of tribal cultural resources is available about the City and surrounding areas. The City's standard cultural/tribal cultural mitigation measures were sent to all tribes.

The City consulted with the Soboba Band of Mission Indians on October 16, 2023; the tribe requested a copy of the cultural resources existing conditions report and indicated that they may be revising the City's standard mitigation measures. The City consulted with the Pechanga Band of Mission Indians on November 16, 2023; the tribe was provided with a copy of the cultural resources existing conditions report. The City followed up with the Soboba tribe via email on November 13, 2023, and January 4, 2024; the City also followed up with the Pechanga tribe via email on January 4, 2024. At the time the DEIR was published, responses from the Soboba and Pechanga tribes to the City's follow-up emails have not been received. The City consulted with the Morongo Band of Mission Indians on February 21, 2024; the tribe was provided with a copy of the cultural resources existing conditions report. The tribe indicated that if Native American human remains are discovered, no photographs of the remains should be taken unless absolutely necessary, out of respect for the tribal descendants and to ensure the location of the remains are kept confidential. Should any tribal resources be discovered during ground-disturbing activities, coordination with the NAHC, project archaeologist, and tribal monitors would ensure tribal resources, including human remains, are treated with respect and in a culturally appropriate manner (see Mitigation Measure TCR-2).

All development projects that are subject to CEQA review in the City would be required to implement the City's standard tribal mitigation measures (Mitigation Measures CUL-2, TCR-1 through TCR-8), as well as consult with Native American tribes either pursuant to AB 52 and/or SB 18. For project sites that are in areas with a high sensitivity for tribal cultural resources, future project applicants would be required to submit a map, per the tribes' request, to the City of Wildomar Community Development Department identifying potential reburial locations on the project site that would not be subject to future development, paving, flooding, or erosion. The map would be kept confidential (see Mitigation Measure TCR-7) and would only be shared with the tribes for approval. Pursuant to California Government Code Section 6524 (r), records of Native American graves, cemeteries, sacred places, features, and objects are required to be confidential.

Additionally, the Proposed General Plan includes policies that would reduce impacts to tribal cultural resources, such as Policy LU-1.3, which calls for clustering of development to preserve culturally sensitive resources, Policy OS-4.2, which requires consultation with tribes pursuant to AB 52 and SB 18 for projects that could potentially impact tribal resources and the treatment of resources with appropriate dignity, and Policy OS-4.3, which requires new development to avoid and minimize impacts to archaeological resources. Therefore, implementation of the Proposed General Plan policies, mitigation measures, and compliance with state and federal regulations would reduce impacts to less than significant with mitigation incorporated.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation Measures TCR-1 through TCR-8, and CUL-2.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure CUL-2, which requires compliance with State Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98(b); and Mitigation Measures TCR-1 through TCR-8, which outline procedures and requirements for the inadvertent discovery of archaeological resources, cultural resources disposition, retaining an archeologist, retaining Native American monitors from the Pechanga and Soboba tribes, preparation of archaeology Phase III and Phase IV reports, non-disclosure of reburial sites for inadvertent discoveries, and implementing no-build easements for reburial sites, would reduce impacts to less than significant.

8. Wildfire

Impact 5.20-1: Buildout of the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. [Threshold W-1]

As indicated in Section 2.32.080, Emergency Plan, of the Wildomar Municipal Code, the Wildomar Disaster Council is responsible for the development of the City's emergency plan, which provides the effective mobilization of all the resources of the City, both public and private, to meet any condition constituting a local emergency. The proposed project could result in a significant impact if it would substantially impair the implementation emergency response/evacuation plans. As discussed in Chapter 3, *Project Description*, of the Draft EIR, the proposed project would increase development potential within the City, including land in Very High FHSZs and the wildland urban interface (WUI).

However, buildout under the Proposed General Plan would not result in substantial changes to the circulation patterns or emergency access routes as future development would be required to integrate the Emergency Operations Plan as necessary into development to continue its facilitation in evacuation for the people in wildfire-prone areas. Furthermore, future development in the WUI or Very High FHSZs would be required to comply with the SRA and Very High Fire Hazard Severity Zone Fire Safe Regulations, the California Building Code, the California Fire Code, the 2021-2019 Safety Element, and the Wildomar Municipal Code, which have maximum requirements for lengths of single-access roads, minimum widths of roadways, and vegetation fuel management around roadways. The Safety Element includes policies that would ensure effective emergency response, such as Policy S-48, which requires new development projects within a very high FHSZ or wildland-urban interface to provide multiple ingress and egress points to improve evacuation and emergency response access. To ensure emergency services in the City are not impaired by future development, all development projects in the City would also be reviewed by the City and CAL FIRE/Riverside County Fire Department, prior to approval. In accordance with the California Fire Code, CAL FIRE requires site design to consider fire access. Several of these requirements include vegetation management requirements, construction standards, and subdivision and building access, among others.

Construction of new development or redevelopment could cause a temporary impairment of an evacuation route due to road closures. If temporary roadway closures or reduction in access/capacity are necessitated during construction (*i.e.,* to connect to utilities) the City will require issuance of an encroachment permit approved by the Public Works Director. Section 12.08.020 of the Wildomar Municipal Code allows the City to condition issuance of an encroachment permit to assure safety of the travelling public. The encroachment permit would identify road closures or detours, duration of the construction period, and direct impacts of construction. As part of its development review practices, the City will coordinate the permit review process with Riverside County Fire Department (RCFD), and/or CAL FIRE. Review and approval of any temporary lane closures. The review and coordination of the encroachment permit required by municipal code will ensure that that no inconsistencies with emergency evacuation plans would occur.

Implementation of the Proposed General Plan policies and applicable plans, as well as compliance with the California Fire Code and Building Code would ensure impacts to emergency response and evacuation plans are reduced. Future development, regardless of whether it includes new development or redevelopment, is required to comply with adopted local, regional, and State plans and regulations addressing emergency access, response, and evacuation. Additionally, all development projects in the City would be required to implement Mitigation Measure HAZ-1 and Mitigation Measure HAZ-2, which require compliance with the 2022 California Building Code and 2022 California Fire Code (or most recent versions) and compliance with the vegetation management requirements in California Fire Code Section 4906 and California Government Code Section 51182, respectively. As such, impacts would be less than significant with mitigation incorporated.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation measures HAZ-1 and HAZ-2

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure HAZ-1 requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2 requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements. Therefore, Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts associated with wildfires to a level that is less than significant.

Impact 5.20-2: The proposed project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, thereby exposing project occupants to elevated particulate concentrations from a wildfire. [Threshold W-2]

The City is vulnerable to and at significant risk of wildfires. Bordered by undeveloped hillsides in the northern, eastern, and southwestern portions of the City, the City is in proximity to areas with fuel mixes that could easily ignite and encroach into the community. During a wildfire event, people within the air basin are exposed to elevated levels of fine particulate matter due to smoke. The type and extent of vegetation and fuel, wind and climatic patterns, general topography and canyons, and other local characteristics make the City more vulnerable to wildfires.

The eastern and western portions of the City are in Very High FHSZs, as shown on Figure 5.20-1, of the DEIR. Residential, commercial, industrial, and open space uses under the Proposed General Plan would be located in the Very High FHSZs and WUIs. To protect development in these areas, the City and State require adherence to a wide range of state and local codes (California Fire Code, California Building Code, Very High FHSZ Fire Safe Regulations, and other standards). Additionally, future potential development under the Proposed General Plan would be required to comply with 2021-2029 Safety Element Policy S-50, which requires site design to account for topographical conditions and reduce the increased risk for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires. Therefore, future potential develop would be designed to reduce the spread of wildfire due to topography and slopes, and reduce the potential to exposure occupants to pollutant concentrations Furthermore, all development projects in the City would be required to implement Mitigation Measure HAZ-1 and Mitigation Measure HAZ-2, which require compliance with the 2022 California Building Code and 2022 California Fire Code (or most recent versions) and compliance with the vegetation management requirements in California Fire Code Section 4906 and California Government Code Section 51182, respectively.

Other factors, such as vegetation, have the potential to exacerbate wildfire risks. During late summer and fall when temperatures and winds are high and relative humidity is low, brush vegetation can dry out, particularly in areas with unirrigated vegetation, becoming extremely flammable and increasing wildfire risks. The 2021-2029 Safety Element and the City of Wildomar LHMP contain several vegetation management, fuel reduction, and fuel break policies which are aimed to reduce the uncontrolled spread of wildfire due to vegetation. For example, Policy S-46 of the Safety Element calls for the City to work with property owners of existing developments to meet current State and/or locally adopted fire safety standards to ensure adequate vegetation clearance. Policy S-49 of the Safety Element requires conceptual landscaping plans for development in Very Fire Hazard Severity Zones prior to the issuance of development permits. Policy S-46 and Policy S-50 of the Safety Element would ensure that sources of fuel would be minimized, thereby reducing the spread of fires.

Future development in the City would be required to comply with the California Building Code and California Fire Code. Moreover, the City of Wildomar is under the Wildomar Emergency Operations Plan, which provides guidance to effectively respond to and mitigate emergencies, including wildfires.

Implementation of the Proposed General Plan policies and applicable plans, as well as compliance with the California Fire Code and California Building Code would ensure that wildfire risks due to slopes,

prevailing winds, and other factors are not exacerbated. As such, impacts would be less than significant with mitigation incorporated.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation measures HAZ-1 and HAZ-2

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure HAZ-1 requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2 requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements. Therefore, Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts associated with wildfires to a level that is less than significant.

D. Significant and Unavoidable Significant Impacts that Cannot Be Mitigated to Below the Level of Significance

The following summary describes the unavoidable adverse impacts of the proposed project where either mitigation measures were found to be infeasible, or the mitigation measures are under the control of another lead agency. The following impacts would remain significant and unavoidable:

1. Agricultural and Forestry Resources

Impact 5.2-1: The proposed project would convert farmland to nonagricultural uses. [Thresholds AG-1 and AG-5 (part)]

CEQA considers impacts to three categories of farmland—Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. Development of these lands would convert the land to nonagricultural uses, which is considered a significant impact. Although agricultural uses would be allowed until building occurs, the eventual development of the land would result in the loss of the resource.

The Land Evaluation and Site Assessment (LESA) Model is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features and was developed to provide lead agencies with an optional methodology to ensure that potentially significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process (Public Resources Code Section 21095), including in CEQA

analysis. The California Agricultural LESA Model evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. The LESA model is used as part of a development application as there is information regarding the site that is needed from the property owner.

The model was not run for this EIR as there is a lack of site-specific information, and because as a long-term document it is likely that site conditions regarding the 11.6 acres of Prime Farmland will change and need to be reflected in the model at the time of development application. As shown in Table 5.2-2, *California LESA Model Scoring CEQA Thresholds,* of the DEIR, the model provides a single result weighted on a number of factors that can determine the level of significance for CEQA. While it is possible that the LESA model results for the 11.6 acres would show that conversion of this land is not significant, this EIR assumes that the property is designated Prime Farmland and would be eventually converted to non-agricultural uses through implementation of the proposed project.

Wildomar is mostly developed and is therefore characterized by its urbanizing landscape with areas of vacant and undeveloped parcels. The Proposed General Plan would allow for development of currently undeveloped parcels, redevelopment of currently developed parcels, and intensification of land uses in some areas of the City. Of the 1,733 acres of farmland in the City, approximately 69.4 acres are designated Prime Farmland and Unique Farmland. There are no lands in the City designated as Farmland of Statewide Importance.

Of the 69.4 acres, 57.8 acres is considered Unique Farmland with a Rural Mountainous (RM) land use designation. The RM land use designation allows for agricultural uses and the proposed project does not recommend a change to this land use designation. The remaining 11.6 acres is the only Prime Farmland within the City as mapped by the CDC (see Figure 5.2-1, *Farmland Designations*, of the DEIR). This site, on the northeast corner of Corydon Road and Grand Avenue is currently designated Commercial Retail in the General Plan, and is proposed to change to Mixed Use High under the proposed project. The site is not actively farmed, and historical photographs show a previous orchard as shown in an aerial photograph dated May 1994, though the trees are not visible in an April 2023 aerial photograph from Google Earth. As shown in Figure 5.2-2, *Aerial Photograph of Prime Farmland,* of the DEIR, the property is surrounded by residential and commercial development.

The proposed land use plan (see Figure 3-4, *Proposed Land Use Plan,* of the DEIR) does not include an agricultural designation. However, the following land use designations would allow for agricultural uses: RM (Rural Mountainous), LLR (Large Lot Residential), EDR (Estate Density Residential), VLDR (Very Low Density Residential), and LDR (Low Density Residential). While agricultural uses would be allowed to continue under the proposed project, no agricultural lands designated by the FMMP as Prime Farmland and Unique Farmland would be preserved under the Proposed General Plan. Therefore, the proposed project could convert approximately 1,733 acres of farmland to nonagricultural uses, including 11.6 acres of Prime Farmland and 57.8 acres of Unique Farmland, which is a significant impact.

In general, mitigation measures should consider the following five possibilities.

1. **Avoidance.** The 11.6 acres of Prime Farmland site is surrounded by urban development and is unlikely to support commercial scale agriculture. The adjacency of sensitive receptors makes the use of many agricultural uses more difficult. Factors such as noise, dust, odor, vibration, and the use of insecticides/pesticides is made more complex by the adjacency of people. The property is on a busy intersection and has been labeled for development for over 20 years, and is surrounded by urban development; avoidance is not feasible. While the small size might not provide for conventional agriculture, specialty agriculture such as strawberries or other high-value crops could be farmed at this site.

2. **Minimizing the Impact.** As there are no other Prime Farmlands within the City besides the aforementioned 11.6-acre site, minimizing the impact to this one site is not feasible. The 11.6-acre site is completely surrounded by urban uses so any setback would need to be on the site itself, (or remove existing buildings) essentially defeating the purpose of minimizing the impact by further reducing the amount of agricultural land.

3. **Rectifying through Repair, Rehabilitation, or Restoration.** While the site is not currently farmed, it is possible that the site could be farmed in the future. The property is not within an irrigation district so water for farming would need to come from the Elsinore Valley Municipal Water District (EVMWD). With water, the site could be used as mitigation for agricultural land conversion elsewhere in the City, however, as noted there are no other lands requiring mitigation in the City. Rehabilitating the land for agricultural use would result in the same adjacency difficulties outlined in Possibility 1. *Avoidance,* above.

4. **Reducing or Eliminating the Impact Over Time by Preservation and Maintenance.** Review of the aerial photographs of the 11.6-acre Prime Farmland site dating to the mid-1990s shows that the orchard was allowed to die off and eventually all the trees were removed. The site looks to be regularly disced for weed abatement and fire control. While this can continue to occur, it is not an agricultural use. The preservation of the land in its current form would eliminate the potential impact, as the land would not be converted to non-agricultural uses. However, it seems unlikely that a vacant site of this size surrounded by urban uses in the City would remain a disced field in perpetuity. Therefore, reducing or eliminating the impact through preservation and maintenance is not feasible mitigation.

5. **Compensating for the Impact Through Replacement or Substitute Resources.** Compensatory mitigation is where a project would offset an impact through recreation of the resource (*e.g.,* creating wetlands), or by purchasing credits in a form of a mitigation bank where the resource has already been created. Purchase of an easement that protects an existing resource is also a form of mitigation but comes with the obvious drawback that it is not a replacement of the affected resource, only a means of reducing further loss of the resource in the future.

As the proposed project cannot avoid, minimize, rectify, or eliminate the impact over time, the only potential mitigation available is that of an agricultural easement on existing agricultural land. Under this method, an easement is purchased that covers land that is already farmed and that would preclude future urban development in perpetuity. For some cities, this method is an effective means of providing a greenbelt or buffer between the built environment and agricultural use, preventing future conversion

of agricultural land to urban uses. The City of Wildomar has no greenbelt and there is no adjacent agricultural land to protect as the boundaries of the City are either another urban city or mountains. An agricultural easement would prevent future conversion but does not address the actual loss of the farmland resource.

The City is surrounded by the incorporated cities of Menifee, Lake Elsinore, and Murietta. The City does not have a sphere of influence and is unlikely to annex land because of the surrounding cities and the mountains to the west. There is no other agricultural land in the surrounding area, so any form of easement would need to be outside of the surrounding area, and in unincorporated Riverside County.

As shown in Table 5.2-1, *Farmland Designations*, of the DEIR, the 11.6 acres of Prime Farmland represent approximately 0.08 percent of the entire City. Most of the City (approximately 53.4 percent) is designated as Other Land. As shown on Figure 3-3, *Existing Land Use Plan,* of the DEIR, and Figure 5.2-1, of the DEIR, lands that are designated Prime and Unique Farmland are currently designated CR (Commercial Retail) and RM (Rural Mountainous). As such, Prime and Unique Farmland in the City are already considered converted to nonagricultural uses.

While the amount of Prime and Unique Farmland in the City is statistically small in comparison to the City, the proposed project could result in the conversion of agricultural land to nonagricultural uses without adequate mitigation to reduce the impact to less than significant. This impact is considered potentially significant.

Mitigation Measure

AG-1 Prior approval of any development permit on land considered prime, of statewide significance, or unique, the City shall require the following:

1. Completion of the California Department of Conservation Land Evaluation & Site Assessment Model. If the model score is 39 points or less, conversion of the land is not significant, and no further mitigation is required. If the model score is between 40 and 79 points, conversion of the land to urban uses may be significant but will depend on the results of the model. A LESA model score of 80 or greater identifies the conversion as significant and will require mitigation.

2. If the LESA model results determine that conversion of the land to urban uses is a significant impact, the development shall be conditioned to provide either an agricultural easement on existing farmland with a similar or greater LESA model score, or the creation of new agricultural land and easement at a 1:1 ratio.

Finding:

As indicated on page 5.2-14 of Section 5.2, *Agriculture and Forestry Resources,* even with the implementation of Mitigation Measure AG-1, the 11.6-acre site designated Prime Farmland would be converted to non-agricultural uses. Because the proposed project cannot avoid, minimize, rectify, or eliminate the impact of converting farmland to non-farmland, the only potential mitigation available is that of an agricultural easement on existing agricultural land. This is not an effective means of providing a buffer between the built environment and agricultural land because the City has no greenbelt and there is no

agricultural land to protect. As such, an easement or creation of new agricultural land at a 1:1 ratio would diminish but not reduce impacts associated with the actual loss of farmland to less than significant. There are no other feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure AG-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

2. Air Quality

Impact 5.3-1: Buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP. [Threshold AQ-1]

The South Coast AQMD is directly responsible for reducing emissions from area, stationary, and mobile sources in the SoCAB to achieve the National and California Ambient Air Quality Standards (AAQS) and has responded to this requirement by preparing an AQMP. The South Coast AQMD Governing Board adopted the 2022 AQMP, which is a regional and multiagency effort (South Coast AQMD, CARB, SCAG, and EPA).

A consistency determination with the AQMP plays an important role in local agency project review by linking local planning and individual projects to the AQMP. It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration early enough to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to the clean air goals in the AQMP.

The two principal criteria for conformance with an AQMP are:

1. Whether the project would exceed the assumptions in the AQMP.

2. Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timeline attainment of air quality standards.

SCAG is South Coast AQMD's partner in the preparation of the AQMP, providing the latest economic and demographic forecasts and developing transportation measures. Regional population, housing, and

employment projects developed by SCAG are based, in part, on general plan land use designations. These projections form the foundation for the emissions inventory of the AQMP.

Criterion 1

Table 5.3-9, *Comparison of Population and Employment Forecast*, of the DEIR, compares the population and employment growth forecast under the proposed project to the existing conditions. Table 5.3-9, of the DEIR, shows that the proposed project would result in more VMT as a result of an increase in population; however, VMT per service population would decrease from the existing conditions as well as from the current General Plan. As a result, the proposed project provides a more efficient land use than existing conditions and a more efficient land use plan that reduces VMT per resident and employee. Therefore, the proposed project would be consistent with the AQMP under the first criterion.

Criterion 2

The SoCAB is designated nonattainment for Ozone (O_3) and fine inhalable particulate matter ($PM_{2.5}$) under the California and National AAQS, nonattainment for coarse inhalable particulate matter (PM_{10}) under the California AAQS, and nonattainment for lead (Los Angeles County only) under the National AAQS. Because the proposed project involves long-term growth associated with buildout of the City, cumulative emissions generated from operation of individual development projects would exceed the South Coast AQMD regional and localized thresholds (see Impact 5.3-3 of the DEIR). Consequently, emissions generated by development projects in addition to existing sources in the City are considered to cumulatively contribute to the nonattainment designations of the SoCAB. Buildout of the proposed land use plan associated with the proposed project could contribute to an increase in frequency or severity of air quality violations and delay attainment of the AAQS or interim emission reductions in the AQMP, and emissions generated from buildout would result in a significant air quality impact. Therefore, the proposed project would be inconsistent with the AQMP. As identified in Impact 5.3-3, of the DEIR, the proposed project would result in a substantial increase in volatile organic compounds (VOC), nitrogen oxides (NO_X), and carbon monoxide (CO) compared to existing conditions.

Summary

Buildout of the Proposed General Plan would be consistent with the AQMP under the first criterion. However, air pollutant emissions associated with buildout of the proposed project would cumulatively contribute to the nonattainment designations in the SoCAB. Therefore, the proposed project would be inconsistent with the AQMP.

Mitigation Measures

AQ-1 Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.*, nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with the South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts.

Specifically, project applicants of discretionary projects within 1,000 feet of sensitive land uses (e.g., residences, schools, day care facilities, and nursing homes, etc.), as measured from the property line of the project site, that utilize off-road equipment of 50 horsepower or more, and that occur for more than 2 months of active construction (i.e., exclusive of interior renovations) shall prepare a construction health risk assessment (HRA) in accordance with policies and procedures of the South Coast AQMD. If the construction HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the South Coast AQMD, then the project applicant shall identify and demonstrate measures, such as those listed below, that can reduce potential cancer and noncancer risks to an acceptable level.

If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Building & Safety department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include but are not limited to the following:

- Require fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:
  - Requiring use of nontoxic soil stabilizers to reduce wind erosion.
  - Applying water every four hours to active soil disturbing activities.
  - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
- Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings.

These identified measures shall be incorporated into all appropriate construction documents (*e.g.*, construction management plans) submitted to the City and shall be verified by the City's Planning Department.

AQ-2 Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.*, nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project

operation-phase-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval.

Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485).
- Provide bicycle parking facilities per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen.
- Provide facilities to support electric charging infrastructure per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen.
- Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (*e.g.*, dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.

Finding:

As indicated on page 5.3-54 of Section 5.3, *Air Quality,* while the incorporation of Mitigation Measures AQ-1 an AQ-2 would reduce criteria air pollutant emissions associated with buildout, the proposed project is inconsistent with the South Coast AQMD's AQMP because the proposed project would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB.

As identified on page 5.3-44 under Impact 5.3-3, of the DEIR, the proposed project would result in a substantial increase in VOC, NO_X, and CO compared to existing conditions. There is no feasible mitigation to address the increase in VOC emissions due to the increase in consumer product use, at a

community-wide level, because these products are regulated by CARB via manufacturing requirements and are widely available to the public. The increase in NO_X and CO emissions is also a result of the increase in mobile source and offroad equipment emissions. The City cannot regulate vehicle and offroad equipment fuel efficiencies and cannot preclude residents and employees in the City from purchasing vehicles available on the market. Because the source of these emissions is regulated by other public agencies that the City does not have jurisdiction over, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measures AQ-1 and AQ-2 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.3-2: Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria. [Threshold AQ-2 and AQ-3]

Construction activities under the proposed project would also temporarily increase PM_{10}, $PM_{2.5}$, VOC, NO_X, SO_X, and CO regional emissions in the SoCAB. The primary source of NO_X, CO, and SO_X emissions is the operation of construction equipment. The primary sources of particulate matter (PM_{10} and $PM_{2.5}$) emissions are activities that disturb the soil, such as grading and excavation, road construction, and building demolition and construction. The primary sources of VOC emissions are the application of architectural coating and off-gas emissions associated with asphalt paving. A discussion of health impacts associated with air pollutant emissions generated by construction activities is included under "Air Pollutants of Concern" in Section 5.3.1.2, *Regulatory Framework,* of the DEIR.

Construction activities associated with the proposed project would occur over the buildout horizon of the plan, causing short-term emissions of criteria air pollutants. However, information regarding specific development projects, soil types, and the locations of receptors would be needed to quantify the level of impact associated with construction activity. Due to the scale of development activity associated with buildout of the proposed project, emissions would likely exceed the South Coast AQMD regional significance thresholds. In accordance with the South Coast AQMD methodology, emissions that exceed the regional significance thresholds would cumulatively contribute to the nonattainment designations of the SoCAB.

Air quality emissions related to construction must be addressed on a project-by-project basis. For the proposed project, which is a broad-based policy plan, it is not possible to determine whether the scale and phasing of individual projects would exceed the South Coast AQMD's short-term regional or localized construction emissions thresholds. In addition to regulatory measures—*e.g.*, South Coast AQMD Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, and CARB's Airborne Toxic Control Measures—mitigation imposed at the project level may include extension of construction schedules and/or use of special equipment. Policy OS-2.2 in Open Space and Conservation Element would also require compliance with South Coast AQMD regulations and support appropriate future measures to reduce fugitive dust emanating from new project construction sites.

Localized Significance Thresholds (LSTs)

Implementation of the Proposed General Plan could expose sensitive receptors to elevated pollutant concentrations during construction activities if it would cause or contribute significantly to elevating those levels. Unlike regional emissions as shown in Table 5.3-10, localized concentrations refer to an amount of pollutant in a volume of air (ppm or $\mu g/m^3$) and can be correlated to potential health effects. LSTs are the amount of project-related emissions at which localized concentrations (ppm or $\mu g/m^3$) would exceed the ambient air quality standards for criteria air pollutants for which the SoCAB is designated a nonattainment area.

Construction LSTs

Buildout of the Proposed General Plan would occur over the buildout horizon of the plan via several smaller projects, each with its own construction time frame and equipment. Because an LST analysis can only be conducted at a project-level, quantification of LSTs is not applicable for the program-level environmental analysis of the Proposed General Plan. Because potential development and redevelopment could occur close to existing sensitive receptors, future development projects that would be accommodated by the Proposed General Plan have the potential to expose sensitive receptors to substantial pollutant concentrations. Construction equipment exhaust combined with fugitive particulate matter emissions has the potential to expose sensitive receptors to substantial concentrations of criteria air pollutant emissions and result in potentially significant impacts.

While individual projects under the proposed project may not exceed the South Coast AQMD regional significance thresholds, the likely scale and extent of construction activities associated with future development projects under the Proposed General Plan would likely continue to exceed the relevant South Coast AQMD thresholds for some projects. Construction-related regional and localized air quality impacts of developments that would be accommodated by the proposed project would be potentially significant.

Mitigation Measures

See Mitigation Measure AQ-1.

Finding:

As indicated on page 5.3-54 of Section 5.3, *Air Quality,* buildout of the proposed project would generate short-term emissions that would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. Individual projects under the proposed project may not exceed South Coast AQMD's regional significance thresholds with implementation of Mitigation Measure AQ-1. Information regarding specific development projects, soil types, and the locations of receptors would be needed to quantify the level of impact associated with construction activity. Due to the scale of development activity associated with future development accommodated under the Proposed General Plan and lack of specific site information, construction emissions would likely exceed the relevant South Coast AQMD thresholds for some projects. Air quality emissions related to construction must be addressed on a project-by-project basis. The Proposed Project is a broad-based policy plan, and therefore, it is not possible to determine whether the scale and phasing of individual/specific projects would exceed the South Coast AQMD's short-term regional or localized construction emissions thresholds. Without specific project detail it would too speculative to evaluate impacts at a project level. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond AQ-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic,

legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.3-3: Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations. [Threshold AQ-2]

The Proposed General Plan guides growth and development in the City by designating allowed land uses by parcel and through implementation of its goals and policies. New development would increase air pollutant emissions in the City and contribute to the overall emissions in the SoCAB. A discussion of health impacts associated with air pollutant emissions generated by operational activities is included under "Air Pollutants of Concern" in Section 5.3.1.2, *Regulatory Framework,* of the DEIR. The proposed project sets up the framework for growth and development but does not directly result in development. Before development can occur, it must be analyzed for conformance with the general plan, zoning requirements, and other applicable local and State requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Criteria Air Pollutant Emissions Forecast

The emissions forecast for Wildomar is shown in Table 5.3-10, *City of Wildomar Regional Criteria Air Pollutant Emissions Forecast,* of the DEIR. As shown in Table 5.3-10, of the DEIR, buildout of the proposed project would result in an increase in long-term emissions that exceed the daily South Coast AQMD thresholds for VOC, NO_X, and CO. Emissions of sulfur dioxide (SO_2), PM_{10}, and $PM_{2.5}$ would slightly increase compared to the existing land uses in the City in 2045, but would not exceed the South Coast AQMD thresholds.

The increase in VOC emissions compared to the existing land uses is a result of the increase in residential uses, which result in an increase in consumer product use. Emissions of VOC that exceed the South Coast AQMD regional significance thresholds would contribute to the O_3 nonattainment designation of the SoCAB. The increase in NO_X and CO emissions is a result of the increase in mobile source and offroad equipment emissions. Emissions of NO_X that exceed South Coast AQMD's regional significance thresholds would cumulatively contribute to the O_3 and particulate matter (PM_{10} and $PM_{2.5}$) nonattainment designations of the SoCAB.

Furthermore, the proposed project includes policies that would contribute to reducing operational emissions associated with development projects. Policies OS-2.5, OS-6.1, OS-6.2, OS-6.5, and OS-6.8 and Policies LU-4.2, LU-9.4, and LU-10.1 would reduce GHG emissions and energy demand and therefore have air quality co-benefits. In addition, Policies CI-5.5, CI-5.7, and CI-5.12 would help reduce VMT and vehicle congestion to improve air quality. Despite the policies in the Proposed General

Plan, the proposed project would exceed the South Coast AQMD regional significance thresholds and would contribute to the nonattainment designation of the SoCAB.

Environmental Justice

South Coast AQMD is taking steps to address localized impacts and exposures within environmental justice (EJ) communities. EJ communities are disproportionally impacted by various types of pollution and experience health, social, and economic inequalities. These inequities can also make residents of EJ communities more vulnerable to the effects of environmental pollution. These communities are often located near multiple air pollution sources including both mobile sources and commercial and industrial facilities. The most critical air pollutant affecting health in the SoCAB is $PM_{2.5}$, which includes diesel particulate matter (DPM). Policy OS-2.3 and Policy LU-11.1 would ensure development to be compatible with surrounding land uses to reduce environmental effects on sensitive receptors.

Mitigation Measures

See Mitigation Measure AQ-2.

Finding:

As indicated on page 5.3-54 through page 5.3-57 of Section 5.3, *Air Quality,* buildout of the proposed project would generate long-term emissions that would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. Implementation of Mitigation Measure AQ-2 would reduce air pollutant emissions; however, the increase in VOCs compared to existing baseline year conditions from residential development and consumer products would be significant and unavoidable (see Table 5.3-11, *City of Wildomar Regional Criteria Air Pollutant Emissions Forecast Compared to Existing Conditions*). There is no feasible mitigation to address the increase in VOC emissions at a community-wide level because these products are regulated by CARB via manufacturing requirements and are widely available to the public. The City has no regulatory authority over the manufacture or use of these products. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure AQ-2 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.3-4: The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations. [Threshold AQ-3]

CO Hotspots

Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection to more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact. Implementation of the proposed project under horizon year conditions would add vehicle trips but is not anticipated to produce the volume of traffic required to generate a CO hotspot. According to traffic volume data provided by Chen Ryan Associates, the intersection that would experience the greatest traffic volumes in 2045 would be the I-15 NB Ramps to Wildomar Trail on Clinton Keith Road, with an estimated 49,300 average daily trips (ADT). As an industry standard, the ADT are divided by 10 to identify the estimated peak hour traffic volumes at this intersection. Based on this, the intersection the I-15 NB Ramps to Wildomar Trail on Clinton Keith Road would experience an estimated 4,930 peak hour vehicle trips. Thus, implementation of the proposed project would not produce the volume of traffic required to generate a CO hotspot, and CO hotspots impacts would be less than significant.

Localized Significance Thresholds (LSTs)

Unlike regional emissions as shown in Table 5.3-10, of the DEIR, localized concentrations refer to an amount of pollutant in a volume of air (ppm or $\mu g/m^3$) and can be correlated to potential health effects. LSTs are the amount of project-related emissions at which localized concentrations (ppm or $\mu g/m^3$) would exceed the ambient air quality standards for criteria air pollutants for which the SoCAB is designated a nonattainment area.

Operational LSTs

The types of land uses that could generate substantial amounts of stationary source emissions include industrial land uses, which is a land use accommodated under the Proposed General Plan (see Table 3-2, *Proposed General Plan Land Use Conversion Table,* of the DEIR). Implementation of the Proposed General Plan policies could contribute to reducing criteria air pollutant emissions to nearby sensitive receptors.

Policy OS-2.3 and Policy LU-11.1 would ensure proposed industrial development would be compatible with surrounding land uses to reduce environmental effects on sensitive receptors. Policy OS-2.4 through Policy OS-2.6 would promote protection of air quality and minimize operation-related emissions in the City. The aforementioned policies of the Proposed General Plan would contribute to minimizing localized operation-related emissions from individual land use development projects accommodated in the Proposed General Plan to the extent possible.

However, per the LST methodology, information regarding specific development projects and the locations of receptors would be needed in order to quantify the levels of localized operation and construction-related impacts associated with future development projects. Thus, because the Proposed General Plan is a broad-based policy plan and does not itself propose specific development projects, it is not possible to calculate individual project-related operation emissions at this time.

Overall, because of the likely scale of future development and the inclusion of industrial uses that would be accommodated by the Proposed General Plan, some development projects could likely exceed the LSTs. Therefore, localized operation-related air quality impacts associated with implementation of the Proposed General Plan are considered potentially significant impacts.

Health Risk: Toxic Air Contaminants

The allowed development under the Proposed General Plan could elevate concentrations of Toxic Air Contaminants (TACs) (*e.g.,* DPM) in the vicinity of sensitive land uses during temporary construction activities that would use offroad equipment operating on-site, and at different levels depending on the type of activity (for example, limited to none during installation of utilities, and more during grading activities). Operation of the development allowed under the Proposed General Plan would also generate DPM emissions from diesel truck activity (truck maneuvering and idling), transport refrigeration units (TRUs), and diesel-fueled off-road equipment (*i.e.*, forklifts and yard trucks) in proximity to nearby sensitive receptors.

Permitted Stationary Sources

Various industrial and commercial processes (*e.g.*, manufacturing, dry cleaning) allowed under the proposed land use plan would be expected to release TACs. Industrial land uses, such as chemical processing facilities, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities, have the potential to be substantial stationary sources that would require a permit from South Coast AQMD. Policy OS-2.3 would ensure development to be compatible with surrounding land uses to reduce environmental effects on sensitive receptors. Additionally, emissions of TACs would be controlled by South Coast AQMD through permitting and would be subject to further study and health risk assessment prior to the issuance of any necessary air quality permits under South Coast AQMD Rule 1401, which would ensure less than significant impacts.

Industrial Land Uses

Warehousing or industrial operations generate substantial DPM emissions from off-road equipment use, truck idling, and/or use of TRUs for cold storage. The Proposed General Plan would result in net increase of 1,393,616 square feet of industrial land use at buildout under the Light Industrial (LI) and Business Park (BP) land use designations, primarily on the north side of Clinton Keith Road and west of Elizabeth Lane, as shown in Figure 3-4, *Proposed Land Use Plan,* of the DEIR. However, Policy OS-2.3 in the Open Space and Conservation Element and Policy LU-11.1 in the Land Use Element would ensure proposed industrial development to be compatible with surrounding land uses to reduce environmental effects on sensitive receptors.

Though stationary sources associated with the Proposed General Plan would be required to comply with South Coast AQMD Rule 1401, truck idling does not fall under the purview of the air district. Therefore, health risk impacts from development of industrial warehousing are considered potentially significant.

Mitigation Measures

AQ-3 **Industrial and Warehouse Development Health Risk Assessments.** Prior to discretionary approval by the City of Wildomar, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (*e.g.*, residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit an operational health risk assessment (HRA) to the City of Wildomar Planning Department for review and approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the South Coast AQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T-BACTs) and appropriate enforcement mechanisms and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.

Finding:

As indicated on page 5.3-57 of Section 5.3, *Air Quality,* Mitigation Measure AQ-3 would require HRAs for applicable industrial projects to ensure that T-BACTs are utilized to reduce potential cancer and noncancer risks to an acceptable level. Although individual projects would achieve project-level risk thresholds, the net increase in industrial land use allowed under the proposed project would generate TACs that could contribute to elevated levels in the air basin and cumulatively contribute to higher levels of cancer risk in the SoCAB. At a programmatic level analysis, it is not feasible to quantify the increase in TACs from stationary and industrial sources associated with the proposed project. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure AQ-3 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific

overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

3. Biological Resources

Impact 5.4-1: Buildout of the proposed Land Use Plan could impact sensitive or special-status plant and animal species known to occur in the City of Wildomar. [Threshold B-1]

Within the City limits and its vicinity, there are several sensitive plant and animal species known to occur. As listed in Table 5.4-1, *Special-Status Plant Species Identified in the Literature Review*, and Table 5.4-2, *Special-Status Wildlife Species Identified in the Literature Review*, of the DEIR, respectively, there are a total of 36 special-status plant species and 43 special-status wildlife species potentially occurring within and adjacent to the area. Some of the sensitive wildlife species that have been observed or potentially occurring within and adjacent to the City include, but not limited to, fairy shrimp species, Cooper's hawk, burrowing owl, coastal Califor-nia gnatcatcher, least Bell's vireo, southern California rufous-crowned sparrow, Stephens' kangaroo rat, and mountain lion. The City is urbanized and bisected by I-15, and therefore provides minimal habitat value for sensitive and special status species. However, less developed areas of the City—such as vacant land, open space areas, water features, and agricultural land as well as the foothills of the Cleveland National Forest (located in the southwestern portion of the City) and the Santa Margarita and Elsinore Mountains—have the potential to support native species and natural communities/habitat that may allow for wildlife migration.

The City is within the Elsinore Area Plan, which is a part of the MSHCP—specifically, Subunit 3–Elsinore and Subunit 4–Sedco Hills. Subunit 3–Elsinore is in and adjacent to the western portion of the City, and Subunit 4–Sedco Hills covers most of the mountains from the northeastern portion to the southeastern portion of the City, as shown on Figure 5.4-2, of the DEIR. Land within the subunits contains habitat and wildlife corridors that is more suitable for sensitive or special-status species as opposed to the rest of the City, which is urbanized and may not contain suitable habitat. Within these subunits, 15 sensitive plant and 25 animal species have been known to occur as mentioned in Section 5.4.1.2 and shown in Table 5.4-2 of the Draft EIR. One of the main goals of the Elsinore Area Plan is to conserve existing habitat for the various plant and animal species and link existing suitable habitats.

A majority of Subunit 3–Elsinore is developed, while the majority of Subunit 4–Sedco Hills is undeveloped hills and mountains. Under the proposed project, the areas in and adjacent to Subunit 3–Elsinore would remain mostly developed with residential and light industrial uses. Additionally, Subunit 4–Sedco Hills would be developed with a mix of low residential designations and open space lands. Compared to existing conditions, the addition of low-density development would increase impacts to sensitive species in Subunit 4–Sedco Hills. Buildout of the City in accordance with the Proposed General Plan could impact special status vegetation or wildlife.

The MSHCP identifies mountain lion (a candidate for state listing) as a planning species in Existing Cores A, B, C, F, G, I, J, K, L and M; Proposed Cores 3, 4, 6 and 7; Existing Linkage A; Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18; and Proposed Constrained Linkage 1, 2, 5, 10, 11, 14. The following Cores are considered "live in" Cores for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,
- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek
- Proposed Core 3 – Badlands / Potrero

The City is not within the key habitat areas and linkages within the MSHCP Plan Area for conservation of the mountain lion and therefore buildout of the City would not result in significant impacts to mountain lion movements. Mountain lion is a Covered Species Adequately Conserved per the MSHCP, and therefore, as long as the terms of the MSHCP are implemented, Wildlife Agencies would not require additional mitigation. Furthermore, development of a property outside the MSHCP Conservation Area (both within and outside of the Criteria Area) shall receive Take Authorization for Covered Species Adequately Conserved provided a payment of a mitigation fee is made in compliance with MSHCP Section 6.0. Payment of the mitigation fee and compliance with the requirements of Section 6.0 will provide full mitigation under the CEQA, FESA, CESA for impacts to species and habitats covered by the MSHCP per the agreements with the USFWS and CDFW.

The Proposed General Plan provides policies which would reduce impacts to Wildomar's biological resources, including the following:

- **Policy LU-1.3 Development Clustering and Density Transfers.** Allow development clustering and/or density transfers to preserve open space, natural resources, cultural and/or biological sensitive resources.
- **Policy LU-7.1 Design to Respect Natural Settings.** Require that new development conform building massing to topographic forms and minimize alteration of natural landforms and vegetation, incorporating natural drainage systems, allowing development clustering to maintain slopes, restricting grading of steep slopes, and encouraging the preservation of significant hillsides, canyon edges and hilltops as prominent visual features.
- **Policy LU-13.1 Preservation of Open Space Lands.** Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational value.
- **Policy OS-1.1 Habitat Conservation**. Require and enforce provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and Stephens Kangaroo Rat Habitat Conservation Plan to protect environmentally-sensitive lands, habitats, and vulnerable species.
- **Policy OS-1.2 Wetland and Riparian Area Protection.** To the maximum extent possible, development shall avoid and conserve remaining habitats in wetlands and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these areas.

- **Policy OS-1.5 Wildlife Corridors.** Protect existing wildlife corridors by reducing habitat fragmentation from new developments. Work with the Riverside Conservation Agency (RCA) to pursue land purchase opportunities to preserve available lands.
- **Policy OS-1.6 Natural Vegetation Conservation.** Maintain and conserve mature and historic examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes.
- **Policy OS-1.8 Protect Ridgelines.** Protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management

These policies provide for the permanent preservation of open space lands, protection of habitats containing special status plant and wildlife species, and enforcement of the Western Riverside County MSHCP and Stephens' Kangaroo Rat Habitat Conservation Plan provisions. Therefore, the proposed General Plan Update would increase the level of protection of these plant and wildlife species within the City's regulatory framework.

In addition, the following policy requires proposed development projects to conduct biological assessments to determine if sensitive biological resources and wildlife corridors would be impacted and to adopt a process and mitigation regulations for potential resource impacts, as required by USFWS and CDFW.

Policy OS-1.3 Biological Reports. Require biological reports that comply with the MSHCP for new development projects, transportation projects, and other planning efforts in the City.

The City is a participant in the Western Riverside County MSHCP which encompasses approximately 1.26 million acres of land. The MSHCP provides a framework for the US Fish and Wildlife Service (USFWS) and CDFW to grant take authorization (*i.e.*, incidental take permits) for species covered by the MSHCP that are FESA and/or CESA listed as threatened or endangered. Approval of the MSHCP and execution of the implementing agreement by the USFWS and CDFW allow the agencies to issue Take Authorizations, including the City of Wildomar. Issuance of Take Authorization to the local jurisdictions allows plan participants to implement land use decisions consistent with the MSHCP without project-by-project review and permitting by USFWS and CDFW, a key goal of the MSHCP. However, mitigation for impacts to both listed and unlisted species would be required pursuant to CEQA or other regulatory processes, and the MSHCP's Conservation Area provides an avenue for this mitigation.

If a future project has the potential to adversely impact plant species, and the project site is within a Section 6.1.3 Narrow Endemic Plant Species Survey Area (NEPSSA) and Section 6.3.2 Criteria Area Plant Species Survey Area (CAPSSA), then the MSHCP would require that an environmental analysis and site visit (habitat assessment) be performed in order to determine the potential for narrow endemic and/or criteria area plant species to occur within the project site. If the habitat assessment determines that suitable habitat for narrow endemic and/or criteria area plant species is present, then focus surveys during the appropriate blooming season would be required and conducted in accordance with accepted botanical survey protocols according to the CDFW, California Native Plant Society (CNPS), and USFWS' General Rare Plant Survey protocols. If narrow endemic and/or criteria area plant species are

identified onsite and a future project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a Determination of Biological Equivalent or Superior Preservation (DBESP) would be required. If a project site is not within a NEPSSA or CAPSSA, then a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required per the MSHCP.

In addition to the MSHCP, there is a long-term (30-year) HCP for Stephens' kangaroo rat (*Dipodomys stephensi*). The HCP is administered by the Riverside County Habitat Conservation Agency. While the core reserves established by the Stephens' kangaroo rat HCP are managed as part of the MSHCP Conservation Area, the Stephens' kangaroo rat HCP still provides take authorization for Stephens' kangaroo rat within its boundaries. Although there are no core reserves within the City, the majority of the City is within the Stephens' kangaroo rat plan area, and therefore is subject to fees (See Figure 5.4-1, of the DEIR). The MSHCP provides take authorization outside of the area already covered by the Stephens' kangaroo rat HCP.

Figure 5.4-6, *Flow Chart to Guide Development Applications,* through Figure 5.4-14, *Flow Chart to Guide Covered Roads Recommendations,* of the DEIR, provide flow charts to assist future developers on the steps required to ensure future projects minimize impacts to biological resources. Future development under the project would be required to demonstrate compliance with the MSHCP, FESA, CESA, and CEQA, as well as with the proposed General Plan Update goals, objectives, and policies discussed above, which would reduce potential impacts on special status plant and wildlife species within the City. Policies under the proposed General Plan Update that require measures such as site-specific biological studies and compliance with the MSHCP would ensure that the assessment of potential impacts to candidate, listed, and special status species be made on a project by project basis. Additionally, Mitigation Measures BIO-1 through BIO-9, and Mitigation Measure BIO-14 would be implemented at the project level, as applicable, to reduce impacts to biological resources. Mitigation Measures BIO-1 and BIO-2 require worker environmental awareness training for biological resources and appropriate measures to avoid impacts to biological resources, Mitigation Measures BIO-3 through BIO-9 provide provisions to reduce impacts to wildlife species, and Mitigation Measure BIO-14 would reduce impacts to wildlife corridors/movement.

While compliance with applicable regulations, MSHCP, and implementation of the Proposed General Plan policies and the mitigation measures identified in this EIR would protect special status species, it is uncertain as to whether changes in project design or mitigation would fully reduce impacts to a less than significant level. Future development projects would require more detailed evaluations of biological resources and formulation of mitigation measures, if needed, by a qualified biologist. As project-specific information is unknown at this time, it would be speculative to make such determinations. Therefore, impacts to sensitive plant and wildlife species are conservatively considered significant and unavoidable.

Mitigation Measures

See Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9 and BIO-14.

BIO-3 If an action has potential to adversely impact amphibian species (*e.g.*, may impact potential habitat for amphibians or may otherwise result in disturbance to amphibians from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for amphibian species (arroyo toad, California red-legged frog, and mountain yellow-legged frog [*Rana muscosa*]) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for the arroyo toad, California red-legged frog, and mountain yellow-legged frog (USFWS Survey Protocol for the Arroyo Toad [1999], USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog [2005], and MSHCP Mountain Yellow-Legged Frog Survey Protocol). If a project is not located within an amphibian survey area, a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for amphibian species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If amphibian species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP shall be required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-8, *Flow Chart to Guide Special-Status Wildlife (Amphibians) Recommendations,* of the DEIR.

BIO-4 If an action has potential to adversely impact the burrowing owl (*Athene cunicularia*) (*e.g.*, may impact potential habitat or may otherwise result in disturbance to burrowing owls from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped (designated) survey area for the burrowing owl and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with the MSHCP Burrowing Owl Survey Instructions and during the breeding season (survey window is March 1 to August 31). If a project is not located within the burrowing owl survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for burrowing owls to occur within a project

site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If burrowing owls are not found during focused surveys, documentation prepared by a qualified biologist shall include a written commitment to conduct pre-construction surveys for the burrowing owl in areas of suitable habitat no more than 30 days prior to the initiation of ground disturbance (*e.g.*, vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized a project site prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, such as the California Department of Fish and Wildlife, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing and getting approval of a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will be required again to ensure burrowing owl has not colonized the site since it was last disturbed. If the burrowing owl is found, the same coordination described above shall be necessary.

If burrowing owls are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required and a Burrowing Owl Protection and Relocation Plan shall be prepared, approved and implemented. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-9, *Flow Chart to Guide Burrowing Owl Recommendations,* of the DEIR.

BIO-5 If an action has potential to adversely impact mammal species (*e.g.,* may impact potential habitat for mammals or may otherwise result in disturbance to mammals from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for mammal species (Aguanga kangaroo rat [*Dipodomys merriami collinus*], Los Angeles pocket mouse [*Perognathus longimembris brevinasus*], and San Bernardino kangaroo rat) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for these species (MSHCP Biological Monitoring Program – Stephens' Kangaroo Rat [2006] and Survey Protocol for Los Angeles Pocket Mouse). If a project is not located

within a mammal survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for mammal species to occur within a project site, a conclusion that no suitable habitat is present on a site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If mammal species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP.

BIO-6 If an action has potential to adversely impact vernal pools or other suitable fairy shrimp habitats, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted pursuant to the USFWS Survey Guidelines for the Listed Large Branchiopods, which includes six listed fairy shrimp species, including those species covered under the MSHCP Section 6.1.2. Two seasons of fairy shrimp surveys are required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for vernal pools or fairy shrimp species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If fairy shrimp species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-10, *Flow Chart to Guide Vernal Pools and Fairy Shrimp Recommendations,* of the DEIR.

Finding:

As indicated on page 5.4-95 of Section 5.4, *Biological Resources,* buildout of the proposed project could impact sensitive or special-status species known to occur in the City. While compliance with the

Proposed General Plan policies and Mitigation Measures BIO-1 through BIO-9 as well as Mitgiation Measure BIO-14would reduce impacts on biological resources, it is uncertain if all impacts can be reduced to less than significant because project-specific information is unknown. Therefore, impacts are conservatively considered significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measures BIO-1 through BIO-9 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

4. Cultural Resources

Impact 5.5-1: Future development under the proposed project could impact an identified historic resource. [Threshold C-1]

Future development could adversely impact current and/or future historic resources within the City through changes to accommodate adaptive reuse, removal, or reconstruction. Known or future historic sites or resources listed in the national, California, or local registers maintained by the City would be protected through local ordinances; the Proposed General Plan policies; and state and federal regulations restricting alteration, relocation, and demolition of historical resources.

Implementation of the Proposed General Plan policies, such as Policy LU-1.3, which allows for clustering of development to preserve culturally sensitive resources, and Policy OS-4.1, which encourages adaptive reuse of structures of historical significance for preservation, as well as compliance with state and federal regulations would ensure that development would not result in adverse impacts to identified historic and cultural resources. While regulations provide a process for recognizing historic buildings and places, they do not prevent the reuse or modification of such resources.

At the time a development project is proposed adjacent to or near a known or potential historic structure or resource, the project-level CEQA document of the development project would need to identify any impacts, direct or indirect, that the project could have on the identified historic structure or resource. The CEQA Guidelines require a project that will have potentially adverse impacts on historical resources to conform to the Secretary of Interior's Standards for the Treatment of Historic Properties in order to mitigate any such impacts to a level of insignificance.

Before any development or redevelopment activities can occur in the City, all such activities are required to be analyzed for conformance with the General Plan, zoning requirements, and other

applicable local, state, and federal requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits. Therefore, adoption of the proposed project in itself would not lead to demolition or material alteration of any historic resource.

However, identified historic structures and sites that are potentially eligible for future historic resources listing may be vulnerable to development activities accompanying infill, redevelopment, or revitalization that would be accommodated by the proposed project. For instance, the placement of new buildings adjacent to a historic resource may result in indirect impacts to access, visibility, and visual context, while renovations or modifications to historic resources may deteriorate or destroy the characteristics that make those resources important or unique. In addition, other buildings or structures that could meet the National Register of Historic Places (NRHP) criteria upon reaching 50 years of age might be impacted by development or redevelopment activities that would be accommodated by the proposed project. Regardless of the implementation of the Proposed General Plan policies and state regulations, some historic properties may be significantly affected by implementation of the proposed project; the loss and/or permanent alteration of historic resources would result in potentially significant impacts.

Mitigation Measures

CUL-1 **Site-Specific Cultural Resources Study and Evaluation of Resources.** For projects that are on land that has not previously been developed, or will involve construction on areas where no previous ground disturbance or excavation has occurred, or for structures that are 50 years of age, a site-specific cultural resources study shall be completed prior to project approval. This site-specific cultural resources study shall include, but not be limited to a, records search with the California Historical Resource Information System, review of historical documents, a Sacred Lands File search with the NAHC, and a field survey/site effort. The findings of the study shall be submitted as a report that follows the California Office of Historic Preservation's recommended content and format. The report will provide the historic context, methods, results, and recommendations for appropriate findings.

Finding:

As indicated on page 5.5-17 of Section 5.5, *Cultural Resources,* while site-specific cultural resources studies could reduce potential impacts to historic resources, a project that would result in the demolition or significant alteration of a historic resource cannot be mitigated because such activities would result in a permanent loss of and irreversible change to a historic resource. As such, there are no other feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure CUL-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public

Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

5. Greenhouse Gas Emissions

Impact 5.8-1: Implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal. [Threshold GHG-1]

Horizon Year 2045 Emissions Forecast

Buildout of the Proposed General Plan is not linked to a specific development time frame but is assumed over a 25-year horizon, which would result in a net increase of 27,999 residents and 6,274 employees in the City by 2045. Development that would be accommodated by the Proposed General Plan would generate a net increase of 547,749 daily VMT at buildout (refer to Table 5.3-9 and Appendix 5.3-1 of the DEIR). The community GHG emissions inventory for the Proposed General Plan at buildout compared to existing conditions is shown in Table 5.8-5, *City of Wildomar GHG Emissions Forecast,* of the DEIR.

As shown in Table 5.8-5, of the DEIR, buildout of the land uses accommodated under the Proposed General Plan would result in a net increase in GHG emissions from existing conditions. However, GHG emissions per service population (SP) would decrease by 1.7 metric ton of CO_2-equivalent ($MTCO_2e/SP$). The primary reason for the decrease in GHG emissions per SP is due to regulations adopted to reduce GHG emissions and turnover of California's on-road vehicle fleets.

Consistency with the State's 2045 GHG Reduction Targets and Carbon Neutrality Goals

To determine whether the Proposed General Plan would result in a potentially significant impact, the Proposed General Plan must demonstrate consistency with the State's 2045 GHG reduction target of carbon neutrality. Under the Proposed General Plan, new growth would be focused on areas of the City where services exist or can be expanded and/or extended to serve additional and more intensive development. As identified in Table 5.8-5, of the DEIR, the Proposed General Plan would result in an increase of 21 percent in GHG emissions and would not achieve an 85 percent reduction in GHG emissions by 2045. Additionally, state strategies to achieve post-2030 targets would be necessary to align with the State's long-term GHG reduction targets. Therefore, until such GHG strategies have been adopted, GHG emissions impacts for the Proposed General Plan are considered potentially significant regarding meeting the long-term year 2045 reduction goal.

General Plan Policies That May Reduce GHG Emissions

While growth in the City would cumulatively contribute to GHG emissions impacts, implementation of the Proposed General Plan policies could also help minimize energy and mobile-source emissions. Policies OS-2.4, OS-6.1, OS-6.2, OS-6.4, OS-6.6, OS-6.8 and OS-6.9 would contribute to reducing

emissions from energy consumption by increasing energy efficiency and transitioning from natural gas to all-electric appliances and renewable energy systems. Additionally, the Proposed General Plan would provide selective improvements to the circulation network to support land use changes in nine Focus Areas where growth is likely to occur during the planning period. Policies CI-2.1, CI-5.5, CI-5.7, and CI-5.12 would contribute to reducing GHG emissions from mobile sources by reducing single-passenger vehicle trips and VMT, reducing vehicle congestion, and supporting TDM measures where feasible. These transportation network and policy improvements would help support the City's mobility infrastructure as the City transitions from low density to higher density land use patterns (Appendix 5.17-1, of the DEIR).

The primary mechanism by local jurisdictions can ensure consistency with the State GHG reduction goals is through preparation of a Climate Action Plan; the City of Wildomar participated in the Western Regional Council of Governments' (WRCOG) subregional climate action planning efforts. The proposed project includes policies to reduce the City's GHG emissions consistent with statewide GHG reduction and elimination goals, such as Policy OS-8.1 and Policy OS-8.2.

However, it is uncertain whether these Climate Action Plan policies will, in effect, lower the City's GHG emissions to a less-than-significant level. Therefore, GHG emissions associated with the proposed project are considered potentially significant.

Mitigation Measures

GHG-1 The City of Wildomar shall participate in implementation and future updates of the Subregional Climate Action Plan (CAP) led by the Western Riverside Council of Government (WRCOG) with a focus on strategies that provide community-wide greenhouse gas (GHG) emission reductions in the City's planning area. The City shall conduct regular monitoring and reporting of community-wide GHG emissions to ensure progress toward reducing community-wide GHGs and work with WRCOG and partners to update the Subregional CAP on a regulator basis to ensure long-term reduction in GHG emissions.

The City shall prepare a list of quantified GHG reduction measures or best management practices for use by new development subject to the City's discretionary review process, that are consistent with the Subregional CAP. The City shall require that Applicants for new development that would result in significant GHG emissions impacts, be required to implement the GHG reduction measures or best management practices identified on the list prepared by the City, if determined to be applicable for the project.

Examples of mitigation measures that may be considered, include the following:

- Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following:
    - Promote transit-active transportation coordinated strategies;
    - Increase bicycle carrying capacity on transit and rail vehicles;
    - Improve or increase access to transit;

        - Increase access to common goods and services, such as groceries, schools, and day care;
        - Incorporate the neighborhood electric vehicle network;
        - Orient the project toward transit, bicycle and pedestrian facilities;
        - Improve pedestrian or bicycle networks, or transit service;
        - Provide traffic calming measures;
        - Limit or eliminate park supply;
        - Unbundle parking costs;
        - Provide parking cash-out programs;
        - Implement or provide access to commute reduction program;
    - Require at least five percent of all vehicle parking spaces include electric vehicle charging stations;
    - Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that:
        - Provide car-sharing, bike sharing, and ride-sharing programs;
        - Provide transit passes;
        - Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;
        - Provide incentives or subsidies that increase that use of modes other than single occupancy vehicle;
        - Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;
        - Provide employee transportation coordinators at employment sites; and
        - Provide a guaranteed ride home service to users of non-auto modes.
    - Provide maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible;
    - Oversizing electrical rooms by 25 percent or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability;
    - Running conduit to designated locations for future electric truck charging stations.

Finding:

As shown on page 5.8-30 in Table 5.8-5, *City of Wildomar GHG Emissions Forecast*, of the DEIR, the proposed project would result in a net increase of 21 percent in GHG emissions from existing conditions and would not achieve an 85 percent reduction in GHG emissions by 2045. The majority of GHG emissions generated from buildout of the Proposed General Plan would be from on-road transportation emissions (56 percent). The City does not regulate vehicle fuel efficiency and cannot preclude residents and employees in the City from purchasing vehicles available on the market. Until such GHG

strategies have been adopted, GHG emissions impacts for the Proposed General Plan would not meet the long-term year 2045 reduction goal. As indicated on page 5.8-35 of Section 5.8, *Greenhouse Gas Emissions,* Mitigation Measure GHG-1 could contribute to reducing GHG emissions from land uses accommodated under the proposed project. However, given the growth in population and employment within the City and the magnitude of emissions reductions needed to achieve the GHG reduction target, it is uncertain whether Mitigation Measure GHG-1 would reduce emissions to less-than-significant levels. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure GHG-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

6. Noise

Impact 5.13-1: Construction activities would result in temporary noise increases in the vicinity of the proposed project. [Threshold N-1]

As part of implementing the proposed project, various individual future projects would generate temporary noise level increases on and adjacent to construction sites in the City. Construction within the City would be limited to weekdays and non-holidays to the hours in the City's Municipal Code Section 9.48.020(I). The hours would be from 6:00 am to 6:00 pm during the months of June through September, and 7:00 am to 6:00 pm during the months of October through May. Additionally, construction within one-quarter mile from an occupied residence shall be permitted Monday through Saturday 6:30 am to 7:00 pm, and no construction on Sunday or City-observed holidays unless approved by City Building Official or City Engineer, as noted in Section 15.04.010 of the City Municipal Code. Construction activities are performed in distinct steps, each of which has its own mix of equipment, and, consequently, its own noise characteristics. Table 5.13-8, *Reference Construction Equipment Noise Levels,* of the DEIR, lists typical construction equipment noise levels recommended for noise-impact assessments based on a distance of 50 feet between the equipment and noise receptor.

As shown in Table 5.13-8, of the DEIR, construction equipment generates high levels of noise, with maximums ranging from 76 to 101 dBA at a distance of 50 feet. Construction of individual development projects associated with implementation of the proposed project would temporarily increase the

ambient noise environment and would have the potential to affect noise-sensitive land uses in the vicinity of an individual project.

Because specific project-level information is not available at this time, it is not possible nor appropriate to quantify the construction noise impacts at specific sensitive receptors. In most cases, construction of individual development projects associated with implementation of the proposed project would temporarily increase the ambient noise environment in the vicinity of each individual project, potentially affecting existing and future nearby sensitive uses. Proposed General Plan Policy N-1.6 would help to mitigate City impacts by requiring them to minimize short-term noise impacts on sensitive receptors using best management practices. However, because construction activities associated with any individual development may occur near noise-sensitive receptors and because, depending on the project type, equipment list, time of day, phasing, and overall construction durations, noise disturbances may occur for prolonged periods of time or during the more sensitive evening/nighttime hours, construction noise impacts associated with implementation of the proposed project are considered potentially significant.

Mitigation Measures

N-1 **Construction Noise Measures.** Construction contractors shall implement the following measures for construction activities conducted in the City of Wildomar. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans. The City of Wildomar shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits.

- During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (*e.g.,* improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Proper mufflers and/or silencers can achieve a 4 to 5 dBA reduction, while engine enclosers can achieve 8 to 10 dBA reduction
- Impact tools (*e.g.,* jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Pneumatic tools typically measure at a noise level of 6 to 8 dBA lower than impact tools.
- Stationary equipment, such as generators and air compressors, shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.

- Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City Planning and Building Agency.
- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.
- As noted in 13 CCR 2480 & 2485 under CARB, any law enforcement department, including air districts and CARB, can fine a 10,000 pound or greater truck owner and driver up to $1000 per day for illegal idling. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.
- If construction is anticipated for prolonged periods, as required by the Community Development Director, erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 4 pounds per square foot with no gaps from the ground to the top of the barrier.

Finding:

In most cases, construction of individual developments associated with implementation of the proposed project would temporarily increase the ambient noise environment in the vicinity of each individual project, potentially affecting existing and future nearby sensitive uses. As indicated on page 5.13-38 of Section 5.13, *Noise,* while Mitigation Measure N-1 could reduce potential construction noise impacts, due to the potential for proximity of construction activities to sensitive uses, the number of construction projects simultaneously occurring, and the potential duration of construction activities, impacts would be significant and unavoidable and there would be no other feasible mitigation measures to reduce impacts. The identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects analyzed at the project level that would not exceed the noise thresholds with the implementation of Mitigation Measure N-1.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure N-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.13-2 Project implementation would result in long-term operation-related noise that would exceed local standards. [Threshold N-2]

Stationary Noise

Proposed General Plan would result in an increase in development and growth in Wildomar. Primary stationary noise sources would be from landscaping, maintenance activities, heating, ventilation, and air conditioning (HVAC) (residential and commercial), and loading and unloading activities at commercial and industrial uses. The Proposed General Plan would not result in new types of stationary noise sources. Furthermore, the Proposed General Plan includes policies that address stationary noise source compliance including Policy N-3.1, which calls for ensuring compliance with standards and procedures for mitigating construction noise, and Policy N-3.2, which requires future developments of stationary noise sources to comply with standards for regulating noise levels. Therefore, impacts would be less than significant.

On-Road Traffic Noise

Buildout of the Proposed General Plan would result in an increase in traffic along local roadways. Figure 5.13-3, *Future Traffic Noise Contours*, of the DEIR, illustrates the modeled roadways and future 2045 noise contours for 60 dBA CNEL, 65 dBA CNEL, and 70 dBA CNEL. The complete distances to the 70 dBA CNEL, 65 dBA CNEL, and 60 dBA CNEL noise contours for roadway segments in the City are included in Appendix 5.13-1, of the DEIR.

Table 5.13-9, *Proposed General Plan Projected Traffic Noise Levels at Buildout*, of the DEIR, shows the estimated traffic noise increase along study roadway segments, while Table 5.13-10, *Future Traffic Noise Conditions*, of the DEIR, lists the calculated future noise levels on roadways at a distance of 50 feet from the nearest travel lane centerline. The traffic noise increase is the difference between the projected future noise level and the existing noise level. As shown in Table 5.13-9, of the DEIR, significant traffic noise increases (*i.e.,* increases greater than 3 dBA in noise environments of 60 to 64 dBA CNEL) are estimated along several of the study roadway segments, including Bundy Canyon Road, Clinton Keith Road, La Estrella Road, Mission Trial, and Salida Del Sol, due to implementation of the proposed project. Therefore, traffic noise impacts associated with buildout of the Proposed General Plan are potentially significant.

Mitigation Measures

No feasible mitigation measures have been identified that would substantially reduce impacts associated with a substantial increase in traffic noise levels at a program-level. However, several measures could be considered for mitigating or avoiding traffic noise impacts at a project-level.

Special Roadway Paving

Notable reductions in tire noise have been achieved via the implementation of special paving materials, such as rubberized asphalt or open-grade asphalt concrete overlays. For example, the California Department of Transportation (Caltrans) conducted a study of pavement noise along Interstate 80 in Davis and found an average improvement of 6 dBA to 7 dBA compared to conventional asphalt overlay. Due to the cost associated with rubberized paving, estimated to be 20-25 percent more than conventional mixes, along with the associated increase in mobilization and setup, the use of rubberized asphalt is not feasible Citywide, however on a case-by- case basis, it could be used as part of project mitigation.[1]

Sound Barrier Walls

With a cursory review of aerial depictions of the impacted segments, the majority of residences along the study segments have direct access (via driveways) to the associated roadways. Therefore, barrier walls would prevent access to/from individual properties and would be infeasible. Further, these impacted homes are on private property outside of the control of future project developers, so there may be limited admittance onto these properties to construct such walls. Lastly, the costs versus benefits ratio in relation to the number of benefited households may not be feasible and reasonable in all cases.

Sound Insulation of Existing Residences and Sensitive Receptors

Exterior-to-interior noise reductions depend on the materials used, the design of the homes, and their conditions. To determine what upgrades would be needed, a noise study would be required for each house to measure exterior-to-interior noise reduction. Sound insulation may require upgraded windows, upgraded doors, and a means of mechanical ventilation to allow for a "windows closed" condition. There are no funding mechanisms and procedures that would guarantee that the implementation of sound insulation features at each affected home would offset the increase in traffic noise to interior areas and ensure that the state's 45 dBA CNEL standard for single-family and multifamily residences would be achieved.

Finding:

As indicated on page 5.13-38 of Section 5.13, *Noise,* while several measures were considered to reduce traffic noise, there are no feasible or practical mitigation measures available to reduce project-generated traffic noise. No individual measure and no set of feasible or practical mitigation measures are available to reduce project-generated traffic noise due to economic, legal, social, magnitude, confliction with

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[1] California Department of Resources Recycling and Recovery (CalRecycle). 2024. Benefits: Rubberized Asphalt Concrete (RAC). https://calrecycle.ca.gov/tires/rac/benefits/#:~:text=Cost%20Effectiveness&text=Generally%20RAC%2DG%20hot%20mixes,equipment%20increases%20initial%20unit%20costs

other General Plan Element policies, or other factors. As such, impacts would remain significant and unavoidable. The identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects analyzed at the project-level that would not exceed the traffic noise thresholds.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

7. Transportation

Impact 5.17-2: The proposed project would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). [Threshold T-2]

Table 5.17-4, *Wildomar Horizon Year VMT Efficiency Metrics,* of the DEIR, shows that, compared to the Wildomar base year VMT efficiency metrics (see Table 5.17-3), VMT efficiency in the City is expected to improve by approximately 11.6 percent with implementation of the proposed project.

As shown in Table 5.17-4, the City is projected to have a VMT per Service Population at 30.6, which is 87.9 percent of the Riverside County's base year VMT per Service Population and 88.4 percent of Wildomar's base year VMT per Service Population. Placement of the land uses associated with the proposed project would reduce the VMT per Service Population within Wildomar by more than three percent (11.6 percent). Additionally, the proposed project includes policies that enhance multimodal transportation, such as Policy CI-2.4 and Policy CI-2.5, which call for the implementation of pedestrian routes and improvement of pedestrian crossing safety; Policy CI-3.1, which calls for the improvement and connectivity of the bicycle network; and Policy CI-4.1, which calls for working with regional partners to ensure adequate transit service is provided consistent with future growth. Moreover, Chapter 10.36, Transportation Demand Management Program, of the Wildomar Municipal Code is intended to establish policies and procedures to encourage and promote the use of alternative transportation modes through project design and facility planning.

The Circulation Element includes several policies that enhance the active transportation network throughout the City to encourage residents to bike or walk rather than taking their personal car. While these policies create an environment that encourages different transportation alternatives, due to the uncertainty regarding the actual development pattern, population growth, and other factors that are outside of the purview and control of the City, it is difficult to rely on the reduction of VMT suggested by the modeling. Further, for the active transportation features to be effective they need to connect

employment, residential, and commercial land uses. As the existing system is not complete, though it will be completed over time, VMT impacts are considered potentially significant.

Mitigation Measures

There are no feasible mitigation measures at the General Plan-level.

Finding:

As indicated on page 5.17-32 of Section 5.17, *Transportation,* while the placement of land uses associated with the proposed project would reduce the VMT per Service Population within the City by more than three percent, due to the uncertainty regarding the actual development pattern, population growth, and other factors outside the purview of the City's control, there are no other feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

IV. ALTERNATIVES TO THE PROPOSED PROJECT

An EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible, and therefore, merit in-depth consideration, and which ones are infeasible.

A. Alternatives Considered and Rejected During the Scoping/Project Planning Process

The following is a discussion of the alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in the Draft EIR.

1. Alternative Development Areas/Annexation Alternative

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (CEQA Guidelines § 15126[5][B][1]). Given the nature of the Proposed General Plan,

it is not possible to consider an off-site alternative because the City boundaries have been established through incorporation, and the City does not have authority to carry out functions pursuant to its Proposed General Plan outside of its boundaries. Additionally, land annexation outside is not possible because there is limited room for growth outside of the City boundaries due to the proximity of the neighboring cities—the City of Wildomar is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, the City of Murrieta to the south, and the City of Menifee to the east—as well as topographical constraints from the Cleveland National Forest to the southwest. For this reason, an Alternative Development Areas/Annexation Alternative was considered infeasible pursuant to State CEQA Guidelines Section 15126.6(c) and rejected as a feasible project alternative.

2. Reduced Residential Units Alternative

The Reduced Residential Units Alternative would result in fewer residences which would reduce traffic and thereby reduce community impacts from air quality and GHG emissions, and noise. This Alternative would also further reduce the demand for utilities and public services. However, such an alternative would not achieve or would only partially achieve the Proposed General Plan objectives of providing growth in the City. Additionally, this alternative would not be consistent with regional planning efforts that require accommodation of regional housing needs, and therefore, Wildomar would not be able to meet its housing allocation requirements. A reduction in residential units would lead to an inefficient use of land, result in urban sprawl, and thereby, would increase VMT (and further degrade air quality), because residents would have to travel further for their needs. This alternative would also increase development pressure elsewhere in the region. Since this alternative would relocate impacts and growth pressures outside of the City, and would not meet the project objectives, this alternative is rejected as a feasible project alternative.

3. Bundy Canyon Road and Clinton Keith Road Connection Alternative

The Bundy Canyon Road and Clinton Keith Road Connection Alternative would provide a new roadway connection between Bundy Canyon Road and Clinton Keith Road, which would reduce traffic congestion and reduce VMT. The roadway connection would also assist evacuation in the event of a wildfire. However, a new roadway cannot be constructed because it would conflict with the Western Riverside County MSHCP Criteria Cell Areas and therefore, conflict with a habitat conservation plan. In addition, some of the land needed for the roadway is owned by the federal government, which would be unlikely to allow access due to the conflict with the MSHCP. Since the Bundy Canyon Road and Clinton Keith Road Connection Alternative would conflict with MSHCP planning goals, impact sensitive habitat and wildlife, and would not meet the project objectives, this alternative is rejected as a feasible project alternative. The linkage remains as a possible connection on the Circulation Map (see Figure 5.17-8, of the DEIR) of the DEIR as a trail linkage, and there may be a potential for a roadway connection at some point in the future. The location of the potential roadway and trail is conceptual and therefore not addressed in this EIR.

4. Increased Open Space Alternative

The Increased Open Space Alternative would provide an increase in open space, which could allow for better wildlife connectivity and increased open space areas for recreation. Moreover, there are open

space areas within and adjacent to the City in the form of BLM lands, MSHCP Criteria Cell Areas, mountain ranges, and Cleveland National Forest lands, which would provide adequate open space and wildlife connectivity. Additionally, this alternative would result in a reduction in residential development to accommodate an increase in open space, and therefore would not be consistent with regional planning efforts that require accommodation of regional housing needs. Therefore, the Increased Open Space Alternative would not achieve or would only partially achieve the Proposed General Plan objectives of providing growth in the City. As such, this Alternative is rejected as a feasible project alternative.

5. Reduced Density Rural Mountainous Designation Alternative

The Reduced Density Rural Mountainous Designation Alternative would reduce density of land designated Rural Mountainous (RM) from one unit per 10 acres to one unit per 20 acres in the eastern and western portions of the City. In order to provide the same number of housing units as the proposed project, the reduction in density of land designated Rural Mountainous would result in an increase of land that is designated for higher density residential uses in other residential land use designations. Higher density development that reduces sprawl would minimize the threat to biodiversity through loss of habitat and fragmentation of habitat. Additionally, higher density development within an already urban area (such as the proposed focus areas) would encourage the increase in public transportation, pedestrian, and bicycle infrastructure, which could reduce air quality and GHG emissions. Given that the eastern and western portions of the City are within a Very High Fire Hazard Severity Zone, an increase in higher density development could reduce collective exposure as well as expansion into wildfire hazard areas as there would be less structures and residents in the RM designation. Additionally, higher density communities also help limit impacts to environmental services, ecological needs, and recreational goals for open space, while reducing the distribution of firefighting resources during a major wildfire incident. However, higher density communities would change the character of the City and would not achieve the Proposed General Plan objective, nor the City's vision, of creating a hometown feel. Therefore, this Alternative is rejected as a feasible project alternative.

B. ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

The following alternatives were determined to represent a reasonable range of alternatives with the potential to feasibly attain most of the basic objectives of the project but avoid or substantially lessen one or more of the significant effects of the project. There are two alternatives that were examined in detail in the Draft EIR as follows:1. No Project/Existing General Plan Alternative

2. Increased Residential Density in Mixed Use Areas

The No Project/Existing General Plan Alternative would assume that the Proposed General Plan would not be adopted, and development would follow the development intensity of the existing General Plan. The Increased Residential Density in Mixed Use Areas Alternative would increase the intensity of residential growth in areas designated for mixed uses and would consequently develop less land to accommodate the same projected growth.

1. No Project/Existing General Plan Alternative

Under the No Project/Existing General Plan Alternative, the Proposed General Plan and all of its updates to the Land Use Element, Circulation Element, Recreation and Community Services Element, Open Space and Conservation Element, Noise Element, Economic Development Element, and implementation of the Climate Action Memorandum would not be implemented by the City, and the current General Plan would remain in effect.

Finding:

The No Project/Existing General Plan Alternative would be similar to the proposed project for aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, transportation, tribal cultural resources, and wildfire. Impacts to energy, public services, recreation, and utilities and services would be reduced compared to the proposed project. Impacts to air quality, GHG emissions, and land use and planning would be greater than the proposed project. Overall, this Alternative would not result in a more efficient land use plan and would not relieve development pressure in the periphery of the City and as such is deemed to be infeasible and rejected in favor of the proposed project.

2. Increased Residential Density in Mixed-use Areas Alternative

The Increased Residential Density in Mixed Use Areas Alternative would result in the same buildout as the Proposed General Plan but would increase the intensity of residential growth in areas designated for mixed uses and would consequently develop less land to accommodate the same projected growth. The increase of residential units in mixed use areas would further reduce VMT as there would be more residential uses within proximity to public transit, alternative transportation, jobs, and amenities.

Finding:

The Increased Residential Density in Mixed Use Areas Alternative would be similar to the proposed project for geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, and utilities and service systems. This Alternative would result in less impacts compared to the proposed project to agriculture and forestry resources, air quality, biological resources, cultural resources, energy, greenhouse gas emissions, mineral resources, noise, transportation, tribal cultural resources, and wildfire. This Alternative would result in greater impacts to aesthetics compared to the proposed project. Overall, this Alternative would result in an increase in higher density development in the City, compared to the proposed project, which does not align with the City's vision and as such is deemed to be infeasible and rejected in favor of the proposed project.

V. FINDINGS ON RESPONSES TO COMMENTS ON THE DRAFT EIR AND REVISIONS TO THE FINAL EIR

The Final EIR contains responses to comments, revisions, clarifications, and corrections to the Draft EIR. The focus of the response to comments is on the disposition of significant environmental issues as raised in the comments, as specified by State CEQA Guidelines Section 15088(b). The City provided

written responses to each comment made by a public agency, as set forth in Section 2 of the Final EIR, pursuant to State CEQA Guidelines Section 15088(b).

City staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the Draft EIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Draft EIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5 of the CEQA Guidelines.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires decision makers to balance the benefits of the proposed project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered "acceptable" (State CEQA Guidelines § 15093[a]). CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (State CEQA Guidelines § 15093 [b]). The agency's statement is referred to as a Statement of Overriding Considerations.

The following provides a description of the project's significant and unavoidable adverse impacts and the justification for adopting a statement of overriding considerations.

A. Significant and Unavoidable Impacts

Although most potential project impacts have been substantially avoided or mitigated, as described above, there remain 11 project impacts for which complete mitigation is not feasible and for which there is no viable and feasible alternative. The Draft EIR identified the following significant and unavoidable impacts of the proposed project, which would continue to be possible upon implementation of the proposed project:

Agricultural and Forestry Resources

- **Impact 5.2-1:** The proposed project would convert farmland to nonagricultural uses.

Air Quality

- **Impact 5.3-1:** Buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP.

- **Impact 5.3-2:** Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria.

- **Impact 5.3-3:** Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations.

- **Impact 5.3-4** The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations.

Biological Resources

- **Impact 5.4-1:** Buildout of the proposed Land Use Plan could impact sensitive or special-status plant and animal species known to occur in the City of Wildomar.

Cultural Resources

- **Impact 5.5-1:** Future development under the proposed project could impact an identified historic resource.

Greenhouse Gas Emissions

- **Impact 5.8-1:** Implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal.

Noise

- **Impact 5.13-1:** Construction activities would result in temporary noise increases in the vicinity of the proposed project.

- **Impact 5.13-2:** Project implementation would result in temporary construction and long-term operation-related noise that would exceed local standards.

Transportation

- **Impact 5.17-2:** The proposed project would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).

B. Project Benefits in Support of the Statement of Overriding Considerations

The following section describes the benefits of the proposed project that outweigh the project's unavoidable adverse effects and provides specific reasons for considering the project acceptable even though the Final EIR identifies 11 significant and unavoidable project impacts, and that there are no feasible mitigation measures or alternatives. Accordingly, this Statement of Overriding Considerations regarding potentially significant adverse environmental impacts resulting from the proposed project, as set forth below, has been prepared. Pursuant to CEQA Guidelines §15093(c), the Statement of Overriding Considerations will be included in the record of the project approval and will also be noted

in the Notice of Determination. Each of the benefits identified below provides a separate and independent basis for overriding the significant environmental effects of the proposed project.

Having reduced the potential effects of the proposed project through all feasible mitigation measures as described previously herein, and determining that no other viable, feasible alternatives exist, and having balancing the benefits of the proposed project against its potential unavoidable adverse impacts on Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation, if the mitigation measures for these impacts cannot be implemented, the City finds that the following legal requirements and benefits of the proposed project individually and collectively outweigh the potentially significant unavoidable adverse impacts for the following reasons:

1. Implements the Objectives Established for the Proposed Project

The project objectives include increasing jobs in the City to encourage more residents to shop and work locally and reduce commuting out of the City. The proposed project also includes new policies that will help in maintaining and enhancing conservation areas, focusing growth along major roadway corridors. By directing growth into specific areas, the proposed project reduces change in the existing residential neighborhoods, and provides for mixed use development in areas of the City where services and transportation converge. While the proposed project would result in 11 significant and unavoidable impacts, implementation of the proposed project would ensure that the City is able to accommodate growth envisioned under the Proposed General Plan while meeting the City's vision for development.

2. Promotes City's Economic Vision

The Proposed General Plan supports the City's economic vision by including economic strategies that reflect the changing conditions. Policies from the Land Use Element and Economic Development Element of the Proposed General Plan that support the City's economic vision aim to support mixed-use development to enhance the economic vitality of adjoining commercial uses, retain and expand local businesses, and invest in the City's economic development program to expand and diversify the local tax base. This is essential to enable the City to continue to provide and maintain public services.

Encouraging housing and commercial uses either in a single building as vertical mixed use, or in separate buildings but part of a single project as horizontal mixed use, is a recognized means of encouraging business, and reducing the need to drive thereby reducing air quality, greenhouse gas emissions, and vehicle miles traveled. Diversity of land uses has been recognized since the 1990s as a tool that leads to more efficient cities by creating a compact urban form and providing mobility options.[2] A mixed-use land use pattern also allows for diversity in housing prices helping with accessibility and affordability for a wide range of income levels which is both a Housing Element and state goal.

Additionally, the City of Wildomar is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, the City of Murrieta to the south, and the City of

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[2] National Research Council. 2009. *Driving and the Built Environment: The Effects of Compact Development on Motorized Travel, Energy Use, and CO2 Emissions -- Special Report 298*. Washington, DC: The National Academies Press. https://doi.org/10.17226/12747

Menifee to the east; there are topographical constraints from the Cleveland National Forest to the southwest of the City. Therefore, land annexation is not possible because there is limited room for growth outside of the City's boundaries. Because it is unlikely that the City would be able to annex land, businesses in the City would need to expand to provide jobs and services to meet the needs of future growth. Increasing the number of jobs in the City has several benefits: for local governments that derive a portion of their revenues from its commercial and industrial tax base, increasing jobs in a jurisdiction can improve the local economy and quality of services while providing residents with access to private services (such as retail) and jobs within shorter commute distances.[3] Currently, the top providers of retail taxes are online establishments, which has negative impacts on local retail/businesses. Based on the Market Study Technical Memorandum prepared by PlaceWorks, taxable sales in the City are currently 19 percent of the household income, compared to 26 percent in Menifee, 30 percent in Murrieta, and 47 percent in Lake Elsinore, all cities adjacent to the City of Wildomar.[4] By increasing retail uses in the City, there would be an increase in demand for local services as well as an increase in taxable sales. Moreover, by increasing services for local residents the need to travel outside of the City is diminished, further reducing vehicle miles travelled.

Also, by providing housing within the City's boundaries, the City would generate additional revenue through property taxes, improve its jobs-housing ratio, and reduce commute times for residents who work in the City. Annual increases in property tax have been limited to a maximum of 2.0 percent per year by Proposition 13 since 1978. The City's property tax share of development that existed at the time of incorporation is fixed, and only the increment of Under existing conditions, the amount of property tax grow will not be able to keep up with the growth of public services; therefore, an increase in housing (0.08 percent of 1 percent of property tax valuation) would assist with funding for future services.

Moreover, while there is an 11.6-acre parcel of Prime Farmland in the City, this parcel, on the northeast corner of Corydon Road and Grand Avenue is currently designated Commercial Retail in the General Plan and is proposed to change to Mixed Use High under the proposed project. The site is not actively farmed, and historical photographs show a previous orchard as shown in an aerial photograph dated May 1994. The property is surrounded by residential and commercial development. As such, it is not feasible from an economic standpoint to preserve this land for agricultural uses as it is surrounded by urbanized uses and is not currently farmed. Given the arid climate of the region, the high price and low supply of water, and the small size of the site, the site would unlikely be a profitable farm. Allowing for mixed uses on the site would not only result in better land use compatibility with the surrounding uses but would also generate tax revenue for the City.

The Inland Valley Medical Center is the only hospital in the region that offers trauma II services. In 2023, approximately 30 trauma visits per day were patients that lived outside of Wildomar. As such,

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[3] Metropolitan Policy Program at Brookings. 2015, March. *The Growing Distance Between People and Jobs in Metropolitan America.* https://www.brookings.edu/wp-content/uploads/2016/07/srvy_jobsproximity.pdf

[4] PlaceWorks. 2023, June 29. *Market Study Technical Memorandum.* https://envisionwildomar2040.com/wp-content/uploads/2023/09/O_Market-Study-Technical-Memorandum-DRAFT-20230629.pdf

there is a need for hotel and medical tourism services to accommodate out-of-town patients visiting the Inland Valley Medical Center.

Therefore, while the proposed project would result in significant and unavoidable impacts to several topical areas, such as air quality, cultural resources, noise, and transportation, precluding development in the City would hinder the City's ability to accommodate growth, stimulate the local economy, and meet the proposed project's objectives.

3. Provides Diversity in Housing Stock

The proposed project would introduce an additional 8,992 housing units in the City compared to existing conditions. The City adopted its Housing Element and obtained state certification in 2021; the Housing Element includes several policies that support a variety of housing types and densities to accommodate the requirements of the RHNA as well as to ensure the provision of housing units. The Proposed General Plan would provide for a diversity of housing choices which would promote variations in housing prices, types, sizes, and contribute to neighborhood stability by offering more affordable and move-up homes as well as accommodating a diverse income mix.[5] Additionally, the Proposed General Plan would accommodate growth by providing housing options without major disruptions to the existing residential neighborhoods (*e.g.*, focusing growth along major corridors in the Focus Areas).

4. Consistency with the Regional Goals in the RTP/SCS

SCAG's 2020-2045 RTP/SCS was adopted on September 3, 2020. The RTP/SCS encompasses four principles—mobility, economy, healthy/complete communities, and environment—that are important to the region's future. The 2020 RTP/SCS explicitly lays out goals related to housing, transportation technologies, equity, and resilience to adequately reflect the increasing importance of these topics in the region. Specifically, the goals of the RTP/SCS include encouraging regional economic prosperity; improving mobility, accessibility, and travel safety for people and goods; enhancing the preservation and resiliency of the regional transportation system; increasing movement and travel choices for people and goods; reducing GHG emissions, improving air quality, and adapting to climate change; supporting healthy and equitable communities; leveraging new transportation technologies for efficient travel; encouraging diverse housing types and transportation options; and promoting conservation of natural and agricultural lands.

The proposed project would not adversely affect SCAG's ability to align plan investments and policies with economic development and competitiveness. The Proposed General Plan would further a compact development pattern by expanding land uses and intensity within the City, especially within the City's Focus Areas. The proposed vehicular, bicycle, and pedestrian circulation system defined in the Proposed General Plan would be designed, developed, and maintained to meet local and regional transportation needs and would ensure efficient mobility and access. The proposed project would also ensure reliable and safe transit within the City which would lead to enhancing the regional transportation

[5] California Department of Housing and Community Development. 2024. *Zoning for a Variety of Housing Types.* https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/zoning-variety-of-housing-types#:~:text=Providing%20development%20opportunities%20for%20a,accommodating%20a%20diverse%20income%20mix.

system. The Proposed General Plan would reduce emissions and improve air quality, and would also reduce inefficient, wasteful, and unnecessary consumption of energy through compliance with state regulations and implementation of the Proposed General Plan policies. The Proposed General Plan would improve the network of bicycle and pedestrian facilities which would encourage active nonmotorized transportation modes and would also reduce air pollutant and greenhouse gas emissions. The Proposed General Plan would support a variety of housing types within the City. Encouraging intensification within the City would ensure natural and agricultural lands are conserved.

Encouraging a land use pattern that enhances mobility options, connectivity, diversity in uses, and ease of trip destinations from the point of origin, as well as accessibility to transit, promotes more compact development.[6] This, in turn, can lead to a reduction in VMT, GHG emissions, and improvements in air quality and efficiency. The Proposed General Plan includes policies that aim to incorporate Complete Streets principles in all types of transportation as well as incorporating a street grid network to enhance connectivity. Additionally, the City's certified Housing Element includes policies aimed at providing a diversity of housing types at different affordability levels.

Under the Proposed General Plan, there would be approximately 19,800 persons per square mile on average, which is an increase of 21 percent compared to the existing General Plan (15,573 persons per square mile on average). Therefore, under the Proposed General Plan, the City would result in a more compact urban form due to the increase in density[7] which would provide for more efficient travel; reduced VMT, air quality, and GHG emissions; and preserve agricultural and natural lands. Additionally, a more compact urban form would reduce the cost of providing services in the City as additional and/or extended infrastructure would be minimized compared to a more sprawled urban form.

C. Conclusion

The City Council of Wildomar has balanced the project's benefits against the significant unavoidable impacts. The City Council finds that the proposed project's benefits, which aim to enhance the City and comply with current legislations, while maintaining the City's development and economic visions, outweigh the project's significant unavoidable impacts, and these impacts, therefore, are considered acceptable in the light of the project's benefits. The City Council finds that each of the benefits described above is an overriding consideration, independent of the other benefits, which warrants approval of the project notwithstanding the project's significant unavoidable impact.

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[6] National Research Council. 2009. *Driving and the Built Environment: The Effects of Compact Development on Motorized Travel, Energy Use, and CO2 Emissions -- Special Report 298*. Washington, DC: The National Academies Press. https://doi.org/10.17226/12747

[7] Ibid.

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October 2024 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2023090064

CITY OF WILDOMAR
PROPOSED GENERAL PLAN EIR

City of Wildomar

Prepared for:

City of Wildomar
Contact: Matthew C. Bassi, Community Development Director
23873 Clinton Keith Road, Suite #110
Wildomar, California 92095
951.677.7751

Prepared by:

PlaceWorks
Contact: Mark Teague, AICP, Managing Principal, Environmental Services
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The City of Wildomar (City) is the lead agency for the City of Wildomar Proposed General Plan (proposed project) and has developed this Mitigation Monitoring and Reporting Program (MMRP) as a vehicle for monitoring and ensuring the successful implementation of mitigation measures outlined in the City of Wildomar Proposed General Plan EIR, State Clearinghouse No. 2023090064. As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code, as follows:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The MMRP consists of mitigation measures that avoid, reduce, and/or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the EIR and drafted to meet the requirements of Public Resources Code, Section 21081.6.

1.2 PROJECT CHARACTERISTICS

1.2.1 Project Location

The City of Wildomar is in southwestern Riverside County, California, and is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, City of Murrieta to the south, and City of Menifee to the east. Interstate and regional access to the City is provided by Interstate 15 (I-15), which runs in a general north-south direction through the City.

1.2.2 Project Description

Project Summary

When the City incorporated in 2008, it adopted Riverside County's General Plan. The project is an update to the City's General Plan, which will be the first City-specific General Plan for Wildomar. The General Plan is a state-required land use planning document that provides guidance to decision-makers regarding the allocation of resources and the future physical form, location, and character of development in the City. It is the City's official and overarching policy statement regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. Although the General Plan is composed of individual sections, or "elements," that individually address a specific area of concern, it embodies a comprehensive and integrated planning approach for the jurisdiction.

Proposed General Plan and Buildout

The proposed project includes the following elements that address all the required topics in state law, as well as one additional topical of local importance:

- Land Use
- Circulation
- Recreation and Community Services
- Open Space and Conservation
- Noise
- Economic Development
- Climate Action Memorandum
- Housing and Safety Elements (previously adopted in 2021; the Safety Element includes minor revisions as listed in the Final EIR document)

Rather than a separate element, Environmental Justice policies are embedded throughout relevant elements of the Proposed General Plan.

Buildout projections shown in Table 1-1, *Buildout Statistical Summary,* compares the existing conditions with the buildout envisioned under the proposed project. The proposed project would result in a net increase of 8,992 units, 27,999 residents, 2,965,538 square feet of non-residential uses, and 6,274 jobs.

Table 1-1 Buildout Statistical Summary

	Dwelling Units	Population	Non-Residential Square Footage	Employment
Existing	11,988	37,326	2,992,377	5,841
Proposed General Plan	20,980	65,325	5,957,915	12,115
Net Change	*8,992*	*27,999*	*2,965,538*	*6,274*

Source: City of Wildomar and PlaceWorks 2023

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The EIR identified various thresholds from the California Environmental Quality Act (CEQA) Guidelines in a number of environmental categories that would not be significantly impacted by the proposed project and therefore did not require mitigation. Impacts to the following were found to be less than significant:

- Aesthetics
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

- Geology and Soils
- Hazards and Hazardous Materials
- Mineral Resources
- Tribal Cultural Resources
- Wildfire

1.3.3 Significant and Unavoidable Impacts

- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Noise
- Transportation

1. Introduction

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2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City of Wildomar. The City's technical consultants (CEQA consultant, etc.) may perform related monitoring tasks under the direction of the environmental monitor (i.e., the qualified/professional expert in charge of monitoring and/or implementing mitigation) if they are contracted by the City.

2.2 CITY OF WILDOMAR

As the lead agency, the City is responsible for the review of all monitoring reports, enforcement actions, and document disposition. The City will rely on information provided by individual monitors (*e.g.,* CEQA consultant, etc.) as accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the designated Project Manager (e.g., Community Development Director) and Technical Consultants (CEQA consultant, etc.) are responsible for monitoring implementation and compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work will entail in-field monitoring and compliance report preparation. Implementation disputes are brought to the Project Manager, and any appeals would go to the City Manager and ultimately the City Council.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their respective functions:

- **Project Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, report preparation, and overall program administration and document/report clearinghouse.
- **Construction Contractor:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementation the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Consultants:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise analyst/specialist). Report directly to the Project Manager.

2.3.2 Recognized Experts

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts assess compliance with

required mitigation measures, and recognized experts from responsible agencies consult with the Project Manager regarding disputes.

2.4 DISPUTE RESOLUTION

If the monitoring team determines that a mitigation measure, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the Project Manager for resolution. The decision of the Project Manager is final unless appealed to the City Manager. The Project Manager will have the authority to issue stop-work order until the dispute is resolved.

2.5 ENFORCEMENT

Public agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, revocation of approval/permits, or in some cases, notice of violation for tax purposes.

3. Mitigation Monitoring Requirements

3.1 PREMONITORING MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring team responsibilities. At such meetings, the monitoring team rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (*e.g.,* hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring team.

3.4 DATABASE MANAGEMENT

All mitigation monitoring reports, letters, and memos shall be prepared utilizing electronic software, such as Microsoft Word, Adobe, etc.

3.5 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3.6 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including review of project plans to ensure compliance with the most recent versions of the California Building Code and California Fire Code. Post-construction fire inspections are conducted on a routine basis by the City of Wildomar Fire Department.

3. Mitigation Monitoring Requirements

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Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AGRICULTURAL AND FORESTRY RESOURCES					
AG-1	Prior to approval of any development permit on land considered prime, of statewide significance, or unique, the City shall require the following: 1. Completion of the California Department of Conservation Land Evaluation & Site Assessment Model. If the model score is 39 points or less, conversion of the land is not significant, and no further mitigation is required. If the model score is between 40 and 79 points, conversion of the land to urban uses may be significant but will depend on the results of the model. A LESA model score of 80 or greater identifies the conversion as significant and will require mitigation. 2. If the LESA model results determine that conversion of the land to urban uses is a significant impact, the development shall be conditioned to provide either an agricultural easement on existing farmland with a similar or greater LESA model score, or the creation of new agricultural land and easement at a 1:1 ratio.	Future Project Applicants	Prior to Approval of Any Development Permit on Land Considered Prime, of Statewide Significance, or Unique	City of Wildomar Community Development Department	
AIR QUALITY					
AQ-1	Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.,* nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with the South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts. Specifically, project applicants of discretionary projects within 1,000 feet of sensitive land uses (*e.g.,* residences, schools, day care facilities, and nursing homes, etc.), as measured from the property line of the project site, that utilize off-road equipment of 50 horsepower or more, and that occur for more than 2 months of active construction (*i.e.,* exclusive of interior renovations) shall prepare a construction health risk assessment (HRA) in accordance with policies and procedures of the South Coast AQMD. If the construction HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the South Coast AQMD, then the project applicant shall identify and demonstrate measures, such as those listed below, that can reduce potential cancer and noncancer risks to an acceptable level.	Future Project Applicants	Prior to Discretionary Approval	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Building & Safety department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include, but are not limited to the following: ▪ Require fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as: - Requiring use of nontoxic soil stabilizers to reduce wind erosion. - Applying water every four hours to active soil disturbing activities. - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. ▪ Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits. ▪ Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. ▪ Limiting nonessential idling of construction equipment to no more than five consecutive minutes. ▪ Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.				
AQ-2	Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.,* nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-phase-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the South Coast AQMD–	Future Project Applicants	During Plan Check and Prior to Discretionary Approval	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	adopted thresholds of significance, the City of Wildomar Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following: ▪ For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. ▪ Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. ▪ Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485). ▪ Provide bicycle parking facilities per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen. ▪ Provide facilities to support electric charging infrastructure per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen. ▪ Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.				
AQ-3	Industrial and Warehouse Development Health Risk Assessments. Prior to discretionary approval by the City of Wildomar, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (*e.g.,* residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit an operational health risk assessment (HRA) to the City of Wildomar Planning Department for review and approval. The HRA shall be prepared in accordance with policies and procedures	Future Project Applicants	Prior to Discretionary Approval for Industrial and Warehouse Developments	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	of the state Office of Environmental Health Hazard Assessment and the South Coast AQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T BACTs) and appropriate enforcement mechanisms and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.				
BIOLOGICAL RESOURCES					
BIO-1	If an action may adversely impact biological resources, a qualified biologist or their trained designee shall conduct mandatory worker environmental awareness training for all parties involved with implementation of the action (*e.g.,* contractors and work crews), prior to the start of construction, to aid the parties in recognizing special-status species and other sensitive biological resources that may occur within the area of the proposed action. The training shall include identification of the special-status species with potential to occur and their habitats, a description of the regulatory status of sensitive resources, and review of the impact limits, location of environmentally sensitive areas, and measures required to reduce impacts to avoided onsite and offsite biological resources.	Future Project Applicants and Qualified Biologist	Prior to the Start of Construction	City of Wildomar Community Development Department	
BIO-2	If an action has potential to inadvertently impact avoided onsite or offsite biological resources, appropriate measures shall be developed and implemented prior to the start of ground disturbing activities to ensure all impacts occur only in the area of the proposed action. Appropriate measures may include control of sediment, erosion, and hazardous materials; demarcation of action area prior to implementation and maintenance of demarcation through the duration of implementation; and measures to ensure all actions that have potential to impact biological resources stay within the demarcated limits.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-3	If an action has potential to adversely impact amphibian species (*e.g.,* may impact potential habitat for amphibians or may otherwise result in disturbance to amphibians from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for amphibian species (arroyo toad, California red-legged frog, and mountain yellow-legged frog [*Rana muscosa*]) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for the arroyo toad, California red-legged frog, and mountain yellow-legged frog (USFWS Survey Protocol for the Arroyo Toad [1999], USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog [2005], and MSHCP Mountain Yellow-Legged Frog Survey Protocol). If a project is not located within an amphibian survey area, a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for amphibian species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If amphibian species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP shall be required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-8, *Flow Chart to Guide Special-Status Wildlife (Amphibians) Recommendations*.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-4	If an action has potential to adversely impact the burrowing owl (*Athene cunicularia*) (*e.g.*, may impact potential habitat or may otherwise result in disturbance to burrowing owls from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped (designated) survey area for the burrowing owl and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with the MSHCP Burrowing Owl Survey Instructions and during the breeding season (survey window is March 1-August 31). If a project is not located within the burrowing owl survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for burrowing owls to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If burrowing owls are not found during focused surveys, documentation prepared by a qualified biologist shall include a written commitment to conduct pre-construction surveys for the burrowing owl in areas of suitable habitat no more than 30 days prior to the initiation of ground disturbance (*e.g.*, vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized a project site prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, such as the California Department of Fish and Wildlife, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing and getting approval of a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will be required again to ensure	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	burrowing owl has not colonized the site since it was last disturbed. If the burrowing owl is found, the same coordination described above shall be necessary. If burrowing owls are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required and a Burrowing Owl Protection and Relocation Plan shall be prepared, approved and implemented. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-9, *Flow Chart to Guide Burrowing Owl Recommendations*.				
BIO-5	If an action has potential to adversely impact mammal species (*e.g.,* may impact potential habitat for mammals or may otherwise result in disturbance to mammals from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for mammal species (Aguanga kangaroo rat [*Dipodomys merriami collinus*], Los Angeles pocket mouse [*Perognathus longimembris brevinasus*], and San Bernardino kangaroo rat) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for these species (MSHCP Biological Monitoring Program – Stephens' Kangaroo Rat [2006] and Survey Protocol for Los Angeles Pocket Mouse). If a project is not located within a mammal survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for mammal species to occur within a project site, a conclusion that no suitable habitat is present on a site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	If mammal species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP.				
BIO-6	If an action has potential to adversely impact vernal pools or other suitable fairy shrimp habitats, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted pursuant to the USFWS Survey Guidelines for the Listed Large Branchiopods, which includes six listed fairy shrimp species, including those species covered under the MSHCP Section 6.1.2. Two seasons of fairy shrimp surveys are required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for vernal pools or fairy shrimp species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If fairy shrimp species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-10, *Flow Chart to Guide Vernal Pools and Fairy Shrimp Recommendations*.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	
BIO-7	If an action has potential to adversely impact riparian bird species (least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo [*Coccyzus americanus*]), and if suitable habitat (nesting and/or foraging) is present, then protocol-level focused surveys shall be required. Focused surveys shall be conducted in accordance with accepted USFWS survey protocols for the least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo (Least Bell's Vireo Survey Guidelines [2001], A	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Natural History Summary and Survey Protocol for the Southwestern Willow Flycatcher [2010], and A Natural History Summary and Survey Protocol for the Western Distinct Population Segment of the Yellow-Billed Cuckoo [2016]). If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for riparian bird species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo are identified within a project site and a project cannot demonstrate 90 percent avoidance of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. This includes 100 meters of undeveloped landscape on a property adjacent to the habitat conserved. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-11, *Flow Chart to Guide Riparian Bird Species Recommendations.*				
BIO-8	If an action has the potential to impact coastal California gnatcatcher, a habitat assessment shall be prepared by a qualified biologist to determine if suitable habitat is present in the area of the proposed action. If suitable habitat is present (*i.e.*, coastal sage scrub, Riversidean sage scrub) and an action has potential to adversely impact the coastal California gnatcatcher, avoid clearing, grubbing, grading, and associated construction actions in gnatcatcher occupied habitat within the Criteria Cells and/or PQP lands between March 1 and August 15. If this species is detected and a project may be potentially occupied and the habitat cannot be avoided, this habitat cannot be removed from March 1 to August 15 without conducting focused protocol-level surveys to prove absence. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for coastal California gnatcatcher to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Department. Refer to Figure 5.4-12, *Flow Chart to Coastal Gnatcatcher Recommendations*.				
BIO-9	If an action that may adversely impact birds or nests (*e.g.,* ground or vegetation disturbance, noise near nesting habitat) and is expected is to occur during the nesting season (generally February 1 through September 15), a pre-construction nesting-bird survey shall be conducted for all suitable nesting habitat within three days prior to ground-disturbing activities associated with the action. The survey shall be conducted by a qualified biologist within a project site plus a buffer for the project as determined by the qualified biologist (based on the action and what bird species may be impacted). If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken to avoid potential project-related impacts. Measures may include seasonal work restrictions or establishment of a non-disturbance buffer around each active nest until nesting has been completed as determined through periodic nest monitoring by the biologist. The size of the non-disturbance buffer shall be determined by the project biologist. Once nesting is deemed complete by the project biologist, work may resume within the buffer. Refer to Figure 5.4-13, *Flow Chart to Guide Special-Status Wildlife (Including Protected Birds/Nests) Recommendations*.	Future Project Applicants and Qualified Biologist	Three Days Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	
BIO-10	If an action may impact sensitive natural vegetation communities, an environmental analysis to determine if there is potential for sensitive natural communities or other protected vegetation communities shall be conducted by a qualified biologist. If it is determined that in the habitat assessment prepared by a qualified biologist that there are no sensitive natural communities or other protected vegetation communities within a project site, no other measures are recommended. If sensitive natural communities (riparian habitat, riverine areas, vernal pools) are identified within the impact area (permanent and temporary, direct and indirect), appropriate measures to avoid, minimize, or mitigate for impacts to sensitive natural communities shall be implemented. If riparian/riverine resources and vernal pools are proposed for avoidance, the habitat assessment shall include a commitment to place a conservation easement or deed restriction over the area in order to demonstrate that the area will be protected in perpetuity. If a project cannot avoid riparian/riverine habitat and/or vernal pools in perpetuity (both permanent and temporarily), a DBESP	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	shall be required that would propose mitigation that demonstrates equivalent or superior function and value, and shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. Refer to Figure 5.4-15, *Flow Chart to Guide Riparian Habitat/Riverine Areas and Vernal Pools.*				
BIO-11	If an action will impact riparian habitat as determined by a qualified biologist, a Lake and Streambed Alteration Agreement, pursuant to Section 1602 of the California Department of Fish and Game Code shall be obtained prior to the start of ground disturbing activities. Minimization measures will be developed during consultation with CDFW as part of the Lake and Streambed Alteration Agreement process to ensure protections for affected fish and wildlife resources.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	
BIO-12	If an action has the potential to impact aquatic resources, an environmental analysis (*i.e.*, a preliminary aquatic resources delineation) shall be conducted to determine if potentially regulated aquatic resources occur within a project site. A qualified wetland delineator shall conduct the environmental analysis and it shall include review of the best available hydrological information, a reconnaissance-level site visit, and an evaluation of aquatic resources to determine the potential for regulated aquatic resources to occur within a project site. If it is determined in the habitat assessment prepared by a qualified biologist that there are no potentially regulated aquatic resources, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, the validity of the results shall be confirmed or an updated environmental analysis shall be conducted prior to impacting a project site. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations.*	Future Project Applicants and Qualified Wetland Delineator	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	
BIO-13	If an action may impact potentially regulated aquatic resources, an aquatic resources delineation shall be conducted by a qualified biologist for a project consistent with the methods detailed within the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987), Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008), and State Wetlands Definitions and Procedures for Discharges of Dredged and Fill Material to Waters of the State, and local policies by the CDFW regarding their jurisdiction, following the	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground Disturbing Activities	City of Wildomar Community Development Department and USACE	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	definitions contained within the California Fish and Game Code pertaining to regulated resources (lakes, streams, and associated hydrophytic vegetation). If it is determined by a qualified biologist that potentially regulated aquatic resources are absent from a project site or will not be impacted by the action, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and USACE. If it is determined that potentially regulated aquatic resources may be impacted by the action, the delineation shall be submitted to the USACE, and a Preliminary Jurisdictional Determination or Approved Jurisdictional Determination shall be obtained. The project applicant shall obtain all required permits from the USACE and applicable agencies prior to the start of construction activities. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations.*				
BIO-14	If an action requiring a discretionary approval is within or adjacent to a Core Area, Linkage, or wildlife movement corridor identified in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) or a project-specific biological analysis, a qualified biologist shall, prior to any ground disturbance, prepare and submit to the City a wildlife movement evaluation for the proposed project to assess whether the project has the potential to substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The City shall review the evaluation and in doing so may confer with any/all applicable resource agencies (e.g. CDFW, USFWS, NMFS) to assess the extent of any such impacts and impose conditions requiring the implementation of appropriate and feasible measures such as avoidance, design alteration, overcrossings, or other measures to reduce any such potentially significant impacts to the greatest extent feasible.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground Disturbing Activities	City of Wildomar Community Development Department and Appropriate Regulatory Agency	
CULTURAL RESOURCES					
CUL-1	Site-Specific Cultural Resources Study and Evaluation of Resources. For projects that are on land that has not previously been developed, or will involve construction on areas where no previous ground disturbance or excavation has occurred, or for structures that are 50 years of age, a site-specific cultural resources study shall be completed prior to project approval. This site-specific cultural resources study shall include, but not be limited to a, records search with the California Historical Resource	Future Project Applicants and Qualified Cultural Resources Specialist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Information System, review of historical documents, a Sacred Lands File search with the NAHC, and a field survey/site effort. The findings of the study shall be submitted as a report that follows the California Office of Historic Preservation's recommended content and format. The report will provide the historic context, methods, results, and recommendations for appropriate findings.				
CUL-2	Human Remains. If potential human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. No photographs are to be taken of any human remains and/or cremations except by the coroner, with written approval by the consulting tribe(s).	Future Project Applicants and Professional Archaeologist	During Ground-Disturbing Activities	City of Wildomar Community Development Department	
GEOLOGY AND SOILS					
GEO-1	The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code. The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code.	Future Project Applicants and Licensed Professional Engineer	During Building Plan Check, Prior to Any Ground-Disturbing Activities	City of Wildomar Building and Safety Department and Community Development Department	
GEO-2	Prior to issuance of a grading permit, the project applicant shall retain a Certified Paleontologist to assess the potential for presence of paleontological resources and the potential for project construction to affect such resources if present. If it is	Future Project Applicants and Certified Paleontologist	Prior to Issuance of a Grading Permit	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	determined, to the satisfaction of the City, that there is low potential for discovery or disturbance of paleontological resources, no further action shall be required. If potential for discovery is deemed moderate to high, the project applicant shall retain a Certified Paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential. Should any paleontological resources (*i.e.,* fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. A Certified Paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, a Certified Paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted. Salvage and collection of significant fossils shall be done in accordance with the Society of Vertebrate Paleontology guidelines. Any paleontological resources salvaged shall be provided for curation at a local curation facility, or any other local museum or repository, such as the Western Science Center or World Museum of Natural History, willing and able to accept and house the resource to preserve for future scientific study.				
GREENHOUSE GAS EMISSIONS					
GHG-1	The City of Wildomar shall participate in implementation and future updates of the Subregional Climate Action Plan (CAP) led by the Western Riverside Council of Government (WRCOG) with a focus on strategies that provide community-wide greenhouse gas (GHG) emission reductions in the City's planning area. The City shall conduct regular monitoring and reporting of community-wide GHG emissions to ensure progress toward reducing community-wide GHGs and work with WRCOG and	City of Wildomar Public Works and Engineering Department and Community Development Department	During Future Updates of the Subregional CAP	City of Wildomar Public Works and Engineering Department and Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
partners to update the Subregional CAP on a regulator basis to ensure long-term reduction in GHG emissions. The City shall prepare a list of quantified GHG reduction measures or best management practices for use by new development subject to the City's discretionary review process, that are consistent with the Subregional CAP. The City shall require that Applicants for new development that would result in significant GHG emissions impacts, be required to implement the GHG reduction measures or best management practices identified on the list prepared by the City, if determined to be applicable for the project. Examples of mitigation measures that may be considered, include the following: ▪ Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: – Promote transit-active transportation coordinated strategies; – Increase bicycle carrying capacity on transit and rail vehicles; – Improve or increase access to transit; – Increase access to common goods and services, such as groceries, schools, and day care; – Incorporate the neighborhood electric vehicle network; – Orient the project toward transit, bicycle and pedestrian facilities; – Improve pedestrian or bicycle networks, or transit service; – Provide traffic calming measures; – Limit or eliminate park supply; – Unbundle parking costs; – Provide parking cash-out programs; – Implement or provide access to commute reduction program; ▪ Require at least five percent of all vehicle parking spaces include electric vehicle charging stations; ▪ Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that: – Provide car-sharing, bike sharing, and ride-sharing programs;				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	- Provide transit passes; - Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services; - Provide incentives or subsidies that increase that use of modes other than single occupancy vehicle; - Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms; - Provide employee transportation coordinators at employment sites; and - Provide a guaranteed ride home service to users of non-auto modes. ▪ Provide maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible; ▪ Oversizing electrical rooms by 25 percent or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability; ▪ Running conduit to designated locations for future electric truck charging stations.				
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1	Prior to the issuance of building permits for all projects, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12 7A; and California Fire Code	City Building Official and the Riverside County Fire Chief	Prior to the Issuance of Building Permits	City of Wildomar Building Department and Riverside County Fire Department	
HAZ-2	Prior to the issuance of a certificate of occupancy for all projects, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.	City Building Official and the County Fire Chief	Prior to the Issuance of a Certificate of Occupancy	City of Wildomar Building Department and Riverside County Fire Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
MINERAL RESOURCES					
MIN-1	Prior to blasting non-rippable bedrock within 100 feet of the federal lode, outcrops shall be inspected for pegmatite dikes or other geological features considered favorable for gemstones or rare earth elements by an experienced igneous petrologist with a master's degree and/or Ph.D. in Geology. If geological units containing museum quality gemstones or anomalously high concentrations of rare earth elements are found, representative specimens shall be documented and provided to an accredited repository such as the University of California, Riverside Earth and Planetary Sciences Museum, the Western Science Center in Riverside County, or any other local museum or repository willing and able to accept and house the resources to preserve for future scientific study.	Future Project Applicants and Experienced Igneous Petrologist	Prior to Blasting Non-Rippable Bedrock Within 100 Feet of the Federal Lode	City of Wildomar Public Works and Engineering Department and Community Development Department	
NOISE					
N-1	Construction Noise Measures. Construction contractors shall implement the following measures for construction activities conducted in the City of Wildomar. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans. The City of Wildomar shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits. ▪ During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (*e.g.,* improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Proper mufflers and/or silencers can achieve a 4 to 5 dBA reduction, while engine enclosers can achieve 8 to 10 dBA reduction ▪ Impact tools (*e.g.,* jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Pneumatic tools typically measure at a noise level of 6 to 8 dBA lower than impact tools.	Future Project Applicants and Construction Contractor	Prior to Issuance of Demolition, Grading, and/or Building Permits and During Construction Activities	City of Wildomar Community Development Department and Building and Safety Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
▪ Stationary equipment, such as generators and air compressors, shall be located as far as feasible from nearby noise-sensitive uses. ▪ Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors. ▪ Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City Planning and Building Agency. ▪ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. ▪ As noted in 13 CCR 2480 & 2485 under CARB, any law enforcement department, including air districts and CARB, can fine a 10,000 pound or greater truck owner and driver up to $1000 per day for illegal idling. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. ▪ During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. ▪ If construction is anticipated for prolonged periods, as required by the Community Development Director, erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 4 pounds per square foot with no gaps from the ground to the top of the barrier.				

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
N-2	Vibration Analysis. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, within 100 feet of nonengineered timber and masonry buildings (*e.g.,* most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (*e.g.,* 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed these thresholds, alternative methods shall be used, such as drilling piles instead of pile driving and static rollers instead of vibratory rollers. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	Future Project Applicants and Qualified Acoustical Consultant	Prior to Issuance of a Building Permit	City of Wildomar Community and Development Department and Building and Safety Department	
N-3	Vibration Analysis. Prior to discretionary approval by the City of Wildomar for industrial development projects subject to review under the California Environmental Quality Act (CEQA) (*i.e*., nonexempt projects) that utilize equipment that has the potential to result in vibration, a vibration analysis shall be conducted to assess and mitigate potential vibration impacts. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.	Future Project Applicants and Qualified Acoustical Consultant	Prior to Discretionary Approval for Industrial Projects	City of Wildomar Community and Development Department and Building and Safety Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRIBAL CULTURAL RESOURCES				
TCR-1 **Inadvertent Archeological Find.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)"). a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TCR-2 and TCR-7. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TCR-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.	Future Project Applicants and Professional Archaeologist	During Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.				
TCR-2	Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. One or more of the following treatments, in order of preference, as numbered below, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TCR-6). The Phase IV Report shall be filed with	Future Project Applicants and Professional Archaeologist	During Grading Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	the City under a confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.				
TCR-3	Archaeologist Retained. Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TCR-4 and TCR-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of	Future Project Applicants, Registered Professional Archaeologist, and the Tribal Monitor	Prior to Issuance of a Grading Permit	The City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
approval. Upon verification, the Community Development Department shall clear this condition. In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TCR-4	Native American Monitoring (Pechanga). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Future Project Applicants and Tribal Monitor	During Ground-Disturbing Activities	City of Wildomar Community Development Department and Public Works and Engineering Department	
TCR-5	Native American Monitoring (Soboba). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Future Project Applicants and Tribal Monitor	During Ground-Disturbing Activities	City of Wildomar Community Development Department and Public Works and Engineering Department	
TCR-6	Archeology Report - Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Future Project Applicants and Qualified Archaeologist	Prior to Final Inspection	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TCR-7	**Non-Disclosure of Reburial Locations.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.	Future Project Applicants and Professional Archaeologist	During Discovery of Native American Human Remains	City of Wildomar Community Development Department	
TCR-8	**No-Build Easement or Similar Instrument.** In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).	City of Wildomar Community Development Department	Before Reburial of Native American Artifacts	City of Wildomar Community Development Department	
WILDFIRE					
See Mitigation Measures HAZ-1 and HAZ-2.					

3. Mitigation Monitoring Requirements

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4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to resolve disputes. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Dispute/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 DISPUTE/ENFORCEMENT REPORT

The Dispute/Enforcement Report (DER) is prepared to document the outcome of the Project Manager or City Manager and becomes a portion of the ICR.

4. Mitigation Monitoring Reports

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5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the Project Manager or Community Development Director by the general public.

5. Community Involvement

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6. Report Preparation

6.1 LIST OF PREPARERS

City of Wildomar

Matthew C. Bassi, Community Development Director

PlaceWorks

Mark Teague, AICP, Managing Principal

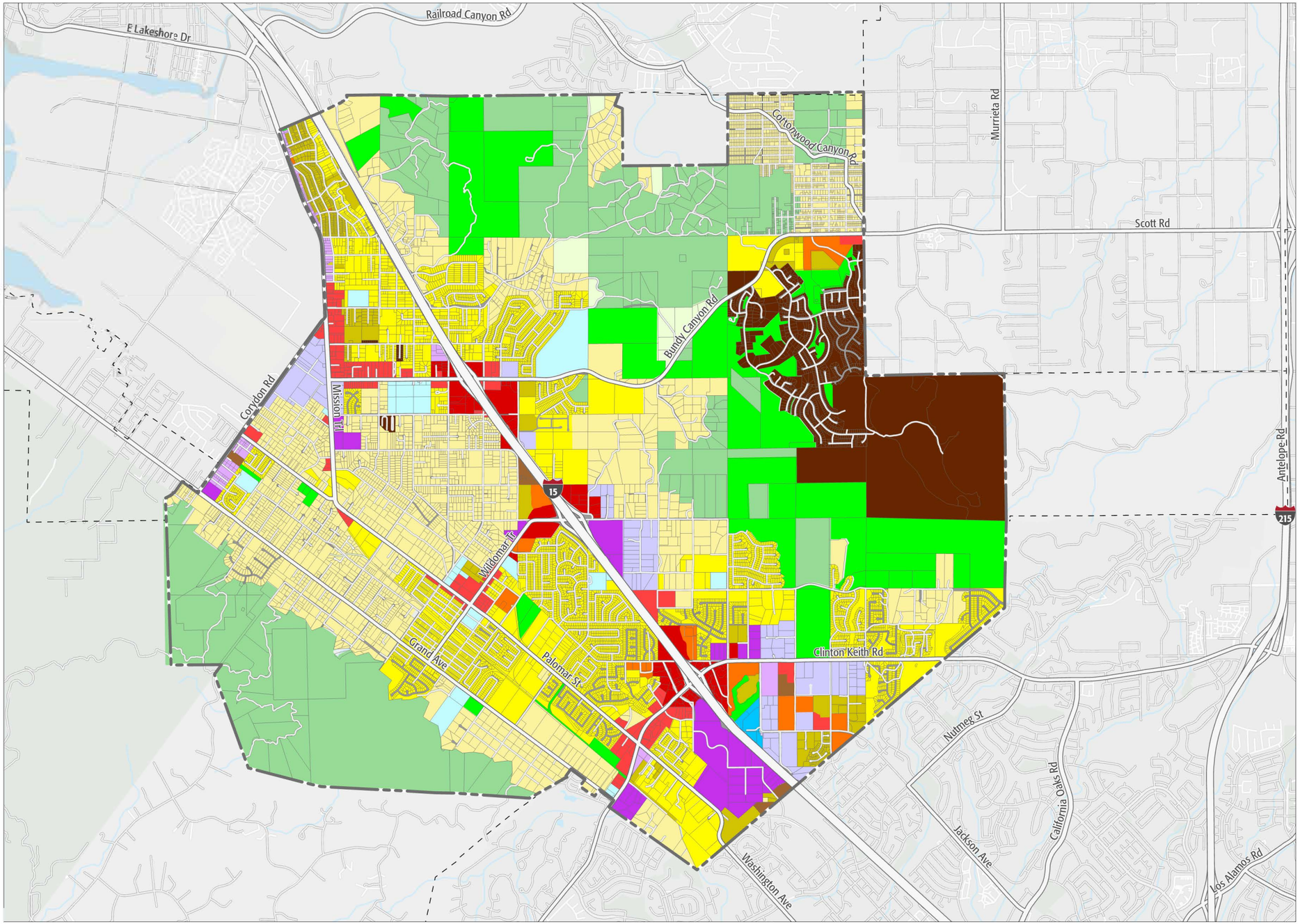
Jasmine Osman, Associate II

Joseph Ruiz, Planner

6. Report Preparation

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NEW ZONING - CITYWIDE



- Other Jurisdictions
- City Boundary
- Parcels

New Zoning

- C-G
- C-H
- M-C
- M-I
- MUH
- MUL
- OS
- PF
- R-1
- R-2
- R-3
- R-4
- R-A
- R-M
- R-R
- R-T
- ROW

November 2024

0 0.25 0.5 1
Miles

ENVISION WILDOMAR 2040

Source: ESRI, 2024; City of Wildomar, 2020; PlaceWorks, 2024

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
380160003	4.77	C-1/C-P	MUH	MUPA	MUH	GP- Rename
380160004	3.74	C-1/C-P	MUH	MUPA	MUH	GP- Rename
380160005	1.78	C-1/C-P	MUH	MUPA	MUH	GP- Rename
380160006	1.59	C-1/C-P	MUH	MUPA	MUH	GP- Rename
380160007	4.34	C-1/C-P	MUH	MUPA	MUH	GP- Rename
380160008	3.53	C-1/C-P	MUH	MUPA	MUH	GP- Rename
380160009	3.29	C-1/C-P	MUH	MUPA	MUH	GP- Rename
376410015	2.40	C-P-S	MUH	MUPA	MUH	GP- Rename
376410016	2.40	C-P-S	MUH	MUPA	MUH	GP- Rename
376410017	2.40	C-P-S	MUH	MUPA	MUH	GP- Rename
376410021	1.84	C-P-S	MUH	MUPA	MUH	GP- Rename
362250029	2.60	R-R	MUH	MUPA	MUH	GP- Rename
367050064	5.77	R-R	MUH	MUPA	MUH	GP- Rename
367050068	6.41	R-R	MUH	MUPA	MUH	GP- Rename
376190001	2.75	R-R	MUH	MUPA	MUH	GP- Rename
366300083	8.65	C-1/C-P	C-G	CR	BP	GP Update
370320018	6.38	C-1/C-P	C-G	BP	CR	GP Update
376060007	1.04	R-R	C-G	MHDR	CR	GP Update
376060009	0.34	R-R	C-G	MHDR	CR	GP Update
376070027	2.02	R-R	C-G	VLDR	CR	GP Update
376160001	0.43	R-R	C-G	MDR	CR	GP Update
376160005	0.29	R-R	C-G	MDR	CR	GP Update
376160006	0.41	R-R	C-G	MDR	CR	GP Update
376160009	0.40	R-R	C-G	MDR	CR	GP Update
376160010	0.29	R-R	C-G	MDR	CR	GP Update
376160015	0.54	R-R	C-G	MDR	CR	GP Update
376170002	1.83	R-R	C-G	MDR	CR	GP Update
376190002	6.11	C-P-S	C-H	MUPA	CO	GP Update
376190002	10.33	C-P-S	C-H	MUPA	CR	GP Update
370060015	1.14	C-1/C-P	M-I	CR	LI	GP Update
380290002	4.29	M-SC	M-I	BP	LI	GP Update
380220001	8.72	C-1/C-P	MUH	CR	MUH	GP Update
380230004	32.11	C-1/C-P	MUH	CR	MUH	GP Update
380270003	4.99	C-1/C-P	MUH	CR	MUH	GP Update
380270004	4.60	C-1/C-P	MUH	CR	MUH	GP Update
380270007	4.79	C-1/C-P	MUH	CR	MUH	GP Update
380270008	4.63	C-1/C-P	MUH	CR	MUH	GP Update
370171015	8.03	C-P-S	MUH	CR	MUH	GP Update
376320001	32.09	C-P-S	MUH	CR	MUH	GP Update
380230002	21.58	C-P-S	MUH	CR	MUH	GP Update
380230003	29.77	C-P-S	MUH	CR	MUH	GP Update
380230007	11.90	C-P-S	MUH	CR	MUH	GP Update
380260009	16.81	C-P-S	MUH	CR	MUH	GP Update
380260010	3.69	C-P-S	MUH	CR	MUH	GP Update
380260011	4.14	C-P-S	MUH	CR	MUH	GP Update
380260012	0.62	C-P-S	MUH	CR	MUH	GP Update
380270001	5.00	C-P-S	MUH	CR	MUH	GP Update
380270002	4.99	C-P-S	MUH	CR	MUH	GP Update
380270005	4.13	C-P-S	MUH	CR	MUH	GP Update
380270006	4.68	C-P-S	MUH	CR	MUH	GP Update
380270009	2.34	C-P-S	MUH	CR	MUH	GP Update
380270010	2.36	C-P-S	MUH	CR	MUH	GP Update
380270011	2.37	C-P-S	MUH	CR	MUH	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
380270012	2.39	C-P-S	MUH	CR	MUH	GP Update
380270014	1.64	C-P-S	MUH	CR	MUH	GP Update
376180012	3.60	M-SC	MUH	LI	MUH	GP Update
376330004	0.36	M-SC	MUH	BP	MUH	GP Update
376330024	6.74	M-SC	MUH	BP	MUH	GP Update
376330025	0.05	M-SC	MUH	BP	MUH	GP Update
365051004	0.69	C-1/C-P	MUL	CR	MUL	GP Update
365051005	0.17	C-1/C-P	MUL	CR	MUL	GP Update
365051006	0.17	C-1/C-P	MUL	CR	MUL	GP Update
365051007	0.17	C-1/C-P	MUL	CR	MUL	GP Update
365051010	0.18	C-1/C-P	MUL	CR	MUL	GP Update
365051014	0.17	C-1/C-P	MUL	CR	MUL	GP Update
365051025	0.25	C-1/C-P	MUL	CR	MUL	GP Update
365051028	0.34	C-1/C-P	MUL	CR	MUL	GP Update
365051029	0.34	C-1/C-P	MUL	CR	MUL	GP Update
365061001	0.12	C-1/C-P	MUL	CR	MUL	GP Update
365061002	0.13	C-1/C-P	MUL	CR	MUL	GP Update
365061003	0.19	C-1/C-P	MUL	CR	MUL	GP Update
365061028	0.13	C-1/C-P	MUL	CR	MUL	GP Update
365061029	0.22	C-1/C-P	MUL	CR	MUL	GP Update
365061034	0.33	C-1/C-P	MUL	CR	MUL	GP Update
365093016	0.44	C-1/C-P	MUL	CR	MUL	GP Update
365103021	0.15	C-1/C-P	MUL	CR	MUL	GP Update
365103022	0.15	C-1/C-P	MUL	CR	MUL	GP Update
365103023	0.15	C-1/C-P	MUL	CR	MUL	GP Update
365103024	0.16	C-1/C-P	MUL	CR	MUL	GP Update
365103025	0.15	C-1/C-P	MUL	CR	MUL	GP Update
365103032	0.37	C-1/C-P	MUL	CR	MUL	GP Update
365103033	0.34	C-1/C-P	MUL	VHDR	MUL	GP Update
365131003	0.16	C-1/C-P	MUL	CR	MUL	GP Update
365131004	0.06	C-1/C-P	MUL	CR	MUL	GP Update
365131005	0.39	C-1/C-P	MUL	CR	MUL	GP Update
366021001	0.33	C-1/C-P	MUL	CR	MUL	GP Update
366021002	0.20	C-1/C-P	MUL	CR	MUL	GP Update
366021003	0.23	C-1/C-P	MUL	CR	MUL	GP Update
366021007	0.79	C-1/C-P	MUL	CR	MUL	GP Update
366021011	0.38	C-1/C-P	MUL	CR	MUL	GP Update
366021012	0.31	C-1/C-P	MUL	CR	MUL	GP Update
380140008	2.34	C-1/C-P	MUL	CR	MUL	GP Update
380140013	2.63	C-1/C-P	MUL	CR	MUL	GP Update
366210002	1.15	C-P-S	MUL	CR	MUL	GP Update
366210046	0.74	C-P-S	MUL	CR	MUL	GP Update
366210047	0.88	C-P-S	MUL	CR	MUL	GP Update
366210048	1.43	C-P-S	MUL	CR	MUL	GP Update
366210049	2.91	C-P-S	MUL	CR	MUL	GP Update
380250002	19.33	C-P-S	MUL	CR	MUL	GP Update
370400005	0.60	R-3	MUL	MHDR	MUL	GP Update
370400006	0.60	R-3	MUL	MHDR	MUL	GP Update
370400007	0.60	R-3	MUL	MHDR	MUL	GP Update
370400008	0.61	R-3	MUL	MHDR	MUL	GP Update
365062018	0.16	R-R	MUL	VHDR	MUL	GP Update
365093010	0.15	R-R	MUL	VHDR	MUL	GP Update
365093011	0.15	R-R	MUL	VHDR	MUL	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
365093012	0.15	R-R	MUL	VHDR	MUL	GP Update
365093013	0.15	R-R	MUL	VHDR	MUL	GP Update
365093014	0.15	R-R	MUL	VHDR	MUL	GP Update
365093015	0.19	R-R	MUL	VHDR	MUL	GP Update
365103015	0.15	R-R	MUL	VHDR	MUL	GP Update
365103016	0.13	R-R	MUL	VHDR	MUL	GP Update
365103017	0.14	R-R	MUL	VHDR	MUL	GP Update
365103018	0.14	R-R	MUL	VHDR	MUL	GP Update
365103019	0.15	R-R	MUL	VHDR	MUL	GP Update
365103020	0.15	R-R	MUL	CR	MUL	GP Update
365111009	0.46	R-R	MUL	VHDR	MUL	GP Update
365111010	0.15	R-R	MUL	VHDR	MUL	GP Update
365111011	0.15	R-R	MUL	VHDR	MUL	GP Update
365111012	0.34	R-R	MUL	VHDR	MUL	GP Update
365111013	0.13	R-R	MUL	VHDR	MUL	GP Update
365111014	0.14	R-R	MUL	VHDR	MUL	GP Update
365111015	0.15	R-R	MUL	VHDR	MUL	GP Update
365111016	0.15	R-R	MUL	VHDR	MUL	GP Update
365111017	0.15	R-R	MUL	VHDR	MUL	GP Update
365111018	0.16	R-R	MUL	VHDR	MUL	GP Update
365131006	0.15	R-R	MUL	VHDR	MUL	GP Update
365131007	0.15	R-R	MUL	VHDR	MUL	GP Update
365131008	0.15	R-R	MUL	VHDR	MUL	GP Update
365131011	0.15	R-R	MUL	VHDR	MUL	GP Update
365131012	0.15	R-R	MUL	VHDR	MUL	GP Update
365131013	0.15	R-R	MUL	VHDR	MUL	GP Update
366021005	0.72	R-R	MUL	MHDR	MUL	GP Update
366021006	0.76	R-R	MUL	MHDR	MUL	GP Update
366021008	0.32	R-R	MUL	MHDR	MUL	GP Update
366021009	0.65	R-R	MUL	MHDR	MUL	GP Update
366023001	1.31	R-R	MUL	MHDR	MUL	GP Update
366023002	0.82	R-R	MUL	MHDR	MUL	GP Update
366023003	0.26	R-R	MUL	MHDR	MUL	GP Update
366023005	0.17	R-R	MUL	MHDR	MUL	GP Update
366023007	0.80	R-R	MUL	MHDR	MUL	GP Update
366023008	0.79	R-R	MUL	MHDR	MUL	GP Update
366023009	0.77	R-R	MUL	MHDR	MUL	GP Update
366031001	0.77	R-R	MUL	MHDR	MUL	GP Update
366031002	0.45	R-R	MUL	MHDR	MUL	GP Update
366031003	0.77	R-R	MUL	MHDR	MUL	GP Update
370171002	1.00	R-R	MUL	MHDR	MUL	GP Update
370171003	0.23	R-R	MUL	MHDR	MUL	GP Update
370171004	0.23	R-R	MUL	MHDR	MUL	GP Update
370171005	0.27	R-R	MUL	MHDR	MUL	GP Update
370171006	0.28	R-R	MUL	MHDR	MUL	GP Update
370171007	0.28	R-R	MUL	MHDR	MUL	GP Update
370171008	0.27	R-R	MUL	MHDR	MUL	GP Update
370171009	0.23	R-R	MUL	MHDR	MUL	GP Update
370171010	0.23	R-R	MUL	MHDR	MUL	GP Update
370171011	0.24	R-R	MUL	MHDR	MUL	GP Update
370171012	0.24	R-R	MUL	MHDR	MUL	GP Update
370171013	0.24	R-R	MUL	MHDR	MUL	GP Update
370171014	0.28	R-R	MUL	MHDR	MUL	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
370171016	0.96	R-R	MUL	MHDR	MUL	GP Update
370171017	0.97	R-R	MUL	MHDR	MUL	GP Update
370171018	0.96	R-R	MUL	MHDR	MUL	GP Update
370171019	0.97	R-R	MUL	MHDR	MUL	GP Update
370171024	3.56	R-R	MUL	MHDR	MUL	GP Update
370400018	0.84	R-R	MUL	MHDR	MUL	GP Update
370400019	0.21	R-R	MUL	MHDR	MUL	GP Update
370400020	0.28	R-R	MUL	MHDR	MUL	GP Update
370400021	0.28	R-R	MUL	MHDR	MUL	GP Update
370400022	0.28	R-R	MUL	MHDR	MUL	GP Update
370400025	0.28	R-R	MUL	MHDR	MUL	GP Update
370400026	0.28	R-R	MUL	MHDR	MUL	GP Update
370400027	0.28	R-R	MUL	MHDR	MUL	GP Update
370400036	0.29	R-R	MUL	MHDR	MUL	GP Update
370400037	2.29	R-R	MUL	MHDR	MUL	GP Update
370400038	0.51	R-R	MUL	MHDR	MUL	GP Update
370400039	0.42	R-R	MUL	MHDR	MUL	GP Update
370400040	0.34	R-R	MUL	MHDR	MUL	GP Update
370400041	0.42	R-R	MUL	MHDR	MUL	GP Update
370400042	0.42	R-R	MUL	MHDR	MUL	GP Update
370400043	0.42	R-R	MUL	MHDR	MUL	GP Update
370400044	0.21	R-R	MUL	MHDR	MUL	GP Update
370400045	0.29	R-R	MUL	MHDR	MUL	GP Update
370400046	0.49	R-R	MUL	MHDR	MUL	GP Update
370400047	0.49	R-R	MUL	MHDR	MUL	GP Update
370400048	0.49	R-R	MUL	MHDR	MUL	GP Update
370400049	0.49	R-R	MUL	MHDR	MUL	GP Update
380170001	1.35	R-R	MUL	MHDR	MUL	GP Update
380170024	0.03	R-R	MUL	CR	MUL	GP Update
362150008	65.33	R-1	OS	RM	OS-CH	GP Update
362150028	6.66	R-1	OS	LDR	OS-CH	GP Update
362170005	18.32	R-A	OS	LDR	OS-CH	GP Update
362130003	79.71	R-R	OS	RM	OS-CH	GP Update
362130019	83.48	R-R	OS	RM	OS-CH	GP Update
362130020	32.09	R-R	OS	RM	OS-CH	GP Update
362140014	55.76	R-R	OS	RM	OS-CH	GP Update
362150029	48.65	R-R	OS	RM	OS-CH	GP Update
362170001	194.90	R-R	OS	RM	OS-CH	GP Update
362170006	40.00	R-R	OS	RM	OS-CH	GP Update
362170009	13.05	R-R	OS	RM	OS-CH	GP Update
362170010	13.48	R-R	OS	LDR	OS-CH	GP Update
362170011	13.19	R-R	OS	LDR	OS-CH	GP Update
365190002	28.82	R-R	OS	EDR	OS-CH	GP Update
365210008	122.18	R-R	OS	RM	OS-CH	GP Update
365210044	160.13	R-R	OS	OS-CH	OS-CH	GP Update
365210048	37.19	R-R	OS	OS-CH	OS-CH	GP Update
365270096	21.27	R-R	OS	RM	OS-CH	GP Update
366220001	20.09	R-R	OS	OS-CH	OS-CH	GP Update
366310006	1.63	R-R	OS	RR	OS-CH	GP Update
366320001	79.17	R-R	OS	RR	OS-CH	GP Update
366320008	70.08	R-R	OS	RM	OS-CH	GP Update
366320012	13.65	R-R	OS	RM	OS-CH	GP Update
366320013	0.28	R-R	OS	RM	OS-CH	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366320045	43.20	R-R	OS	LDR	OS-CH	GP Update
365051001	0.18	C-1/C-P	OS	CR	OS-R	GP Update
365051026	0.25	C-1/C-P	OS	CR	OS-R	GP Update
380150016	0.46	C-1/C-P	OS	CR	OS-R	GP Update
370500020	3.30	R-1	OS	MDR	OS-R	GP Update
380140017	0.82	R-A-1/2	OS	LDR	OS-R	GP Update
368230001	5.01	R-R	OS	LDR	OS-R	GP Update
368240003	2.00	R-R	OS	LDR	OS-R	GP Update
368240004	2.00	R-R	OS	LDR	OS-R	GP Update
380010003	7.12	R-R	OS	EDR-RC	OS-R	GP Update
380050025	20.08	R-R	OS	MDR	OS-R	GP Update
380080006	2.62	R-R	OS	MDR	OS-R	GP Update
380140014	12.57	R-R	OS	MDR	OS-R	GP Update
380160001	0.07	R-R	OS	MHDR	OS-R	GP Update
380470043	2.43	R-R	OS	MDR	OS-R	GP Update
376060016	1.55	C-1/C-P	PF	CR	PF	GP Update
376060031	1.33	C-1/C-P	PF	CR	PF	GP Update
370500021	9.89	R-1	PF	MDR	PF	GP Update
366070012	11.27	R-R	PF	MDR	PF	GP Update
376060001	2.99	R-R	PF	MHDR	PF	GP Update
376060011	1.75	R-R	PF	CR	PF	GP Update
376060012	1.96	R-R	PF	CR	PF	GP Update
376141001	5.04	R-R	PF	MDR	PF	GP Update
376141002	5.02	R-R	PF	MDR	PF	GP Update
376330015	10.44	R-R	PF	MDR	PF	GP Update
376330016	0.82	R-R	PF	MDR	PF	GP Update
380010002	7.50	R-R	PF	EDR-RC	PF	GP Update
382280004	19.51	R-R	PF	EDR-RC	PF	GP Update
368060011	4.78	C-1/C-P	R-1	CR	MDR	GP Update
368060012	4.78	C-1/C-P	R-1	CR	MDR	GP Update
368060013	4.80	C-1/C-P	R-1	CR	MDR	GP Update
368060014	4.82	C-1/C-P	R-1	CR	MDR	GP Update
380170029	7.29	C-O	R-1	CO	MDR	GP Update
367040030	2.33	C-P-S	R-1	CR	MDR	GP Update
367040033	0.51	C-P-S	R-1	CR	MDR	GP Update
367040034	0.58	C-P-S	R-1	CR	MDR	GP Update
367040035	0.55	C-P-S	R-1	CR	MDR	GP Update
367040036	0.64	C-P-S	R-1	CR	MDR	GP Update
367210005	1.61	M-SC	R-1	BP	MDR	GP Update
367210006	0.36	M-SC	R-1	BP	MDR	GP Update
367210007	2.55	M-SC	R-1	BP	MDR	GP Update
367210008	7.28	M-SC	R-1	BP	MDR	GP Update
367210010	0.57	M-SC	R-1	BP	MDR	GP Update
367210011	0.51	M-SC	R-1	BP	MDR	GP Update
367210012	0.49	M-SC	R-1	BP	MDR	GP Update
367210034	0.98	M-SC	R-1	BP	MDR	GP Update
367210035	0.93	M-SC	R-1	BP	MDR	GP Update
367210037	2.02	M-SC	R-1	BP	MDR	GP Update
367210045	0.79	M-SC	R-1	BP	MDR	GP Update
367210049	3.98	M-SC	R-1	BP	MDR	GP Update
367210050	0.99	M-SC	R-1	BP	MDR	GP Update
367210051	0.89	M-SC	R-1	BP	MDR	GP Update
368060024	0.74	R-A	R-1	LDR	MDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
368060025	0.45	R-A	R-1	LDR	MDR	GP Update
368060026	0.55	R-A	R-1	LDR	MDR	GP Update
365082021	0.90	ROW	R-1	MHDR	MDR	GP Update
365071002	0.30	R-R	R-1	MHDR	MDR	GP Update
365071003	0.37	R-R	R-1	MHDR	MDR	GP Update
365071004	0.87	R-R	R-1	MHDR	MDR	GP Update
365071005	0.49	R-R	R-1	MHDR	MDR	GP Update
365071006	0.53	R-R	R-1	MHDR	MDR	GP Update
365071008	1.02	R-R	R-1	MHDR	MDR	GP Update
365071009	0.56	R-R	R-1	MHDR	MDR	GP Update
365072001	0.38	R-R	R-1	MHDR	MDR	GP Update
365072002	0.58	R-R	R-1	MHDR	MDR	GP Update
365072003	0.18	R-R	R-1	MHDR	MDR	GP Update
365072004	0.16	R-R	R-1	MHDR	MDR	GP Update
365072005	0.42	R-R	R-1	MHDR	MDR	GP Update
365072006	0.34	R-R	R-1	MHDR	MDR	GP Update
365072007	0.32	R-R	R-1	MHDR	MDR	GP Update
365072011	0.45	R-R	R-1	MHDR	MDR	GP Update
365072012	0.24	R-R	R-1	MHDR	MDR	GP Update
365072014	0.45	R-R	R-1	MHDR	MDR	GP Update
365081001	0.91	R-R	R-1	MHDR	MDR	GP Update
365081002	0.51	R-R	R-1	MHDR	MDR	GP Update
365081003	0.55	R-R	R-1	MHDR	MDR	GP Update
365081004	0.56	R-R	R-1	MHDR	MDR	GP Update
365081008	0.43	R-R	R-1	MHDR	MDR	GP Update
365081009	0.45	R-R	R-1	MHDR	MDR	GP Update
365081010	0.45	R-R	R-1	MHDR	MDR	GP Update
365082002	0.57	R-R	R-1	MHDR	MDR	GP Update
365082003	0.59	R-R	R-1	MHDR	MDR	GP Update
365082004	0.56	R-R	R-1	MHDR	MDR	GP Update
365082005	0.57	R-R	R-1	MHDR	MDR	GP Update
365082006	0.64	R-R	R-1	MHDR	MDR	GP Update
365082008	0.51	R-R	R-1	MHDR	MDR	GP Update
365082009	0.25	R-R	R-1	MHDR	MDR	GP Update
365082010	0.82	R-R	R-1	MHDR	MDR	GP Update
365082020	2.25	R-R	R-1	MHDR	MDR	GP Update
365082022	0.68	R-R	R-1	MHDR	MDR	GP Update
365082025	0.50	R-R	R-1	MHDR	MDR	GP Update
365082027	0.72	R-R	R-1	MHDR	MDR	GP Update
365121002	0.23	R-R	R-1	MHDR	MDR	GP Update
365121003	0.27	R-R	R-1	MHDR	MDR	GP Update
365121004	0.23	R-R	R-1	MHDR	MDR	GP Update
365121005	0.33	R-R	R-1	MHDR	MDR	GP Update
365121008	0.14	R-R	R-1	MHDR	MDR	GP Update
365121009	0.29	R-R	R-1	MHDR	MDR	GP Update
365121019	0.21	R-R	R-1	MHDR	MDR	GP Update
365121020	0.35	R-R	R-1	MHDR	MDR	GP Update
365121023	0.02	R-R	R-1	MHDR	MDR	GP Update
365121025	0.38	R-R	R-1	MHDR	MDR	GP Update
365121026	0.27	R-R	R-1	MHDR	MDR	GP Update
365121027	0.14	R-R	R-1	MHDR	MDR	GP Update
365121028	1.20	R-R	R-1	MHDR	MDR	GP Update
365122001	0.55	R-R	R-1	MHDR	MDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
365122002	0.33	R-R	R-1	MHDR	MDR	GP Update
365122003	0.18	R-R	R-1	MHDR	MDR	GP Update
365122004	0.18	R-R	R-1	MHDR	MDR	GP Update
365122008	0.79	R-R	R-1	MHDR	MDR	GP Update
365123001	0.39	R-R	R-1	MHDR	MDR	GP Update
365123002	0.16	R-R	R-1	MHDR	MDR	GP Update
365123003	0.05	R-R	R-1	MHDR	MDR	GP Update
365123004	0.23	R-R	R-1	MHDR	MDR	GP Update
365123005	0.40	R-R	R-1	MHDR	MDR	GP Update
365123006	0.15	R-R	R-1	MHDR	MDR	GP Update
365123007	0.17	R-R	R-1	MHDR	MDR	GP Update
365123008	0.15	R-R	R-1	MHDR	MDR	GP Update
365123009	0.14	R-R	R-1	MHDR	MDR	GP Update
365123010	0.13	R-R	R-1	MHDR	MDR	GP Update
365123011	0.15	R-R	R-1	MHDR	MDR	GP Update
365123012	0.15	R-R	R-1	MHDR	MDR	GP Update
365123013	0.15	R-R	R-1	MHDR	MDR	GP Update
365123014	0.19	R-R	R-1	MHDR	MDR	GP Update
365143002	0.15	R-R	R-1	MHDR	MDR	GP Update
365143003	0.17	R-R	R-1	MHDR	MDR	GP Update
365143004	0.17	R-R	R-1	MHDR	MDR	GP Update
365143006	0.16	R-R	R-1	MHDR	MDR	GP Update
365143007	0.15	R-R	R-1	MHDR	MDR	GP Update
365143008	0.16	R-R	R-1	MHDR	MDR	GP Update
365143010	0.15	R-R	R-1	MHDR	MDR	GP Update
365143011	0.15	R-R	R-1	MHDR	MDR	GP Update
365143014	0.24	R-R	R-1	MHDR	MDR	GP Update
365143015	0.14	R-R	R-1	MHDR	MDR	GP Update
365143017	0.16	R-R	R-1	MHDR	MDR	GP Update
365143018	0.15	R-R	R-1	MHDR	MDR	GP Update
365143019	0.19	R-R	R-1	MHDR	MDR	GP Update
365143020	0.53	R-R	R-1	MHDR	MDR	GP Update
365143021	0.33	R-R	R-1	MHDR	MDR	GP Update
365151002	0.33	R-R	R-1	MHDR	MDR	GP Update
365151005	0.15	R-R	R-1	MHDR	MDR	GP Update
365151007	0.22	R-R	R-1	MHDR	MDR	GP Update
365151008	0.26	R-R	R-1	MHDR	MDR	GP Update
365151010	0.15	R-R	R-1	MHDR	MDR	GP Update
365151011	0.30	R-R	R-1	MHDR	MDR	GP Update
365151012	0.15	R-R	R-1	MHDR	MDR	GP Update
365151013	0.15	R-R	R-1	MHDR	MDR	GP Update
365151014	0.15	R-R	R-1	MHDR	MDR	GP Update
365151015	0.15	R-R	R-1	MHDR	MDR	GP Update
365151016	0.15	R-R	R-1	MHDR	MDR	GP Update
365151022	0.32	R-R	R-1	MHDR	MDR	GP Update
365151023	0.15	R-R	R-1	MHDR	MDR	GP Update
365151024	0.15	R-R	R-1	MHDR	MDR	GP Update
365151025	0.17	R-R	R-1	MHDR	MDR	GP Update
365151026	0.17	R-R	R-1	MHDR	MDR	GP Update
365151027	0.17	R-R	R-1	MHDR	MDR	GP Update
365151028	0.17	R-R	R-1	MHDR	MDR	GP Update
365151029	0.21	R-R	R-1	MHDR	MDR	GP Update
365151030	0.51	R-R	R-1	MHDR	MDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
365151031	0.15	R-R	R-1	MHDR	MDR	GP Update
365151032	0.15	R-R	R-1	MHDR	MDR	GP Update
365152001	0.23	R-R	R-1	MHDR	MDR	GP Update
365152002	0.23	R-R	R-1	MHDR	MDR	GP Update
365152007	0.50	R-R	R-1	MHDR	MDR	GP Update
365152008	0.44	R-R	R-1	MHDR	MDR	GP Update
365152009	0.15	R-R	R-1	MHDR	MDR	GP Update
365152012	0.15	R-R	R-1	MHDR	MDR	GP Update
365152013	0.30	R-R	R-1	MHDR	MDR	GP Update
365153001	0.17	R-R	R-1	MHDR	MDR	GP Update
365153002	0.30	R-R	R-1	MHDR	MDR	GP Update
365153003	0.30	R-R	R-1	MHDR	MDR	GP Update
365153004	0.15	R-R	R-1	MHDR	MDR	GP Update
365153005	0.15	R-R	R-1	MHDR	MDR	GP Update
365153006	0.15	R-R	R-1	MHDR	MDR	GP Update
365153007	0.25	R-R	R-1	MHDR	MDR	GP Update
365153008	0.22	R-R	R-1	MHDR	MDR	GP Update
365153009	0.15	R-R	R-1	MHDR	MDR	GP Update
365153010	0.15	R-R	R-1	MHDR	MDR	GP Update
365153011	0.15	R-R	R-1	MHDR	MDR	GP Update
365153012	0.22	R-R	R-1	MHDR	MDR	GP Update
365153013	0.25	R-R	R-1	MHDR	MDR	GP Update
365153014	0.15	R-R	R-1	MHDR	MDR	GP Update
365153015	0.15	R-R	R-1	MHDR	MDR	GP Update
365153016	0.30	R-R	R-1	MHDR	MDR	GP Update
365153017	0.19	R-R	R-1	MHDR	MDR	GP Update
365153018	0.15	R-R	R-1	MHDR	MDR	GP Update
365161001	0.59	R-R	R-1	MHDR	MDR	GP Update
365161002	0.15	R-R	R-1	MHDR	MDR	GP Update
365161006	0.12	R-R	R-1	MHDR	MDR	GP Update
365161007	0.36	R-R	R-1	MHDR	MDR	GP Update
365161008	0.26	R-R	R-1	MHDR	MDR	GP Update
365161009	0.14	R-R	R-1	MHDR	MDR	GP Update
365161011	0.29	R-R	R-1	MHDR	MDR	GP Update
365161012	0.32	R-R	R-1	MHDR	MDR	GP Update
365161013	1.10	R-R	R-1	MHDR	MDR	GP Update
365161014	0.22	R-R	R-1	MHDR	MDR	GP Update
365161015	0.15	R-R	R-1	MHDR	MDR	GP Update
365161016	0.47	R-R	R-1	MHDR	MDR	GP Update
365170055	0.92	R-R	R-1	MHDR	MDR	GP Update
365170056	0.92	R-R	R-1	MHDR	MDR	GP Update
365170057	0.86	R-R	R-1	MHDR	MDR	GP Update
366022001	0.65	R-R	R-1	MHDR	MDR	GP Update
366022002	0.73	R-R	R-1	MHDR	MDR	GP Update
366022003	0.73	R-R	R-1	MHDR	MDR	GP Update
366022004	0.73	R-R	R-1	MHDR	MDR	GP Update
366022005	0.37	R-R	R-1	MHDR	MDR	GP Update
366022006	0.36	R-R	R-1	MHDR	MDR	GP Update
366022007	0.16	R-R	R-1	MHDR	MDR	GP Update
366022008	1.07	R-R	R-1	MHDR	MDR	GP Update
366022009	0.94	R-R	R-1	MHDR	MDR	GP Update
366022010	0.94	R-R	R-1	MHDR	MDR	GP Update
366023004	0.14	R-R	R-1	MHDR	MDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366023006	0.22	R-R	R-1	MHDR	MDR	GP Update
366024001	0.25	R-R	R-1	MHDR	MDR	GP Update
366024002	0.25	R-R	R-1	MHDR	MDR	GP Update
366024003	0.25	R-R	R-1	MHDR	MDR	GP Update
366024004	0.25	R-R	R-1	MHDR	MDR	GP Update
366024005	0.25	R-R	R-1	MHDR	MDR	GP Update
366024006	0.26	R-R	R-1	MHDR	MDR	GP Update
366024007	0.26	R-R	R-1	MHDR	MDR	GP Update
366024008	0.26	R-R	R-1	MHDR	MDR	GP Update
366024011	1.44	R-R	R-1	MHDR	MDR	GP Update
366024013	0.25	R-R	R-1	MHDR	MDR	GP Update
366024014	0.24	R-R	R-1	MHDR	MDR	GP Update
366024015	0.25	R-R	R-1	MHDR	MDR	GP Update
366024016	0.23	R-R	R-1	MHDR	MDR	GP Update
366032001	0.37	R-R	R-1	MHDR	MDR	GP Update
366032002	0.21	R-R	R-1	MHDR	MDR	GP Update
366032003	0.21	R-R	R-1	MHDR	MDR	GP Update
366032005	0.19	R-R	R-1	MHDR	MDR	GP Update
366032006	0.19	R-R	R-1	MHDR	MDR	GP Update
366032007	0.18	R-R	R-1	MHDR	MDR	GP Update
366032008	0.18	R-R	R-1	MHDR	MDR	GP Update
366032009	0.19	R-R	R-1	MHDR	MDR	GP Update
366032010	0.19	R-R	R-1	MHDR	MDR	GP Update
366032011	0.18	R-R	R-1	MHDR	MDR	GP Update
366032012	0.18	R-R	R-1	MHDR	MDR	GP Update
366033003	0.65	R-R	R-1	MHDR	MDR	GP Update
366033004	0.62	R-R	R-1	MHDR	MDR	GP Update
366033005	0.21	R-R	R-1	MHDR	MDR	GP Update
366033006	0.21	R-R	R-1	MHDR	MDR	GP Update
366033007	0.21	R-R	R-1	MHDR	MDR	GP Update
366033008	0.68	R-R	R-1	MHDR	MDR	GP Update
366041001	0.22	R-R	R-1	MHDR	MDR	GP Update
366041002	0.22	R-R	R-1	MHDR	MDR	GP Update
366041003	0.22	R-R	R-1	MHDR	MDR	GP Update
366041004	0.22	R-R	R-1	MHDR	MDR	GP Update
366041005	0.22	R-R	R-1	MHDR	MDR	GP Update
366041006	0.26	R-R	R-1	MHDR	MDR	GP Update
366041007	0.08	R-R	R-1	MHDR	MDR	GP Update
366041010	0.05	R-R	R-1	MHDR	MDR	GP Update
366041011	0.21	R-R	R-1	MHDR	MDR	GP Update
366041012	0.21	R-R	R-1	MHDR	MDR	GP Update
366041013	0.21	R-R	R-1	MHDR	MDR	GP Update
366041014	0.07	R-R	R-1	MHDR	MDR	GP Update
366041015	0.25	R-R	R-1	MHDR	MDR	GP Update
366041016	0.62	R-R	R-1	MHDR	MDR	GP Update
366041018	0.20	R-R	R-1	MHDR	MDR	GP Update
366041019	0.21	R-R	R-1	MHDR	MDR	GP Update
366041020	0.26	R-R	R-1	MHDR	MDR	GP Update
366041021	0.24	R-R	R-1	MHDR	MDR	GP Update
366041022	0.19	R-R	R-1	MHDR	MDR	GP Update
366041047	0.29	R-R	R-1	MHDR	MDR	GP Update
380170002	0.98	R-R	R-1	MHDR	MDR	GP Update
380170006	0.72	R-R	R-1	MHDR	MDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
380170009	0.72	R-R	R-1	MHDR	MDR	GP Update
380170010	0.67	R-R	R-1	MHDR	MDR	GP Update
380170013	1.07	R-R	R-1	MHDR	MDR	GP Update
380170017	2.00	R-R	R-1	VLDR	MDR	GP Update
380170021	4.02	R-R	R-1	VLDR	MDR	GP Update
380170022	0.53	R-R	R-1	VLDR	MDR	GP Update
380170023	8.97	R-R	R-1	VLDR	MDR	GP Update
380170025	4.28	R-R	R-1	VLDR	MDR	GP Update
380170031	6.02	R-R	R-1	VLDR	MDR	GP Update
380170038	0.87	R-R	R-1	VLDR	MDR	GP Update
380170043	2.76	R-R	R-1	VLDR	MDR	GP Update
380170044	2.33	R-R	R-1	MHDR	MDR	GP Update
380170046	1.78	R-R	R-1	VLDR	MDR	GP Update
380170048	2.32	R-R	R-1	MHDR	MDR	GP Update
380170049	3.52	R-R	R-1	MHDR	MDR	GP Update
380210001	1.67	R-R	R-1	VLDR	MDR	GP Update
380210002	4.20	R-R	R-1	VLDR	MDR	GP Update
365061022	0.46	R-3	R-2	VHDR	MHDR	GP Update
365051015	0.17	R-R	R-2	VHDR	MHDR	GP Update
365051016	0.17	R-R	R-2	VHDR	MHDR	GP Update
365051017	0.17	R-R	R-2	VHDR	MHDR	GP Update
365051018	0.17	R-R	R-2	VHDR	MHDR	GP Update
365051019	0.17	R-R	R-2	VHDR	MHDR	GP Update
365051022	0.20	R-R	R-2	VHDR	MHDR	GP Update
365051023	0.17	R-R	R-2	VHDR	MHDR	GP Update
365051027	0.34	R-R	R-2	VHDR	MHDR	GP Update
365052001	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052002	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052004	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052005	0.34	R-R	R-2	VHDR	MHDR	GP Update
365052007	0.26	R-R	R-2	VHDR	MHDR	GP Update
365052008	0.34	R-R	R-2	VHDR	MHDR	GP Update
365052009	0.26	R-R	R-2	VHDR	MHDR	GP Update
365052010	0.19	R-R	R-2	VHDR	MHDR	GP Update
365052012	0.35	R-R	R-2	VHDR	MHDR	GP Update
365052013	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052014	0.34	R-R	R-2	VHDR	MHDR	GP Update
365052015	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052016	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052017	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052018	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052019	0.16	R-R	R-2	VHDR	MHDR	GP Update
365052020	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052021	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052022	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052023	0.17	R-R	R-2	VHDR	MHDR	GP Update
365052024	0.17	R-R	R-2	VHDR	MHDR	GP Update
365053002	0.17	R-R	R-2	VHDR	MHDR	GP Update
365053003	0.17	R-R	R-2	VHDR	MHDR	GP Update
365053004	0.34	R-R	R-2	VHDR	MHDR	GP Update
365053005	0.34	R-R	R-2	VHDR	MHDR	GP Update
365053006	0.17	R-R	R-2	VHDR	MHDR	GP Update
365053007	0.17	R-R	R-2	VHDR	MHDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
365053010	0.16	R-R	R-2	VHDR	MHDR	GP Update
365053011	0.16	R-R	R-2	VHDR	MHDR	GP Update
365053012	0.16	R-R	R-2	VHDR	MHDR	GP Update
365053013	0.16	R-R	R-2	VHDR	MHDR	GP Update
365053014	0.15	R-R	R-2	VHDR	MHDR	GP Update
365053015	0.15	R-R	R-2	VHDR	MHDR	GP Update
365053016	0.15	R-R	R-2	VHDR	MHDR	GP Update
365053017	0.15	R-R	R-2	VHDR	MHDR	GP Update
365053018	0.15	R-R	R-2	VHDR	MHDR	GP Update
365053019	0.31	R-R	R-2	VHDR	MHDR	GP Update
365053020	0.37	R-R	R-2	VHDR	MHDR	GP Update
365053021	0.17	R-R	R-2	VHDR	MHDR	GP Update
365053022	0.18	R-R	R-2	VHDR	MHDR	GP Update
365053023	0.18	R-R	R-2	VHDR	MHDR	GP Update
365053024	0.34	R-R	R-2	VHDR	MHDR	GP Update
365061004	0.10	R-R	R-2	VHDR	MHDR	GP Update
365061005	0.15	R-R	R-2	VHDR	MHDR	GP Update
365061006	0.15	R-R	R-2	VHDR	MHDR	GP Update
365061007	0.15	R-R	R-2	VHDR	MHDR	GP Update
365061008	0.31	R-R	R-2	VHDR	MHDR	GP Update
365061009	0.15	R-R	R-2	VHDR	MHDR	GP Update
365061010	0.22	R-R	R-2	VHDR	MHDR	GP Update
365061011	0.09	R-R	R-2	VHDR	MHDR	GP Update
365061012	0.15	R-R	R-2	VHDR	MHDR	GP Update
365061013	0.15	R-R	R-2	VHDR	MHDR	GP Update
365061014	0.06	R-R	R-2	VHDR	MHDR	GP Update
365061015	0.40	R-R	R-2	VHDR	MHDR	GP Update
365061016	0.31	R-R	R-2	VHDR	MHDR	GP Update
365061019	0.51	R-R	R-2	VHDR	MHDR	GP Update
365061020	0.94	R-R	R-2	VHDR	MHDR	GP Update
365061021	0.49	R-R	R-2	VHDR	MHDR	GP Update
365061023	0.53	R-R	R-2	VHDR	MHDR	GP Update
365061024	0.50	R-R	R-2	VHDR	MHDR	GP Update
365061025	0.50	R-R	R-2	VHDR	MHDR	GP Update
365061026	0.50	R-R	R-2	VHDR	MHDR	GP Update
365061027	0.50	R-R	R-2	VHDR	MHDR	GP Update
365061032	0.16	R-R	R-2	VHDR	MHDR	GP Update
365061033	0.19	R-R	R-2	VHDR	MHDR	GP Update
365062001	0.22	R-R	R-2	VHDR	MHDR	GP Update
365062002	0.24	R-R	R-2	VHDR	MHDR	GP Update
365062003	0.54	R-R	R-2	VHDR	MHDR	GP Update
365062004	0.36	R-R	R-2	VHDR	MHDR	GP Update
365062005	0.45	R-R	R-2	VHDR	MHDR	GP Update
365062006	0.45	R-R	R-2	VHDR	MHDR	GP Update
365062007	0.47	R-R	R-2	VHDR	MHDR	GP Update
365062008	0.43	R-R	R-2	VHDR	MHDR	GP Update
365062009	0.47	R-R	R-2	VHDR	MHDR	GP Update
365062010	0.47	R-R	R-2	VHDR	MHDR	GP Update
365062013	0.18	R-R	R-2	VHDR	MHDR	GP Update
365062014	0.27	R-R	R-2	VHDR	MHDR	GP Update
365062015	0.44	R-R	R-2	VHDR	MHDR	GP Update
365062017	0.42	R-R	R-2	VHDR	MHDR	GP Update
365062019	0.49	R-R	R-2	VHDR	MHDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
365062020	0.42	R-R	R-2	VHDR	MHDR	GP Update
365091001	0.28	R-R	R-2	VHDR	MHDR	GP Update
365091002	0.15	R-R	R-2	VHDR	MHDR	GP Update
365091004	0.14	R-R	R-2	VHDR	MHDR	GP Update
365091005	0.15	R-R	R-2	VHDR	MHDR	GP Update
365091006	0.22	R-R	R-2	VHDR	MHDR	GP Update
365091007	0.22	R-R	R-2	VHDR	MHDR	GP Update
365091008	0.21	R-R	R-2	VHDR	MHDR	GP Update
365091009	0.19	R-R	R-2	VHDR	MHDR	GP Update
365091010	0.19	R-R	R-2	VHDR	MHDR	GP Update
365091011	0.18	R-R	R-2	VHDR	MHDR	GP Update
365091012	0.25	R-R	R-2	VHDR	MHDR	GP Update
365091013	0.27	R-R	R-2	VHDR	MHDR	GP Update
365091014	0.21	R-R	R-2	VHDR	MHDR	GP Update
365091015	0.17	R-R	R-2	VHDR	MHDR	GP Update
365091016	0.20	R-R	R-2	VHDR	MHDR	GP Update
365091017	0.14	R-R	R-2	VHDR	MHDR	GP Update
365091018	0.23	R-R	R-2	VHDR	MHDR	GP Update
365091019	0.16	R-R	R-2	VHDR	MHDR	GP Update
365091020	0.16	R-R	R-2	VHDR	MHDR	GP Update
365092001	0.20	R-R	R-2	VHDR	MHDR	GP Update
365092002	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092003	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092004	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092005	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092006	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092007	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092008	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092009	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092010	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092011	0.23	R-R	R-2	VHDR	MHDR	GP Update
365092014	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092015	0.14	R-R	R-2	VHDR	MHDR	GP Update
365092016	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092017	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092018	0.19	R-R	R-2	VHDR	MHDR	GP Update
365092020	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092021	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092022	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092023	0.26	R-R	R-2	VHDR	MHDR	GP Update
365092024	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092028	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092029	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092030	0.14	R-R	R-2	VHDR	MHDR	GP Update
365092031	0.15	R-R	R-2	VHDR	MHDR	GP Update
365092032	0.27	R-R	R-2	VHDR	MHDR	GP Update
365092033	0.19	R-R	R-2	VHDR	MHDR	GP Update
365092034	0.38	R-R	R-2	VHDR	MHDR	GP Update
365093002	0.15	R-R	R-2	VHDR	MHDR	GP Update
365093003	0.14	R-R	R-2	VHDR	MHDR	GP Update
365093004	0.15	R-R	R-2	VHDR	MHDR	GP Update
365093005	0.15	R-R	R-2	VHDR	MHDR	GP Update
365093006	0.15	R-R	R-2	VHDR	MHDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
365093007	0.15	R-R	R-2	VHDR	MHDR	GP Update
365101001	0.48	R-R	R-2	VHDR	MHDR	GP Update
365101002	0.35	R-R	R-2	VHDR	MHDR	GP Update
365101003	0.17	R-R	R-2	VHDR	MHDR	GP Update
365101004	0.16	R-R	R-2	VHDR	MHDR	GP Update
365101005	0.50	R-R	R-2	VHDR	MHDR	GP Update
365101006	0.16	R-R	R-2	VHDR	MHDR	GP Update
365101007	0.16	R-R	R-2	VHDR	MHDR	GP Update
365101010	0.21	R-R	R-2	VHDR	MHDR	GP Update
365101011	0.14	R-R	R-2	VHDR	MHDR	GP Update
365101012	0.15	R-R	R-2	VHDR	MHDR	GP Update
365101013	0.15	R-R	R-2	VHDR	MHDR	GP Update
365101014	0.25	R-R	R-2	VHDR	MHDR	GP Update
365101015	0.24	R-R	R-2	VHDR	MHDR	GP Update
365101018	0.18	R-R	R-2	VHDR	MHDR	GP Update
365101019	0.45	R-R	R-2	VHDR	MHDR	GP Update
365101020	0.13	R-R	R-2	VHDR	MHDR	GP Update
365101021	0.14	R-R	R-2	VHDR	MHDR	GP Update
365101022	0.03	R-R	R-2	VHDR	MHDR	GP Update
365101023	0.35	R-R	R-2	VHDR	MHDR	GP Update
365102001	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102002	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102003	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102004	0.14	R-R	R-2	VHDR	MHDR	GP Update
365102005	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102006	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102007	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102009	0.16	R-R	R-2	VHDR	MHDR	GP Update
365102010	0.16	R-R	R-2	VHDR	MHDR	GP Update
365102011	0.16	R-R	R-2	VHDR	MHDR	GP Update
365102012	0.17	R-R	R-2	VHDR	MHDR	GP Update
365102013	0.16	R-R	R-2	VHDR	MHDR	GP Update
365102014	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102015	0.30	R-R	R-2	VHDR	MHDR	GP Update
365102016	0.29	R-R	R-2	VHDR	MHDR	GP Update
365102017	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102018	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102019	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102020	0.15	R-R	R-2	VHDR	MHDR	GP Update
365102021	0.14	R-R	R-2	VHDR	MHDR	GP Update
365102022	0.17	R-R	R-2	VHDR	MHDR	GP Update
365102023	0.21	R-R	R-2	VHDR	MHDR	GP Update
365103001	0.15	R-R	R-2	VHDR	MHDR	GP Update
365103002	0.15	R-R	R-2	VHDR	MHDR	GP Update
365103003	0.15	R-R	R-2	VHDR	MHDR	GP Update
365103004	0.15	R-R	R-2	VHDR	MHDR	GP Update
365103005	0.15	R-R	R-2	VHDR	MHDR	GP Update
365103006	0.15	R-R	R-2	VHDR	MHDR	GP Update
365103007	0.15	R-R	R-2	VHDR	MHDR	GP Update
365103008	0.14	R-R	R-2	VHDR	MHDR	GP Update
365103009	0.15	R-R	R-2	VHDR	MHDR	GP Update
365103010	0.14	R-R	R-2	VHDR	MHDR	GP Update
365103011	0.15	R-R	R-2	VHDR	MHDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
365103012	0.14	R-R	R-2	VHDR	MHDR	GP Update
365103013	0.13	R-R	R-2	VHDR	MHDR	GP Update
365103014	0.12	R-R	R-2	VHDR	MHDR	GP Update
365111001	0.14	R-R	R-2	VHDR	MHDR	GP Update
365111002	0.29	R-R	R-2	VHDR	MHDR	GP Update
365111003	0.15	R-R	R-2	VHDR	MHDR	GP Update
365111004	0.14	R-R	R-2	VHDR	MHDR	GP Update
365111005	0.14	R-R	R-2	VHDR	MHDR	GP Update
365111006	0.16	R-R	R-2	VHDR	MHDR	GP Update
365111007	0.16	R-R	R-2	VHDR	MHDR	GP Update
365111008	0.15	R-R	R-2	VHDR	MHDR	GP Update
365112001	0.18	R-R	R-2	VHDR	MHDR	GP Update
365112002	0.16	R-R	R-2	VHDR	MHDR	GP Update
365112003	0.16	R-R	R-2	VHDR	MHDR	GP Update
365112004	0.17	R-R	R-2	VHDR	MHDR	GP Update
365112005	0.19	R-R	R-2	VHDR	MHDR	GP Update
365112010	0.15	R-R	R-2	VHDR	MHDR	GP Update
365112011	0.16	R-R	R-2	VHDR	MHDR	GP Update
365112012	0.16	R-R	R-2	VHDR	MHDR	GP Update
365112013	0.16	R-R	R-2	VHDR	MHDR	GP Update
365112014	0.16	R-R	R-2	VHDR	MHDR	GP Update
365112015	0.17	R-R	R-2	VHDR	MHDR	GP Update
365112016	0.15	R-R	R-2	VHDR	MHDR	GP Update
365112017	0.15	R-R	R-2	VHDR	MHDR	GP Update
365112018	0.15	R-R	R-2	VHDR	MHDR	GP Update
365112019	0.30	R-R	R-2	VHDR	MHDR	GP Update
365112020	0.16	R-R	R-2	VHDR	MHDR	GP Update
365112021	0.15	R-R	R-2	VHDR	MHDR	GP Update
365112022	0.15	R-R	R-2	VHDR	MHDR	GP Update
365112025	0.15	R-R	R-2	VHDR	MHDR	GP Update
365113001	0.17	R-R	R-2	VHDR	MHDR	GP Update
365113002	0.15	R-R	R-2	VHDR	MHDR	GP Update
365113003	0.15	R-R	R-2	VHDR	MHDR	GP Update
365113009	0.34	R-R	R-2	VHDR	MHDR	GP Update
365113010	0.17	R-R	R-2	VHDR	MHDR	GP Update
365113011	0.16	R-R	R-2	VHDR	MHDR	GP Update
365113012	0.18	R-R	R-2	VHDR	MHDR	GP Update
365113015	0.32	R-R	R-2	VHDR	MHDR	GP Update
365113017	0.35	R-R	R-2	VHDR	MHDR	GP Update
365113018	0.17	R-R	R-2	VHDR	MHDR	GP Update
365113019	0.19	R-R	R-2	VHDR	MHDR	GP Update
365113020	0.20	R-R	R-2	VHDR	MHDR	GP Update
365113021	0.18	R-R	R-2	VHDR	MHDR	GP Update
365113022	0.17	R-R	R-2	VHDR	MHDR	GP Update
365113027	0.45	R-R	R-2	VHDR	MHDR	GP Update
365113028	0.28	R-R	R-2	VHDR	MHDR	GP Update
365113029	0.29	R-R	R-2	VHDR	MHDR	GP Update
365113030	0.13	R-R	R-2	VHDR	MHDR	GP Update
365113035	0.26	R-R	R-2	VHDR	MHDR	GP Update
365113036	0.15	R-R	R-2	VHDR	MHDR	GP Update
365131001	0.30	R-R	R-2	VHDR	MHDR	GP Update
365131010	0.13	R-R	R-2	VHDR	MHDR	GP Update
365131014	0.17	R-R	R-2	VHDR	MHDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
365132001	0.43	R-R	R-2	VHDR	MHDR	GP Update
365132002	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132003	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132004	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132005	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132006	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132007	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132008	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132009	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132010	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132011	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132015	0.30	R-R	R-2	VHDR	MHDR	GP Update
365132016	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132017	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132018	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132019	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132020	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132021	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132022	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132027	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132028	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132032	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132033	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132034	0.16	R-R	R-2	VHDR	MHDR	GP Update
365132035	0.16	R-R	R-2	VHDR	MHDR	GP Update
365132038	0.18	R-R	R-2	VHDR	MHDR	GP Update
365132039	0.32	R-R	R-2	VHDR	MHDR	GP Update
365132040	0.30	R-R	R-2	VHDR	MHDR	GP Update
365132041	0.15	R-R	R-2	VHDR	MHDR	GP Update
365132042	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141003	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141007	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141008	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141009	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141010	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141011	0.18	R-R	R-2	VHDR	MHDR	GP Update
365141013	0.16	R-R	R-2	VHDR	MHDR	GP Update
365141014	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141015	0.17	R-R	R-2	VHDR	MHDR	GP Update
365141016	0.16	R-R	R-2	VHDR	MHDR	GP Update
365141017	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141018	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141019	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141020	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141021	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141022	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141023	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141025	0.20	R-R	R-2	VHDR	MHDR	GP Update
365141028	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141029	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141030	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141031	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141032	0.20	R-R	R-2	VHDR	MHDR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
365141034	0.14	R-R	R-2	VHDR	MHDR	GP Update
365141035	0.19	R-R	R-2	VHDR	MHDR	GP Update
365141036	0.18	R-R	R-2	VHDR	MHDR	GP Update
365141037	0.16	R-R	R-2	VHDR	MHDR	GP Update
365141038	0.16	R-R	R-2	VHDR	MHDR	GP Update
365141039	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141040	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141041	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141042	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141043	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141044	0.15	R-R	R-2	VHDR	MHDR	GP Update
365141045	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142005	0.50	R-R	R-2	VHDR	MHDR	GP Update
365142006	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142007	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142008	0.17	R-R	R-2	VHDR	MHDR	GP Update
365142009	0.16	R-R	R-2	VHDR	MHDR	GP Update
365142010	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142016	0.21	R-R	R-2	VHDR	MHDR	GP Update
365142017	0.19	R-R	R-2	VHDR	MHDR	GP Update
365142018	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142019	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142020	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142021	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142022	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142024	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142025	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142026	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142027	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142028	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142029	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142030	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142031	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142032	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142033	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142034	0.15	R-R	R-2	VHDR	MHDR	GP Update
365142035	0.15	R-R	R-2	VHDR	MHDR	GP Update
376180006	1.41	C-P-S	R-3	MUPA	VHDR	GP Update
376190002	6.78	C-P-S	R-3	MUPA	VHDR	GP Update
367210021	0.21	R-R	R-4	MUPA	HHDR	GP Update
367210027	0.22	R-R	R-4	MUPA	HHDR	GP Update
367210029	5.36	R-R	R-4	MUPA	HHDR	GP Update
367210033	0.47	R-R	R-4	MUPA	HHDR	GP Update
367210042	3.48	R-R	R-4	MUPA	HHDR	GP Update
365220027	10.44	R-R	R-A	RR	LLR	GP Update
366250001	40.16	R-R	R-A	RR	LLR	GP Update
366310023	8.63	R-R	R-A	RR	LLR	GP Update
366320006	20.77	R-R	R-A	RR	LLR	GP Update
366320019	8.87	R-R	R-A	RR	LLR	GP Update
366320020	8.34	R-R	R-A	RR	LLR	GP Update
366320021	7.42	R-R	R-A	RR	LLR	GP Update
366320041	2.54	R-R	R-A	RR	LLR	GP Update
366320043	4.83	R-R	R-A	RR	LLR	GP Update

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366320046	3.41	R-R	R-A	RR	LLR	GP Update
366320047	1.56	R-R	R-A	RR	LLR	GP Update
366320050	6.83	R-R	R-A	RR	LLR	GP Update
361030007	0.55	R-A-1	R-M	RM	RM	GP Update
361021035	4.33	R-A-5	R-M	RM	RM	GP Update
361021013	4.77	R-A-1	R-M	RR	VLDR	GP Update
380250021	0.08	C-P-S	ROW	FWY	FWY	GP Update
366190002	0.14	R-R	ROW	FWY	FWY	GP Update
366200011	0.16	R-R	ROW	FWY	FWY	GP Update
366200012	0.24	R-R	ROW	FWY	FWY	GP Update
366280025	2.10	R-R	ROW	FWY	FWY	GP Update
376190003	1.46	R-R	ROW	FWY	FWY	GP Update
365220001	2.26	R-1	R-R	RR	EDR	GP Update
365220002	2.16	R-1	R-R	RR	EDR	GP Update
365220003	2.20	R-1	R-R	RR	EDR	GP Update
365220004	2.45	R-1	R-R	RR	EDR	GP Update
365220005	1.88	R-1	R-R	RR	EDR	GP Update
365220006	2.57	R-1	R-R	RM	EDR	GP Update
365220007	2.40	R-1	R-R	RM	EDR	GP Update
365220008	2.25	R-1	R-R	RR	EDR	GP Update
365220009	2.95	R-1	R-R	RR	EDR	GP Update
365220010	2.32	R-1	R-R	RR	EDR	GP Update
365220011	2.45	R-1	R-R	RR	EDR	GP Update
365220012	2.12	R-1	R-R	RR	EDR	GP Update
365220014	2.48	R-1	R-R	RM	EDR	GP Update
365220015	2.74	R-1	R-R	RR	EDR	GP Update
365220016	2.79	R-1	R-R	RR	EDR	GP Update
365220017	2.44	R-1	R-R	RR	EDR	GP Update
365220018	2.46	R-1	R-R	RR	EDR	GP Update
365220019	2.52	R-1	R-R	RR	EDR	GP Update
365220020	2.46	R-1	R-R	RR	EDR	GP Update
365220021	2.39	R-1	R-R	RR	EDR	GP Update
365220022	2.24	R-1	R-R	RR	EDR	GP Update
365220023	2.37	R-1	R-R	RR	EDR	GP Update
365220024	2.21	R-1	R-R	RR	EDR	GP Update
365220025	2.21	R-1	R-R	RR	EDR	GP Update
365240001	2.25	R-1	R-R	RR	EDR	GP Update
365240002	2.33	R-1	R-R	RM	EDR	GP Update
365240003	2.16	R-1	R-R	RM	EDR	GP Update
365240004	2.29	R-1	R-R	RR	EDR	GP Update
380150001	6.82	R-A-1/2	R-R	LDR	EDR	GP Update
365250062	5.20	R-A-5	R-R	RR	EDR	GP Update
365250063	4.06	R-A-5	R-R	RR	EDR	GP Update
367130043	0.01	R-R	C-G	CR	CO	WDC Consistency
362080021	7.49	R-4	C-G	CR	CR	WDC Consistency
366210035	2.32	R-R	C-G	BP	CR	WDC Consistency
366210036	2.36	R-R	C-G	BP	CR	WDC Consistency
366210037	2.20	R-R	C-G	BP	CR	WDC Consistency
367100013	0.22	R-R	C-G	CR	CR	WDC Consistency
367100014	0.24	R-R	C-G	CR	CR	WDC Consistency
367100015	0.24	R-R	C-G	CR	CR	WDC Consistency
367100016	0.24	R-R	C-G	CR	CR	WDC Consistency
367130018	0.01	R-R	C-G	CR	CR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
367420048	0.20	R-R	C-G	CR	CR	WDC Consistency
380120007	1.51	R-R	C-G	CR	CR	WDC Consistency
380120008	1.15	R-R	C-G	CR	CR	WDC Consistency
380120026	0.95	R-R	C-G	CR	CR	WDC Consistency
380120027	0.87	R-R	C-G	CR	CR	WDC Consistency
380120028	0.97	R-R	C-G	CR	CR	WDC Consistency
367180040	5.78	C-P-S	C-H	CR	CR	WDC Consistency
367180042	2.90	C-P-S	C-H	CR	CR	WDC Consistency
367180044	1.46	C-P-S	C-H	CR	CR	WDC Consistency
367180045	4.65	C-P-S	C-H	CR	CR	WDC Consistency
367180049	1.36	C-P-S	C-H	CR	CR	WDC Consistency
367181015	0.80	C-P-S	C-H	CR	CR	WDC Consistency
367181020	1.97	C-P-S	C-H	CR	CR	WDC Consistency
367300002	3.50	C-P-S	C-H	CR	CR	WDC Consistency
367300003	4.05	C-P-S	C-H	CR	CR	WDC Consistency
380250009	3.08	I-P	M-C	LI	LI	WDC Consistency
380250026	3.69	I-P	M-C	LI	LI	WDC Consistency
380250027	9.87	I-P	M-C	LI	LI	WDC Consistency
380250040	1.66	I-P	M-C	LI	LI	WDC Consistency
367140012	0.30	C-O	M-I	BP	BP	WDC Consistency
370090003	9.41	R-R	M-I	LI	LI	WDC Consistency
370090031	19.08	R-R	M-I	LI	LI	WDC Consistency
370340022	0.60	R-R	M-I	LI	LI	WDC Consistency
370340023	0.60	R-R	M-I	LI	LI	WDC Consistency
362250027	4.91	C-P-S	MUH	MUPA	MUH	WDC Consistency
362250028	2.51	R-R	MUH	MUPA	MUH	WDC Consistency
362250030	4.10	R-R	MUH	MUPA	MUH	WDC Consistency
362250031	3.51	R-R	MUH	MUPA	MUH	WDC Consistency
367050065	9.56	R-R	MUH	MUPA	MUH	WDC Consistency
362100058	5.38	R-5	O-S	OS-R	OS-R	WDC Consistency
362100059	3.67	R-5	O-S	OS-R	OS-R	WDC Consistency
362100060	0.17	R-5	O-S	OS-R	OS-R	WDC Consistency
362100062	14.51	R-5	O-S	OS-R	OS-R	WDC Consistency
362100064	15.55	R-5	O-S	OS-R	OS-R	WDC Consistency
362100065	1.30	R-5	O-S	OS-R	OS-R	WDC Consistency
362100066	0.22	R-5	O-S	OS-R	OS-R	WDC Consistency
362140017	1.12	R-5	O-S	OS-R	OS-R	WDC Consistency
362140020	12.10	R-5	O-S	OS-R	OS-R	WDC Consistency
362140045	64.14	R-5	O-S	OS-R	OS-R	WDC Consistency
362140047	4.88	R-5	O-S	OS-R	OS-R	WDC Consistency
362201017	1.85	R-5	O-S	OS-R	OS-R	WDC Consistency
362201019	1.01	R-5	O-S	OS-R	OS-R	WDC Consistency
362201020	0.14	R-5	O-S	OS-R	OS-R	WDC Consistency
362212019	1.17	R-5	O-S	OS-R	OS-R	WDC Consistency
362221018	3.18	R-5	O-S	OS-R	OS-R	WDC Consistency
362301017	23.80	R-5	O-S	OS-R	OS-R	WDC Consistency
362302011	20.49	R-5	O-S	OS-R	OS-R	WDC Consistency
362311025	1.71	R-5	O-S	OS-R	OS-R	WDC Consistency
362311026	0.96	R-5	O-S	OS-R	OS-R	WDC Consistency
362321028	3.61	R-5	O-S	OS-R	OS-R	WDC Consistency
362491013	1.77	R-5	O-S	OS-R	OS-R	WDC Consistency
362150025	2.23	R-R	O-S	OS-R	OS-R	WDC Consistency
362150026	77.17	R-R	O-S	OS-R	OS-R	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
362140019	0.63	ST	O-S	OS-R	OS-R	WDC Consistency
365210046	1.44	R-R	O-S	OS-CH	OS-CH	WDC Consistency
365210047	1.13	R-R	O-S	OS-CH	OS-CH	WDC Consistency
365270071	0.14	R-R	O-S	OS-CH	OS-CH	WDC Consistency
380250036	15.14	SP ZONE	O-S	OS-CH	OS-CH	WDC Consistency
376180010	7.75	C-1/C-P	P-F	PF	PF	WDC Consistency
366300077	0.30	R-R	P-F	PF	PF	WDC Consistency
366300084	80.20	R-R	P-F	PF	PF	WDC Consistency
367030007	3.18	R-R	P-F	PF	PF	WDC Consistency
367030008	4.53	R-R	P-F	PF	PF	WDC Consistency
367030010	6.55	R-R	P-F	PF	PF	WDC Consistency
367030011	9.35	R-R	P-F	PF	PF	WDC Consistency
367030013	6.52	R-R	P-F	PF	PF	WDC Consistency
367030014	9.31	R-R	P-F	PF	PF	WDC Consistency
367030026	2.49	R-R	P-F	PF	PF	WDC Consistency
367030030	1.27	R-R	P-F	PF	PF	WDC Consistency
367030036	0.65	R-R	P-F	PF	PF	WDC Consistency
367030037	1.01	R-R	P-F	PF	PF	WDC Consistency
367030038	0.70	R-R	P-F	PF	PF	WDC Consistency
367030039	0.10	R-R	P-F	PF	PF	WDC Consistency
370090020	1.28	R-R	P-F	PF	PF	WDC Consistency
376350020	8.85	R-R	P-F	PF	PF	WDC Consistency
380150021	2.38	R-R	P-F	PF	PF	WDC Consistency
380150022	1.23	R-R	P-F	PF	PF	WDC Consistency
380150023	0.01	R-R	P-F	PF	PF	WDC Consistency
380150024	0.15	R-R	P-F	PF	PF	WDC Consistency
368030043	1.40	C-1/C-P	R-1	MDR	MDR	WDC Consistency
368030057	3.06	C-1/C-P	R-1	MDR	MDR	WDC Consistency
380050013	2.29	R-1-20000	R-1	MDR	MDR	WDC Consistency
367250017	29.14	R-3	R-1	MDR	MDR	WDC Consistency
362070013	8.85	R-4	R-1	MHDR	MDR	WDC Consistency
362080008	5.10	R-4	R-1	MHDR	MDR	WDC Consistency
362080009	2.65	R-4	R-1	MHDR	MDR	WDC Consistency
362090009	1.29	R-4	R-1	MHDR	MDR	WDC Consistency
362090015	16.65	R-4	R-1	MHDR	MDR	WDC Consistency
362180043	19.07	R-5	R-1	MDR	MDR	WDC Consistency
362690022	2.29	R-5	R-1	MDR	MDR	WDC Consistency
362713001	5.56	R-5	R-1	MDR	MDR	WDC Consistency
362713002	0.03	R-5	R-1	MDR	MDR	WDC Consistency
362713003	0.01	R-5	R-1	MDR	MDR	WDC Consistency
380060009	0.48	R-5	R-1	MDR	MDR	WDC Consistency
380060010	0.48	R-5	R-1	MDR	MDR	WDC Consistency
380311027	0.78	R-5	R-1	MDR	MDR	WDC Consistency
380311028	0.27	R-5	R-1	MDR	MDR	WDC Consistency
380322060	0.35	R-5	R-1	MDR	MDR	WDC Consistency
380341049	1.74	R-5	R-1	MDR	MDR	WDC Consistency
368331045	0.47	R-A-20000	R-1	MDR	MDR	WDC Consistency
368331046	0.46	R-A-20000	R-1	MDR	MDR	WDC Consistency
368331049	0.46	R-A-20000	R-1	MDR	MDR	WDC Consistency
368331050	0.49	R-A-20000	R-1	MDR	MDR	WDC Consistency
368331051	0.50	R-A-20000	R-1	MDR	MDR	WDC Consistency
366380024	0.58	ROW	R-1	MDR	MDR	WDC Consistency
367450017	0.34	ROW	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
367450018	1.29	ROW	R-1	MDR	MDR	WDC Consistency
367472020	1.64	ROW	R-1	MDR	MDR	WDC Consistency
376462038	0.73	ROW	R-1	MDR	MDR	WDC Consistency
380470039	0.48	ROW	R-1	MDR	MDR	WDC Consistency
380470040	0.05	ROW	R-1	MDR	MDR	WDC Consistency
380481017	0.20	ROW	R-1	MDR	MDR	WDC Consistency
362180007	2.54	R-R	R-1	MDR	MDR	WDC Consistency
362180011	4.03	R-R	R-1	MDR	MDR	WDC Consistency
362240005	6.52	R-R	R-1	MDR	MDR	WDC Consistency
362240006	4.29	R-R	R-1	MDR	MDR	WDC Consistency
362240007	4.29	R-R	R-1	MDR	MDR	WDC Consistency
362240008	7.06	R-R	R-1	MDR	MDR	WDC Consistency
362240025	3.39	R-R	R-1	MDR	MDR	WDC Consistency
362240026	5.20	R-R	R-1	MDR	MDR	WDC Consistency
362240027	1.69	R-R	R-1	MDR	MDR	WDC Consistency
362240028	1.97	R-R	R-1	MDR	MDR	WDC Consistency
362240030	7.66	R-R	R-1	MDR	MDR	WDC Consistency
362240033	3.63	R-R	R-1	MDR	MDR	WDC Consistency
362240034	5.16	R-R	R-1	MDR	MDR	WDC Consistency
362240036	2.32	R-R	R-1	MDR	MDR	WDC Consistency
362240037	1.77	R-R	R-1	MDR	MDR	WDC Consistency
362590020	0.26	R-R	R-1	MDR	MDR	WDC Consistency
362590037	0.32	R-R	R-1	MDR	MDR	WDC Consistency
366041023	0.35	R-R	R-1	MDR	MDR	WDC Consistency
366041024	4.39	R-R	R-1	MDR	MDR	WDC Consistency
366041025	0.92	R-R	R-1	MDR	MDR	WDC Consistency
366041026	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366041027	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366041029	0.48	R-R	R-1	MDR	MDR	WDC Consistency
366041030	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366041031	0.22	R-R	R-1	MDR	MDR	WDC Consistency
366041032	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366041033	0.00	R-R	R-1	MDR	MDR	WDC Consistency
366041034	0.35	R-R	R-1	MDR	MDR	WDC Consistency
366041035	0.29	R-R	R-1	MDR	MDR	WDC Consistency
366041036	0.08	R-R	R-1	MDR	MDR	WDC Consistency
366041037	0.35	R-R	R-1	MDR	MDR	WDC Consistency
366041038	0.36	R-R	R-1	MDR	MDR	WDC Consistency
366041039	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366041040	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366041041	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366041042	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366041043	0.37	R-R	R-1	MDR	MDR	WDC Consistency
366041044	0.92	R-R	R-1	MDR	MDR	WDC Consistency
366041045	0.92	R-R	R-1	MDR	MDR	WDC Consistency
366041046	0.92	R-R	R-1	MDR	MDR	WDC Consistency
366041048	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366041049	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366050001	0.46	R-R	R-1	MDR	MDR	WDC Consistency
366050002	4.93	R-R	R-1	MDR	MDR	WDC Consistency
366050003	3.88	R-R	R-1	MDR	MDR	WDC Consistency
366050004	3.87	R-R	R-1	MDR	MDR	WDC Consistency
366050005	0.37	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366050006	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366050007	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366050008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
366050009	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366050010	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366050011	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366050012	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366050013	0.18	R-R	R-1	MDR	MDR	WDC Consistency
366050014	0.42	R-R	R-1	MDR	MDR	WDC Consistency
366050015	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366050016	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366050017	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366050018	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366050019	0.40	R-R	R-1	MDR	MDR	WDC Consistency
366050020	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366050021	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366050022	1.41	R-R	R-1	MDR	MDR	WDC Consistency
366050024	0.59	R-R	R-1	MDR	MDR	WDC Consistency
366050025	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366060001	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366060002	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366060003	1.02	R-R	R-1	MDR	MDR	WDC Consistency
366060010	5.68	R-R	R-1	MDR	MDR	WDC Consistency
366060012	0.43	R-R	R-1	MDR	MDR	WDC Consistency
366060013	0.54	R-R	R-1	MDR	MDR	WDC Consistency
366060014	0.54	R-R	R-1	MDR	MDR	WDC Consistency
366060015	0.54	R-R	R-1	MDR	MDR	WDC Consistency
366060016	0.54	R-R	R-1	MDR	MDR	WDC Consistency
366060017	0.69	R-R	R-1	MDR	MDR	WDC Consistency
366060018	0.70	R-R	R-1	MDR	MDR	WDC Consistency
366060020	0.70	R-R	R-1	MDR	MDR	WDC Consistency
366060023	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366060024	0.57	R-R	R-1	MDR	MDR	WDC Consistency
366060025	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366060026	1.29	R-R	R-1	MDR	MDR	WDC Consistency
366060027	1.29	R-R	R-1	MDR	MDR	WDC Consistency
366060028	1.23	R-R	R-1	MDR	MDR	WDC Consistency
366060029	1.23	R-R	R-1	MDR	MDR	WDC Consistency
366070001	2.00	R-R	R-1	MDR	MDR	WDC Consistency
366070007	1.82	R-R	R-1	MDR	MDR	WDC Consistency
366070008	0.74	R-R	R-1	MDR	MDR	WDC Consistency
366070009	0.61	R-R	R-1	MDR	MDR	WDC Consistency
366070011	1.84	R-R	R-1	MDR	MDR	WDC Consistency
366081001	0.55	R-R	R-1	MDR	MDR	WDC Consistency
366081004	0.02	R-R	R-1	MDR	MDR	WDC Consistency
366081006	0.68	R-R	R-1	MDR	MDR	WDC Consistency
366081007	0.41	R-R	R-1	MDR	MDR	WDC Consistency
366091001	0.83	R-R	R-1	MDR	MDR	WDC Consistency
366091002	0.83	R-R	R-1	MDR	MDR	WDC Consistency
366091003	0.83	R-R	R-1	MDR	MDR	WDC Consistency
366091004	0.85	R-R	R-1	MDR	MDR	WDC Consistency
366091005	0.22	R-R	R-1	MDR	MDR	WDC Consistency
366091006	0.22	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366091007	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366091008	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366091010	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366091015	0.11	R-R	R-1	MDR	MDR	WDC Consistency
366091022	0.11	R-R	R-1	MDR	MDR	WDC Consistency
366091026	0.32	R-R	R-1	MDR	MDR	WDC Consistency
366091028	0.02	R-R	R-1	MDR	MDR	WDC Consistency
366091029	0.67	R-R	R-1	MDR	MDR	WDC Consistency
366091030	0.42	R-R	R-1	MDR	MDR	WDC Consistency
366091032	0.29	R-R	R-1	MDR	MDR	WDC Consistency
366091033	0.35	R-R	R-1	MDR	MDR	WDC Consistency
366101001	0.64	R-R	R-1	MDR	MDR	WDC Consistency
366101002	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366101003	0.87	R-R	R-1	MDR	MDR	WDC Consistency
366101004	0.85	R-R	R-1	MDR	MDR	WDC Consistency
366101005	0.85	R-R	R-1	MDR	MDR	WDC Consistency
366101006	0.85	R-R	R-1	MDR	MDR	WDC Consistency
366101007	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366101008	0.64	R-R	R-1	MDR	MDR	WDC Consistency
366101011	0.83	R-R	R-1	MDR	MDR	WDC Consistency
366101012	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366101013	0.18	R-R	R-1	MDR	MDR	WDC Consistency
366101014	0.18	R-R	R-1	MDR	MDR	WDC Consistency
366101015	0.18	R-R	R-1	MDR	MDR	WDC Consistency
366101017	0.49	R-R	R-1	MDR	MDR	WDC Consistency
366101018	0.49	R-R	R-1	MDR	MDR	WDC Consistency
366101019	0.54	R-R	R-1	MDR	MDR	WDC Consistency
366102002	0.47	R-R	R-1	MDR	MDR	WDC Consistency
366102003	0.70	R-R	R-1	MDR	MDR	WDC Consistency
366102004	0.87	R-R	R-1	MDR	MDR	WDC Consistency
366102005	0.40	R-R	R-1	MDR	MDR	WDC Consistency
366102006	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366102007	0.30	R-R	R-1	MDR	MDR	WDC Consistency
366102008	0.35	R-R	R-1	MDR	MDR	WDC Consistency
366102009	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366111001	0.34	R-R	R-1	MDR	MDR	WDC Consistency
366111002	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366111003	0.24	R-R	R-1	MDR	MDR	WDC Consistency
366111004	0.86	R-R	R-1	MDR	MDR	WDC Consistency
366111005	0.85	R-R	R-1	MDR	MDR	WDC Consistency
366111006	0.85	R-R	R-1	MDR	MDR	WDC Consistency
366111007	0.85	R-R	R-1	MDR	MDR	WDC Consistency
366111008	0.81	R-R	R-1	MDR	MDR	WDC Consistency
366111009	0.79	R-R	R-1	MDR	MDR	WDC Consistency
366111010	0.83	R-R	R-1	MDR	MDR	WDC Consistency
366111011	0.83	R-R	R-1	MDR	MDR	WDC Consistency
366111012	0.83	R-R	R-1	MDR	MDR	WDC Consistency
366112001	0.30	R-R	R-1	MDR	MDR	WDC Consistency
366112002	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366112003	0.88	R-R	R-1	MDR	MDR	WDC Consistency
366112004	0.44	R-R	R-1	MDR	MDR	WDC Consistency
366112005	0.44	R-R	R-1	MDR	MDR	WDC Consistency
366112006	0.88	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366112007	0.84	R-R	R-1	MDR	MDR	WDC Consistency
366112008	0.84	R-R	R-1	MDR	MDR	WDC Consistency
366112009	0.88	R-R	R-1	MDR	MDR	WDC Consistency
366112012	0.15	R-R	R-1	MDR	MDR	WDC Consistency
366112013	0.44	R-R	R-1	MDR	MDR	WDC Consistency
366112014	0.15	R-R	R-1	MDR	MDR	WDC Consistency
366112015	0.16	R-R	R-1	MDR	MDR	WDC Consistency
366112016	0.86	R-R	R-1	MDR	MDR	WDC Consistency
366112017	0.68	R-R	R-1	MDR	MDR	WDC Consistency
366120007	0.24	R-R	R-1	MDR	MDR	WDC Consistency
366120008	0.26	R-R	R-1	MDR	MDR	WDC Consistency
366120009	0.48	R-R	R-1	MDR	MDR	WDC Consistency
366120025	0.43	R-R	R-1	MDR	MDR	WDC Consistency
366120037	0.67	R-R	R-1	MDR	MDR	WDC Consistency
366120041	1.16	R-R	R-1	MDR	MDR	WDC Consistency
366120048	0.53	R-R	R-1	MDR	MDR	WDC Consistency
366150027	1.89	R-R	R-1	MDR	MDR	WDC Consistency
366150028	1.01	R-R	R-1	MDR	MDR	WDC Consistency
366150029	0.53	R-R	R-1	MDR	MDR	WDC Consistency
366150030	0.51	R-R	R-1	MDR	MDR	WDC Consistency
366160007	0.88	R-R	R-1	MDR	MDR	WDC Consistency
366160065	0.88	R-R	R-1	MDR	MDR	WDC Consistency
366160068	0.84	R-R	R-1	MDR	MDR	WDC Consistency
366160071	0.84	R-R	R-1	MDR	MDR	WDC Consistency
366160076	6.59	R-R	R-1	MDR	MDR	WDC Consistency
366160077	0.96	R-R	R-1	MDR	MDR	WDC Consistency
366170003	0.69	R-R	R-1	MDR	MDR	WDC Consistency
366170059	11.06	R-R	R-1	MDR	MDR	WDC Consistency
366182001	0.91	R-R	R-1	MDR	MDR	WDC Consistency
366182002	0.66	R-R	R-1	MDR	MDR	WDC Consistency
366182010	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366182011	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366182013	0.39	R-R	R-1	MDR	MDR	WDC Consistency
366182014	0.99	R-R	R-1	MDR	MDR	WDC Consistency
366182015	0.47	R-R	R-1	MDR	MDR	WDC Consistency
366182016	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366182017	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366182018	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366182019	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366182020	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366182021	0.29	R-R	R-1	MDR	MDR	WDC Consistency
366182024	0.30	R-R	R-1	MDR	MDR	WDC Consistency
366182025	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366182026	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366182027	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366182028	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366182029	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366182030	0.29	R-R	R-1	MDR	MDR	WDC Consistency
366182055	0.24	R-R	R-1	MDR	MDR	WDC Consistency
366182056	0.24	R-R	R-1	MDR	MDR	WDC Consistency
366182057	0.09	R-R	R-1	MDR	MDR	WDC Consistency
366182058	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366182059	0.22	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366182060	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366182061	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366182062	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366182063	0.67	R-R	R-1	MDR	MDR	WDC Consistency
366182066	0.26	R-R	R-1	MDR	MDR	WDC Consistency
366190006	0.24	R-R	R-1	MDR	MDR	WDC Consistency
366190007	0.24	R-R	R-1	MDR	MDR	WDC Consistency
366190010	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366190013	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366190014	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366190015	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366190016	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366190017	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366190018	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366190019	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366190020	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366190026	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366190027	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366190028	0.24	R-R	R-1	MDR	MDR	WDC Consistency
366190029	0.24	R-R	R-1	MDR	MDR	WDC Consistency
366190030	0.22	R-R	R-1	MDR	MDR	WDC Consistency
366190031	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366190032	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366190034	0.24	R-R	R-1	MDR	MDR	WDC Consistency
366190035	0.22	R-R	R-1	MDR	MDR	WDC Consistency
366190036	0.22	R-R	R-1	MDR	MDR	WDC Consistency
366190037	0.22	R-R	R-1	MDR	MDR	WDC Consistency
366190042	1.06	R-R	R-1	MDR	MDR	WDC Consistency
366190043	0.76	R-R	R-1	MDR	MDR	WDC Consistency
366190044	0.65	R-R	R-1	MDR	MDR	WDC Consistency
366190045	0.88	R-R	R-1	MDR	MDR	WDC Consistency
366190046	0.55	R-R	R-1	MDR	MDR	WDC Consistency
366190047	0.24	R-R	R-1	MDR	MDR	WDC Consistency
366190050	0.03	R-R	R-1	MDR	MDR	WDC Consistency
366190051	0.45	R-R	R-1	MDR	MDR	WDC Consistency
366190052	0.48	R-R	R-1	MDR	MDR	WDC Consistency
366190053	0.19	R-R	R-1	MDR	MDR	WDC Consistency
366190054	0.16	R-R	R-1	MDR	MDR	WDC Consistency
366190055	0.46	R-R	R-1	MDR	MDR	WDC Consistency
366190057	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366190058	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366190063	0.98	R-R	R-1	MDR	MDR	WDC Consistency
366190064	0.67	R-R	R-1	MDR	MDR	WDC Consistency
366200006	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366200007	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366200008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
366200019	0.66	R-R	R-1	MDR	MDR	WDC Consistency
366200020	0.45	R-R	R-1	MDR	MDR	WDC Consistency
366200022	0.22	R-R	R-1	MDR	MDR	WDC Consistency
366200023	0.22	R-R	R-1	MDR	MDR	WDC Consistency
366200024	0.22	R-R	R-1	MDR	MDR	WDC Consistency
366200025	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366200026	1.24	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366200027	0.54	R-R	R-1	MDR	MDR	WDC Consistency
366200028	1.08	R-R	R-1	MDR	MDR	WDC Consistency
366200029	1.10	R-R	R-1	MDR	MDR	WDC Consistency
366200030	0.71	R-R	R-1	MDR	MDR	WDC Consistency
366200032	0.88	R-R	R-1	MDR	MDR	WDC Consistency
366200033	0.90	R-R	R-1	MDR	MDR	WDC Consistency
366200034	0.34	R-R	R-1	MDR	MDR	WDC Consistency
366200035	0.41	R-R	R-1	MDR	MDR	WDC Consistency
366200036	0.67	R-R	R-1	MDR	MDR	WDC Consistency
366200037	0.10	R-R	R-1	MDR	MDR	WDC Consistency
366200038	0.20	R-R	R-1	MDR	MDR	WDC Consistency
366200039	0.08	R-R	R-1	MDR	MDR	WDC Consistency
366200040	1.34	R-R	R-1	MDR	MDR	WDC Consistency
366210008	0.81	R-R	R-1	MDR	MDR	WDC Consistency
366210009	1.08	R-R	R-1	MDR	MDR	WDC Consistency
366210010	0.44	R-R	R-1	MDR	MDR	WDC Consistency
366210012	4.74	R-R	R-1	MDR	MDR	WDC Consistency
366210018	0.48	R-R	R-1	MDR	MDR	WDC Consistency
366210019	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366210020	0.51	R-R	R-1	MDR	MDR	WDC Consistency
366210031	0.78	R-R	R-1	MDR	MDR	WDC Consistency
366210032	0.75	R-R	R-1	MDR	MDR	WDC Consistency
366210033	0.75	R-R	R-1	MDR	MDR	WDC Consistency
366210034	0.75	R-R	R-1	MDR	MDR	WDC Consistency
366210050	1.43	R-R	R-1	MDR	MDR	WDC Consistency
366210051	1.43	R-R	R-1	MDR	MDR	WDC Consistency
366260001	1.21	R-R	R-1	MDR	MDR	WDC Consistency
366260002	0.44	R-R	R-1	MDR	MDR	WDC Consistency
366260003	1.09	R-R	R-1	MDR	MDR	WDC Consistency
366260008	0.76	R-R	R-1	MDR	MDR	WDC Consistency
366260012	1.24	R-R	R-1	MDR	MDR	WDC Consistency
366260013	1.12	R-R	R-1	MDR	MDR	WDC Consistency
366260014	1.49	R-R	R-1	MDR	MDR	WDC Consistency
366260015	0.69	R-R	R-1	MDR	MDR	WDC Consistency
366260017	0.69	R-R	R-1	MDR	MDR	WDC Consistency
366260020	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366260021	0.52	R-R	R-1	MDR	MDR	WDC Consistency
366260023	0.92	R-R	R-1	MDR	MDR	WDC Consistency
366260024	0.39	R-R	R-1	MDR	MDR	WDC Consistency
366260026	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366260027	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366260028	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366260029	0.17	R-R	R-1	MDR	MDR	WDC Consistency
366260030	0.33	R-R	R-1	MDR	MDR	WDC Consistency
366260031	0.33	R-R	R-1	MDR	MDR	WDC Consistency
366260032	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366260033	0.41	R-R	R-1	MDR	MDR	WDC Consistency
366260037	0.43	R-R	R-1	MDR	MDR	WDC Consistency
366260038	0.43	R-R	R-1	MDR	MDR	WDC Consistency
366260039	0.43	R-R	R-1	MDR	MDR	WDC Consistency
366260040	0.43	R-R	R-1	MDR	MDR	WDC Consistency
366260042	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366260043	0.30	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366260044	0.30	R-R	R-1	MDR	MDR	WDC Consistency
366260048	0.48	R-R	R-1	MDR	MDR	WDC Consistency
366260049	0.33	R-R	R-1	MDR	MDR	WDC Consistency
366260050	0.88	R-R	R-1	MDR	MDR	WDC Consistency
366260051	1.24	R-R	R-1	MDR	MDR	WDC Consistency
366270001	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366270002	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366270003	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366270004	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366270005	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366270006	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366270007	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366270008	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366270009	0.61	R-R	R-1	MDR	MDR	WDC Consistency
366270011	0.43	R-R	R-1	MDR	MDR	WDC Consistency
366270012	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366270013	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366270014	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366270015	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366270016	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366270017	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366270018	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366270019	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366270022	2.86	R-R	R-1	MDR	MDR	WDC Consistency
366270023	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366270024	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366270028	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366270029	0.69	R-R	R-1	MDR	MDR	WDC Consistency
366270031	2.40	R-R	R-1	MDR	MDR	WDC Consistency
366270032	0.72	R-R	R-1	MDR	MDR	WDC Consistency
366270033	0.72	R-R	R-1	MDR	MDR	WDC Consistency
366270034	0.71	R-R	R-1	MDR	MDR	WDC Consistency
366270035	0.71	R-R	R-1	MDR	MDR	WDC Consistency
366270036	0.78	R-R	R-1	MDR	MDR	WDC Consistency
366270037	0.79	R-R	R-1	MDR	MDR	WDC Consistency
366280002	0.73	R-R	R-1	MDR	MDR	WDC Consistency
366280003	0.07	R-R	R-1	MDR	MDR	WDC Consistency
366280004	0.26	R-R	R-1	MDR	MDR	WDC Consistency
366280005	0.26	R-R	R-1	MDR	MDR	WDC Consistency
366280006	0.26	R-R	R-1	MDR	MDR	WDC Consistency
366280007	0.26	R-R	R-1	MDR	MDR	WDC Consistency
366280008	0.23	R-R	R-1	MDR	MDR	WDC Consistency
366280009	0.27	R-R	R-1	MDR	MDR	WDC Consistency
366280010	0.41	R-R	R-1	MDR	MDR	WDC Consistency
366280011	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366280012	0.21	R-R	R-1	MDR	MDR	WDC Consistency
366280013	0.25	R-R	R-1	MDR	MDR	WDC Consistency
366280014	0.29	R-R	R-1	MDR	MDR	WDC Consistency
366280015	0.29	R-R	R-1	MDR	MDR	WDC Consistency
366280016	0.32	R-R	R-1	MDR	MDR	WDC Consistency
366280024	2.38	R-R	R-1	MDR	MDR	WDC Consistency
366280027	1.17	R-R	R-1	MDR	MDR	WDC Consistency
366280028	1.20	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366280030	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366280032	0.56	R-R	R-1	MDR	MDR	WDC Consistency
366280038	0.70	R-R	R-1	MDR	MDR	WDC Consistency
366280039	0.70	R-R	R-1	MDR	MDR	WDC Consistency
366300001	2.94	R-R	R-1	MDR	MDR	WDC Consistency
366300025	1.31	R-R	R-1	MDR	MDR	WDC Consistency
366300026	1.31	R-R	R-1	MDR	MDR	WDC Consistency
366300035	2.29	R-R	R-1	MDR	MDR	WDC Consistency
366300049	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366300050	0.50	R-R	R-1	MDR	MDR	WDC Consistency
366300051	1.08	R-R	R-1	MDR	MDR	WDC Consistency
366320054	1.32	R-R	R-1	MDR	MDR	WDC Consistency
366330012	2.42	R-R	R-1	MDR	MDR	WDC Consistency
366330013	2.42	R-R	R-1	MDR	MDR	WDC Consistency
366330014	1.06	R-R	R-1	MDR	MDR	WDC Consistency
366330015	1.08	R-R	R-1	MDR	MDR	WDC Consistency
366380016	1.21	R-R	R-1	MDR	MDR	WDC Consistency
366380017	1.21	R-R	R-1	MDR	MDR	WDC Consistency
366380018	1.07	R-R	R-1	MDR	MDR	WDC Consistency
366380019	1.01	R-R	R-1	MDR	MDR	WDC Consistency
366380020	1.13	R-R	R-1	MDR	MDR	WDC Consistency
366380021	1.23	R-R	R-1	MDR	MDR	WDC Consistency
366380022	1.15	R-R	R-1	MDR	MDR	WDC Consistency
366380023	1.16	R-R	R-1	MDR	MDR	WDC Consistency
367040003	1.91	R-R	R-1	MDR	MDR	WDC Consistency
367040004	0.22	R-R	R-1	MDR	MDR	WDC Consistency
367040005	0.22	R-R	R-1	MDR	MDR	WDC Consistency
367040006	2.36	R-R	R-1	MDR	MDR	WDC Consistency
367040007	1.18	R-R	R-1	MDR	MDR	WDC Consistency
367040008	0.29	R-R	R-1	MDR	MDR	WDC Consistency
367040010	0.51	R-R	R-1	MDR	MDR	WDC Consistency
367040011	0.11	R-R	R-1	MDR	MDR	WDC Consistency
367040014	0.21	R-R	R-1	MDR	MDR	WDC Consistency
367040015	0.28	R-R	R-1	MDR	MDR	WDC Consistency
367040016	0.29	R-R	R-1	MDR	MDR	WDC Consistency
367040017	0.29	R-R	R-1	MDR	MDR	WDC Consistency
367040018	0.31	R-R	R-1	MDR	MDR	WDC Consistency
367040021	0.24	R-R	R-1	MDR	MDR	WDC Consistency
367040024	0.24	R-R	R-1	MDR	MDR	WDC Consistency
367040026	0.06	R-R	R-1	MDR	MDR	WDC Consistency
367040027	0.07	R-R	R-1	MDR	MDR	WDC Consistency
367040028	0.29	R-R	R-1	MDR	MDR	WDC Consistency
367040029	0.30	R-R	R-1	MDR	MDR	WDC Consistency
367210018	28.52	R-R	R-1	EDR-RC	MDR	WDC Consistency
367250007	27.06	R-R	R-1	MDR	MDR	WDC Consistency
368030030	2.59	R-R	R-1	MDR	MDR	WDC Consistency
368030033	1.02	R-R	R-1	MDR	MDR	WDC Consistency
368091013	0.21	R-R	R-1	MDR	MDR	WDC Consistency
368091014	0.19	R-R	R-1	MDR	MDR	WDC Consistency
368091015	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368091017	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368091019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368091020	0.18	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
368091022	0.19	R-R	R-1	MDR	MDR	WDC Consistency
368091028	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368091029	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368091030	0.19	R-R	R-1	MDR	MDR	WDC Consistency
368091031	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368091032	0.19	R-R	R-1	MDR	MDR	WDC Consistency
368092010	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092011	0.22	R-R	R-1	MDR	MDR	WDC Consistency
368092012	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092013	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092014	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092015	0.22	R-R	R-1	MDR	MDR	WDC Consistency
368092017	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092021	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092023	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092024	0.19	R-R	R-1	MDR	MDR	WDC Consistency
368092026	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092027	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092028	0.19	R-R	R-1	MDR	MDR	WDC Consistency
368092029	0.19	R-R	R-1	MDR	MDR	WDC Consistency
368092030	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092031	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092033	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092035	0.19	R-R	R-1	MDR	MDR	WDC Consistency
368092036	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092038	0.19	R-R	R-1	MDR	MDR	WDC Consistency
368092039	0.19	R-R	R-1	MDR	MDR	WDC Consistency
368092041	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368092042	0.18	R-R	R-1	MDR	MDR	WDC Consistency
368093008	0.54	R-R	R-1	MDR	MDR	WDC Consistency
368093017	0.22	R-R	R-1	MDR	MDR	WDC Consistency
368093023	0.21	R-R	R-1	MDR	MDR	WDC Consistency
368093026	0.23	R-R	R-1	MDR	MDR	WDC Consistency
368093027	0.24	R-R	R-1	MDR	MDR	WDC Consistency
368093029	0.20	R-R	R-1	MDR	MDR	WDC Consistency
368093030	0.22	R-R	R-1	MDR	MDR	WDC Consistency
368093031	0.22	R-R	R-1	MDR	MDR	WDC Consistency
368093032	0.22	R-R	R-1	MDR	MDR	WDC Consistency
368093033	0.21	R-R	R-1	MDR	MDR	WDC Consistency
368093034	0.21	R-R	R-1	MDR	MDR	WDC Consistency
368093035	0.10	R-R	R-1	MDR	MDR	WDC Consistency
368093036	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376021001	0.60	R-R	R-1	MDR	MDR	WDC Consistency
376021002	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376021003	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021004	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021005	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021006	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021007	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376021008	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021009	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376021010	0.17	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
376021011	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021012	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021013	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021014	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021016	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021017	0.35	R-R	R-1	MDR	MDR	WDC Consistency
376021018	0.35	R-R	R-1	MDR	MDR	WDC Consistency
376021019	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376021020	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022001	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376022002	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376022003	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376022004	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022006	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022007	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022008	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022009	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022010	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022011	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022012	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376022013	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376022014	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022015	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022016	0.35	R-R	R-1	MDR	MDR	WDC Consistency
376022017	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022018	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376022020	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376022021	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376023003	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376023004	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376023005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376023006	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376023007	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376023008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376023009	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376023010	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376023011	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376023012	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376023013	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376023014	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376023015	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376023016	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376023017	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376023018	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376023019	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376023020	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376023021	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376023022	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376023023	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376023024	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376023025	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376023026	0.19	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
376024001	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024002	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024003	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024004	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024005	0.35	R-R	R-1	MDR	MDR	WDC Consistency
376024006	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024007	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024008	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024009	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024010	0.35	R-R	R-1	MDR	MDR	WDC Consistency
376024011	0.34	R-R	R-1	MDR	MDR	WDC Consistency
376024012	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024013	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024014	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024015	0.34	R-R	R-1	MDR	MDR	WDC Consistency
376024016	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024017	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024018	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024019	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376024020	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031003	0.35	R-R	R-1	MDR	MDR	WDC Consistency
376031004	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376031006	0.35	R-R	R-1	MDR	MDR	WDC Consistency
376031007	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376031008	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376031009	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031010	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031011	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031012	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031013	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031014	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031015	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376031016	0.35	R-R	R-1	MDR	MDR	WDC Consistency
376031018	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031019	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031020	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031021	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031022	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376031023	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376032001	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376032002	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376032003	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376032004	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376032005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376032006	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376032007	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376032008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376032009	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376032010	0.38	R-R	R-1	MDR	MDR	WDC Consistency
376032011	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376032012	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376032013	0.17	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
376032014	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376032015	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376032016	0.55	R-R	R-1	MDR	MDR	WDC Consistency
376032017	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376032018	0.23	R-R	R-1	MDR	MDR	WDC Consistency
376032019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376032020	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376041001	0.33	R-R	R-1	MDR	MDR	WDC Consistency
376041002	0.34	R-R	R-1	MDR	MDR	WDC Consistency
376041003	0.36	R-R	R-1	MDR	MDR	WDC Consistency
376041006	0.34	R-R	R-1	MDR	MDR	WDC Consistency
376041007	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376041009	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376041010	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376041011	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376042001	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376042002	0.45	R-R	R-1	MDR	MDR	WDC Consistency
376042003	0.44	R-R	R-1	MDR	MDR	WDC Consistency
376042004	0.23	R-R	R-1	MDR	MDR	WDC Consistency
376042005	0.23	R-R	R-1	MDR	MDR	WDC Consistency
376042006	0.23	R-R	R-1	MDR	MDR	WDC Consistency
376042007	0.29	R-R	R-1	MDR	MDR	WDC Consistency
376042008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376042009	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376042010	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376042011	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376043004	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376043005	0.31	R-R	R-1	MDR	MDR	WDC Consistency
376043006	0.30	R-R	R-1	MDR	MDR	WDC Consistency
376043007	0.30	R-R	R-1	MDR	MDR	WDC Consistency
376043008	0.29	R-R	R-1	MDR	MDR	WDC Consistency
376043009	0.29	R-R	R-1	MDR	MDR	WDC Consistency
376043010	0.28	R-R	R-1	MDR	MDR	WDC Consistency
376043011	0.28	R-R	R-1	MDR	MDR	WDC Consistency
376043012	0.27	R-R	R-1	MDR	MDR	WDC Consistency
376043013	0.32	R-R	R-1	MDR	MDR	WDC Consistency
376043014	0.64	R-R	R-1	MDR	MDR	WDC Consistency
376043015	0.41	R-R	R-1	MDR	MDR	WDC Consistency
376043016	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376043017	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376043018	0.42	R-R	R-1	MDR	MDR	WDC Consistency
376043019	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376043020	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376043021	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376043026	2.03	R-R	R-1	MDR	MDR	WDC Consistency
376051007	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376051008	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376051009	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376051010	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376051011	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376051012	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376051013	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376051014	0.17	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
376052004	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376052005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376052006	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376052007	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376052008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376052009	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376052010	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376052011	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376052012	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053001	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376053002	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376053003	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053004	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053006	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053007	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376053008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053009	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053010	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376053011	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376053012	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376053013	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053014	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053015	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053016	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376053017	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376053018	0.40	R-R	R-1	MDR	MDR	WDC Consistency
376053019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376054001	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376054002	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376054003	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376054004	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376054005	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376054006	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376054007	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376054008	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376054009	0.17	R-R	R-1	MDR	MDR	WDC Consistency
376054010	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376054011	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376054012	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376054013	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376054014	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376101001	0.77	R-R	R-1	MDR	MDR	WDC Consistency
376101002	0.67	R-R	R-1	MDR	MDR	WDC Consistency
376101003	0.66	R-R	R-1	MDR	MDR	WDC Consistency
376101004	0.05	R-R	R-1	MDR	MDR	WDC Consistency
376101005	0.07	R-R	R-1	MDR	MDR	WDC Consistency
376101006	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376101007	0.01	R-R	R-1	MDR	MDR	WDC Consistency
376101008	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376101009	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376101010	0.76	R-R	R-1	MDR	MDR	WDC Consistency
376111001	0.18	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
376111002	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111003	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376111004	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376111005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111006	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111007	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111009	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111010	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111011	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376111012	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376111013	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111014	0.29	R-R	R-1	MDR	MDR	WDC Consistency
376111015	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376111016	0.09	R-R	R-1	MDR	MDR	WDC Consistency
376111017	0.09	R-R	R-1	MDR	MDR	WDC Consistency
376111018	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111020	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111022	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111023	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376111024	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376111025	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112001	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112002	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376112003	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112004	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112006	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112007	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112009	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112010	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112011	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112012	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112013	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112014	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376112015	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112016	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112017	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112018	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112021	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112022	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112023	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376112024	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113001	0.29	R-R	R-1	MDR	MDR	WDC Consistency
376113002	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113003	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376113004	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376113005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113006	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113007	0.37	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
376113008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113009	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113010	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113011	0.29	R-R	R-1	MDR	MDR	WDC Consistency
376113013	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376113014	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376113015	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113016	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113017	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113018	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376113020	0.29	R-R	R-1	MDR	MDR	WDC Consistency
376113021	0.59	R-R	R-1	MDR	MDR	WDC Consistency
376114001	0.29	R-R	R-1	MDR	MDR	WDC Consistency
376114002	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376114003	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114004	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114006	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376114007	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114009	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114010	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114011	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114012	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114013	0.29	R-R	R-1	MDR	MDR	WDC Consistency
376114014	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376114015	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114016	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114017	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114018	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376114019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114020	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114021	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114022	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114023	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376114024	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376121001	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376121002	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376121003	0.44	R-R	R-1	MDR	MDR	WDC Consistency
376121004	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376121005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376121006	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376121007	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376121008	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376121009	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376121010	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376121011	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376121012	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376121013	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376121014	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376121015	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376121016	0.18	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
376121017	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376121018	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376121019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376121020	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376121021	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376121022	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376121023	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122001	0.38	R-R	R-1	MDR	MDR	WDC Consistency
376122002	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376122003	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376122004	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376122005	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376122006	0.37	R-R	R-1	MDR	MDR	WDC Consistency
376122007	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376122008	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376122009	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376122010	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376122011	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122012	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376122013	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122014	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122015	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122016	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122017	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122018	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122020	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122021	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376122022	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376131001	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376131002	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376131003	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376131004	0.29	R-R	R-1	MDR	MDR	WDC Consistency
376131005	0.16	R-R	R-1	MDR	MDR	WDC Consistency
376131006	0.13	R-R	R-1	MDR	MDR	WDC Consistency
376131007	0.13	R-R	R-1	MDR	MDR	WDC Consistency
376131008	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376131009	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376131010	0.28	R-R	R-1	MDR	MDR	WDC Consistency
376131011	0.31	R-R	R-1	MDR	MDR	WDC Consistency
376131012	0.15	R-R	R-1	MDR	MDR	WDC Consistency
376131013	0.15	R-R	R-1	MDR	MDR	WDC Consistency
376131014	0.15	R-R	R-1	MDR	MDR	WDC Consistency
376131015	0.16	R-R	R-1	MDR	MDR	WDC Consistency
376131016	0.16	R-R	R-1	MDR	MDR	WDC Consistency
376131019	0.35	R-R	R-1	MDR	MDR	WDC Consistency
376132004	0.34	R-R	R-1	MDR	MDR	WDC Consistency
376132005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
376132006	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376132007	0.15	R-R	R-1	MDR	MDR	WDC Consistency
376132008	0.15	R-R	R-1	MDR	MDR	WDC Consistency
376132009	0.14	R-R	R-1	MDR	MDR	WDC Consistency
376132010	0.14	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
376132011	0.14	R-R	R-1	MDR	MDR	WDC Consistency
376132014	0.75	R-R	R-1	MDR	MDR	WDC Consistency
376132015	0.91	R-R	R-1	MDR	MDR	WDC Consistency
376132017	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376132018	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376132020	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376132021	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376132023	0.19	R-R	R-1	MDR	MDR	WDC Consistency
376132024	0.32	R-R	R-1	MDR	MDR	WDC Consistency
376132025	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376132026	0.20	R-R	R-1	MDR	MDR	WDC Consistency
376132027	0.36	R-R	R-1	MDR	MDR	WDC Consistency
376132028	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376132029	2.12	R-R	R-1	MDR	MDR	WDC Consistency
376132030	1.04	R-R	R-1	MDR	MDR	WDC Consistency
376132031	0.22	R-R	R-1	MDR	MDR	WDC Consistency
376132032	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376132033	0.21	R-R	R-1	MDR	MDR	WDC Consistency
376132034	0.26	R-R	R-1	MDR	MDR	WDC Consistency
376150009	0.65	R-R	R-1	MDR	MDR	WDC Consistency
376150012	0.65	R-R	R-1	MDR	MDR	WDC Consistency
376150014	0.65	R-R	R-1	MDR	MDR	WDC Consistency
376150015	0.69	R-R	R-1	MDR	MDR	WDC Consistency
376150016	4.84	R-R	R-1	MDR	MDR	WDC Consistency
376160002	0.52	R-R	R-1	MDR	MDR	WDC Consistency
376160003	0.33	R-R	R-1	MDR	MDR	WDC Consistency
376160004	0.43	R-R	R-1	MDR	MDR	WDC Consistency
376160007	0.64	R-R	R-1	MDR	MDR	WDC Consistency
376160011	0.64	R-R	R-1	MDR	MDR	WDC Consistency
376160012	0.40	R-R	R-1	MDR	MDR	WDC Consistency
376160013	0.40	R-R	R-1	MDR	MDR	WDC Consistency
376160014	0.53	R-R	R-1	MDR	MDR	WDC Consistency
376160016	0.64	R-R	R-1	MDR	MDR	WDC Consistency
376160017	0.40	R-R	R-1	MDR	MDR	WDC Consistency
376160018	0.40	R-R	R-1	MDR	MDR	WDC Consistency
376160019	0.53	R-R	R-1	MDR	MDR	WDC Consistency
376160023	0.33	R-R	R-1	MDR	MDR	WDC Consistency
376160024	0.40	R-R	R-1	MDR	MDR	WDC Consistency
376160025	0.40	R-R	R-1	MDR	MDR	WDC Consistency
376160026	0.53	R-R	R-1	MDR	MDR	WDC Consistency
376170001	1.05	R-R	R-1	MDR	MDR	WDC Consistency
376170003	0.67	R-R	R-1	MDR	MDR	WDC Consistency
376170004	0.49	R-R	R-1	MDR	MDR	WDC Consistency
376170005	0.48	R-R	R-1	MDR	MDR	WDC Consistency
376170006	0.40	R-R	R-1	MDR	MDR	WDC Consistency
376170007	0.50	R-R	R-1	MDR	MDR	WDC Consistency
376170008	0.50	R-R	R-1	MDR	MDR	WDC Consistency
376170009	0.50	R-R	R-1	MDR	MDR	WDC Consistency
376170010	0.42	R-R	R-1	MDR	MDR	WDC Consistency
376170011	0.60	R-R	R-1	MDR	MDR	WDC Consistency
376170012	1.02	R-R	R-1	MDR	MDR	WDC Consistency
376170013	2.05	R-R	R-1	MDR	MDR	WDC Consistency
376330003	1.34	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
376330017	3.11	R-R	R-1	MDR	MDR	WDC Consistency
376350005	1.85	R-R	R-1	MDR	MDR	WDC Consistency
376350007	2.52	R-R	R-1	MDR	MDR	WDC Consistency
376350009	20.07	R-R	R-1	MDR	MDR	WDC Consistency
376350010	3.36	R-R	R-1	MDR	MDR	WDC Consistency
376350017	7.09	R-R	R-1	MDR	MDR	WDC Consistency
376350019	2.79	R-R	R-1	MDR	MDR	WDC Consistency
376410026	9.09	R-R	R-1	MDR	MDR	WDC Consistency
380040003	2.92	R-R	R-1	MDR	MDR	WDC Consistency
380040004	4.80	R-R	R-1	MDR	MDR	WDC Consistency
380040006	0.93	R-R	R-1	MDR	MDR	WDC Consistency
380040010	0.21	R-R	R-1	MDR	MDR	WDC Consistency
380040015	0.47	R-R	R-1	MDR	MDR	WDC Consistency
380040016	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380040017	0.46	R-R	R-1	MDR	MDR	WDC Consistency
380040018	0.04	R-R	R-1	MDR	MDR	WDC Consistency
380040019	0.01	R-R	R-1	MDR	MDR	WDC Consistency
380040020	0.52	R-R	R-1	MDR	MDR	WDC Consistency
380040021	0.52	R-R	R-1	MDR	MDR	WDC Consistency
380040028	3.00	R-R	R-1	MDR	MDR	WDC Consistency
380050003	12.37	R-R	R-1	MDR	MDR	WDC Consistency
380050004	2.35	R-R	R-1	MDR	MDR	WDC Consistency
380050007	0.78	R-R	R-1	MDR	MDR	WDC Consistency
380050008	0.14	R-R	R-1	MDR	MDR	WDC Consistency
380050012	2.77	R-R	R-1	MDR	MDR	WDC Consistency
380050015	2.49	R-R	R-1	MDR	MDR	WDC Consistency
380050016	5.65	R-R	R-1	MDR	MDR	WDC Consistency
380050017	1.40	R-R	R-1	MDR	MDR	WDC Consistency
380050018	1.06	R-R	R-1	MDR	MDR	WDC Consistency
380050019	1.06	R-R	R-1	MDR	MDR	WDC Consistency
380050020	1.06	R-R	R-1	MDR	MDR	WDC Consistency
380050021	3.17	R-R	R-1	MDR	MDR	WDC Consistency
380050023	4.54	R-R	R-1	MDR	MDR	WDC Consistency
380050024	3.13	R-R	R-1	MDR	MDR	WDC Consistency
380050027	6.19	R-R	R-1	MDR	MDR	WDC Consistency
380050028	2.95	R-R	R-1	MDR	MDR	WDC Consistency
380080018	7.26	R-R	R-1	MDR	MDR	WDC Consistency
380080019	1.71	R-R	R-1	MDR	MDR	WDC Consistency
380100007	3.58	R-R	R-1	MDR	MDR	WDC Consistency
380100013	2.32	R-R	R-1	MDR	MDR	WDC Consistency
380120014	2.14	R-R	R-1	MDR	MDR	WDC Consistency
380120015	1.26	R-R	R-1	MDR	MDR	WDC Consistency
380120016	1.67	R-R	R-1	MDR	MDR	WDC Consistency
380120017	1.09	R-R	R-1	MDR	MDR	WDC Consistency
380120018	1.03	R-R	R-1	MDR	MDR	WDC Consistency
380120019	2.00	R-R	R-1	MDR	MDR	WDC Consistency
380120020	1.07	R-R	R-1	MDR	MDR	WDC Consistency
380120021	1.22	R-R	R-1	MDR	MDR	WDC Consistency
380120022	0.85	R-R	R-1	MDR	MDR	WDC Consistency
380120023	1.12	R-R	R-1	MDR	MDR	WDC Consistency
380120024	0.98	R-R	R-1	MDR	MDR	WDC Consistency
380120025	0.29	R-R	R-1	MDR	MDR	WDC Consistency
380130004	3.64	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
380130007	2.21	R-R	R-1	MDR	MDR	WDC Consistency
380130008	2.02	R-R	R-1	MDR	MDR	WDC Consistency
380130009	2.00	R-R	R-1	MDR	MDR	WDC Consistency
380200001	7.23	R-R	R-1	MDR	MDR	WDC Consistency
380200002	3.20	R-R	R-1	MDR	MDR	WDC Consistency
380200003	0.41	R-R	R-1	MDR	MDR	WDC Consistency
380200004	0.25	R-R	R-1	MDR	MDR	WDC Consistency
380200005	0.25	R-R	R-1	MDR	MDR	WDC Consistency
380200006	0.37	R-R	R-1	MDR	MDR	WDC Consistency
380200007	1.23	R-R	R-1	MDR	MDR	WDC Consistency
380200008	1.94	R-R	R-1	MDR	MDR	WDC Consistency
380210006	4.96	R-R	R-1	MDR	MDR	WDC Consistency
380210014	16.22	R-R	R-1	MDR	MDR	WDC Consistency
380330001	0.23	R-R	R-1	MDR	MDR	WDC Consistency
380330002	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330003	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330004	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330005	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330006	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330007	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330009	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330010	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330011	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330012	0.23	R-R	R-1	MDR	MDR	WDC Consistency
380330013	0.24	R-R	R-1	MDR	MDR	WDC Consistency
380330014	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330015	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330016	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330017	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330018	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330019	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330020	0.20	R-R	R-1	MDR	MDR	WDC Consistency
380330021	0.21	R-R	R-1	MDR	MDR	WDC Consistency
380330022	0.25	R-R	R-1	MDR	MDR	WDC Consistency
380330023	0.25	R-R	R-1	MDR	MDR	WDC Consistency
380330024	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330025	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330026	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330027	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330028	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330029	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330030	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330031	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330032	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330033	0.17	R-R	R-1	MDR	MDR	WDC Consistency
380330034	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330035	0.20	R-R	R-1	MDR	MDR	WDC Consistency
380330036	0.24	R-R	R-1	MDR	MDR	WDC Consistency
380330037	0.18	R-R	R-1	MDR	MDR	WDC Consistency
380330038	0.22	R-R	R-1	MDR	MDR	WDC Consistency
380330039	0.23	R-R	R-1	MDR	MDR	WDC Consistency
380330040	0.43	R-R	R-1	MDR	MDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
380330041	0.39	R-R	R-1	MDR	MDR	WDC Consistency
380330042	0.32	R-R	R-1	MDR	MDR	WDC Consistency
380330043	0.23	R-R	R-1	MDR	MDR	WDC Consistency
380330044	0.36	R-R	R-1	MDR	MDR	WDC Consistency
380330045	0.38	R-R	R-1	MDR	MDR	WDC Consistency
380330046	0.36	R-R	R-1	MDR	MDR	WDC Consistency
380330048	0.32	R-R	R-1	MDR	MDR	WDC Consistency
380470041	2.37	R-R	R-1	MDR	MDR	WDC Consistency
380470042	0.50	R-R	R-1	MDR	MDR	WDC Consistency
382242027	0.17	R-R	R-1	MDR	MDR	WDC Consistency
382242028	0.17	R-R	R-1	MDR	MDR	WDC Consistency
382242029	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382242030	0.17	R-R	R-1	MDR	MDR	WDC Consistency
382242031	0.17	R-R	R-1	MDR	MDR	WDC Consistency
382242032	0.17	R-R	R-1	MDR	MDR	WDC Consistency
382242033	0.16	R-R	R-1	MDR	MDR	WDC Consistency
382242034	0.16	R-R	R-1	MDR	MDR	WDC Consistency
382242035	0.16	R-R	R-1	MDR	MDR	WDC Consistency
382242036	0.16	R-R	R-1	MDR	MDR	WDC Consistency
382242037	0.16	R-R	R-1	MDR	MDR	WDC Consistency
382242038	0.16	R-R	R-1	MDR	MDR	WDC Consistency
382243001	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243002	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243003	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243004	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243005	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243006	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243007	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243008	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243009	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243010	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243011	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243012	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243013	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243014	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243015	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243016	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243017	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243018	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243019	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243020	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243021	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243022	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243023	0.18	R-R	R-1	MDR	MDR	WDC Consistency
382243024	0.19	R-R	R-1	MDR	MDR	WDC Consistency
380160017	1.34	W-1	R-1	MDR	MDR	WDC Consistency
367110008	9.56	R-3	R-1	MHDR	MHDR	WDC Consistency
367502002	6.46	C-O	R-2	HDR	HDR	WDC Consistency
367502003	1.78	C-O	R-2	HDR	HDR	WDC Consistency
367502004	0.49	C-O	R-2	HDR	HDR	WDC Consistency
367180051	0.31	C-P-S	R-2	MHDR	MHDR	WDC Consistency
367110035	8.47	R-3	R-2	MHDR	MHDR	WDC Consistency
380220003	25.78	R-3	R-2	MHDR	MHDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
380280001	2.07	R-3	R-2	MHDR	MHDR	WDC Consistency
380280002	4.33	R-3	R-2	MHDR	MHDR	WDC Consistency
380280003	2.22	R-3	R-2	MHDR	MHDR	WDC Consistency
380280019	2.02	R-3	R-2	MHDR	MHDR	WDC Consistency
380290004	4.62	R-3	R-2	MHDR	MHDR	WDC Consistency
380290005	2.45	R-3	R-2	MHDR	MHDR	WDC Consistency
380290006	2.41	R-3	R-2	MHDR	MHDR	WDC Consistency
380290014	2.13	R-3	R-2	MHDR	MHDR	WDC Consistency
380290015	2.41	R-3	R-2	MHDR	MHDR	WDC Consistency
380290016	1.90	R-3	R-2	MHDR	MHDR	WDC Consistency
380290017	2.53	R-3	R-2	MHDR	MHDR	WDC Consistency
380290018	4.45	R-3	R-2	MHDR	MHDR	WDC Consistency
380290025	2.34	R-3	R-2	MHDR	MHDR	WDC Consistency
380290026	2.63	R-3	R-2	MHDR	MHDR	WDC Consistency
380290027	0.74	R-3	R-2	MHDR	MHDR	WDC Consistency
362070003	0.93	R-4	R-2	MHDR	MHDR	WDC Consistency
362070006	0.40	R-4	R-2	MHDR	MHDR	WDC Consistency
362070021	0.76	R-4	R-2	MHDR	MHDR	WDC Consistency
362070022	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
362070026	0.21	R-4	R-2	MHDR	MHDR	WDC Consistency
362070028	4.89	R-4	R-2	MHDR	MHDR	WDC Consistency
362070030	8.59	R-4	R-2	MHDR	MHDR	WDC Consistency
362080007	1.13	R-4	R-2	MHDR	MHDR	WDC Consistency
362080021	32.66	R-4	R-2	MHDR	MHDR	WDC Consistency
362080022	13.22	R-4	R-2	MHDR	MHDR	WDC Consistency
362250001	5.82	R-4	R-2	MHDR	MHDR	WDC Consistency
362250026	5.39	R-4	R-2	MHDR	MHDR	WDC Consistency
367180068	14.74	R-4	R-2	MHDR	MHDR	WDC Consistency
380280013	0.02	R-4	R-2	MHDR	MHDR	WDC Consistency
380450001	0.17	R-4	R-2	MHDR	MHDR	WDC Consistency
380450002	0.17	R-4	R-2	MHDR	MHDR	WDC Consistency
380450003	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380450004	0.20	R-4	R-2	MHDR	MHDR	WDC Consistency
380450005	0.20	R-4	R-2	MHDR	MHDR	WDC Consistency
380450006	0.16	R-4	R-2	MHDR	MHDR	WDC Consistency
380450007	0.16	R-4	R-2	MHDR	MHDR	WDC Consistency
380450008	0.17	R-4	R-2	MHDR	MHDR	WDC Consistency
380450009	0.18	R-4	R-2	MHDR	MHDR	WDC Consistency
380450010	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380450011	0.14	R-4	R-2	MHDR	MHDR	WDC Consistency
380450012	0.17	R-4	R-2	MHDR	MHDR	WDC Consistency
380451001	0.18	R-4	R-2	MHDR	MHDR	WDC Consistency
380451002	0.16	R-4	R-2	MHDR	MHDR	WDC Consistency
380451003	0.16	R-4	R-2	MHDR	MHDR	WDC Consistency
380451004	0.19	R-4	R-2	MHDR	MHDR	WDC Consistency
380451005	0.16	R-4	R-2	MHDR	MHDR	WDC Consistency
380451006	0.13	R-4	R-2	MHDR	MHDR	WDC Consistency
380452001	0.19	R-4	R-2	MHDR	MHDR	WDC Consistency
380452002	0.20	R-4	R-2	MHDR	MHDR	WDC Consistency
380452003	0.19	R-4	R-2	MHDR	MHDR	WDC Consistency
380452004	0.21	R-4	R-2	MHDR	MHDR	WDC Consistency
380452005	0.88	R-4	R-2	MHDR	MHDR	WDC Consistency
380460001	0.13	R-4	R-2	MHDR	MHDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
380460002	0.13	R-4	R-2	MHDR	MHDR	WDC Consistency
380460003	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380460004	0.16	R-4	R-2	MHDR	MHDR	WDC Consistency
380460005	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380460006	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380460007	0.17	R-4	R-2	MHDR	MHDR	WDC Consistency
380460008	0.31	R-4	R-2	MHDR	MHDR	WDC Consistency
380460009	0.43	R-4	R-2	MHDR	MHDR	WDC Consistency
380460010	0.24	R-4	R-2	MHDR	MHDR	WDC Consistency
380460011	0.22	R-4	R-2	MHDR	MHDR	WDC Consistency
380460012	0.17	R-4	R-2	MHDR	MHDR	WDC Consistency
380460013	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380460014	0.14	R-4	R-2	MHDR	MHDR	WDC Consistency
380460015	0.12	R-4	R-2	MHDR	MHDR	WDC Consistency
380460016	0.12	R-4	R-2	MHDR	MHDR	WDC Consistency
380460017	0.12	R-4	R-2	MHDR	MHDR	WDC Consistency
380460018	0.13	R-4	R-2	MHDR	MHDR	WDC Consistency
380460019	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380460020	0.16	R-4	R-2	MHDR	MHDR	WDC Consistency
380460021	0.24	R-4	R-2	MHDR	MHDR	WDC Consistency
380460022	0.24	R-4	R-2	MHDR	MHDR	WDC Consistency
380460023	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380460024	0.12	R-4	R-2	MHDR	MHDR	WDC Consistency
380460025	0.12	R-4	R-2	MHDR	MHDR	WDC Consistency
380460026	0.12	R-4	R-2	MHDR	MHDR	WDC Consistency
380460027	0.18	R-4	R-2	MHDR	MHDR	WDC Consistency
380460028	0.33	R-4	R-2	MHDR	MHDR	WDC Consistency
380460029	0.14	R-4	R-2	MHDR	MHDR	WDC Consistency
380460030	0.14	R-4	R-2	MHDR	MHDR	WDC Consistency
380460031	0.14	R-4	R-2	MHDR	MHDR	WDC Consistency
380460032	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380460033	0.17	R-4	R-2	MHDR	MHDR	WDC Consistency
380460034	0.16	R-4	R-2	MHDR	MHDR	WDC Consistency
380460035	0.16	R-4	R-2	MHDR	MHDR	WDC Consistency
380460036	0.16	R-4	R-2	MHDR	MHDR	WDC Consistency
380460037	0.12	R-4	R-2	MHDR	MHDR	WDC Consistency
380460038	0.14	R-4	R-2	MHDR	MHDR	WDC Consistency
380460039	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380460040	0.23	R-4	R-2	MHDR	MHDR	WDC Consistency
380460041	0.18	R-4	R-2	MHDR	MHDR	WDC Consistency
380460042	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380460043	0.19	R-4	R-2	MHDR	MHDR	WDC Consistency
380460044	0.15	R-4	R-2	MHDR	MHDR	WDC Consistency
380460045	0.18	R-4	R-2	MHDR	MHDR	WDC Consistency
380460046	1.12	R-4	R-2	MHDR	MHDR	WDC Consistency
380460047	0.77	R-4	R-2	MHDR	MHDR	WDC Consistency
380460048	0.07	R-4	R-2	MHDR	MHDR	WDC Consistency
380460049	5.50	R-4	R-2	MHDR	MHDR	WDC Consistency
365082024	4.11	R-R	R-2	MHDR	MHDR	WDC Consistency
365161005	0.15	R-R	R-2	MHDR	MHDR	WDC Consistency
365180004	8.94	R-R	R-2	MHDR	MHDR	WDC Consistency
366024010	1.49	R-R	R-2	MHDR	MHDR	WDC Consistency
366033016	0.72	R-R	R-2	MHDR	MHDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366130007	0.39	R-R	R-2	MHDR	MHDR	WDC Consistency
366130008	0.20	R-R	R-2	MHDR	MHDR	WDC Consistency
366130009	0.20	R-R	R-2	MHDR	MHDR	WDC Consistency
366130010	0.20	R-R	R-2	MHDR	MHDR	WDC Consistency
366130011	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366130012	0.38	R-R	R-2	MHDR	MHDR	WDC Consistency
366130013	0.20	R-R	R-2	MHDR	MHDR	WDC Consistency
366130014	0.20	R-R	R-2	MHDR	MHDR	WDC Consistency
366130015	0.20	R-R	R-2	MHDR	MHDR	WDC Consistency
366130016	0.20	R-R	R-2	MHDR	MHDR	WDC Consistency
366130017	0.70	R-R	R-2	MHDR	MHDR	WDC Consistency
366130029	0.76	R-R	R-2	MHDR	MHDR	WDC Consistency
366130032	0.96	R-R	R-2	MHDR	MHDR	WDC Consistency
366130035	1.50	R-R	R-2	MHDR	MHDR	WDC Consistency
366130036	1.56	R-R	R-2	MHDR	MHDR	WDC Consistency
366130037	0.63	R-R	R-2	MHDR	MHDR	WDC Consistency
366130041	0.77	R-R	R-2	MHDR	MHDR	WDC Consistency
366130042	0.00	R-R	R-2	MHDR	MHDR	WDC Consistency
366130043	0.09	R-R	R-2	MHDR	MHDR	WDC Consistency
366130044	0.06	R-R	R-2	MHDR	MHDR	WDC Consistency
366130045	0.89	R-R	R-2	MHDR	MHDR	WDC Consistency
366140005	9.27	R-R	R-2	MHDR	MHDR	WDC Consistency
366140006	0.34	R-R	R-2	MHDR	MHDR	WDC Consistency
366150005	0.37	R-R	R-2	MHDR	MHDR	WDC Consistency
366150006	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150007	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150008	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150009	0.18	R-R	R-2	MHDR	MHDR	WDC Consistency
366150010	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150011	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150012	0.50	R-R	R-2	MHDR	MHDR	WDC Consistency
366150013	0.26	R-R	R-2	MHDR	MHDR	WDC Consistency
366150014	0.26	R-R	R-2	MHDR	MHDR	WDC Consistency
366150015	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150016	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150017	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150018	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150019	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150020	0.19	R-R	R-2	MHDR	MHDR	WDC Consistency
366150021	0.21	R-R	R-2	MHDR	MHDR	WDC Consistency
366150022	0.17	R-R	R-2	MHDR	MHDR	WDC Consistency
366150024	0.01	R-R	R-2	MHDR	MHDR	WDC Consistency
366170022	0.59	R-R	R-2	MHDR	MHDR	WDC Consistency
366170023	0.58	R-R	R-2	MHDR	MHDR	WDC Consistency
366170024	0.60	R-R	R-2	MHDR	MHDR	WDC Consistency
366170025	0.57	R-R	R-2	MHDR	MHDR	WDC Consistency
366170027	0.56	R-R	R-2	MHDR	MHDR	WDC Consistency
366170029	0.86	R-R	R-2	MHDR	MHDR	WDC Consistency
366170031	0.86	R-R	R-2	MHDR	MHDR	WDC Consistency
366170032	0.57	R-R	R-2	MHDR	MHDR	WDC Consistency
366170033	0.59	R-R	R-2	MHDR	MHDR	WDC Consistency
366170035	0.56	R-R	R-2	MHDR	MHDR	WDC Consistency
366170036	0.58	R-R	R-2	MHDR	MHDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366170037	0.57	R-R	R-2	MHDR	MHDR	WDC Consistency
366170038	0.57	R-R	R-2	MHDR	MHDR	WDC Consistency
366170039	0.56	R-R	R-2	MHDR	MHDR	WDC Consistency
366170040	0.56	R-R	R-2	MHDR	MHDR	WDC Consistency
366170041	0.56	R-R	R-2	MHDR	MHDR	WDC Consistency
376060005	1.01	R-R	R-2	MHDR	MHDR	WDC Consistency
376060006	1.10	R-R	R-2	MHDR	MHDR	WDC Consistency
376060022	1.89	R-R	R-2	MHDR	MHDR	WDC Consistency
376060028	3.68	R-R	R-2	MHDR	MHDR	WDC Consistency
376060029	1.89	R-R	R-2	MHDR	MHDR	WDC Consistency
380160002	5.33	R-R	R-2	VLDR	MHDR	WDC Consistency
380170003	1.27	R-R	R-2	MHDR	MHDR	WDC Consistency
380170004	1.12	R-R	R-2	MHDR	MHDR	WDC Consistency
380170005	4.44	R-R	R-2	MHDR	MHDR	WDC Consistency
380170012	1.22	R-R	R-2	MHDR	MHDR	WDC Consistency
366330009	8.17	R-T	R-2	MHDR	MHDR	WDC Consistency
380250038	12.37	SP ZONE	R-2	MHDR	MHDR	WDC Consistency
376410025	7.02	C-P-S	R-3	VHDR	VHDR	WDC Consistency
367180069	11.59	R-4	R-3	VHDR	VHDR	WDC Consistency
365062011	0.80	R-R	R-3	VHDR	VHDR	WDC Consistency
365093001	0.09	R-R	R-3	VHDR	VHDR	WDC Consistency
365113013	0.13	R-R	R-3	VHDR	VHDR	WDC Consistency
365113014	0.15	R-R	R-3	VHDR	VHDR	WDC Consistency
380250035	20.77	SP ZONE	R-3	VHDR	VHDR	WDC Consistency
380250037	1.07	SP ZONE	R-3	VHDR	VHDR	WDC Consistency
380250044	9.01	R-3	R-4	HHDR	HHDR	WDC Consistency
382320017	439.80	R-R	R-M	RM	MDR	WDC Consistency
365250038	10.22	R-1	R-M	RM	RM	WDC Consistency
361021001	9.20	R-A-1	R-M	RM	RM	WDC Consistency
361021002	4.49	R-A-1	R-M	RM	RM	WDC Consistency
361021003	2.19	R-A-1	R-M	RM	RM	WDC Consistency
361021004	1.98	R-A-1	R-M	RM	RM	WDC Consistency
361021016	4.35	R-A-1	R-M	RM	RM	WDC Consistency
361021017	2.11	R-A-1	R-M	RM	RM	WDC Consistency
361021020	2.21	R-A-1	R-M	RM	RM	WDC Consistency
361021021	2.28	R-A-1	R-M	RM	RM	WDC Consistency
361030006	1.10	R-A-1	R-M	RM	RM	WDC Consistency
361030008	0.55	R-A-1	R-M	RM	RM	WDC Consistency
361030010	0.66	R-A-1	R-M	RM	RM	WDC Consistency
361030018	1.14	R-A-1	R-M	RM	RM	WDC Consistency
361030019	45.06	R-A-1	R-M	RM	RM	WDC Consistency
361030001	45.49	R-A-10	R-M	RM	RM	WDC Consistency
361021018	2.43	R-A-2 1/2	R-M	RM	RM	WDC Consistency
361021019	4.48	R-A-2 1/2	R-M	RM	RM	WDC Consistency
361021005	18.23	R-A-5	R-M	RM	RM	WDC Consistency
361021006	19.56	R-A-5	R-M	RM	RM	WDC Consistency
361021007	19.94	R-A-5	R-M	RM	RM	WDC Consistency
361021008	9.95	R-A-5	R-M	RM	RM	WDC Consistency
361021034	4.77	R-A-5	R-M	RM	RM	WDC Consistency
361030003	10.00	R-A-5	R-M	RM	RM	WDC Consistency
361030004	4.82	R-A-5	R-M	RM	RM	WDC Consistency
361030016	3.99	R-A-5	R-M	RM	RM	WDC Consistency
361030022	1.45	R-A-5	R-M	RM	RM	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
361030023	0.94	R-A-5	R-M	RM	RM	WDC Consistency
361131001	0.09	R-R	R-M	RM	RM	WDC Consistency
361131002	0.09	R-R	R-M	RM	RM	WDC Consistency
361131007	0.09	R-R	R-M	RM	RM	WDC Consistency
361131008	0.09	R-R	R-M	RM	RM	WDC Consistency
361131009	0.09	R-R	R-M	RM	RM	WDC Consistency
361131014	0.09	R-R	R-M	RM	RM	WDC Consistency
361131015	0.09	R-R	R-M	RM	RM	WDC Consistency
361131017	0.09	R-R	R-M	RM	RM	WDC Consistency
361131018	0.09	R-R	R-M	RM	RM	WDC Consistency
361131019	0.05	R-R	R-M	RM	RM	WDC Consistency
361131020	0.05	R-R	R-M	RM	RM	WDC Consistency
361131021	0.37	R-R	R-M	RM	RM	WDC Consistency
361131022	0.18	R-R	R-M	RM	RM	WDC Consistency
361131023	0.18	R-R	R-M	RM	RM	WDC Consistency
361132001	0.09	R-R	R-M	RM	RM	WDC Consistency
361132002	0.09	R-R	R-M	RM	RM	WDC Consistency
361132003	0.09	R-R	R-M	RM	RM	WDC Consistency
361132004	0.09	R-R	R-M	RM	RM	WDC Consistency
361132005	0.55	R-R	R-M	RM	RM	WDC Consistency
361132006	0.09	R-R	R-M	RM	RM	WDC Consistency
361132007	0.09	R-R	R-M	RM	RM	WDC Consistency
361132008	0.09	R-R	R-M	RM	RM	WDC Consistency
361132009	0.09	R-R	R-M	RM	RM	WDC Consistency
361132010	0.09	R-R	R-M	RM	RM	WDC Consistency
361132011	0.09	R-R	R-M	RM	RM	WDC Consistency
361132012	0.09	R-R	R-M	RM	RM	WDC Consistency
361132013	0.09	R-R	R-M	RM	RM	WDC Consistency
361132015	0.28	R-R	R-M	RM	RM	WDC Consistency
361132018	0.38	R-R	R-M	RM	RM	WDC Consistency
361133005	0.09	R-R	R-M	RM	RM	WDC Consistency
361133006	0.09	R-R	R-M	RM	RM	WDC Consistency
361133007	0.09	R-R	R-M	RM	RM	WDC Consistency
361133009	0.23	R-R	R-M	RM	RM	WDC Consistency
361133010	0.23	R-R	R-M	RM	RM	WDC Consistency
361133011	0.28	R-R	R-M	RM	RM	WDC Consistency
361134012	0.09	R-R	R-M	RM	RM	WDC Consistency
361134013	0.09	R-R	R-M	RM	RM	WDC Consistency
361134014	0.09	R-R	R-M	RM	RM	WDC Consistency
361134015	0.09	R-R	R-M	RM	RM	WDC Consistency
361134016	0.09	R-R	R-M	RM	RM	WDC Consistency
361134017	0.09	R-R	R-M	RM	RM	WDC Consistency
361134018	0.09	R-R	R-M	RM	RM	WDC Consistency
361134019	0.09	R-R	R-M	RM	RM	WDC Consistency
361134020	0.09	R-R	R-M	RM	RM	WDC Consistency
361134021	0.09	R-R	R-M	RM	RM	WDC Consistency
361134024	0.09	R-R	R-M	RM	RM	WDC Consistency
361134025	0.09	R-R	R-M	RM	RM	WDC Consistency
361134026	0.09	R-R	R-M	RM	RM	WDC Consistency
361134027	0.09	R-R	R-M	RM	RM	WDC Consistency
361134028	0.09	R-R	R-M	RM	RM	WDC Consistency
361134029	0.09	R-R	R-M	RM	RM	WDC Consistency
361134030	0.09	R-R	R-M	RM	RM	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
361134031	0.09	R-R	R-M	RM	RM	WDC Consistency
361134032	0.09	R-R	R-M	RM	RM	WDC Consistency
361134033	0.09	R-R	R-M	RM	RM	WDC Consistency
361134034	0.18	R-R	R-M	RM	RM	WDC Consistency
361134035	0.09	R-R	R-M	RM	RM	WDC Consistency
361134036	0.09	R-R	R-M	RM	RM	WDC Consistency
361134037	0.09	R-R	R-M	RM	RM	WDC Consistency
361134038	0.18	R-R	R-M	RM	RM	WDC Consistency
361134039	0.44	R-R	R-M	RM	RM	WDC Consistency
361140005	0.09	R-R	R-M	RM	RM	WDC Consistency
361140006	0.09	R-R	R-M	RM	RM	WDC Consistency
361140007	0.09	R-R	R-M	RM	RM	WDC Consistency
361140008	0.09	R-R	R-M	RM	RM	WDC Consistency
361140009	0.09	R-R	R-M	RM	RM	WDC Consistency
361140010	0.09	R-R	R-M	RM	RM	WDC Consistency
361140011	0.18	R-R	R-M	RM	RM	WDC Consistency
361140012	0.09	R-R	R-M	RM	RM	WDC Consistency
361140013	0.09	R-R	R-M	RM	RM	WDC Consistency
361140014	0.09	R-R	R-M	RM	RM	WDC Consistency
361140015	0.09	R-R	R-M	RM	RM	WDC Consistency
361140016	0.09	R-R	R-M	RM	RM	WDC Consistency
361140019	0.09	R-R	R-M	RM	RM	WDC Consistency
361140020	0.09	R-R	R-M	RM	RM	WDC Consistency
361140023	0.09	R-R	R-M	RM	RM	WDC Consistency
361140024	0.09	R-R	R-M	RM	RM	WDC Consistency
361140025	0.09	R-R	R-M	RM	RM	WDC Consistency
361140026	0.09	R-R	R-M	RM	RM	WDC Consistency
361140027	0.09	R-R	R-M	RM	RM	WDC Consistency
361140028	0.09	R-R	R-M	RM	RM	WDC Consistency
361140029	0.01	R-R	R-M	RM	RM	WDC Consistency
361140030	0.18	R-R	R-M	RM	RM	WDC Consistency
361140031	0.18	R-R	R-M	RM	RM	WDC Consistency
361140032	0.18	R-R	R-M	RM	RM	WDC Consistency
361151001	0.09	R-R	R-M	RM	RM	WDC Consistency
361151002	0.09	R-R	R-M	RM	RM	WDC Consistency
361151003	0.09	R-R	R-M	RM	RM	WDC Consistency
361151004	0.09	R-R	R-M	RM	RM	WDC Consistency
361151005	0.09	R-R	R-M	RM	RM	WDC Consistency
361151006	0.09	R-R	R-M	RM	RM	WDC Consistency
361151007	0.09	R-R	R-M	RM	RM	WDC Consistency
361151008	0.09	R-R	R-M	RM	RM	WDC Consistency
361151009	0.09	R-R	R-M	RM	RM	WDC Consistency
361151010	0.09	R-R	R-M	RM	RM	WDC Consistency
361151014	0.09	R-R	R-M	RM	RM	WDC Consistency
361151015	0.09	R-R	R-M	RM	RM	WDC Consistency
361151016	0.09	R-R	R-M	RM	RM	WDC Consistency
361151017	0.09	R-R	R-M	RM	RM	WDC Consistency
361151018	0.09	R-R	R-M	RM	RM	WDC Consistency
361151019	0.10	R-R	R-M	RM	RM	WDC Consistency
361151020	0.10	R-R	R-M	RM	RM	WDC Consistency
361151021	0.10	R-R	R-M	RM	RM	WDC Consistency
361151022	0.09	R-R	R-M	RM	RM	WDC Consistency
361151025	0.14	R-R	R-M	RM	RM	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
361151026	0.14	R-R	R-M	RM	RM	WDC Consistency
361152001	0.10	R-R	R-M	RM	RM	WDC Consistency
361152002	0.10	R-R	R-M	RM	RM	WDC Consistency
361152012	0.28	R-R	R-M	RM	RM	WDC Consistency
361152013	0.09	R-R	R-M	RM	RM	WDC Consistency
361152014	0.09	R-R	R-M	RM	RM	WDC Consistency
361152015	0.09	R-R	R-M	RM	RM	WDC Consistency
361152026	0.31	R-R	R-M	RM	RM	WDC Consistency
361152028	0.18	R-R	R-M	RM	RM	WDC Consistency
361152029	0.28	R-R	R-M	RM	RM	WDC Consistency
361152030	0.20	R-R	R-M	RM	RM	WDC Consistency
361152031	0.73	R-R	R-M	RM	RM	WDC Consistency
361152032	0.37	R-R	R-M	RM	RM	WDC Consistency
361153002	0.09	R-R	R-M	RM	RM	WDC Consistency
361153003	0.09	R-R	R-M	RM	RM	WDC Consistency
361153004	0.09	R-R	R-M	RM	RM	WDC Consistency
361153005	0.09	R-R	R-M	RM	RM	WDC Consistency
361153008	0.09	R-R	R-M	RM	RM	WDC Consistency
361153017	0.61	R-R	R-M	RM	RM	WDC Consistency
361153018	0.29	R-R	R-M	RM	RM	WDC Consistency
361153019	0.28	R-R	R-M	RM	RM	WDC Consistency
361153025	0.32	R-R	R-M	RM	RM	WDC Consistency
361153027	0.41	R-R	R-M	RM	RM	WDC Consistency
361153028	0.17	R-R	R-M	RM	RM	WDC Consistency
361153030	0.14	R-R	R-M	RM	RM	WDC Consistency
361153031	0.28	R-R	R-M	RM	RM	WDC Consistency
361154001	0.10	R-R	R-M	RM	RM	WDC Consistency
361154002	0.10	R-R	R-M	RM	RM	WDC Consistency
361154003	0.10	R-R	R-M	RM	RM	WDC Consistency
361154004	0.09	R-R	R-M	RM	RM	WDC Consistency
361154008	0.09	R-R	R-M	RM	RM	WDC Consistency
361154009	0.09	R-R	R-M	RM	RM	WDC Consistency
361154017	0.09	R-R	R-M	RM	RM	WDC Consistency
361154018	0.18	R-R	R-M	RM	RM	WDC Consistency
361154025	0.09	R-R	R-M	RM	RM	WDC Consistency
361154026	0.18	R-R	R-M	RM	RM	WDC Consistency
361154027	0.18	R-R	R-M	RM	RM	WDC Consistency
361154030	0.18	R-R	R-M	RM	RM	WDC Consistency
361154031	0.00	R-R	R-M	RM	RM	WDC Consistency
361154033	0.00	R-R	R-M	RM	RM	WDC Consistency
361154034	0.18	R-R	R-M	RM	RM	WDC Consistency
361154036	0.18	R-R	R-M	RM	RM	WDC Consistency
361154038	0.40	R-R	R-M	RM	RM	WDC Consistency
361185001	0.51	R-R	R-M	RM	RM	WDC Consistency
361185002	0.46	R-R	R-M	RM	RM	WDC Consistency
361201001	0.51	R-R	R-M	RM	RM	WDC Consistency
361201003	0.46	R-R	R-M	RM	RM	WDC Consistency
361204009	0.23	R-R	R-M	RM	RM	WDC Consistency
361204016	0.25	R-R	R-M	RM	RM	WDC Consistency
361204017	0.14	R-R	R-M	RM	RM	WDC Consistency
361204018	0.17	R-R	R-M	RM	RM	WDC Consistency
361204024	0.11	R-R	R-M	RM	RM	WDC Consistency
361205011	0.14	R-R	R-M	RM	RM	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
362130012	19.74	R-R	R-M	RM	RM	WDC Consistency
362130021	22.55	R-R	R-M	RM	RM	WDC Consistency
362140001	18.49	R-R	R-M	RM	RM	WDC Consistency
362140013	4.45	R-R	R-M	RM	RM	WDC Consistency
362150024	75.76	R-R	R-M	RM	RM	WDC Consistency
365210002	79.71	R-R	R-M	RM	RM	WDC Consistency
365210003	12.80	R-R	R-M	RM	RM	WDC Consistency
365210004	21.88	R-R	R-M	RM	RM	WDC Consistency
365210005	5.00	R-R	R-M	RM	RM	WDC Consistency
365210010	81.17	R-R	R-M	RM	RM	WDC Consistency
365210011	39.42	R-R	R-M	RM	RM	WDC Consistency
365210012	39.93	R-R	R-M	RM	RM	WDC Consistency
365210016	19.95	R-R	R-M	RM	RM	WDC Consistency
365210040	1.85	R-R	R-M	RM	RM	WDC Consistency
365210041	2.69	R-R	R-M	RM	RM	WDC Consistency
365210042	4.97	R-R	R-M	RM	RM	WDC Consistency
365210043	8.96	R-R	R-M	RM	RM	WDC Consistency
365250012	20.73	R-R	R-M	RM	RM	WDC Consistency
365250014	20.35	R-R	R-M	RM	RM	WDC Consistency
365250019	5.56	R-R	R-M	RM	RM	WDC Consistency
365250021	4.04	R-R	R-M	RM	RM	WDC Consistency
365250022	5.16	R-R	R-M	RM	RM	WDC Consistency
365250023	9.76	R-R	R-M	RM	RM	WDC Consistency
365250024	4.74	R-R	R-M	RM	RM	WDC Consistency
365250027	4.69	R-R	R-M	RM	RM	WDC Consistency
365250028	4.47	R-R	R-M	RM	RM	WDC Consistency
365250029	4.75	R-R	R-M	RM	RM	WDC Consistency
365250030	4.65	R-R	R-M	RM	RM	WDC Consistency
365250031	4.20	R-R	R-M	RM	RM	WDC Consistency
365250032	6.07	R-R	R-M	RM	RM	WDC Consistency
365250033	6.75	R-R	R-M	RM	RM	WDC Consistency
365250034	6.41	R-R	R-M	RM	RM	WDC Consistency
365250035	12.49	R-R	R-M	RM	RM	WDC Consistency
365250036	5.49	R-R	R-M	RM	RM	WDC Consistency
365250037	6.35	R-R	R-M	RM	RM	WDC Consistency
365250039	8.87	R-R	R-M	RM	RM	WDC Consistency
365250040	9.13	R-R	R-M	RM	RM	WDC Consistency
365250041	5.46	R-R	R-M	RM	RM	WDC Consistency
365250042	4.82	R-R	R-M	RM	RM	WDC Consistency
365250043	5.12	R-R	R-M	RM	RM	WDC Consistency
365250044	7.03	R-R	R-M	RM	RM	WDC Consistency
365250045	4.75	R-R	R-M	RM	RM	WDC Consistency
365250046	4.48	R-R	R-M	RM	RM	WDC Consistency
365250047	10.01	R-R	R-M	RM	RM	WDC Consistency
365250048	9.71	R-R	R-M	RM	RM	WDC Consistency
365250050	4.87	R-R	R-M	RM	RM	WDC Consistency
365250051	3.32	R-R	R-M	RM	RM	WDC Consistency
365250052	4.43	R-R	R-M	RM	RM	WDC Consistency
365250053	6.75	R-R	R-M	RM	RM	WDC Consistency
365250055	4.73	R-R	R-M	RM	RM	WDC Consistency
365250056	4.36	R-R	R-M	RM	RM	WDC Consistency
365250057	7.61	R-R	R-M	RM	RM	WDC Consistency
365250058	5.61	R-R	R-M	RM	RM	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
365250059	5.32	R-R	R-M	RM	RM	WDC Consistency
365250064	10.15	R-R	R-M	RM	RM	WDC Consistency
365250065	0.39	R-R	R-M	RM	RM	WDC Consistency
365270018	9.29	R-R	R-M	RM	RM	WDC Consistency
365270028	5.03	R-R	R-M	RM	RM	WDC Consistency
365270029	5.05	R-R	R-M	RM	RM	WDC Consistency
365270030	5.05	R-R	R-M	RM	RM	WDC Consistency
365270041	7.98	R-R	R-M	RM	RM	WDC Consistency
365270043	15.60	R-R	R-M	RM	RM	WDC Consistency
365270047	12.72	R-R	R-M	RM	RM	WDC Consistency
365270048	15.88	R-R	R-M	RM	RM	WDC Consistency
365270051	4.60	R-R	R-M	RM	RM	WDC Consistency
365270052	4.10	R-R	R-M	RM	RM	WDC Consistency
365270053	29.83	R-R	R-M	RM	RM	WDC Consistency
365270058	14.91	R-R	R-M	RM	RM	WDC Consistency
365270059	4.75	R-R	R-M	RM	RM	WDC Consistency
365270069	8.79	R-R	R-M	RM	RM	WDC Consistency
365270070	0.19	R-R	R-M	RM	RM	WDC Consistency
365270076	4.88	R-R	R-M	RM	RM	WDC Consistency
365270078	5.05	R-R	R-M	RM	RM	WDC Consistency
365270079	4.28	R-R	R-M	RM	RM	WDC Consistency
365270083	4.55	R-R	R-M	RM	RM	WDC Consistency
365270085	8.95	R-R	R-M	RM	RM	WDC Consistency
365270088	9.53	R-R	R-M	RM	RM	WDC Consistency
365270091	2.13	R-R	R-M	RM	RM	WDC Consistency
365270093	9.73	R-R	R-M	RM	RM	WDC Consistency
365270094	4.77	R-R	R-M	RM	RM	WDC Consistency
365270095	13.01	R-R	R-M	RM	RM	WDC Consistency
366310002	158.67	R-R	R-M	RM	RM	WDC Consistency
366310007	1.43	R-R	R-M	RM	RM	WDC Consistency
366310010	20.18	R-R	R-M	RM	RM	WDC Consistency
366310011	20.00	R-R	R-M	RM	RM	WDC Consistency
366310021	8.58	R-R	R-M	RM	RM	WDC Consistency
366310022	10.75	R-R	R-M	RM	RM	WDC Consistency
366310024	9.49	R-R	R-M	RM	RM	WDC Consistency
366310025	9.59	R-R	R-M	RM	RM	WDC Consistency
366310026	9.37	R-R	R-M	RM	RM	WDC Consistency
366310027	9.39	R-R	R-M	RM	RM	WDC Consistency
366310028	9.11	R-R	R-M	RM	RM	WDC Consistency
366310029	8.22	R-R	R-M	RM	RM	WDC Consistency
366310030	9.93	R-R	R-M	RM	RM	WDC Consistency
366310031	0.87	R-R	R-M	RM	RM	WDC Consistency
366310032	0.52	R-R	R-M	RM	RM	WDC Consistency
366310033	0.17	R-R	R-M	RM	RM	WDC Consistency
366310034	6.30	R-R	R-M	RM	RM	WDC Consistency
366320040	7.29	R-R	R-M	RM	RM	WDC Consistency
366320049	1.13	R-R	R-M	RM	RM	WDC Consistency
366320052	4.69	R-R	R-M	RM	RM	WDC Consistency
367270017	3.45	R-R	R-M	RM	RM	WDC Consistency
367270018	2.67	R-R	R-M	RM	RM	WDC Consistency
367270019	3.12	R-R	R-M	RM	RM	WDC Consistency
367280013	10.09	R-R	R-M	RM	RM	WDC Consistency
367280026	1.96	R-R	R-M	RM	RM	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
367280027	2.74	R-R	R-M	RM	RM	WDC Consistency
367280028	5.04	R-R	R-M	RM	RM	WDC Consistency
367280030	2.67	R-R	R-M	RM	RM	WDC Consistency
367280031	3.21	R-R	R-M	RM	RM	WDC Consistency
367280033	1.11	R-R	R-M	RM	RM	WDC Consistency
367280037	6.06	R-R	R-M	RM	RM	WDC Consistency
367280038	4.84	R-R	R-M	RM	RM	WDC Consistency
367280039	5.08	R-R	R-M	RM	RM	WDC Consistency
367310001	31.12	R-R	R-M	RM	RM	WDC Consistency
367310002	5.68	R-R	R-M	RM	RM	WDC Consistency
367310009	6.77	R-R	R-M	RM	RM	WDC Consistency
367310010	9.17	R-R	R-M	RM	RM	WDC Consistency
367310011	2.47	R-R	R-M	RM	RM	WDC Consistency
367320006	32.26	R-R	R-M	RM	RM	WDC Consistency
367320007	15.38	R-R	R-M	RM	RM	WDC Consistency
367320008	15.40	R-R	R-M	RM	RM	WDC Consistency
367320009	15.37	R-R	R-M	RM	RM	WDC Consistency
367450015	10.52	R-R	R-M	RM	RM	WDC Consistency
367450016	0.62	R-R	R-M	RM	RM	WDC Consistency
382140002	14.84	R-R	R-M	RM	RM	WDC Consistency
382140011	2.68	R-R	R-M	RM	RM	WDC Consistency
382150001	7.43	R-R	R-M	RM	RM	WDC Consistency
382150002	85.25	R-R	R-M	RM	RM	WDC Consistency
382150012	2.58	R-R	R-M	RM	RM	WDC Consistency
382150017	3.40	R-R	R-M	RM	RM	WDC Consistency
382150028	5.53	R-R	R-M	RM	RM	WDC Consistency
382150037	1.72	R-R	R-M	RM	RM	WDC Consistency
382150046	5.26	R-R	R-M	RM	RM	WDC Consistency
382150048	2.26	R-R	R-M	RM	RM	WDC Consistency
382150050	1.87	R-R	R-M	RM	RM	WDC Consistency
382150052	13.33	R-R	R-M	RM	RM	WDC Consistency
382150053	13.05	R-R	R-M	RM	RM	WDC Consistency
382150054	2.27	R-R	R-M	RM	RM	WDC Consistency
382160002	49.05	R-R	R-M	RM	RM	WDC Consistency
382160004	1.30	R-R	R-M	RM	RM	WDC Consistency
382160005	15.56	R-R	R-M	RM	RM	WDC Consistency
382160006	6.16	R-R	R-M	RM	RM	WDC Consistency
382160008	62.00	R-R	R-M	RM	RM	WDC Consistency
382160009	54.69	R-R	R-M	RM	RM	WDC Consistency
382160010	0.27	R-R	R-M	RM	RM	WDC Consistency
382280016	0.03	R-R	R-M	RM	RM	WDC Consistency
382280017	0.12	R-R	R-M	RM	RM	WDC Consistency
382320003	79.39	R-R	R-M	RM	RM	WDC Consistency
382320009	20.07	R-R	R-M	RM	RM	WDC Consistency
382320010	20.96	R-R	R-M	RM	RM	WDC Consistency
382320011	34.12	R-R	R-M	RM	RM	WDC Consistency
382320012	13.09	R-R	R-M	RM	RM	WDC Consistency
382320014	83.86	R-R	R-M	RM	RM	WDC Consistency
382330001	20.57	R-R	R-M	RM	RM	WDC Consistency
382330002	20.14	R-R	R-M	RM	RM	WDC Consistency
382330003	20.14	R-R	R-M	RM	RM	WDC Consistency
382340001	21.87	R-R	R-M	RM	RM	WDC Consistency
382340002	21.59	R-R	R-M	RM	RM	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
382350001	23.67	R-R	R-M	RM	RM	WDC Consistency
382350002	21.82	R-R	R-M	RM	RM	WDC Consistency
382350003	21.82	R-R	R-M	RM	RM	WDC Consistency
382360002	20.49	R-R	R-M	RM	RM	WDC Consistency
382360003	20.55	R-R	R-M	RM	RM	WDC Consistency
382360004	14.47	R-R	R-M	RM	RM	WDC Consistency
382370002	19.48	R-R	R-M	RM	RM	WDC Consistency
382370003	24.94	R-R	R-M	RM	RM	WDC Consistency
382380001	19.77	R-R	R-M	RM	RM	WDC Consistency
382380002	20.20	R-R	R-M	RM	RM	WDC Consistency
382430002	0.49	R-R	R-M	RM	RM	WDC Consistency
370210036	0.74	C-O	R-R	EDR-RC	EDR	WDC Consistency
365220013	2.48	R-1	R-R	RR	EDR	WDC Consistency
366092016	3.08	R-1-20000	R-R	EDR	EDR	WDC Consistency
366120004	6.91	R-1-20000	R-R	EDR	EDR	WDC Consistency
367510029	9.05	R-5	R-R	EDR-RC	EDR	WDC Consistency
382280018	0.36	R-A-2	R-R	EDR-RC	EDR	WDC Consistency
382280020	1.84	R-A-2	R-R	EDR-RC	EDR	WDC Consistency
382280021	2.00	R-A-2	R-R	EDR-RC	EDR	WDC Consistency
382280022	2.33	R-A-2	R-R	EDR-RC	EDR	WDC Consistency
382280023	2.39	R-A-2	R-R	EDR-RC	EDR	WDC Consistency
367290015	5.36	R-A-5	R-R	EDR-RC	EDR	WDC Consistency
367290016	4.46	R-A-5	R-R	EDR-RC	EDR	WDC Consistency
367290017	7.09	R-A-5	R-R	EDR-RC	EDR	WDC Consistency
362130022	258.17	R-T	R-R	EDR-RC	EDR	WDC Consistency
362130031	64.37	R-T	R-R	EDR-RC	EDR	WDC Consistency
362130034	86.87	R-T	R-R	EDR-RC	EDR	WDC Consistency
368030027	1.20	C-1/C-P	R-R	MDR	LDR	WDC Consistency
370250027	0.50	C-1/C-P	R-R	MDR	LDR	WDC Consistency
366230008	2.48	R-1	R-R	LDR	LDR	WDC Consistency
366230009	0.46	R-1	R-R	LDR	LDR	WDC Consistency
366230010	2.31	R-1	R-R	LDR	LDR	WDC Consistency
366230013	0.71	R-1	R-R	LDR	LDR	WDC Consistency
366230014	0.57	R-1	R-R	LDR	LDR	WDC Consistency
367121001	0.19	R-1	R-R	LDR	LDR	WDC Consistency
367121002	0.18	R-1	R-R	LDR	LDR	WDC Consistency
367121003	0.18	R-1	R-R	LDR	LDR	WDC Consistency
367121004	0.18	R-1	R-R	LDR	LDR	WDC Consistency
367121005	0.18	R-1	R-R	LDR	LDR	WDC Consistency
367121006	0.18	R-1	R-R	LDR	LDR	WDC Consistency
367121007	0.20	R-1	R-R	LDR	LDR	WDC Consistency
367121008	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367121009	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367121010	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367121011	0.21	R-1	R-R	LDR	LDR	WDC Consistency
367121012	0.21	R-1	R-R	LDR	LDR	WDC Consistency
367122001	0.17	R-1	R-R	LDR	LDR	WDC Consistency
367122002	0.17	R-1	R-R	LDR	LDR	WDC Consistency
367122003	0.17	R-1	R-R	LDR	LDR	WDC Consistency
367122004	0.17	R-1	R-R	LDR	LDR	WDC Consistency
367122005	0.18	R-1	R-R	LDR	LDR	WDC Consistency
367122006	0.20	R-1	R-R	LDR	LDR	WDC Consistency
367122007	0.21	R-1	R-R	LDR	LDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
367122008	0.21	R-1	R-R	LDR	LDR	WDC Consistency
367122009	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367122010	0.32	R-1	R-R	LDR	LDR	WDC Consistency
367122011	0.28	R-1	R-R	LDR	LDR	WDC Consistency
367122012	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367122013	0.26	R-1	R-R	LDR	LDR	WDC Consistency
367122014	0.20	R-1	R-R	LDR	LDR	WDC Consistency
367122015	0.26	R-1	R-R	LDR	LDR	WDC Consistency
367122016	0.37	R-1	R-R	LDR	LDR	WDC Consistency
367122017	0.18	R-1	R-R	LDR	LDR	WDC Consistency
367122018	0.20	R-1	R-R	LDR	LDR	WDC Consistency
367122019	0.29	R-1	R-R	LDR	LDR	WDC Consistency
367122020	0.22	R-1	R-R	LDR	LDR	WDC Consistency
367122021	0.22	R-1	R-R	LDR	LDR	WDC Consistency
367122022	0.21	R-1	R-R	LDR	LDR	WDC Consistency
367360001	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367360002	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360003	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360004	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360005	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367360006	0.35	R-1	R-R	LDR	LDR	WDC Consistency
367360007	0.34	R-1	R-R	LDR	LDR	WDC Consistency
367360008	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367360009	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367360010	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360011	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360012	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360013	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360014	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360015	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360016	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367360017	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367360018	0.34	R-1	R-R	LDR	LDR	WDC Consistency
367360019	0.35	R-1	R-R	LDR	LDR	WDC Consistency
367360020	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367360021	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367360022	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360023	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360024	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367360025	0.21	R-1	R-R	LDR	LDR	WDC Consistency
367360026	0.21	R-1	R-R	LDR	LDR	WDC Consistency
367360027	0.21	R-1	R-R	LDR	LDR	WDC Consistency
367360028	0.21	R-1	R-R	LDR	LDR	WDC Consistency
367360029	0.21	R-1	R-R	LDR	LDR	WDC Consistency
367360031	0.21	R-1	R-R	LDR	LDR	WDC Consistency
367360032	0.22	R-1	R-R	LDR	LDR	WDC Consistency
367420001	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367420002	0.26	R-1	R-R	LDR	LDR	WDC Consistency
367420003	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367420004	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367420005	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367420006	0.65	R-1	R-R	LDR	LDR	WDC Consistency
367420007	0.24	R-1	R-R	LDR	LDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
367420008	0.36	R-1	R-R	LDR	LDR	WDC Consistency
367420009	0.31	R-1	R-R	LDR	LDR	WDC Consistency
367420010	0.28	R-1	R-R	LDR	LDR	WDC Consistency
367420011	0.27	R-1	R-R	LDR	LDR	WDC Consistency
367420012	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420013	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420014	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420015	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420016	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420017	0.36	R-1	R-R	LDR	LDR	WDC Consistency
367420018	0.33	R-1	R-R	LDR	LDR	WDC Consistency
367420019	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367420020	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420021	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420022	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420023	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420024	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420025	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420026	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420027	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420028	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420029	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420030	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367420031	0.28	R-1	R-R	LDR	LDR	WDC Consistency
367420032	0.29	R-1	R-R	LDR	LDR	WDC Consistency
367420033	0.23	R-1	R-R	LDR	LDR	WDC Consistency
367420034	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420035	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420036	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420037	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420038	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420039	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420040	0.25	R-1	R-R	LDR	LDR	WDC Consistency
367420041	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367420042	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367420043	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367420044	0.24	R-1	R-R	LDR	LDR	WDC Consistency
367420045	0.25	R-1	R-R	LDR	LDR	WDC Consistency
368030007	0.46	R-1-15000	R-R	LDR	LDR	WDC Consistency
367150017	7.51	R-1-18000	R-R	LDR	LDR	WDC Consistency
367160006	9.55	R-1-18000	R-R	LDR	LDR	WDC Consistency
368110059	0.49	R-1-20000	R-R	LDR	LDR	WDC Consistency
368110060	0.49	R-1-20000	R-R	LDR	LDR	WDC Consistency
368272016	0.46	R-1-20000	R-R	LDR	LDR	WDC Consistency
368272017	0.45	R-1-20000	R-R	LDR	LDR	WDC Consistency
368272018	0.52	R-1-20000	R-R	LDR	LDR	WDC Consistency
368272019	0.56	R-1-20000	R-R	LDR	LDR	WDC Consistency
368272020	0.56	R-1-20000	R-R	LDR	LDR	WDC Consistency
368272021	0.53	R-1-20000	R-R	LDR	LDR	WDC Consistency
368272022	0.45	R-1-20000	R-R	LDR	LDR	WDC Consistency
368272023	0.47	R-1-20000	R-R	LDR	LDR	WDC Consistency
368272024	0.96	R-1-20000	R-R	LDR	LDR	WDC Consistency
368272025	0.98	R-1-20000	R-R	LDR	LDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
362740029	10.21	R-A	R-R	LDR	LDR	WDC Consistency
362740030	0.30	R-A	R-R	LDR	LDR	WDC Consistency
367050047	1.30	R-A	R-R	LDR	LDR	WDC Consistency
367130003	4.73	R-A	R-R	LDR	LDR	WDC Consistency
368251012	0.87	R-A	R-R	LDR	LDR	WDC Consistency
368251013	0.95	R-A	R-R	LDR	LDR	WDC Consistency
368251014	0.47	R-A	R-R	LDR	LDR	WDC Consistency
368251015	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368251016	0.48	R-A	R-R	LDR	LDR	WDC Consistency
368251017	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368251018	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368251019	0.47	R-A	R-R	LDR	LDR	WDC Consistency
368251020	0.47	R-A	R-R	LDR	LDR	WDC Consistency
368251021	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368251022	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252001	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252002	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252003	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252004	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252005	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252006	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252007	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252008	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252009	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252010	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252011	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252012	0.50	R-A	R-R	LDR	LDR	WDC Consistency
368252013	0.48	R-A	R-R	LDR	LDR	WDC Consistency
368252014	0.48	R-A	R-R	LDR	LDR	WDC Consistency
368252015	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252016	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252017	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252018	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252019	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252020	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252021	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252022	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252023	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252024	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368252025	0.45	R-A	R-R	LDR	LDR	WDC Consistency
368300001	0.50	R-A	R-R	LDR	LDR	WDC Consistency
368300002	0.51	R-A	R-R	LDR	LDR	WDC Consistency
368300003	0.51	R-A	R-R	LDR	LDR	WDC Consistency
368300004	0.45	R-A	R-R	LDR	LDR	WDC Consistency
368300005	0.40	R-A	R-R	LDR	LDR	WDC Consistency
368300006	0.52	R-A	R-R	LDR	LDR	WDC Consistency
368300007	0.51	R-A	R-R	LDR	LDR	WDC Consistency
368300008	0.41	R-A	R-R	LDR	LDR	WDC Consistency
368300009	0.43	R-A	R-R	LDR	LDR	WDC Consistency
368300010	0.44	R-A	R-R	LDR	LDR	WDC Consistency
368300011	0.41	R-A	R-R	LDR	LDR	WDC Consistency
368300012	0.51	R-A	R-R	LDR	LDR	WDC Consistency
368300013	0.52	R-A	R-R	LDR	LDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
368300014	0.41	R-A	R-R	LDR	LDR	WDC Consistency
368300015	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368300016	0.52	R-A	R-R	LDR	LDR	WDC Consistency
368300017	0.51	R-A	R-R	LDR	LDR	WDC Consistency
368300018	0.51	R-A	R-R	LDR	LDR	WDC Consistency
368310001	0.82	R-A	R-R	LDR	LDR	WDC Consistency
368310002	0.76	R-A	R-R	LDR	LDR	WDC Consistency
368310003	0.75	R-A	R-R	LDR	LDR	WDC Consistency
368310004	0.68	R-A	R-R	LDR	LDR	WDC Consistency
368310005	0.56	R-A	R-R	LDR	LDR	WDC Consistency
368310006	0.45	R-A	R-R	LDR	LDR	WDC Consistency
368310007	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310008	0.45	R-A	R-R	LDR	LDR	WDC Consistency
368310009	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310010	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310011	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310012	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310013	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310014	0.82	R-A	R-R	LDR	LDR	WDC Consistency
368310015	0.47	R-A	R-R	LDR	LDR	WDC Consistency
368310016	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310017	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310018	0.45	R-A	R-R	LDR	LDR	WDC Consistency
368310019	1.00	R-A	R-R	LDR	LDR	WDC Consistency
368310020	0.73	R-A	R-R	LDR	LDR	WDC Consistency
368310021	0.48	R-A	R-R	LDR	LDR	WDC Consistency
368310022	0.50	R-A	R-R	LDR	LDR	WDC Consistency
368310023	0.48	R-A	R-R	LDR	LDR	WDC Consistency
368310024	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310025	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310026	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368310027	0.49	R-A	R-R	LDR	LDR	WDC Consistency
368311001	0.46	R-A	R-R	LDR	LDR	WDC Consistency
368311002	0.44	R-A	R-R	LDR	LDR	WDC Consistency
368311003	0.48	R-A	R-R	LDR	LDR	WDC Consistency
368311004	0.58	R-A	R-R	LDR	LDR	WDC Consistency
368311005	0.50	R-A	R-R	LDR	LDR	WDC Consistency
368311006	0.47	R-A	R-R	LDR	LDR	WDC Consistency
368311007	0.57	R-A	R-R	LDR	LDR	WDC Consistency
368311008	0.57	R-A	R-R	LDR	LDR	WDC Consistency
368311009	0.63	R-A	R-R	LDR	LDR	WDC Consistency
368311010	0.41	R-A	R-R	LDR	LDR	WDC Consistency
368311011	0.43	R-A	R-R	LDR	LDR	WDC Consistency
368311012	0.50	R-A	R-R	LDR	LDR	WDC Consistency
370230046	0.50	R-A	R-R	LDR-RC	LDR	WDC Consistency
370230047	0.50	R-A	R-R	LDR-RC	LDR	WDC Consistency
370230048	0.50	R-A	R-R	LDR-RC	LDR	WDC Consistency
370230049	0.50	R-A	R-R	LDR-RC	LDR	WDC Consistency
370230050	0.56	R-A	R-R	LDR-RC	LDR	WDC Consistency
370230051	0.53	R-A	R-R	LDR-RC	LDR	WDC Consistency
370230052	0.53	R-A	R-R	LDR-RC	LDR	WDC Consistency
366240067	0.16	ROW	R-R	LDR	LDR	WDC Consistency
367300037	1.00	R-1-1	R-R	VLDR	VLDR	WDC Consistency

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
367300038	1.00	R-1-1	R-R	VLDR	VLDR	WDC Consistency
368200014	1.33	R-A	R-R	VLDR	VLDR	WDC Consistency
361021010	2.05	R-A-1	R-R	VLDR-RC	VLDR	WDC Consistency
361021015	4.35	R-A-1	R-R	VLDR-RC	VLDR	WDC Consistency
361021022	2.27	R-A-1	R-R	VLDR-RC	VLDR	WDC Consistency
361021023	2.06	R-A-1	R-R	VLDR-RC	VLDR	WDC Consistency
361021024	2.47	R-A-1	R-R	VLDR-RC	VLDR	WDC Consistency
361021025	2.08	R-A-1	R-R	VLDR-RC	VLDR	WDC Consistency
361021026	2.08	R-A-1	R-R	VLDR-RC	VLDR	WDC Consistency
361021027	2.46	R-A-1	R-R	VLDR-RC	VLDR	WDC Consistency
361021028	2.18	R-A-1	R-R	VLDR-RC	VLDR	WDC Consistency
361021029	2.08	R-A-1	R-R	VLDR-RC	VLDR	WDC Consistency
361021009	2.46	R-A-2 1/2	R-R	RR	VLDR	WDC Consistency
361021011	4.78	R-A-2 1/2	R-R	RR	VLDR	WDC Consistency
380160020	3.67	W-1	R-R	VLDR	VLDR	WDC Consistency
366033001	1.01	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033009	0.52	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033010	0.36	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033013	0.42	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033015	1.32	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033020	0.81	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033021	0.78	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033022	0.58	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033023	0.45	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033026	2.69	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033027	1.35	C-1/C-P	C-G	CR	CR	Zone Consolidation
366033028	1.50	C-1/C-P	C-G	CR	CR	Zone Consolidation
366130005	0.25	C-1/C-P	C-G	CR	CR	Zone Consolidation
366130021	0.74	C-1/C-P	C-G	CR	CR	Zone Consolidation
366130023	0.43	C-1/C-P	C-G	CR	CR	Zone Consolidation
366130038	0.44	C-1/C-P	C-G	CR	CR	Zone Consolidation
366130046	1.47	C-1/C-P	C-G	CR	CR	Zone Consolidation
366130047	1.46	C-1/C-P	C-G	CR	CR	Zone Consolidation
366130048	1.33	C-1/C-P	C-G	CR	CR	Zone Consolidation
366130049	3.44	C-1/C-P	C-G	CR	CR	Zone Consolidation
366140008	0.93	C-1/C-P	C-G	CR	CR	Zone Consolidation
366140009	0.93	C-1/C-P	C-G	CR	CR	Zone Consolidation
366140010	0.93	C-1/C-P	C-G	CR	CR	Zone Consolidation
366140011	1.46	C-1/C-P	C-G	CR	CR	Zone Consolidation
366140012	0.17	C-1/C-P	C-G	CR	CR	Zone Consolidation
366140013	0.91	C-1/C-P	C-G	CR	CR	Zone Consolidation
366140014	3.71	C-1/C-P	C-G	CR	CR	Zone Consolidation
366150003	2.04	C-1/C-P	C-G	CR	CR	Zone Consolidation
366150004	1.95	C-1/C-P	C-G	CR	CR	Zone Consolidation
366150034	0.12	C-1/C-P	C-G	CR	CR	Zone Consolidation
366150035	0.50	C-1/C-P	C-G	CR	CR	Zone Consolidation
366150036	0.53	C-1/C-P	C-G	CR	CR	Zone Consolidation
366150037	0.76	C-1/C-P	C-G	CR	CR	Zone Consolidation
366150038	1.69	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160005	0.89	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160009	0.90	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160014	1.46	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160015	0.29	C-1/C-P	C-G	CR	CR	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366160017	0.08	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160019	0.50	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160020	1.43	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160033	0.51	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160034	0.54	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160035	0.50	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160036	0.56	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160037	1.86	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160038	1.88	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160039	1.88	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160040	1.88	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160041	0.53	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160042	0.52	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160043	0.53	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160044	0.69	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160045	0.58	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160046	0.64	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160047	0.64	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160048	0.72	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160052	0.71	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160053	0.51	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160063	0.61	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160064	0.52	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160066	0.73	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160067	0.72	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160070	1.01	C-1/C-P	C-G	CR	CR	Zone Consolidation
366160075	2.63	C-1/C-P	C-G	CR	CR	Zone Consolidation
366210038	2.20	C-1/C-P	C-G	CR	CR	Zone Consolidation
366210052	1.45	C-1/C-P	C-G	CR	CR	Zone Consolidation
366210053	1.16	C-1/C-P	C-G	CR	CR	Zone Consolidation
366210054	1.10	C-1/C-P	C-G	CR	CR	Zone Consolidation
366300041	1.31	C-1/C-P	C-G	CR	CR	Zone Consolidation
366300081	2.65	C-1/C-P	C-G	CR	CR	Zone Consolidation
366300082	3.80	C-1/C-P	C-G	CR	CR	Zone Consolidation
366390034	1.24	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020014	0.55	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020015	1.10	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020017	1.43	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020020	0.55	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020021	0.55	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020023	0.55	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020024	0.55	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020025	0.55	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020026	0.54	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020027	0.56	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020028	0.55	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020029	0.55	C-1/C-P	C-G	CR	CR	Zone Consolidation
367020030	0.55	C-1/C-P	C-G	CR	CR	Zone Consolidation
367040038	4.11	C-1/C-P	C-G	CR	CR	Zone Consolidation
367100044	1.05	C-1/C-P	C-G	CR	CR	Zone Consolidation
367100045	0.69	C-1/C-P	C-G	CR	CR	Zone Consolidation
367100046	0.83	C-1/C-P	C-G	CR	CR	Zone Consolidation
367100047	1.39	C-1/C-P	C-G	CR	CR	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
367100049	0.37	C-1/C-P	C-G	CR	CR	Zone Consolidation
367100051	0.64	C-1/C-P	C-G	CR	CR	Zone Consolidation
367100052	0.96	C-1/C-P	C-G	CR	CR	Zone Consolidation
368030024	1.07	C-1/C-P	C-G	CR	CR	Zone Consolidation
368030025	0.90	C-1/C-P	C-G	CR	CR	Zone Consolidation
368030026	0.75	C-1/C-P	C-G	CR	CR	Zone Consolidation
368060004	1.05	C-1/C-P	C-G	CR	CR	Zone Consolidation
368060005	1.21	C-1/C-P	C-G	CR	CR	Zone Consolidation
368060019	2.15	C-1/C-P	C-G	CR	CR	Zone Consolidation
368091025	0.37	C-1/C-P	C-G	CR	CR	Zone Consolidation
368091026	0.38	C-1/C-P	C-G	CR	CR	Zone Consolidation
368091033	0.33	C-1/C-P	C-G	CR	CR	Zone Consolidation
368091035	0.97	C-1/C-P	C-G	CR	CR	Zone Consolidation
370060003	0.45	C-1/C-P	C-G	CR	CR	Zone Consolidation
370060026	0.07	C-1/C-P	C-G	CR	CR	Zone Consolidation
370060027	0.22	C-1/C-P	C-G	CR	CR	Zone Consolidation
370060028	0.41	C-1/C-P	C-G	CR	CR	Zone Consolidation
370060051	2.84	C-1/C-P	C-G	CR	CR	Zone Consolidation
370090033	0.59	C-1/C-P	C-G	CR	CR	Zone Consolidation
370090034	0.46	C-1/C-P	C-G	CR	CR	Zone Consolidation
370090035	0.52	C-1/C-P	C-G	CR	CR	Zone Consolidation
376051001	0.37	C-1/C-P	C-G	CR	CR	Zone Consolidation
376051002	0.56	C-1/C-P	C-G	CR	CR	Zone Consolidation
376051003	0.19	C-1/C-P	C-G	CR	CR	Zone Consolidation
376051004	0.37	C-1/C-P	C-G	CR	CR	Zone Consolidation
376051005	0.37	C-1/C-P	C-G	CR	CR	Zone Consolidation
376051006	0.37	C-1/C-P	C-G	CR	CR	Zone Consolidation
376052001	0.98	C-1/C-P	C-G	CR	CR	Zone Consolidation
376052002	0.52	C-1/C-P	C-G	CR	CR	Zone Consolidation
376052003	0.28	C-1/C-P	C-G	CR	CR	Zone Consolidation
376052013	0.25	C-1/C-P	C-G	CR	CR	Zone Consolidation
376052014	0.19	C-1/C-P	C-G	CR	CR	Zone Consolidation
376052015	0.18	C-1/C-P	C-G	CR	CR	Zone Consolidation
376052016	0.18	C-1/C-P	C-G	CR	CR	Zone Consolidation
376060014	0.13	C-1/C-P	C-G	CR	CR	Zone Consolidation
376060015	6.50	C-1/C-P	C-G	CR	CR	Zone Consolidation
376060018	4.27	C-1/C-P	C-G	CR	CR	Zone Consolidation
376060019	2.13	C-1/C-P	C-G	CR	CR	Zone Consolidation
376060030	2.83	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150001	1.41	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150002	1.00	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150003	0.92	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150004	0.92	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150005	0.51	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150006	0.57	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150007	0.68	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150008	0.75	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150010	0.68	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150011	0.61	C-1/C-P	C-G	CR	CR	Zone Consolidation
376150013	0.61	C-1/C-P	C-G	CR	CR	Zone Consolidation
380110007	2.57	C-1/C-P	C-G	CR	CR	Zone Consolidation
380110008	2.16	C-1/C-P	C-G	CR	CR	Zone Consolidation
380120003	1.93	C-1/C-P	C-G	CR	CR	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
380120004	1.63	C-1/C-P	C-G	CR	CR	Zone Consolidation
380120005	3.08	C-1/C-P	C-G	CR	CR	Zone Consolidation
380120006	1.17	C-1/C-P	C-G	CR	CR	Zone Consolidation
380120012	1.42	C-1/C-P	C-G	CR	CR	Zone Consolidation
380120013	3.21	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130013	2.94	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130014	2.28	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130020	1.43	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130021	0.73	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130024	0.56	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130025	1.89	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130026	4.64	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130027	1.51	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130028	1.51	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130031	0.63	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130032	0.59	C-1/C-P	C-G	CR	CR	Zone Consolidation
380130034	1.68	C-1/C-P	C-G	CR	CR	Zone Consolidation
380140004	2.27	C-1/C-P	C-G	CR	CR	Zone Consolidation
380140005	1.72	C-1/C-P	C-G	CR	CR	Zone Consolidation
380140006	1.16	C-1/C-P	C-G	CR	CR	Zone Consolidation
380140007	1.22	C-1/C-P	C-G	CR	CR	Zone Consolidation
380140009	2.57	C-1/C-P	C-G	CR	CR	Zone Consolidation
380140010	3.25	C-1/C-P	C-G	CR	CR	Zone Consolidation
380140018	7.03	C-1/C-P	C-G	CR	CR	Zone Consolidation
380150018	1.28	C-1/C-P	C-G	CR	CR	Zone Consolidation
380150019	1.80	C-1/C-P	C-G	CR	CR	Zone Consolidation
380150020	1.15	C-1/C-P	C-G	CR	CR	Zone Consolidation
376410027	1.26	M-I	C-G	CR	CR	Zone Consolidation
367181011	0.04	C-P-S	C-H	CR	C	Zone Consolidation
367130042	3.13	C-P-S	C-H	CR	CO	Zone Consolidation
376410011	5.60	C-P-S	C-H	CO	CO	Zone Consolidation
362250032	4.36	C-P-S	C-H	CR	CR	Zone Consolidation
366290007	0.13	C-P-S	C-H	CR	CR	Zone Consolidation
366290008	6.04	C-P-S	C-H	CR	CR	Zone Consolidation
366290010	1.10	C-P-S	C-H	CR	CR	Zone Consolidation
366290011	1.24	C-P-S	C-H	CR	CR	Zone Consolidation
366390018	0.62	C-P-S	C-H	CR	CR	Zone Consolidation
366390019	0.59	C-P-S	C-H	CR	CR	Zone Consolidation
366390020	0.45	C-P-S	C-H	CR	CR	Zone Consolidation
366390021	0.45	C-P-S	C-H	CR	CR	Zone Consolidation
366390022	0.45	C-P-S	C-H	CR	CR	Zone Consolidation
366390023	0.45	C-P-S	C-H	CR	CR	Zone Consolidation
366390028	0.66	C-P-S	C-H	CR	CR	Zone Consolidation
366390029	0.62	C-P-S	C-H	CR	CR	Zone Consolidation
366390030	2.09	C-P-S	C-H	CR	CR	Zone Consolidation
366390033	1.04	C-P-S	C-H	CR	CR	Zone Consolidation
367100018	2.01	C-P-S	C-H	CR	CR	Zone Consolidation
367100021	4.75	C-P-S	C-H	CR	CR	Zone Consolidation
367100025	0.55	C-P-S	C-H	CR	CR	Zone Consolidation
367100026	2.40	C-P-S	C-H	CR	CR	Zone Consolidation
367100029	1.58	C-P-S	C-H	CR	CR	Zone Consolidation
367100030	0.74	C-P-S	C-H	CR	CR	Zone Consolidation
367100031	4.73	C-P-S	C-H	CR	CR	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
367100032	7.85	C-P-S	C-H	CR	CR	Zone Consolidation
367100038	2.31	C-P-S	C-H	CR	CR	Zone Consolidation
367100039	0.66	C-P-S	C-H	CR	CR	Zone Consolidation
367100040	0.81	C-P-S	C-H	CR	CR	Zone Consolidation
367100041	21.32	C-P-S	C-H	CR	CR	Zone Consolidation
367130019	2.92	C-P-S	C-H	CR	CR	Zone Consolidation
367130030	2.80	C-P-S	C-H	CR	CR	Zone Consolidation
367130036	0.95	C-P-S	C-H	CR	CR	Zone Consolidation
367180065	0.40	C-P-S	C-H	CR	CR	Zone Consolidation
367180066	2.01	C-P-S	C-H	CR	CR	Zone Consolidation
367180067	7.16	C-P-S	C-H	CR	CR	Zone Consolidation
367181001	0.03	C-P-S	C-H	CR	CR	Zone Consolidation
367181002	0.02	C-P-S	C-H	CR	CR	Zone Consolidation
367181003	0.02	C-P-S	C-H	CR	CR	Zone Consolidation
367181004	0.09	C-P-S	C-H	CR	CR	Zone Consolidation
367181005	0.04	C-P-S	C-H	CR	CR	Zone Consolidation
367181006	0.04	C-P-S	C-H	CR	CR	Zone Consolidation
367181007	0.04	C-P-S	C-H	CR	CR	Zone Consolidation
367181008	0.04	C-P-S	C-H	CR	CR	Zone Consolidation
367181009	0.03	C-P-S	C-H	CR	CR	Zone Consolidation
367181010	0.06	C-P-S	C-H	CR	CR	Zone Consolidation
367181012	0.02	C-P-S	C-H	CR	CR	Zone Consolidation
367181013	0.02	C-P-S	C-H	CR	CR	Zone Consolidation
367181014	0.04	C-P-S	C-H	CR	CR	Zone Consolidation
367181016	0.09	C-P-S	C-H	CR	CR	Zone Consolidation
367181017	0.08	C-P-S	C-H	CR	CR	Zone Consolidation
367181018	0.28	C-P-S	C-H	CR	CR	Zone Consolidation
367181019	0.29	C-P-S	C-H	CR	CR	Zone Consolidation
367300004	0.86	C-P-S	C-H	CR	CR	Zone Consolidation
376180007	0.68	C-P-S	C-H	CR	CR	Zone Consolidation
376180008	1.24	C-P-S	C-H	CR	CR	Zone Consolidation
376180011	0.04	C-P-S	C-H	CR	CR	Zone Consolidation
376410025	14.64	C-P-S	C-H	CR	CR	Zone Consolidation
380110001	1.71	C-P-S	C-H	CR	CR	Zone Consolidation
380110002	1.99	C-P-S	C-H	CR	CR	Zone Consolidation
380110003	2.41	C-P-S	C-H	CR	CR	Zone Consolidation
380110004	0.06	C-P-S	C-H	CR	CR	Zone Consolidation
380110009	1.76	C-P-S	C-H	CR	CR	Zone Consolidation
380110010	2.38	C-P-S	C-H	CR	CR	Zone Consolidation
380110014	1.09	C-P-S	C-H	CR	CR	Zone Consolidation
380110016	3.64	C-P-S	C-H	CR	CR	Zone Consolidation
380110030	4.74	C-P-S	C-H	CR	CR	Zone Consolidation
380110031	0.79	C-P-S	C-H	CR	CR	Zone Consolidation
380110032	0.77	C-P-S	C-H	CR	CR	Zone Consolidation
380110033	0.87	C-P-S	C-H	CR	CR	Zone Consolidation
380110034	1.18	C-P-S	C-H	CR	CR	Zone Consolidation
380110035	0.58	C-P-S	C-H	CR	CR	Zone Consolidation
380110036	0.61	C-P-S	C-H	CR	CR	Zone Consolidation
380110037	0.28	C-P-S	C-H	CR	CR	Zone Consolidation
380110040	0.73	C-P-S	C-H	CR	CR	Zone Consolidation
380110041	1.43	C-P-S	C-H	CR	CR	Zone Consolidation
380110042	0.92	C-P-S	C-H	CR	CR	Zone Consolidation
380110043	0.98	C-P-S	C-H	CR	CR	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
380110047	0.01	C-P-S	C-H	CR	CR	Zone Consolidation
380110048	0.53	C-P-S	C-H	CR	CR	Zone Consolidation
380110049	0.35	C-P-S	C-H	CR	CR	Zone Consolidation
380110050	0.02	C-P-S	C-H	CR	CR	Zone Consolidation
380110051	0.45	C-P-S	C-H	CR	CR	Zone Consolidation
380110052	0.45	C-P-S	C-H	CR	CR	Zone Consolidation
380110053	1.73	C-P-S	C-H	CR	CR	Zone Consolidation
380110054	0.22	C-P-S	C-H	CR	CR	Zone Consolidation
380110055	0.03	C-P-S	C-H	CR	CR	Zone Consolidation
380110056	0.43	C-P-S	C-H	CR	CR	Zone Consolidation
380110057	0.54	C-P-S	C-H	CR	CR	Zone Consolidation
380240001	0.67	C-P-S	C-H	CR	CR	Zone Consolidation
380240006	0.40	C-P-S	C-H	CR	CR	Zone Consolidation
380240009	0.62	C-P-S	C-H	CR	CR	Zone Consolidation
380240010	0.75	C-P-S	C-H	CR	CR	Zone Consolidation
380240011	0.89	C-P-S	C-H	CR	CR	Zone Consolidation
380240012	0.95	C-P-S	C-H	CR	CR	Zone Consolidation
380240015	0.65	C-P-S	C-H	CR	CR	Zone Consolidation
380240024	6.05	C-P-S	C-H	CR	CR	Zone Consolidation
380240026	2.45	C-P-S	C-H	CR	CR	Zone Consolidation
380240027	0.29	C-P-S	C-H	CR	CR	Zone Consolidation
380240037	0.63	C-P-S	C-H	CR	CR	Zone Consolidation
380240038	0.55	C-P-S	C-H	CR	CR	Zone Consolidation
380240041	0.34	C-P-S	C-H	CR	CR	Zone Consolidation
380240048	1.75	C-P-S	C-H	CR	CR	Zone Consolidation
380240049	1.82	C-P-S	C-H	CR	CR	Zone Consolidation
380240050	3.63	C-P-S	C-H	CR	CR	Zone Consolidation
380240051	0.13	C-P-S	C-H	CR	CR	Zone Consolidation
380240052	1.12	C-P-S	C-H	CR	CR	Zone Consolidation
380240058	1.09	C-P-S	C-H	CR	CR	Zone Consolidation
380240060	0.86	C-P-S	C-H	CR	CR	Zone Consolidation
380240061	0.73	C-P-S	C-H	CR	CR	Zone Consolidation
380240062	0.24	C-P-S	C-H	CR	CR	Zone Consolidation
380240063	0.22	C-P-S	C-H	CR	CR	Zone Consolidation
380240064	0.52	C-P-S	C-H	CR	CR	Zone Consolidation
376320002	5.01	M-SC	M-I	BP	BP	Zone Consolidation
376320003	5.10	M-SC	M-I	BP	BP	Zone Consolidation
376320004	2.57	M-SC	M-I	BP	BP	Zone Consolidation
376320005	2.42	M-SC	M-I	BP	BP	Zone Consolidation
376320006	2.42	M-SC	M-I	BP	BP	Zone Consolidation
376320007	2.66	M-SC	M-I	BP	BP	Zone Consolidation
376330006	2.52	M-SC	M-I	BP	BP	Zone Consolidation
376330007	2.52	M-SC	M-I	BP	BP	Zone Consolidation
376330008	2.28	M-SC	M-I	BP	BP	Zone Consolidation
376330009	1.47	M-SC	M-I	BP	BP	Zone Consolidation
376330010	1.51	M-SC	M-I	BP	BP	Zone Consolidation
376330011	1.98	M-SC	M-I	BP	BP	Zone Consolidation
376330012	3.07	M-SC	M-I	BP	BP	Zone Consolidation
376330013	2.50	M-SC	M-I	BP	BP	Zone Consolidation
376330014	2.70	M-SC	M-I	BP	BP	Zone Consolidation
376330018	3.07	M-SC	M-I	BP	BP	Zone Consolidation
376330019	2.40	M-SC	M-I	BP	BP	Zone Consolidation
376330020	2.39	M-SC	M-I	BP	BP	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
376330021	4.66	M-SC	M-I	BP	BP	Zone Consolidation
376330022	5.39	M-SC	M-I	BP	BP	Zone Consolidation
376320008	4.37	R-R	M-I	VLDR	BP	Zone Consolidation
376320009	4.78	R-R	M-I	VLDR	BP	Zone Consolidation
376320010	10.15	R-R	M-I	VLDR	BP	Zone Consolidation
367210038	1.89	M-SC	M-I	BP	CR	Zone Consolidation
362250013	2.00	I-P	M-I	BP	LI	Zone Consolidation
362250014	2.99	I-P	M-I	BP	LI	Zone Consolidation
362250015	2.27	I-P	M-I	BP	LI	Zone Consolidation
362250017	3.78	I-P	M-I	BP	LI	Zone Consolidation
362250018	4.09	I-P	M-I	BP	LI	Zone Consolidation
362250019	4.15	I-P	M-I	BP	LI	Zone Consolidation
362250025	3.80	I-P	M-I	BP	LI	Zone Consolidation
370060035	6.27	I-P	M-I	LI	LI	Zone Consolidation
370060040	0.68	I-P	M-I	LI	LI	Zone Consolidation
370060049	1.39	I-P	M-I	LI	LI	Zone Consolidation
380250004	4.63	I-P	M-I	BP	LI	Zone Consolidation
380250005	4.62	I-P	M-I	BP	LI	Zone Consolidation
380250011	2.06	I-P	M-I	LI	LI	Zone Consolidation
380250012	1.63	I-P	M-I	LI	LI	Zone Consolidation
380250013	1.41	I-P	M-I	LI	LI	Zone Consolidation
380250015	3.56	I-P	M-I	LI	LI	Zone Consolidation
380250016	3.53	I-P	M-I	LI	LI	Zone Consolidation
380250017	2.54	I-P	M-I	LI	LI	Zone Consolidation
380250039	1.85	I-P	M-I	LI	LI	Zone Consolidation
380250052	1.00	I-P	M-I	BP	LI	Zone Consolidation
380250053	1.66	I-P	M-I	BP	LI	Zone Consolidation
380250054	1.71	I-P	M-I	BP	LI	Zone Consolidation
380250055	1.67	I-P	M-I	BP	LI	Zone Consolidation
380250056	1.59	I-P	M-I	BP	LI	Zone Consolidation
380250057	18.37	I-P	M-I	BP	LI	Zone Consolidation
380260032	0.21	I-P	M-I	LI	LI	Zone Consolidation
380260040	5.54	I-P	M-I	LI	LI	Zone Consolidation
367140023	3.58	I-P	M-I	BP	BP	Zone Consolidation
367140024	3.32	I-P	M-I	BP	BP	Zone Consolidation
367140025	1.01	I-P	M-I	BP	BP	Zone Consolidation
367140026	0.73	I-P	M-I	BP	BP	Zone Consolidation
367140028	0.16	I-P	M-I	BP	BP	Zone Consolidation
362240035	5.19	M-SC	M-I	BP	LI	Zone Consolidation
362250021	2.52	M-SC	M-I	BP	LI	Zone Consolidation
362250022	2.41	M-SC	M-I	BP	LI	Zone Consolidation
362250023	2.02	M-SC	M-I	BP	LI	Zone Consolidation
362250024	3.09	M-SC	M-I	BP	LI	Zone Consolidation
367020037	1.09	M-SC	M-I	LI	LI	Zone Consolidation
367020038	2.33	M-SC	M-I	LI	LI	Zone Consolidation
367020039	5.04	M-SC	M-I	LI	LI	Zone Consolidation
367020040	3.44	M-SC	M-I	LI	LI	Zone Consolidation
367020041	0.86	M-SC	M-I	LI	LI	Zone Consolidation
367020042	1.40	M-SC	M-I	LI	LI	Zone Consolidation
367300001	5.19	M-SC	M-I	LI	LI	Zone Consolidation
367300025	2.20	M-SC	M-I	LI	LI	Zone Consolidation
367300026	2.36	M-SC	M-I	LI	LI	Zone Consolidation
367300027	2.36	M-SC	M-I	LI	LI	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
367300028	2.22	M-SC	M-I	LI	LI	Zone Consolidation
367300029	1.88	M-SC	M-I	LI	LI	Zone Consolidation
367300030	2.10	M-SC	M-I	LI	LI	Zone Consolidation
370060018	4.55	M-SC	M-I	LI	LI	Zone Consolidation
370060019	1.89	M-SC	M-I	LI	LI	Zone Consolidation
370060032	2.22	M-SC	M-I	LI	LI	Zone Consolidation
370060045	2.54	M-SC	M-I	LI	LI	Zone Consolidation
370060046	0.43	M-SC	M-I	LI	LI	Zone Consolidation
370060047	4.84	M-SC	M-I	LI	LI	Zone Consolidation
370060048	3.75	M-SC	M-I	LI	LI	Zone Consolidation
370090030	0.06	M-SC	M-I	LI	LI	Zone Consolidation
370090036	7.23	M-SC	M-I	LI	LI	Zone Consolidation
370090037	0.06	M-SC	M-I	LI	LI	Zone Consolidation
370090038	4.74	M-SC	M-I	LI	LI	Zone Consolidation
370090039	3.72	M-SC	M-I	LI	LI	Zone Consolidation
370340001	3.60	M-SC	M-I	LI	LI	Zone Consolidation
380260033	2.69	M-SC	M-I	LI	LI	Zone Consolidation
380260034	2.72	M-SC	M-I	LI	LI	Zone Consolidation
380260035	4.19	M-SC	M-I	LI	LI	Zone Consolidation
380260036	3.27	M-SC	M-I	LI	LI	Zone Consolidation
380260038	18.06	M-SC	M-I	LI	LI	Zone Consolidation
380280005	2.29	M-SC	M-I	LI	LI	Zone Consolidation
380280006	3.43	M-SC	M-I	LI	LI	Zone Consolidation
380280007	2.98	M-SC	M-I	LI	LI	Zone Consolidation
380290008	1.24	M-SC	M-I	BP	LI	Zone Consolidation
380290009	1.03	M-SC	M-I	BP	LI	Zone Consolidation
380290010	1.03	M-SC	M-I	BP	LI	Zone Consolidation
380290011	1.03	M-SC	M-I	BP	LI	Zone Consolidation
380290012	2.27	M-SC	M-I	BP	LI	Zone Consolidation
380290013	2.28	M-SC	M-I	BP	LI	Zone Consolidation
380290030	8.71	M-SC	M-I	BP	LI	Zone Consolidation
380290041	4.44	M-SC	M-I	BP	LI	Zone Consolidation
380290042	9.36	M-SC	M-I	BP	LI	Zone Consolidation
380250044	10.70	R-3	M-I	BP	LI	Zone Consolidation
370060017	1.52	R-R	M-I	CR	LI	Zone Consolidation
370090032	0.50	R-R	M-I	CR	LI	Zone Consolidation
366401003	0.21	R-1	R-1	MDR	MDR	Zone Consolidation
368330001	0.26	R-1-11000	R-1	MDR	MDR	Zone Consolidation
368330002	0.26	R-1-11000	R-1	MDR	MDR	Zone Consolidation
368330003	0.26	R-1-11000	R-1	MDR	MDR	Zone Consolidation
368330004	0.26	R-1-11000	R-1	MDR	MDR	Zone Consolidation
368330005	0.26	R-1-11000	R-1	MDR	MDR	Zone Consolidation
368330006	0.26	R-1-11000	R-1	MDR	MDR	Zone Consolidation
368330007	0.26	R-1-11000	R-1	MDR	MDR	Zone Consolidation
368330008	0.25	R-1-11000	R-1	MDR	MDR	Zone Consolidation
366341001	1.25	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366341002	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366341003	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366341004	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366341005	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366341006	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366341007	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366341008	0.73	R-1-20000	R-1	MDR	MDR	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366342001	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342002	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342003	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342004	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342005	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342006	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342007	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342008	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342009	0.50	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342010	0.48	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342011	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366342012	0.49	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351001	0.55	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351002	0.49	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351003	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351004	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351005	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351006	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351007	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351008	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351009	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351010	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351011	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351012	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351013	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351014	0.98	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351015	1.04	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351016	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351017	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351018	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351019	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351020	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366351021	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352001	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352002	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352003	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352004	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352005	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352006	0.48	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352007	0.49	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352008	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352009	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352010	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352011	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366352012	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366353001	0.60	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366353002	0.49	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366353003	0.48	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366353005	0.48	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366353006	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366353007	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366353008	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366353009	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366353010	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366361001	0.62	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366361002	0.62	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366361003	0.53	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366361004	0.49	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366361005	0.53	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366361006	0.54	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366361007	0.52	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366361008	0.63	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362001	0.45	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362002	0.48	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362003	0.53	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362004	0.59	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362005	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362006	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362007	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362008	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362009	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362010	0.48	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362011	0.58	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362012	0.45	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362013	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362014	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366362015	0.49	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366371001	0.49	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366371002	0.49	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366371003	0.57	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366371004	0.53	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366371005	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366371006	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366372001	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366372002	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366372003	0.53	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366372004	0.52	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366372005	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366372006	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373001	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373002	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373003	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373004	0.55	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373005	0.86	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373006	0.55	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373007	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373008	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373009	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373010	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373011	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373012	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373013	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373014	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373015	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373016	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366373017	0.50	R-1-20000	R-1	MDR	MDR	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
366380001	0.53	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380002	0.51	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380003	0.51	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380004	0.49	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380005	0.56	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380006	0.55	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380007	0.56	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380008	0.54	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380009	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380010	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380011	0.64	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380012	0.50	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380013	0.44	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380014	0.44	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366380015	0.45	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390002	0.44	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390003	0.43	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390004	0.45	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390005	0.42	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390006	0.45	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390007	0.57	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390008	0.46	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390009	0.60	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390010	0.43	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390011	0.42	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390012	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390013	0.55	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390014	0.47	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390015	0.44	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390016	0.44	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366390017	0.44	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480044	0.56	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480045	0.36	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480046	0.36	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480047	0.36	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480048	0.78	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480049	1.08	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480050	1.14	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480051	0.64	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480052	0.31	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480053	0.35	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480054	0.36	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480055	0.43	R-1-20000	R-1	MDR	MDR	Zone Consolidation
366480056	0.05	R-1-20000	R-1	MDR	MDR	Zone Consolidation
368331001	0.19	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331002	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331003	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331004	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331005	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331006	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331007	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331008	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331009	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation

APN	Acres	Existing Zoning	Proposed Zoning	Existing GPLU	Proposed GPLU	Reason for change
368331010	0.21	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331011	0.22	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331012	0.22	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331013	0.20	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331014	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331015	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331016	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331017	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331018	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331019	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331020	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331021	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331022	0.20	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331023	0.20	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331024	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331025	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331026	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331027	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331028	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331029	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331030	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331031	0.19	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331032	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331033	0.20	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331034	0.23	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331035	0.19	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331036	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331037	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331038	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331039	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331040	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331041	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331042	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331043	0.18	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331044	0.20	R-1-8000	R-1	MDR	MDR	Zone Consolidation
368331047	0.46	R-A-20000	R-1	MDR	MDR	Zone Consolidation
368331048	0.46	R-A-20000	R-1	MDR	MDR	Zone Consolidation
368331052	0.51	R-A-20000	R-1	MDR	MDR	Zone Consolidation
365250060	10.00	R-A-5	R-A	RR	LLR	Zone Consolidation

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.4
Meeting Date: January 15, 2025

SUBJECT: FY2023-24 Annual Development Impact Fee Report and Five Year Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
1. Receive and file the Annual report for the Development Impact Fees for the Fiscal Year Ending June 30, 2024.

2. Receive and file the 5-Year report for the Development Impact Fees for the Fiscal Year Ending June 30, 2024, which forecasts the next 5 years.

SUMMARY:
Acceptance of FY2023-24 Annual Development Impact Fee Report and Five Year Report

BACKGROUND:
The Mitigation Fee Act, Section 66000 et seq. of the California Government Code (the "Act"), governs the establishment and administration of development impact fees paid by new development projects for public facilities needed to serve new development.

The Act requires two specific reporting requirements from the City: 1) A periodic (five-year) report to make findings concerning all unexpended mitigation fees and 2) an annual review of all development impact fees as defined in the Act and to make the reports available to the public within 180 days of fiscal year-end, which would be December 27th. The reports were posted on the City website on December 23rd for review. Both the annual report and 5-year reports are required for fiscal year 2023-24.

This current report details the receipt and usage of Development Impact Fees for the period from July 1st, 2023, through June 30th, 2024, thus fulfilling the annual review requirement set forth by the Mitigation Fee Act. The five-year report shows the schedule of approved DIF funded projects over the next 5 fiscal years as well as recapping the previous 5 years.

Most of the DIF funds that remain unexpended after 5 years are due to insufficient funds collected to build the facilities. The drainage fee has a remaining balance of around $1 million. The remaining approved drainage improvements are detailed in the CIP plan and will be scheduled as funding becomes available.

FISCAL IMPACT:
This is only a report concerning the collection and expenditures of development impact fees and therefore it has no fiscal impact.

ACCOUNT CODE:
Funds:
410
420
421
422
423
430
440
450
451
460
461
470
480
490

ATTACHMENTS:
Wildomar FY2024 Annual DIF Report.pdf
Wildomar FY2024 5-Year DIF Report.pdf

City of Wildomar

2023/24 Annual Report
On Development Impact Fees
Fiscal Year Ended June 30, 2024

Background

The Mitigation Fee Act, Government Code Section 66000 et seq., (the "Act") governs the establishment and administration of development impact fees paid by new development projects for public facilities needed to serve new development. Fees must be separately accounted for and used for the specific purpose for which the fee was imposed. The City's adopted development impact fees are listed in the attached exhibits. Expenditures are authorized through the annual Operating Budget and the City's Capital Improvement Program.

Development Fee Reporting

The Act requires two specific reporting requirements from the City: 1) A periodic (five-year) report to make findings concerning all unexpended mitigation fees and 2) an annual review of all development impact fees as defined in the Act and to make a public report on the fees available to the public after the end of each fiscal year. Government Code Section 66006(b)(2) requires the report to be placed on an agenda for review at a public meeting not less than 15 days after the report is made available to the public. Both an annual and five-year report are required for fiscal year 2023-24.

The report is organized as follows:

Section 1. A brief description of the purpose of each development impact fee, its authorizing legislation, and the current amount (Government Code Section 66006(b)(1)(A)).

Section 2. An annual summary of the beginning fund balance on July 1st, 2023, annual fee revenue collected as well as interest earned, public improvement expenditures, and the ending fund balance on June 30th, 2024, for each fee (Government Code Section 66006(b)(1)(C) and (D)); and a list of Capital Projects funded in fiscal year 2023-24 with development impact fees.

Section 3. Report of Findings for each fee.

Section 4. Capacity Fees.

City of Wildomar
Description of Development Impact Fees
Section 1.

The City's Development Impact Fees (DIF) were first adopted at incorporation on July 1, 2008, adopting the fees that were being charged by the County of Riverside at the time. The County transferred all the development impact fee fund balances to the City from development impact fees collected by the County from developments with the new City of Wildomar. The City continued to collect development impact fees in the amounts established by the County from incorporation until the City adopted its own fees after a Development Impact Fee Study was done in January 2014, with the new fees becoming effective on April 1st, 2014. An update to the study was done in April 2015, adding several fees. These DIFs became effective in intervals starting on August 10, 2015. The following development impact fees were adopted:

- **410 – DIF Admin**
- **420 – City Hall**
- **421 – Police Facilities**
- **422 – Animal Shelter**
- **423 – Corporate Yard**
- **430 – Fire Facilities**
- **440 – Transportation – Roads**
- **450 – Transportation – Signals**
- **451 – Drainage**
- **460 – Park Land Acquisition**
- **461 – Park Improvements**
- **470 – Community Center**
- **480 – Multi-Purpose Trails**
- **490 – Library**

The most recent fee update concluded in December 2021 and went into effect on July 1st, 2022. This most recent fee update is incorporated into this report. The individual fee amounts, and their designated purpose will be described in detail in the following section. Resolution 2021-76 was also adopted along with the fee study which allows the City to increase the development impact fees described in the following by an amount equal to the average percentage change over the previous year in the California Construction Cost Index starting on July 1st, 2023. The increase for FY2023-24 was 6.89%.

On May 8th, 2024, the City had NBS prepare a memo to calculate a Places of Worship DIF category, as they had previously been assessed the commercial rates which do not appropriately account for the impacts. These fees went into effect July 8th, 2024, as so this DIF category is not reflected in this report.

410 – Development Impact Fee Admin

The purpose of the Admin DIF is to cover the cost of administering and updating the DIF program. This includes legal costs as well as development fee studies, of which the City has completed three thus far. The first two were with the consulting firm Colgan Consulting Corporation. The first study was carried out between 2012-2013 and completed in January 2014. A second study to update the fees was completed in April 2015. A third study was commissioned in FY2020-21 by NBS Consulting and completed in FY2021-22. This update did not take effect until July 1st, 2022. In this update, the Admin DIF was decreased from 0.48% to 0.30% of DIFs paid. The purpose of this decrease was to account for the overall increase in the Development Impact Fees so that the amount collected remained constant. However, as the Animal Shelter DIF was not updated, the admin fee percentage for this DIF remains at 0.48%.

Current Fee as of 6/30/2024:	
Land Use	**Maximum Fee**
Single Family Residential	$ 0.30% of All DIFs Excluding Animal Shelter
Multi-Family Residential	$ 0.30% of All DIFs Excluding Animal Shelter
Commercial/ Retail	$ 0.30% of All DIFs Excluding Animal Shelter
Office/Business Park	$ 0.30% of All DIFs Excluding Animal Shelter
Light Industrial/Warehousing	$ 0.30% of All DIFs Excluding Animal Shelter

420 – City Hall DIF

Fees are for a purpose-built City Hall to serve both existing and future development. The fee amount is based on future development's proportionate share of a new City Hall building. Calculations are based on a total service population (residents and employees) of 72,305 with a City Hall measuring 20,000 ft^2, which is a slight reduction from the square footage identified in the previous study. The projected cost for a new purpose-built City Hall facility is $10,850,000 with new development's estimated share of the cost at $4,829,697 (45.65%). The fee amount for the City Hall Facilities Development Impact Fee is as follows:

Land Use	**Maximum Fee**
Single Family Residential	$ 457 per dwelling unit
Multi-Family Residential	$ 317 per dwelling unit
Commercial/ Retail	$ 313 per 1,000 square feet of building space
Office/Business Park	$ 277 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 111 per 1,000 square feet of building space

421 – Police Facilities DIF

The purpose of the Police Facilities DIF is to mitigate the impact of new developments on the need for a Police substation in Wildomar. Currently, the City contracts with the Riverside County Sheriff which operates out of its Lake Elsinore station. The fee calculation considers future service population growth.

The fee amount for the Police Facilities Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 291 per dwelling unit
Multi-Family Residential	$ 202 per dwelling unit
Commercial/ Retail	$ 196 per 1,000 square feet of building space
Office/Business Park	$ 173 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 69 per 1,000 square feet of building space

422 – Animal Shelter DIF

The purpose of the Animal Shelter DIF is to cover the City's debt service share of the new development costs to the regional animal shelter. Wildomar's share of the cost is 17.1%, or $4,168,310. Of that, new development constitutes 37.3%, or $1,555,383. The shelter is located at 33751 Mission Trail, Wildomar, CA 92595. As the debt service amount has not changed, this fee was not updated in the December 2021 DIF study.

The fee amount for the Animal Shelter Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 250 per dwelling unit
Multi-Family Residential	$ 178 per dwelling unit
Commercial/ Retail	$ Fee Not Applied
Office/Business Park	$ Fee Not Applied
Light Industrial/Warehousing	$ Fee Not Applied

423 – Corporate Yard DIF

The purpose of the Corporate Yard DIF is to provide funding for the future acquisition of a corporation yard. The yard will be used to store equipment utilized by the City to meet the maintenance needs of the City. The fee considers both the site acquisition and development. It also incorporates a storage building estimated to be 3,000 ft^2 and future maintenance of the site. New development's share of the cost is projected to be $1,091,043.

The fee amount for the Corporate Yard Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 104 per dwelling unit
Multi-Family Residential	$ 72 per dwelling unit
Commercial/ Retail	$ 71 per 1,000 square feet of building space
Office/Business Park	$ 62 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 25 per 1,000 square feet of building space

430 – Fire Facilities DIF

The purpose of the Fire Facilities DIF is to fund new fire protection facilities. Currently, Wildomar is served by only one fire station within its city limits, Station #61. The City is anticipating adding another station and upgrading or replacing the current facilities. The current fee is based on the cost of adding one additional fire station and one new Type I fire engine.

The fee amount for the Fire Facilities Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 530 per dwelling unit
Multi-Family Residential	$ 368 per dwelling unit
Commercial/ Retail	$ 362 per 1,000 square feet of building space
Office/Business Park	$ 321 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 128 per 1,000 square feet of building space

440 – Transportation - Roads DIF

The purpose of the Transportation-Roads DIF is to help fund improvements to streets, intersections, bridges, and culverts needed to serve future development. The improvements incorporated into the fee are based on the City of Wildomar General Plan Circulation Element. One of the most significant projects is related to Bundy Canyon Road. The total impact fee share for all projects is $106,807,320.

The fee amount for the Transportation-Roads Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 4,589 per dwelling unit
Multi-Family Residential	$ 2,595 per dwelling unit
Commercial/ Retail	$ 13,694 per 1,000 square feet of building space
Office/Business Park	$ 4,133 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 1,887 per 1,000 square feet of building space

450 – Transportation - Signals DIF

The purpose of the Transportation-Signals DIF is to cover the costs of new traffic signals and modifications to existing signals that can be attributed to new development. The specific streetlight infrastructure improvements are outlined in a listing in Appendix A of the 2021 DIF Study for Wildomar. As of the study date, there are 19 new traffic signals slated for installation and 22 existing streetlights targeted for modification to Ultimate 4-Way signals. The total amount to be covered by impact fees is $11,870,806.

The fee amount for the Transportation-Signals Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 510 per dwelling unit
Multi-Family Residential	$ 289 per dwelling unit
Commercial/ Retail	$ 1,522 per 1,000 square feet of building space
Office/Business Park	$ 460 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 210 per 1,000 square feet of building space

451 – Drainage DIF

Drainage is a serious concern to Wildomar as runoff from the steep slopes of the City limits can have notable impacts on the more level western areas of the City. The purpose of the Drainage DIF is to provide for future drainage improvements necessitated by new development to protect the City from flooding in the event of concentrated downpours. Improvements are based on the City Master Drainage Plan and the Riverside County Flood Control Area Drainage Plan that cover parts of the City. The costs of sub-regional collector facilities serving Wildomar are also incorporated into the fee.

The fee amount for the Drainage Development Impact Fee is as follows:

Land Use	Maximum Fee
Residential – Varies with Density	
Residential Estate Density	$ 9,061 per dwelling unit
Residential Very Low Density	$ 9,010 per dwelling unit
Residential Low Density	$ 8,958 per dwelling unit
Residential Medium Density	$ 5,612 per dwelling unit
Residential Med-High Density	$ 3,522 per dwelling unit
Residential High Density	$ 1,797 per dwelling unit
Commercial/ Retail	$ 3,616 per 1,000 square feet of building space
Office/Business Park	$ 2,740 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 2,582 per 1,000 square feet of building space

460 – Park Land Acquisition DIF

The purpose of the Park Land Acquisition DIF is to fund the acquisition of parklands needed to serve new residential development. The fee also includes a small component to pay for the cost of a Master Plan to guide the development. The fee only applies to residential units. Calculations are based on the Quimby Act methodology that stipulates parkland requirements may be based on 3 acres per 1,000 residents. The fee is then multiplied by the expected future dwelling units. The impact fee report explains the methodology more thoroughly.

The fee amount for the Park Land Acquisition Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 1,045 per dwelling unit
Multi-Family Residential	$ 725 per dwelling unit
Commercial/ Retail	$ Fee Not Applied
Office/Business Park	$ Fee Not Applied
Light Industrial/Warehousing	$ Fee Not Applied

461 – Park Improvements DIF

The purpose of the Park Improvements DIF is to provide funding for park improvements needed to serve new residential development. This fee only applies to residential units.

The fee amount for the Park Improvements Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 10,454 per dwelling unit
Multi-Family Residential	$ 7,247 per dwelling unit
Commercial/ Retail	$ Fee Not Applied
Office/Business Park	$ Fee Not Applied
Light Industrial/Warehousing	$ Fee Not Applied

470 – Community Center DIF

The purpose of the Community Center DIF is to provide funds for a Community Center to serve both existing and future development. The residential population at the time of full City buildout is estimated to be 57,231 and the projected cost of a facility to service them is estimated to be $10,510,500. The revenues from the Community Center DIF are estimated to cover only 35.11% of the costs of buildout.

The fee amount for the Community Center Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 640 per dwelling unit
Multi-Family Residential	$ 444 per dwelling unit
Commercial/ Retail	$ Fee Not Applied
Office/Business Park	$ Fee Not Applied
Light Industrial/Warehousing	$ Fee Not Applied

480 – Multi-Purpose Trails DIF

The purpose of the Multi-Purpose Trails DIF is to cover the future expansion of Wildomar's multi-use trail network. Wildomar currently contains an extensive network of multi-purpose trails ranging from four-foot-wide dirt trails to ten-foot-wide trails of decomposed granite. This fee is meant to cover the expansion of the trail network to include future development as it is built out. This calculation is done based on a City's final service population of 72,305 which includes both residents and non-residents users. There is an estimated $38,904,239 in new trail development of which 46.1% is new development's share.

The fee amount for the Multi-Purpose Trails Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 1,711 per dwelling unit
Multi-Family Residential	$ 1,186 per dwelling unit
Commercial/ Retail	$ 1,150 per 1,000 square feet of building space
Office/Business Park	$ 1,018 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 407 per 1,000 square feet of building space

490 – Library DIF

The purpose of the Library DIF is to cover the cost of additional books and materials needed for new development. This Riverside County fee was utilized temporarily after the City's incorporation until the City adopted new fees in April 2014 after a study. Collection of the Library DIF ceased on January 31, 2014, and the remaining fund balance is used for books and materials as requested by the County library in Wildomar located on Mission Trail.

The fee amount for the Library Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ Fee No Longer Applied
Multi-Family Residential	$ Fee No Longer Applied
Commercial/ Retail	$ Fee No Longer Applied
Office/Business Park	$ Fee No Longer Applied
Light Industrial/Warehousing	$ Fee No Longer Applied

Section 2.
City of Wildomar Development Impact Fee Report
Annual Summary Report
7/1/2023-6/30/2024

Fiscal Year	410 Administrative	420 City Hall	421 Police Facilities	422 Animal Shelter	423 Corporate Yard	430 Fire Facilities	440 Transportation - Roads	450 Transportation - Signals	451 Drainage	460 Regional Parks/Park Land Acquistion	461 Park Improvements	470 Community Center / Parks	480 Trails	490 Library	Total
Beginning Balance 7/1/2023:	**$ (104,502)**	**$ 488,602**	**$ 583,576**	**$ (835,373)**	**$ 11,855**	**$ 857,823**	**$ 2,746,203**	**$ 279,514**	**$ 1,173,883**	**$ (900,868)***	**$ 1,375,023**	**$ 411,265**	**$ 585,194**	**$ 12,623**	**$ 6,684,818**
Revenues:															
Fees Received															
2023-2024	33,004	177,431	104,982	138,871	36,623	199,640	1,484,634	191,471	597,667	337,966	1,811,257	217,102	352,487	-	$ 5,683,134
Interest Income															
2023-2024	21	12,157	12,337	-	952	19,092	157,117	8,942	32,769	-	128,407	11,554	17,384	221	$ 400,953
Miscellaneous Income															
2023-2024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
Total Revenues for 2023/24:	**33,026**	**189,588**	**117,319**	**138,871**	**37,575**	**218,732**	**1,641,750**	**200,413**	**630,436**	**337,966**	**1,939,664**	**228,656**	**369,871**	**221**	**$ 6,084,087**
Expenditures:															
General Operating															
2023-2024	2,793	164	173	-	11	264	540	113	430	776	372	153	227	3	$ 6,017
Debt Service Allocation															
2023-2024	-	-	-	124,830	-	-	-	-	-	-	-	-	-	-	$ 124,830
Library Books															
2023-2024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
Capital Projects															
2023-2024	-	-	-	-	-	-	7,056	-	-	2,500	248,242	-	-	-	$ 257,798
Total Expenditures for 2023/24:	**2,793**	**164**	**173**	**124,830**	**11**	**264**	**7,596**	**113**	**430**	**3,276**	**248,614**	**153**	**227**	**3**	**$ 388,646**
Ending Balance 6/30/2024:	**$ (74,269)**	**$ 678,026**	**$ 700,723**	**$ (821,332)**	**$ 49,419**	**$ 1,076,291**	**$ 4,380,358**	**$ 479,814**	**$ 1,803,889**	**$ (566,178)**	**$ 3,066,073**	**$ 639,768**	**$ 954,838**	**$ 12,840**	**$ 12,380,259**

Capital Projects Breakdown:	% Funded with DIF															
Bundy Canyon Widening Ph I CIP26	75%	Complete	-	-	-	-	-	-	6,418	-	-	-	-	-	-	-	6,418
Clinton Keith Widening Ph I CIP25	6%	Ongoing	-	-	-	-	-	-	638	-	-	-	-	-	-	-	638
20 Acre Park Acq. & Improvements CIP099	42%	Ongoing	-	-	-	-	-	-	-	-	-	2,500	140,393	-	-	-	142,893
27 Acre Park	10%	Ongoing	-	-	-	-	-	-	-	-	-	-	107,849	-	-	-	107,849
			-	**-**	**-**	**-**	**-**	**-**	**7,056**	**-**	**-**	**2,500**	**248,242**	**-**	**-**	**-**	**257,798**

***Corrected from $(922,545) reported in FY2023 Annual Report.**

Report of Findings
of Development Impact Fee Activity
Section 3.

Notes: (1) The 2021 Development Impact Fee study anticipates the buildout of the City in approximately 25 years, or around 2045. (2) Refunds to developers will occur in subsequent fiscal years as part of fee reimbursements for Community Facilities Districts. A reimbursement for CFD2022-3 Verano occurred in July, after the period covered by this report. Fees anticipated to be refunded are held in a liability holding account and not counted as revenue. Once the City issues bonds within these Districts, the DIF fees will be refunded to the Developer, and the bond proceeds will be available to fund appropriate capital projects. (3) An individual project for which DIF fees had been collected in FY2021/22 were subsequently refunded in FY2023/24.

410 – DIF Admin

- The Purpose of the Admin DIF is to cover the costs of administering and updating the DIF program.
- The reasonable relationship between the Admin DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- As this is an Admin fee, the amounts are generally low. The major projects funded out of the Admin DIF are new fee studies and updates. The most recent study was adopted on December 15th, 2021, and went into effect on July 1st, 2022. An update to add a Places of Worship DIF category was adopted May 8th, 2024, and went into effect July 8th, 2024.

420 – City Hall

- The purpose of the City Hall DIF is to provide funding for a purpose-built City Hall to serve both existing and future development.
- The reasonable relationship between the City Hall DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- The current building City Hall operates out of was purchased in November 2023. City

Hall DIF funds were not used as this building was not purpose-built. The City will eventually require the construction of a new building utilizing these funds and a decision will be made once adequate funding is available. As the current balance is insufficient for completion, the project has not been scheduled.

421 – Police Facilities

- The purpose of the Police Facilities DIF is to provide funding for additional police facilities to serve both existing and future development.
- The reasonable relationship between the Police DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- As the City of Wildomar contracts with the County Sheriff for law enforcement services, the City uses the county facilities for police activities. Therefore, no monies from the Police DIF have been spent yet. Once sufficient funding is available, the City will add police facilities and a substation consistent with the City's growth needs.

422 – Animal Shelter

- The purpose of the Animal Shelter DIF is to provide funding for the City's portion of the animal shelter costs to serve both existing and future development.
- The reasonable relationship between the Animal Shelter DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by Colgan Consulting dated January 22, 2014.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee study, dated January 22, 2014.
- As the Animal Shelter Debt Service agreement remains unmodified, this fee was not updated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The Animal Shelter DIF fund has been used to fund the City's portion of the animal shelter which was financed before the city incorporated. It will continue to be used for this purpose. The debt will be paid off by 2038.

423 – Corporate Yard

- The purpose of the Corporate Yard DIF is to provide funding for a Corporate Yard to serve both existing and future development.
- The reasonable relationship between the Corporate Yard DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of

Wildomar Development Fee Study, dated December 2nd, 2021.

- The Corporate Yard DIF fund is intended to be used to purchase and maintain a corporate yard for City use. In prior years it has been used to acquire land on Lemon Street with the intention of using it as part of a corporate yard as needed.
- In FY2024/25, it is budgeted to be used to establish an interim field operations center once that may eventually be converted into a permanent corporate yard once sufficient funding is available.

430 – Fire Facilities

- The purpose of the Fire Facilities DIF is to provide funding for fire facilities to serve both existing and future development.
- The reasonable relationship between the Fire Facilities DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- The Fire Facilities DIF fund is intended to be used to purchase fire facilities to service the City. The current intent is to use funds to acquire another fire station that is more centrally located within the City limits. No location has been chosen yet. The City also plans to purchase another fire engine for the facility. Completion dates will be set when adequate funds have been collected.

440 – Transportation – Roads

- The purpose of the Transportation-Roads DIF is to provide funding for additional roads and street improvements to accommodate new development.
- The reasonable relationship between the Transportation-Roads DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- The Transportation-Roads DIF fund is intended to be used for various road projects:
- Funding has been used to widen sections of the Bundy Canyon Road, Phase I of which was completed in fiscal year 2023-24.
- This fee also supported the ongoing Clinton Keith Widening Phase I improvement in fiscal year 2023-24.
- Funds are planned to be used for the completion of phases II and III of Bundy Canyon Widening as well as Clinton Keith Widening and Line C Basin.

450 – Transportation – Signals

- The purpose of the Transportation-Signals DIF is to provide funding for new traffic signals and modifications to existing signals to accommodate new development.
- The reasonable relationship between the Transportation- Signals DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- The Transportation-Signals DIF fund is intended to be used for various traffic signals. It has funded various signals located along Bundy Canyon Road.
- Funding has been committed for adding traffic signals at various points on Bundy Canyon Road.

451 – Drainage

- The purpose of the Drainage DIF is to provide funding for drainage improvements to serve both existing and future development.
- The reasonable relationship between the Drainage DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- The Drainage DIF fund was used for the Lateral Storm Drain project and improvements as part of the Bundy Canyon Widening project.
- Funds have been committed for future drainage infrastructure improvements as part of the Bundy Canyon Widening project.
- Additional drainage improvement projects funded by DIF Drainage are specified in Appendix C of the 5 Year CIP plan and will be scheduled as sufficient funds become available.

460 – Park Land Acquisition

- The purpose of the Park Land Acquisition DIF is to provide funding for the acquisition of land to expand park facilities in accordance with new development.
- The reasonable relationship between the Park Land Acquisition DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- The Park Land Acquisition DIF fund was used to develop a Parks Master Plan over the years 2013-2016. Monies were also used to buy land for the 11-acre park.
- A new 20-acre park was purchased in June 2023 and was partially funded with DIF revenue.

461 – Park Improvements

- The purpose of the Park Improvements DIF is to provide funding for improving park facilities to serve future development.
- The reasonable relationship between the Park Improvements DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- The Park Improvements DIF fund is intended to be used for improving park facilities.
- It has been used for the removal of the Freedom Swing in Marna O'Brien.
- Funds were used towards the ongoing design improvements of the 20-acre and 27-acre parks in FY2023/24.

470 – Community Center

- The purpose of the Community Center DIF is to provide funding for a community center.
- The reasonable relationship between the Community Center DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- The Community Center DIF fund is intended to be used for a community center to serve the city and surrounding population. No date for the center has been scheduled. Funds have been used in prior years to expand the existing City Hall facilities into additional suites to provide community services in accordance with new development. As the City moves closer to buildout and adequate funding becomes available, decisions will be made regarding a dedicated community center.

480 – Multi-Purpose Trails

- The purpose of the Multi-Purpose Trails DIF is to provide funding for fire prevention facilities to serve both existing and future development.
- The reasonable relationship between Multi-Purpose Trails DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- The Multi-Purpose Trails DIF fund has been used to improve and expand the trail network to accommodate increased usage. The Grand Avenue multi-purpose trail was completed in fiscal year 2018-19.

490 – Library

- The purpose of the Library DIF is to provide funding for library books and other materials. When the City was incorporated on July 1, 2008, the City adopted the County of Riverside DIF which included a specific DIF for Library Books.
- On April 1, 2014, the City adopted a new DIF program that did not include a category for the collection of library books and materials for the Mission Trail Library, which is run by the County in Wildomar. With the adoption of the new DIF program, the Library DIF was no longer collected.
- On July 24, 2014, the County of Riverside and the City of Wildomar entered a Memorandum of Understanding (MOU) to use the balance of the Library DIF funds to purchase new library materials for the Mission Trail Library in Wildomar until the funds are exhausted, which was previously anticipated in fiscal year 2023-24. However, these funds are now anticipated to be exhausted in fiscal year 2024-25.
- The County invoices the City quarterly for new library materials purchased under this MOU.

City of Wildomar
Capacity Fees
Section 4.

The City does not provide sewage or water services and therefore any capacity fees associated with utility connections are neither collected nor under the control of the City. As such, there are none to report.

City of Wildomar

2023/24 Five-Year Report
On Development Impact Fees
Fiscal Year Ended June 30, 2024

Background

The Mitigation Fee Act, Government Code Section 66000 et seq., (the "Act") governs the establishment and administration of development impact fees paid by new development projects for public facilities needed to serve new development. Fees must be separately accounted for and used for the specific purpose for which the fee was imposed. The City's adopted development impact fees are listed in the attached exhibits. Expenditures are authorized through the annual Operating Budget and the City's Capital Improvement Program.

Development Fee Reporting

The Act requires two specific reporting requirements from the City: 1) A periodic (five-year) report to make findings concerning all unexpended mitigation fees and 2) an annual review of all development impact fees as defined in the Act and to make a public report on the fees available to the public after the end of each fiscal year. Government Code Section 66006(b)(2) requires the report to be placed on an agenda for review at a public meeting not less than 15 days after the report is made available to the public. Both an annual and five-year report are required for fiscal year 2023-24.

The report is organized as follows:

Section 1. A brief description of the purpose of each development impact fee, its authorizing legislation, and the current amount (Government Code Section 66006(b)(1)(A)).

Section 2. A five-year historical summary of the beginning fund balance on July 1st, 2019, fee revenues collected as well as interest earned, public improvement expenditures, and the ending fund balance on June 30th, 2024, for each fee (Government Code Section 66006(b)(1)(C) and (D)); and the five-year planned Capital Projects budgeted to use DIF funds 2024/25 through 2028/29. Exhibits A – N.

City of Wildomar
Description of Development Impact Fees
Section 1.

The City's Development Impact Fees (DIF) were first adopted at incorporation on July 1, 2008, adopting the fees that were being charged by the County of Riverside at the time. The County transferred all the development impact fee fund balances to the City from development impact fees collected by the County from developments with the new City of Wildomar. The City continued to collect development impact fees in the amounts established by the County from incorporation until the City adopted its own fees after a Development Impact Fee Study was done in January 2014, with the new fees becoming effective on April 1st, 2014. An update to the study was done in April 2015, adding several fees. These DIFs became effective in intervals starting on August 10, 2015. The following development impact fees were adopted:

- **410 – DIF Admin**
- **420 – City Hall**
- **421 – Police Facilities**
- **422 – Animal Shelter**
- **423 – Corporate Yard**
- **430 – Fire Facilities**
- **440 – Transportation – Roads**
- **450 – Transportation – Signals**
- **451 – Drainage**
- **460 – Park Land Acquisition**
- **461 – Park Improvements**
- **470 – Community Center**
- **480 – Multi-Purpose Trails**
- **490 – Library**

The most recent fee update concluded in December 2021 and went into effect on July 1st, 2022. This most recent fee update is incorporated into this report. The individual fee amounts, and their designated purpose will be described in detail in the following section. Resolution 2021-76 was also adopted along with the fee study which allows the City to increase the development impact fees described in the following by an amount equal to the average percentage change over the previous year in the California Construction Cost Index starting on July 1st, 2023. The increase for FY2023-24 was 6.89%.

On May 8th, 2024, the City had NBS prepare a memo to calculate a Places of Worship DIF category, as they had previously been assessed the commercial rates which do not appropriately account for the impacts. These fees went into effect July 8th, 2024, as so this DIF category is not reflected in this report.

410 – Development Impact Fee Admin

The purpose of the Admin DIF is to cover the cost of administering and updating the DIF program. This includes legal costs as well as development fee studies, of which the City has completed three thus far. The first two were with the consulting firm Colgan Consulting Corporation. The first study was carried out between 2012-2013 and completed in January 2014. A second study to update the fees was completed in April 2015. A third study was commissioned in FY2020-21 by NBS Consulting and completed in FY2021-22. This update did not take effect until July 1st, 2022. In this update, the Admin DIF was decreased from 0.48% to 0.30% of DIFs paid. The purpose of this decrease was to account for the overall increase in the Development Impact Fees so that the amount collected remained constant. However, as the Animal Shelter DIF was not updated, the admin fee percentage for this DIF remains at 0.48%.

Current Fee as of 6/30/2024:	
Land Use	**Maximum Fee**
Single Family Residential	$ 0.30% of All DIFs Excluding Animal Shelter
Multi-Family Residential	$ 0.30% of All DIFs Excluding Animal Shelter
Commercial/ Retail	$ 0.30% of All DIFs Excluding Animal Shelter
Office/Business Park	$ 0.30% of All DIFs Excluding Animal Shelter
Light Industrial/Warehousing	$ 0.30% of All DIFs Excluding Animal Shelter

420 – City Hall DIF

Fees are for a purpose-built City Hall to serve both existing and future development. The fee amount is based on future development's proportionate share of a new City Hall building. Calculations are based on a total service population (residents and employees) of 72,305 with a City Hall measuring 20,000 ft^2, which is a slight reduction from the square footage identified in the previous study. The projected cost for a new purpose-built City Hall facility is $10,850,000 with new development's estimated share of the cost at $4,829,697 (45.65%). The fee amount for the City Hall Facilities Development Impact Fee is as follows:

Land Use	**Maximum Fee**
Single Family Residential	$ 457 per dwelling unit
Multi-Family Residential	$ 317 per dwelling unit
Commercial/ Retail	$ 313 per 1,000 square feet of building space
Office/Business Park	$ 277 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 111 per 1,000 square feet of building space

421 – Police Facilities DIF

The purpose of the Police Facilities DIF is to mitigate the impact of new developments on the need for a Police substation in Wildomar. Currently, the City contracts with the Riverside County Sheriff which operates out of its Lake Elsinore station. The fee calculation considers future service population growth.

The fee amount for the Police Facilities Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 291 per dwelling unit
Multi-Family Residential	$ 202 per dwelling unit
Commercial/ Retail	$ 196 per 1,000 square feet of building space
Office/Business Park	$ 173 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 69 per 1,000 square feet of building space

422 – Animal Shelter DIF

The purpose of the Animal Shelter DIF is to cover the City's debt service share of the new development costs to the regional animal shelter. Wildomar's share of the cost is 17.1%, or $4,168,310. Of that, new development constitutes 37.3%, or $1,555,383. The shelter is located at 33751 Mission Trail, Wildomar, CA 92595. As the debt service amount has not changed, this fee was not updated in the December 2021 DIF study.

The fee amount for the Animal Shelter Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 250 per dwelling unit
Multi-Family Residential	$ 178 per dwelling unit
Commercial/ Retail	$ Fee Not Applied
Office/Business Park	$ Fee Not Applied
Light Industrial/Warehousing	$ Fee Not Applied

423 – Corporate Yard DIF

The purpose of the Corporate Yard DIF is to provide funding for the future acquisition of a corporation yard. The yard will be used to store equipment utilized by the City to meet the maintenance needs of the City. The fee considers both the site acquisition and development. It also incorporates a storage building estimated to be 3,000 ft^2 and future maintenance of the site. New development's share of the cost is projected to be $1,091,043.

The fee amount for the Corporate Yard Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 104 per dwelling unit
Multi-Family Residential	$ 72 per dwelling unit
Commercial/ Retail	$ 71 per 1,000 square feet of building space
Office/Business Park	$ 62 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 25 per 1,000 square feet of building space

430 – Fire Facilities DIF

The purpose of the Fire Facilities DIF is to fund new fire protection facilities. Currently, Wildomar is served by only one fire station within its city limits, Station #61. The City is anticipating adding another station and upgrading or replacing the current facilities. The current fee is based on the cost of adding one additional fire station and one new Type I fire engine.

The fee amount for the Fire Facilities Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 530 per dwelling unit
Multi-Family Residential	$ 368 per dwelling unit
Commercial/ Retail	$ 362 per 1,000 square feet of building space
Office/Business Park	$ 321 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 128 per 1,000 square feet of building space

440 – Transportation - Roads DIF

The purpose of the Transportation-Roads DIF is to help fund improvements to streets, intersections, bridges, and culverts needed to serve future development. The improvements incorporated into the fee are based on the City of Wildomar General Plan Circulation Element. One of the most significant projects is related to Bundy Canyon Road. The total impact fee share for all projects is $106,807,320.

The fee amount for the Transportation-Roads Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 4,589 per dwelling unit
Multi-Family Residential	$ 2,595 per dwelling unit
Commercial/ Retail	$ 13,694 per 1,000 square feet of building space
Office/Business Park	$ 4,133 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 1,887 per 1,000 square feet of building space

450 – Transportation - Signals DIF

The purpose of the Transportation-Signals DIF is to cover the costs of new traffic signals and modifications to existing signals that can be attributed to new development. The specific streetlight infrastructure improvements are outlined in a listing in Appendix A of the 2021 DIF Study for Wildomar. As of the study date, there are 19 new traffic signals slated for installation and 22 existing streetlights targeted for modification to Ultimate 4-Way signals. The total amount to be covered by impact fees is $11,870,806.

The fee amount for the Transportation-Signals Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 510 per dwelling unit
Multi-Family Residential	$ 289 per dwelling unit
Commercial/ Retail	$ 1,522 per 1,000 square feet of building space
Office/Business Park	$ 460 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 210 per 1,000 square feet of building space

451 – Drainage DIF

Drainage is a serious concern to Wildomar as runoff from the steep slopes of the City limits can have notable impacts on the more level western areas of the City. The purpose of the Drainage DIF is to provide for future drainage improvements necessitated by new development to protect the City from flooding in the event of concentrated downpours. Improvements are based on the City Master Drainage Plan and the Riverside County Flood Control Area Drainage Plan that cover parts of the City. The costs of sub-regional collector facilities serving Wildomar are also incorporated into the fee.

The fee amount for the Drainage Development Impact Fee is as follows:

Land Use	Maximum Fee
Residential – Varies with Density	
Residential Estate Density	$ 9,061 per dwelling unit
Residential Very Low Density	$ 9,010 per dwelling unit
Residential Low Density	$ 8,958 per dwelling unit
Residential Medium Density	$ 5,612 per dwelling unit
Residential Med-High Density	$ 3,522 per dwelling unit
Residential High Density	$ 1,797 per dwelling unit
Commercial/ Retail	$ 3,616 per 1,000 square feet of building space
Office/Business Park	$ 2,740 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 2,582 per 1,000 square feet of building space

460 – Park Land Acquisition DIF

The purpose of the Park Land Acquisition DIF is to fund the acquisition of parklands needed to serve new residential development. The fee also includes a small component to pay for the cost of a Master Plan to guide the development. The fee only applies to residential units. Calculations are based on the Quimby Act methodology that stipulates parkland requirements may be based on 3 acres per 1,000 residents. The fee is then multiplied by the expected future dwelling units. The impact fee report explains the methodology more thoroughly.

The fee amount for the Park Land Acquisition Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 1,045 per dwelling unit
Multi-Family Residential	$ 725 per dwelling unit
Commercial/ Retail	$ Fee Not Applied
Office/Business Park	$ Fee Not Applied
Light Industrial/Warehousing	$ Fee Not Applied

461 – Park Improvements DIF

The purpose of the Park Improvements DIF is to provide funding for park improvements needed to serve new residential development. This fee only applies to residential units.

The fee amount for the Park Improvements Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 10,454 per dwelling unit
Multi-Family Residential	$ 7,247 per dwelling unit
Commercial/ Retail	$ Fee Not Applied
Office/Business Park	$ Fee Not Applied
Light Industrial/Warehousing	$ Fee Not Applied

470 – Community Center DIF

The purpose of the Community Center DIF is to provide funds for a Community Center to serve both existing and future development. The residential population at the time of full City buildout is estimated to be 57,231 and the projected cost of a facility to service them is estimated to be $10,510,500. The revenues from the Community Center DIF are estimated to cover only 35.11% of the costs of buildout.

The fee amount for the Community Center Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 640 per dwelling unit
Multi-Family Residential	$ 444 per dwelling unit
Commercial/ Retail	$ Fee Not Applied
Office/Business Park	$ Fee Not Applied
Light Industrial/Warehousing	$ Fee Not Applied

480 – Multi-Purpose Trails DIF

The purpose of the Multi-Purpose Trails DIF is to cover the future expansion of Wildomar's multi-use trail network. Wildomar currently contains an extensive network of multi-purpose trails ranging from four-foot-wide dirt trails to ten-foot-wide trails of decomposed granite. This fee is meant to cover the expansion of the trail network to include future development as it is built out. This calculation is done based on a City's final service population of 72,305 which includes both residents and non-residents users. There is an estimated $38,904,239 in new trail development of which 46.1% is new development's share.

The fee amount for the Multi-Purpose Trails Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ 1,711 per dwelling unit
Multi-Family Residential	$ 1,186 per dwelling unit
Commercial/ Retail	$ 1,150 per 1,000 square feet of building space
Office/Business Park	$ 1,018 per 1,000 square feet of building space
Light Industrial/Warehousing	$ 407 per 1,000 square feet of building space

490 – Library DIF

The purpose of the Library DIF is to cover the cost of additional books and materials needed for new development. This Riverside County fee was utilized temporarily after the City's incorporation until the City adopted new fees in April 2014 after a study. Collection of the Library DIF ceased on January 31, 2014, and the remaining fund balance is used for books and materials as requested by the County library in Wildomar located on Mission Trail.

The fee amount for the Library Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$ Fee No Longer Applied
Multi-Family Residential	$ Fee No Longer Applied
Commercial/ Retail	$ Fee No Longer Applied
Office/Business Park	$ Fee No Longer Applied
Light Industrial/Warehousing	$ Fee No Longer Applied

Section 2.
City of Wildomar Development Impact Fee Report
Five-Year Report
7/1/2024-6/30/2029

Fiscal Year	410 Administrative	420 City Hall	421 Police Facilities	422 Animal Shelter	423 Corporate Yard	430 Fire Facilities	440 Transportation - Roads	450 Transportation - Signals	451 Drainage	460 Regional Parks/Park Land Acquistion	461 Park Improvements	470 Community Center	480 Trails	490 Library	Total
Beginning Balance 7/1/2019:	**$ (66,321)**	**$ 300,673**	**$ 470,426**	**$ (619,753)**	**$ (27,616)**	**$ 638,953**	**$ 2,242,622**	**$ 462,394**	**$ 422,614**	**$ (170,150)**	**$ 522,860**	**$ 268,197**	**$ 301,285**	**$ 92,517**	**$ 4,838,702**
Revenues:															
Fees Received															
2019-2020	4,298	25,091	14,835	11,445	5,163	28,729	376,674	48,895	102,085	27,330	179,729	21,699	49,240	-	$ 895,213
2020-2021	6,399	51,835	30,783	13,343	10,722	59,693	513,094	66,603	259,488	32,458	208,252	25,299	55,247	-	$ 1,333,216
2021-2022	9,600	69,553	42,414	24,492	14,802	82,179	790,266	99,601	225,930	58,456	359,065	46,503	140,904	-	$ 1,963,765
2022-2023	11,114	41,820	24,973	52,073	8,717	48,006	412,350	52,310	213,077	128,609	468,203	49,713	91,629	-	$ 1,602,594
2023-2024	33,004	177,431	104,982	138,871	36,623	199,640	1,484,634	191,471	597,667	337,966	1,811,257	217,102	352,487	-	$ 5,683,134
Interest Income															
2019-2020	-	379	577	-	-	789	3,736	587	560	-	708	338	366	102	$ 8,142
2020-2021	-	405	584	-	-	811	4,150	631	655	-	841	361	388	82	$ 8,907
2021-2022	-	417	552	-	-	786	4,170	513	833	-	863	347	418	55	$ 8,955
2022-2023	80	967	957	-	83	1,496	41,094	1,947	3,122	18	16,234	544	1,407	35	$ 67,982
2023-2024	21	12,157	12,337	-	952	19,092	157,117	8,942	32,769	-	128,407	11,554	17,384	221	$ 400,953
Total Revenues for FY2020-FY2024:	**64,517**	**380,055**	**232,993**	**240,223**	**77,062**	**441,221**	**3,787,284**	**471,499**	**1,436,186**	**584,837**	**3,173,560**	**373,459**	**709,470**	**495**	**$ 11,972,861**
Expenditures:															
General Operating															
2019-2020	3,597	378	577	-	-	789	3,736	587	560	-	708	338	366	102	$ 11,738
2020-2021	-	404	584	-	-	811	4,150	631	655	-	841	361	388	82	$ 8,906
2021-2022	-	417	552	-	-	786	4,170	513	833	-	863	347	418	55	$ 8,955
2022-2023	-	641	763	-	16	1,123	3,290	406	1,508	18	1,330	544	769	36	$ 10,445
2023-2024	2,793	164	173	-	11	264	540	113	430	776	372	153	227	3	$ 6,017
Shelter Allocation															
2019-2020	-	-	-	64,041	-	-	-	-	-	-	-	-	-	-	$ 64,041
2020-2021	-	-	-	66,127	-	-	-	-	-	-	-	-	-	-	$ 66,127
2021-2022	-	-	-	66,127	-	-	-	-	-	-	-	-	-	-	$ 66,127
2022-2023	-	-	-	120,678	-	-	-	-	-	-	-	-	-	-	$ 120,678
2023-2024	-	-	-	124,830	-	-	-	-	-	-	-	-	-	-	$ 124,830
Cost Allocation															
2019-2020	-	698	48	-	-	109	7,135	4,428	18,228	7,173	11,375	145	12,249	-	$ 61,588
2020-2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
2021-2022	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
2022-2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
2023-2024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
Library Books															
2019-2020	-	-	-	-	-	-	-	-	-	-	-	-	-	19,911	$ 19,911
2020-2021	-	-	-	-	-	-	-	-	-	-	-	-	-	19,989	$ 19,989
2021-2022	-	-	-	-	-	-	-	-	-	-	-	-	-	19,995	$ 19,995
2022-2023	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	$ 20,000
2023-2024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
Capital Projects															
2019-2020	19,508	-	-	-	-	-	-	-	-	-	94,727	-	41,500	-	$ 155,735
2020-2021	15,650	-	-	-	-	-	2,221	65,806	-	-	104,948	-	-	-	$ 188,625
2021-2022	27,536	-	-	-	-	-	295,094	263,224	17,330	-	104,527	-	-	-	$ 707,712
2022-2023	3,381	-	-	-	-	-	1,322,157	118,371	15,366	970,398	62,413	-	-	-	$ 2,492,086
2023-2024	-	-	-	-	-	-	7,056	-	-	2,500	248,242	-	-	-	$ 257,798
Total Expenditures for FY2020-FY2024:	**72,465**	**2,702**	**2,697**	**441,803**	**27**	**3,883**	**1,649,548**	**454,079**	**54,911**	**980,865**	**630,347**	**1,887**	**55,917**	**80,173**	**$ 4,431,304**
Ending Balance 6/30/2024:	**$ (74,269)**	**$ 678,026**	**$ 700,723**	**$ (821,332)**	**$ 49,419**	**$ 1,076,291**	**$ 4,380,358**	**$ 479,814**	**$ 1,803,889**	**$ (566,178)**	**$ 3,066,073**	**$ 639,768**	**$ 954,839**	**$ 12,840**	**$ 12,380,259**

Section 2.
City of Wildomar Development Impact Fee Report
Five-Year Report
7/1/2024-6/30/2029

Projects Breakdown:	Fiscal Year CIP#	Exhibit	410 Administrative	420 City Hall	421 Police Facilities	422 Animal Shelter	423 Corporate Yard	430 Fire Facilities	440 Transportation - Roads	450 Transportation - Signals	451 Drainage	460 Regional Parks/Park Land Acquistion	461 Park Improvements	470 Community Center	480 Trails	490 Library	Total
FY2024-25																	
Interim Field Operations Center	098	A	-	-	-	-	50,000	-	-	-	-	-	-	-	-	-	50,000
Line C Basin & Storm Drain	063	B	-	-	-	-	-	-	515,000	-	-	-	-	-	-	-	515,000
Miscellaneous Drainage Improvements	069	C	-	-	-	-	-	-	-	-	60,000	-	-	-	-	-	60,000
27 Acre Park Phase I	062-1	D	-	-	-	-	-	-	-	-	-	-	1,292,200	-	-	-	1,292,200
28 Acre Park Phase II	062-2	E	-	-	-	-	-	-	-	-	-	-	250,000	-	-	-	250,000
20 Acre Passive Park	099	G	-	-	-	-	-	-	-	-	-	-	775,000	-	-	-	775,000
Marna O'Brien Park Rubberized Play Surface	102	H	-	-	-	-	-	-	-	-	-	-	147,000	-	-	-	147,000
Clinton Keith Road Widening Phase I	025-1	I	-	-	-	-	-	-	648,000	-	-	-	-	-	-	-	648,000
Bundy Canyon Road Widening Phase II	026-2	J	-	-	-	-	-	-	129,873	-	-	-	-	-	-	-	129,873
Bundy Canyon Road Widening Phase III	026-3	K	-	-	-	-	-	-	2,675,000	-	-	-	-	-	-	-	2,675,000
Bundy Canyon Rd./Orchard St. Traffic Signal	075	L	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Bundy Canyon Rd./Almond St. Traffic Signal	076	M	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Developer Credit/ Reimbursement	073-1	N	-	-	-	-	-	-	915,065	332,000	-	63,000	420,194	-	98,111	-	1,828,370
Library Books	N/A	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	12,840	12,840
FY2025-26																	
Interim Field Operations Center	098	A	-	-	-	-	50,000	-	-	-	-	-	-	-	-	-	50,000
Miscellaneous Drainage Improvements	069	C	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	10,000
27 Acre Park Phase I	062-1	D	-	-	-	-	-	-	228,000	-	-	-	1,350,300	-	-	-	1,578,300
Clinton Keith Widening Phase I	025-1	I	-	-	-	-	-	-	60,000	-	-	-	-	-	-	-	60,000
Bundy Canyon Road Widening Phase II	026-2	J	-	-	-	-	-	-	4,085,478	524,000	423,120	-	-	-	1,699,962	-	6,732,560
Bundy Canyon Road Widening Phase III	026-3	K	-	-	-	-	-	-	67,617	98,000	-	-	-	-	309,084	-	474,701
Bundy Canyon Rd./Orchard St. Traffic Signal	075	L	-	-	-	-	-	-	-	40,000	-	-	-	-	-	-	40,000
Bundy Canyon Rd./Almond St. Traffic Signal	076	M	-	-	-	-	-	-	-	40,000	-	-	-	-	-	-	40,000
FY2026-27																	
Bundy Canyon Road Widening Phase III	026-3	K	-	-	-	-	-	-	67,617	98,000	309,084	-	-	-	-	-	474,701
FY2027-28																	
None			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FY2028-29																	
11 Acre Park	068	F	-	-	-	-	-	-	-	-	-	-	150,000	-	-	-	150,000
5-Year Anticipated Project Expenditures:			**-**	**-**	**-**	**-**	**100,000**	**-**	**9,391,650**	**1,152,000**	**802,204**	**63,000**	**4,384,694**	**-**	**2,107,157**	**12,840**	**18,013,545**
Aniticipated Remaining Balance:			**(74,269)**	**678,026**	**700,723**	**(821,332)**	**(50,581)**	**1,076,291**	**(5,011,292)**	**(672,186)**	**1,001,685**	**(629,178)**	**(1,318,621)**	**639,768**	**(1,152,318)**	**(0)**	**(5,633,286)**

Exhibit A

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**Interim Field Operations Center**	**CIP NO.:**	098	**DEPT:**	Public Works
LOCATION:	Between Wildomar Trail/Gruwell St. (APN 376-060-028)	**CATEGORY:**	Buildings	**MANAGER:**	Unassigned
INITIATED:	FY 23/24				

PROJECT DESCRIPTION AND EXHIBIT

As the City transitions from contract maintenance services to in-house/City employee maintenance crews, an interim field operations center will be necessary for staff and maintenance equipment/materials. This project will design and construct an interim field operations center on City property located between Wildomar Trail and the Wildomar Cemetery, just east of Palomar St. (known as "Lot 5").



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 24/25	PROJECTED BUDGET FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ 50,000				$ 50,000	$ -	$ -	$ -	$ -
Design/PS&E	150,000				50,000	100,000	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	2,190,000				-	2,190,000	-	-	-
Const Admin/Inspect.	150,000				-	150,000	-	-	-
Total Cost:	**$ 2,540,000**				**$ 100,000**	**$ 2,440,000**	**$ -**	**$ -**	**$ -**
FUNDING SOURCES									
120 - Measure AA	$ 100,000				$ 50,000	$ 50,000	$ -	$ -	$ -
423 - DIF Corp. Yard	100,000				50,000	50,000	-	-	-
Unfunded	2,340,000				-	2,340,000	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

Exhibit B

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**Line C Basin and Storm Drain**	**CIP NO.:**	063	**DEPT:**	Public Works
LOCATION:	Southeast Corner of Bundy Cayon Rd. and Monte Vista Dr.	**CATEGORY:**	Drainage	**MANAGER:**	Warren Repke
INITIATED:	FY 19/20				

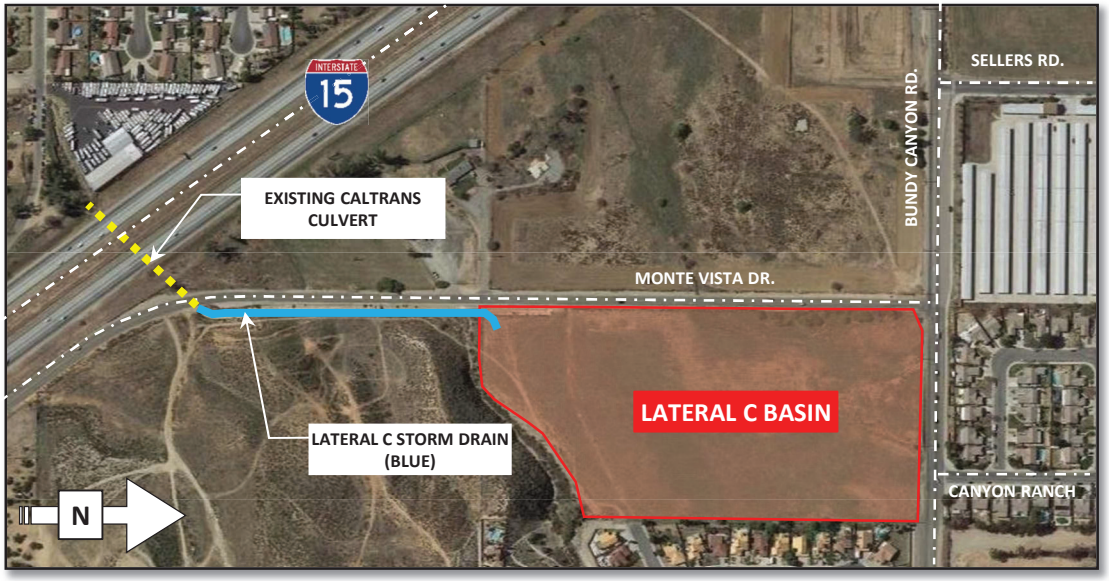
PROJECT DESCRIPTION AND EXHIBIT

This is a Riverside County Flood Control initiated and managed project. Major elements include:

- A retention basin as the southeast corner of Bundy Canyon Rd. and Monte Vista Dr.

- Reinforced concrete box storm drain from the basin south on Monte Vista Dr. to the Caltrans culvert under the I-15 Freeway.

- City has agreed to pay for the design and construction of street improvements on Monte Vista including DG Trail and Fencing.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET	PROJECTED BUDGET			
					FY 24/25	FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	-					-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	873,000				873,000	-	-	-	-
Const Admin/Inspect.	15,000				15,000	-	-	-	-
Total Cost:	**$ 888,000**				**$ 888,000**	**$ -**	**$ -**	**$ -**	**$ -**
FUNDING SOURCES									
201 - Measure A	$ 373,000				$ 373,000	$ -	$ -	$ -	$ -
440 - DIF Roads	515,000				515,000	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

Exhibit C

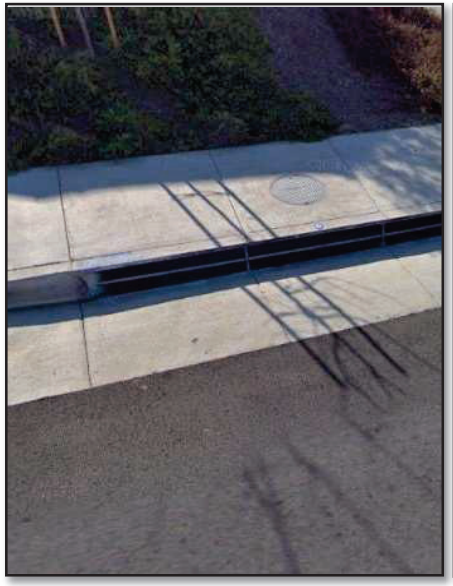
CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**Miscellaneous Drainage Improvements**	**CIP NO.:**	069	**DEPT:**	Public Works
LOCATION:	To Be Determined	**CATEGORY:**	Drainage	**MANAGER:**	Unassigned
INITIATED:	FY 21/22				

PROJECT DESCRIPTION AND EXHIBIT

Identify high priority local drainage projects from the Master Drainage Plan. Prepare PS&E.

For FY 24/25 and FY 25/26, funds have been allocated for the design and construction of the Union St. to Sheets Ln. storm drain, located in MDP Subregion S6, along with some potential flow improvements in the private drainage course (between Regency Heritage Park and Corydon Rd.) that will be part of a future MDP facility.





PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET	PROJECTED BUDGET			
					FY 24/25	FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ 50,000				$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Design/PS&E	250,000				50,000	50,000	50,000	50,000	50,000
Right-of-Way	60,000				60,000	-	-	-	-
Construction	1,360,000				-	160,000	400,000	400,000	400,000
Const Admin/Inspect.	195,000				-	75,000	40,000	40,000	40,000
Total Cost:	**$ 1,915,000**				**$ 120,000**	**$ 295,000**	**$ 500,000**	**$ 500,000**	**$ 500,000**
FUNDING SOURCES									
201 - Measure A	$ 285,000				$ 60,000	$ 225,000	$ -	$ -	$ -
451 - DIF Drainage	70,000				60,000	10,000	-	-	-
Unfunded	1,560,000				-	60,000	500,000	500,000	500,000
	-				-	-	-	-	-
	-				-	-	-	-	-

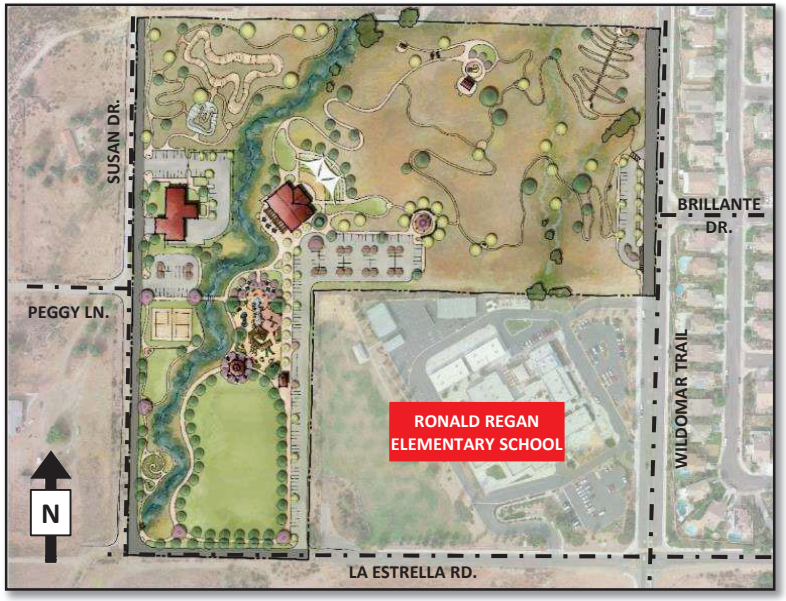
Exhibit D

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**New 27 Acre Park**	**CIP NO.:**	062-1	**DEPT:**	Parks and Rec
LOCATION:	Northwest Corner of La Estrella St. and Porras Rd.	**CATEGORY:**	Parks	**MANAGER:**	Cameron Luna
INITIATED:	FY 19/20				

PROJECT DESCRIPTION AND EXHIBIT

This project includes the preparation of plans, specifications and cost estimates, environmental permits, and construction for Phase 1 development of the park. Phase 1 includes substantial on-site grading, stormwater facilities, pedestrian walkways and trails, bicycle park area, bridge crossings, parking areas, and landscape establishment.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 24/25	PROJECTED BUDGET FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ 150,000				$ 150,000	$ -	$ -	$ -	$ -
Design/PS&E	90,000				90,000	-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	5,060,000				2,024,000	3,036,000	-	-	-
Const Admin/Inspect.	600,000				240,000	360,000	-	-	-
Total Cost:	**$ 5,900,000**				**$ 2,504,000**	**$ 3,396,000**	**$ -**	**$ -**	**$ -**
FUNDING SOURCES									
461 - DIF Park Imp.	$ 2,642,500				$ 1,292,200	$ 1,350,300	$ -	$ -	$ -
440 - DIF Roads	228,000				-	228,000	-	-	-
507 - Misc. State Fund	3,029,500				1,211,800	1,817,700	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

799

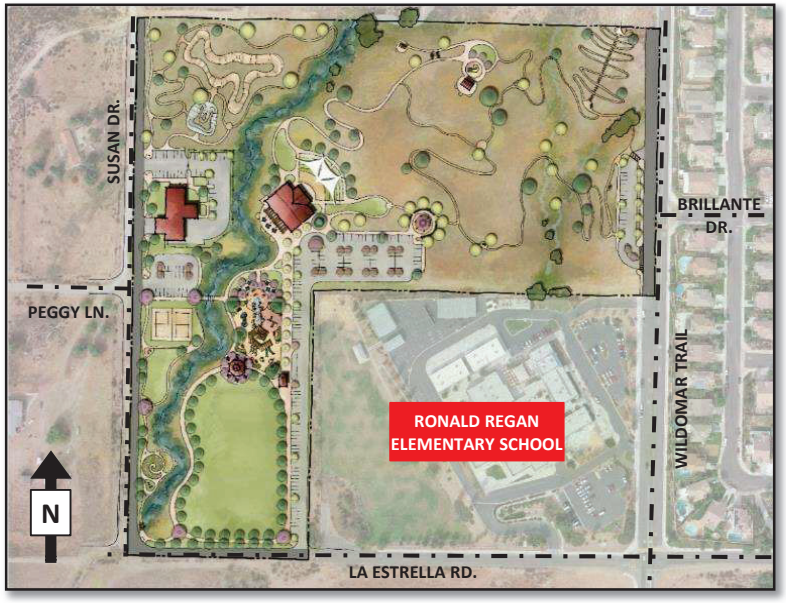
Exhibit E

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**New 27 Acre Park**	**CIP NO.:**	062-2	**DEPT:**	Parks and Rec
LOCATION:	Northwest Corner of La Estrella St. and Porras Rd.	**CATEGORY:**	Parks	**MANAGER:**	Cameron Luna
INITIATED:	FY 24/25				

PROJECT DESCRIPTION AND EXHIBIT

This project includes the preparation of plans, specifications and cost estimates for Phase 2 development of the park. Phase 2 includes the remainder of the proposed park improvements identified in the Park Master Plan for the 27-Acre Park, including an outdoor amphiteater, courts for outdoor sports, gardens and play areas, and a potential community center building.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET	PROJECTED BUDGET			
					FY 24/25	FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	250,000				250,000	-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	15,000,000				-	-	15,000,000	-	-
Const Admin/Inspect.	300,000				-	-	300,000	-	-
Total Cost:	**$ 15,550,000**				**$ 250,000**	**$ -**	**$ 15,300,000**	**$ -**	**$ -**
FUNDING SOURCES									
461 - DIF Park Imp.	$ 250,000				$ 250,000	$ -	$ -	$ -	$ -
Unfunded	15,300,000				-	-	15,300,000	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

800

Exhibit F

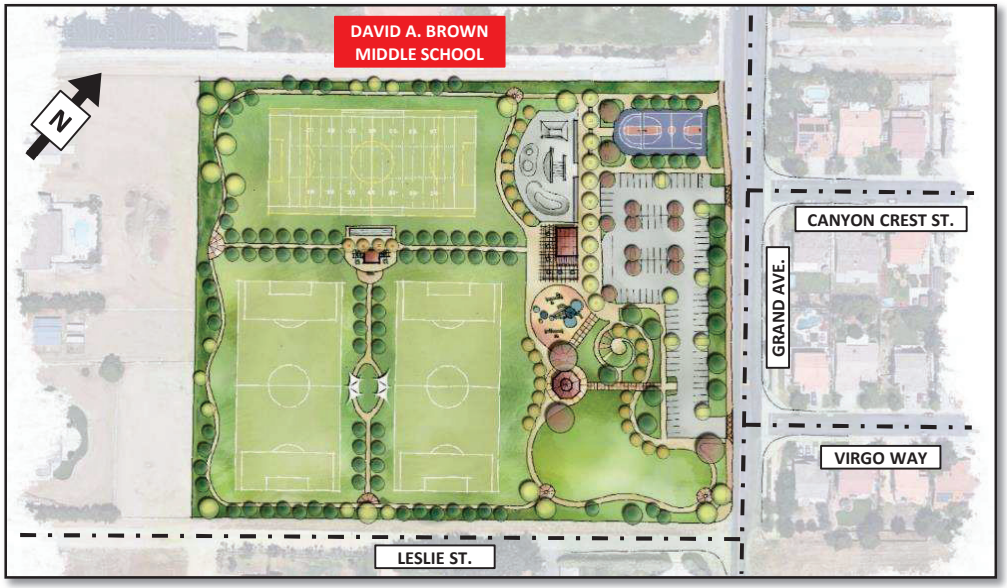
CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**New 11 Acre Park**	**CIP NO.:**	068	**DEPT:**	Parks and Rec
LOCATION:	Northwest Corner of Grand Ave. and Leslie Street	**CATEGORY:**	Parks	**MANAGER:**	Unassigned
INITIATED:	FY 21/22				

PROJECT DESCRIPTION AND EXHIBIT

This project includes the preparation of concepts for development of the park.

This project will complete the planning phase for the new park site.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 24/25	PROJECTED BUDGET FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ 150,000				$ -	$ -	$ -	$ -	$ 150,000
Design/PS&E	-				-	-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	-				-	-	-	-	-
Const Admin/Inspect.	-				-	-	-	-	-
Total Cost:	**$ 150,000**				**$ -**	**$ -**	**$ -**	**$ -**	**$ 150,000**
FUNDING SOURCES									
461 - DIF Park Imp.	$ 150,000				$ -	$ -	$ -	$ -	$ 150,000
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

Exhibit G

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**20-Acre Passive Park**	**CIP NO.:**	099	**DEPT:**	Public Works
LOCATION:	Between Gierson Ave./Billie Ann Rd./Pasadena St./Palomar St.	**CATEGORY:**	Parks	**MANAGER:**	Cameron Luna
INITIATED:	FY 23/24				

PROJECT DESCRIPTION AND EXHIBIT

In FY 22/23, the City Council authorized the purchase of 20-acres of undeveloped property for use as a passive park. The park will be improved in multiple phases: An initial/preliminary phase will provide the basic amenities and improvements needed to comply with the Purchase and Sale Agreement for the park and to open the park to the public for access and use. Future phases will provide additional amenities to further enhance the park.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 24/25	PROJECTED BUDGET FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ 516,320				$ 135,000	$ 381,320	$ -	$ -	$ -
Design/PS&E	365,000				365,000	-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	10,250,000				250,000	3,500,000	6,500,000	-	-
Const Admin/Inspect.	325,000				25,000	150,000	150,000	-	-
Total Cost:	**$ 11,456,320**				**$ 775,000**	**$ 4,031,320**	**$ 6,650,000**	**$ -**	**$ -**
FUNDING SOURCES									
115 - ARPA	$ -				$ -	$ -	$ -	$ -	$ -
461 - DIF Park Imp.	775,000				775,000	-	-	-	-
Unfunded	10,681,320				-	4,031,320	6,650,000	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

802

Exhibit H

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**Marna O'Brien Park Rubberized Play Surface**	**CIP NO.:**	102	**DEPT:**	Comm. Svcs.
LOCATION:	Marna O'Brien Park	**CATEGORY:**	Parks	**MANAGER:**	Daniel Torres
INITIATED:	FY 24/25				

PROJECT DESCRIPTION AND EXHIBIT

This project includes the replacement of the existing mulch material at the Marna O'Brien Park playground with a rubberized play surface.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET	PROJECTED BUDGET			
					FY 24/25	FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	-				-	-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	132,000				132,000	-	-	-	-
Const Admin/Inspect.	15,000				15,000	-	-	-	-
Total Cost:	**$ 147,000**				**$ 147,000**	**$ -**	**$ -**	**$ -**	**$ -**
FUNDING SOURCES									
461 - DIF Park Imp.	$ 147,000				$ 147,000	$ -	$ -	$ -	$ -
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

Exhibit I

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

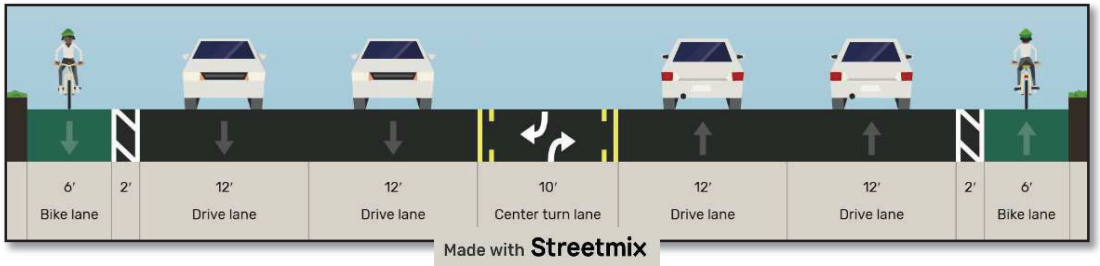
PROJECT SUMMARY					
PROJECT TITLE:	**Clinton Keith Rd. Widening**	**CIP NO.:**	025-1	**DEPT:**	Public Works
LOCATION:	Clinton Keith Rd. (between I-15 and Copper Craft Rd.)	**CATEGORY:**	Trans. (Roads)	**MANAGER:**	Warren Repke
INITIATED:	FY 19/20				

PROJECT DESCRIPTION AND EXHIBIT

This project widens Clinton Keith Rd. to six lanes from the I-15 to Copper Craft Rd., and constructs Class II bike lanes in both directions throughout the entire project. The project is approximately 2 miles long.

Clinton Keith Rd. (CKR) is an Urban Arterial Road in the City Circulation Plan and is also a regional road that provides connectivity between the I-15 and I-215 freeways. Widening the road will improve the flow of traffic and will close an existing bike lane gap.





PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 24/25	PROJECTED BUDGET FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	630,000				630,000	-	-	-	-
Right-of-Way	838,500				838,500	-	-	-	-
Construction	9,500,000				6,650,000	2,850,000	-	-	-
Const Admin/Inspect.	800,000				560,000	240,000	-	-	-
Total Cost:	**$ 11,768,500**				**$ 8,678,500**	**$ 3,090,000**	**$ -**	**$ -**	**$ -**
FUNDING SOURCES									
120 - Measure AA	$ 600,000				$ 420,000	$ 180,000	$ -	$ -	$ -
503 - TUMF	4,009,360				1,959,360	2,050,000	-	-	-
500 - RMRA (SB1)	800,000				-	800,000	-	-	-
440 - DIF Roads	708,000				648,000	60,000	-	-	-
508 - Local Grants	5,651,140				5,651,140	-	-	-	-

804

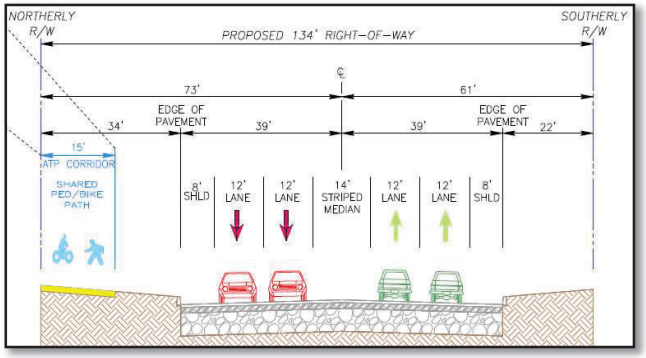
Exhibit J

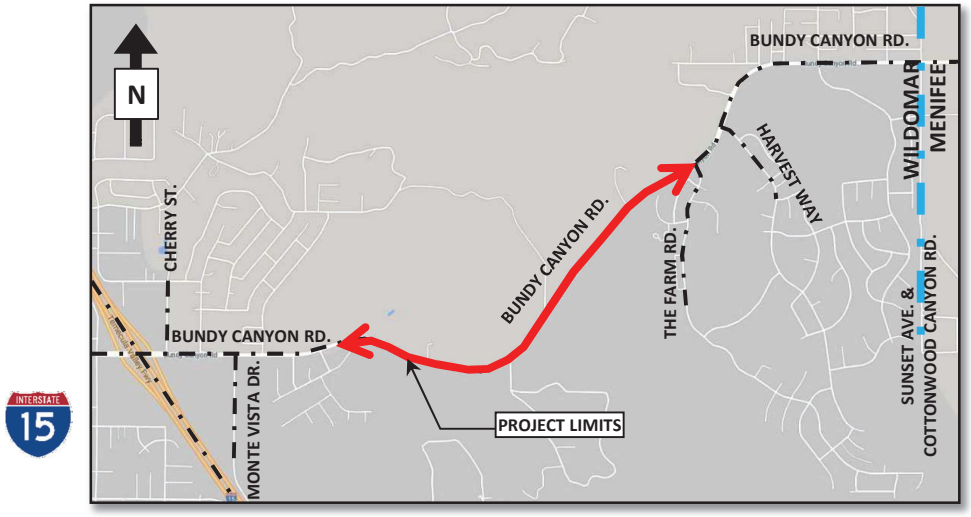
CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**Bundy Canyon Rd. Improvement Project (Segment 2)**	**CIP NO.:**	026-2	**DEPT:**	Public Works
LOCATION:	Oak Circle Dr. to 600' East of The Farm Rd.	**CATEGORY:**	Trans. (Roads)	**MANAGER:**	Jason Farag
INITIATED:	FY 21/22				

PROJECT DESCRIPTION AND EXHIBIT

Widen Bundy Canyon Rd. from two lanes to four lanes with associated improvements, including traffic signals (former CIP 071-072) and an ATP Corridor (former CIP 026-3).





PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 24/25	PROJECTED BUDGET FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	397,000				397,000	-	-	-	-
Right-of-Way	405,474				405,474	-	-	-	-
Construction	25,404,000				6,654,000	18,750,000	-	-	-
Const Admin/Inspect.	1,000,000				250,000	750,000	-	-	-
Total Cost:	**$ 27,206,474**				**$ 7,706,474**	**$ 19,500,000**	**$ -**	**$ -**	**$ -**
FUNDING SOURCES									
480 - DIF Trails	$ 1,699,962				$ -	$ 1,699,962	$ -	$ -	$ -
451 - DIF Drainage	423,120				-	423,120	-	-	-
440 - DIF Roads	4,215,351				129,873	4,085,478	-	-	-
450 - DIF Signals	524,000				-	524,000	-	-	-
501 - Capital Reinvest	174,000				174,000	-			
507 - Misc. State Func	1,454,000				-	1,454,000	-	-	-
503 - TUMF	4,965,300				1,579,050	3,386,250	-	-	-
120 - Measure AA	452,300				452,300				
508 - Local Grants	13,298,441				5,371,251	7,927,190	-	-	-

805

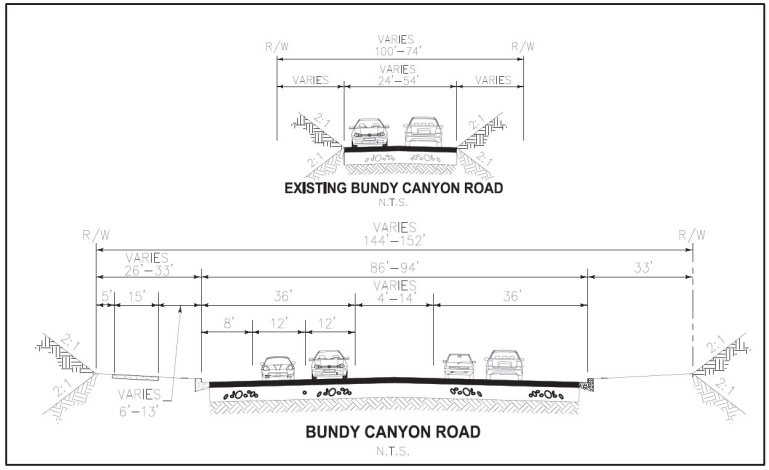
Exhibit K

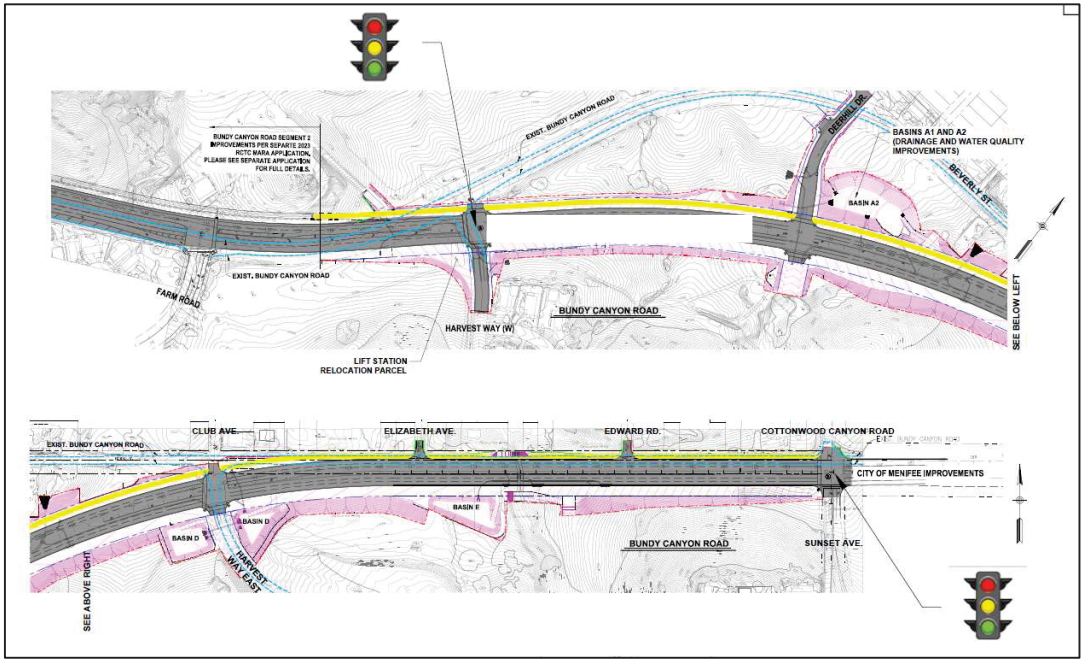
CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**Bundy Canyon Rd. Improvement Project (Segment 3)**	**CIP NO.:**	026-3	**DEPT:**	Public Works
LOCATION:	The Farm Rd. to Sunset Ave./Cottonwood Canyon Rd.	**CATEGORY:**	Trans. (Roads)	**MANAGER:**	Jason Farag
INITIATED:	FY 22/23				

PROJECT DESCRIPTION AND EXHIBIT

Widen Bundy Canyon Rd. from two lanes to four lanes with associated improvements, including traffic signals and an ATP Corridor (former CIP 026-3).





PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 24/25	PROJECTED BUDGET FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	1,300,000				1,300,000	-	-	-	-
Right-of-Way	1,650,000				1,650,000	-	-	-	-
Construction	18,400,000				-	7,199,911	9,299,911	1,900,178	-
Const Admin/Inspect.	1,000,000				-	500,000	400,000	100,000	-
Total Cost:	**$ 22,350,000**				**$ 2,950,000**	**$ 7,699,911**	**$ 9,699,911**	**$ 2,000,178**	**$ -**
FUNDING SOURCES									
503 - TUMF	$ 275,000				$ 275,000	$ -	$ -	$ -	$ -
440 - DIF Roads	2,810,234				2,675,000	67,617	67,617	-	-
480 - DIF Trails	618,168				-	309,084	309,084	-	-
450 - DIF Signals	196,000				-	98,000	98,000	-	-
508 - Local Grants	8,050,420				-	4,025,210	4,025,210	-	-
Unfunded	10,400,178				-	3,200,000	5,200,000	2,000,178	-

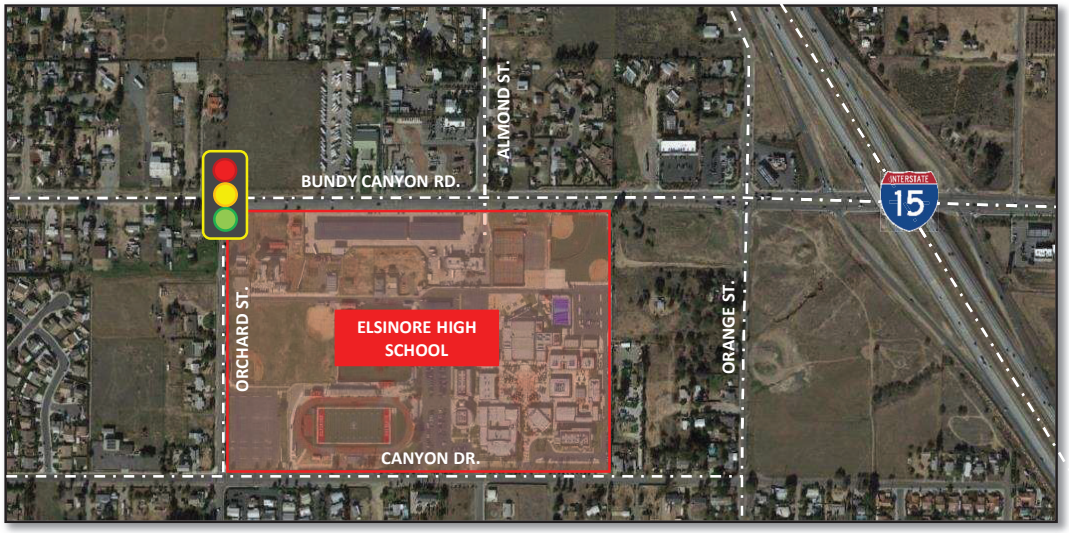
Exhibit L

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**Bundy Canyon Rd./Orchard St. Traffic Signal**	**CIP NO.:**	075	**DEPT:**	Public Works
LOCATION:	Bundy Canyon Rd. and Orchard St. Intersection	**CATEGORY:**	Trans. (Signals)	**MANAGER:**	Unassigned
INITIATED:	FY 20/21				

PROJECT DESCRIPTION AND EXHIBIT

Install a new traffic signal and appurtenant street improvements including safety lighting, crosswalks, and pedestrian countdown heads. Project is also part of a larger improvement project on Bundy Canyon Rd. from Mission Trail to Orange St. See CIP 090 for related street improvements.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 24/25	PROJECTED BUDGET FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	50,000				10,000	40,000	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	600,000				-	-	200,000	400,000	-
Const Admin/Inspect.	30,000				-	-	5,000	25,000	-
Total Cost:	**$ 680,000**				**$ 10,000**	**$ 40,000**	**$ 205,000**	**$ 425,000**	**$ -**
FUNDING SOURCES									
Unfunded	$ 630,000				$ -	$ -	$ 205,000	$ 425,000	$ -
450 - DIF Signals	50,000				10,000	40,000	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

Exhibit M

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**Bundy Canyon Rd./Almond St. Traffic Signal**	**CIP NO.:**	076	**DEPT:**	Public Works
LOCATION:	Bundy Canyon Rd. and Almond St. Intersection	**CATEGORY:**	Trans. (Signals)	**MANAGER:**	Unassigned
INITIATED:	FY 21/22				

PROJECT DESCRIPTION AND EXHIBIT

Install a new traffic signal and appurtenant street improvements including safety lighting, crosswalks, and pedestrian countdown heads. Project is also part of a larger improvement project on Bundy Canyon Rd. from Mission Trail to Orange St. See CIP 090 for related street improvements.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET FY 24/25	PROJECTED BUDGET FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	50,000				10,000	40,000	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	600,000				-	-	200,000	400,000	-
Const Admin/Inspect.	30,000				-	-	5,000	25,000	-
Total Cost:	**$ 680,000**				**$ 10,000**	**$ 40,000**	**$ 205,000**	**$ 425,000**	**$ -**
FUNDING SOURCES									
Unfunded	$ 630,000				$ -	$ -	$ 205,000	$ 425,000	$ -
450 - DIF Signals	50,000				10,000	40,000	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

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Exhibit N

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**TR 31667 DIF Credit/Reimbursement**	**CIP NO.:**	073-1	**DEPT:**	Public Works
LOCATION:	Grand Ave./McVicar St.	**CATEGORY:**	Other	**MANAGER:**	Jason Farag
INITIATED:	FY 19/20				

PROJECT DESCRIPTION AND EXHIBIT

This project replaces CIP 073 which was specific to the Murrieta Creek/McVicar St. culvert improvements (removal of existing CMP culverts and installation of a concrete box culvert system and associated channel improvements by the developer of TR 31667). This project has now been expanded to identify and budget for DIF reimbursements that the developer of TR 31667 is eligible for, for the construction of the following DIF eligible public improvements:

- McVicar St./Murrieta Creek Culvert (DIF Roads/Bridges)
- Grand Ave. Street Improvements (DIF Roads)
- Grand Ave. Trail (DIF Trails)
- Grand Ave./McVicar St. Intersection (DIF Roads/Intersections)
- Palomar St./McVicar St. Traffic Signal (DIF Signals)
- Murrieta Creek Park (DIF Park Land and Park Improvements)



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET	PROJECTED BUDGET			
					FY 24/25	FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	-				-	-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	1,828,370				1,828,370	-	-	-	-
Const Admin/Inspect.	-				-	-	-	-	-
Total Cost:	**$ 1,828,370**				**$ 1,828,370**	**$ -**	**$ -**	**$ -**	**$ -**
FUNDING SOURCES									
440 - DIF Roads	$ 915,065				$ 915,065	$ -	$ -	$ -	$ -
450 - DIF Signals	332,000				332,000	-	-	-	-
460 - DIF Park Land	63,000				63,000	-	-	-	-
461 - DIF Park Imp.	420,194				420,194	-	-	-	-
480 - DIF Trails	98,111				98,111	-	-	-	-

APPENDIX C

FUTURE PROJECTS NOT YET BUDGETED OR SCHEDULED

(appendix continues on next page)

Future DIF Projects (Streets)

Project	Segment	Estimated Cost
Clinton Keith Rd.	Palomar St. to City Limits	$ 4,966,405
Bundy Canyon Rd.	Orange St. to Monte Vista Dr.	$ 1,456,852
Bundy Canyon Rd.	Monte Vista Dr. to Sunset Ave.	$ 8,430,701
Mission Trail	Corydon Rd. to Palomar St.	$ 3,262,755
Palomar St.	Mission Trail to Jefferson St.	$ 4,673,693
Wildomar Trail	Palomar St. to Monte Vista Dr.	$ 135,235
Washington Ave.	Palomar St. to Southern City Limits	$ 1,477,484
Bundy Canyon Rd.	Mission Trail to Orange St.	$ -
Corydon St.	Grand Ave. to Mission Trail	$ 4,181,185
Mission Trail	Malaga Rd. to Corydon St.	$ 2,409,701
Clinton Keith Rd.	Grand Ave. to Palomar St.	$ 1,267,309
Hidden Springs Rd.	Clinton Keith Rd. to Stable Lanes Rd.	$ 542,350
Monte Vista Dr.	Bundy Canyon Rd. to Wildomar Trail	$ 5,613,768
Wildomar Trail	Monte Vista Dr. to Bayless Rd.	$ 1,295,485
Inland Valley Dr.	La Estrella St. to Bunny Trail	$ 3,800,089
Bayless Rd.	Wildomar Trail to La Estrella St.	$ 3,574,876
Inland Valley Dr.	Bunny Trail to Palomar St.	$ 3,183,563
Prielipp Rd.	Inland Valley Dr. to Eastern City Limits	$ 1,537,678
Cottonwood Canyon Rd.	Bundy Canyon Rd. to Northern City Limits	$ 6,041,672
Grape St.	Malaga Rd. to Lemon St.	$ 2,439,592
Gruwell St.	Palomar St. to Grand Ave.	$ 901,266
La Estrella St.	Crossroads St. to City Limits	$ 1,509,498
Lemon St.	Mission Trail to Grape St.	$ 2,006,036
Wildomar Trail	Palomar St. to Grand Ave.	$ -
La Estrella St.	Inland Valley Dr. to Crossroads St.	$ 966,105
Salida del Sol	La Estrella St. to Clinton Keith Rd.	$ 1,030,260
Wildomar Trail	Bayless Rd. to Wildomar Trail	$ 1,589,736
Wildomar Trail	Wildomar Trail to Brillante Dr.	$ 636,051
Wildomar Trail	Brillante Dr. to Clinton Keith Rd.	$ 1,254,938
Lemon St.	Grape St. to Gafford Rd.	$ 1,206,800
Lost Rd.	Gafford Rd. to City Limits	$ 4,970,987
Palomar St.	Corydon Rd. to Mission Trail	$ 1,426,742
Grand Ave.	Corydon Rd. to Clinton Keith Rd.	$ 5,907,521
Orange St.	Bundy Canyon Rd. to Gruwell St.	$ 3,476,561
Gruwell St.	Orange St. to Palomar St.	$ 522,264
McVicar St.	Palomar St. to Grand Ave.	$ 684,709
La Estrella St.	Susan Dr. to Inland Valley Dr.	$ 529,406
Depasquale Rd.	Bayless Rd. to Inland Valley Dr.	$ 990,564
Stable Lanes Rd.	Clinton Keith Rd. to Hidden Springs Rd.	$ 840,741

Wyman Rd.	Stable Lanes Rd./Hidden Springs Rd. to City Limits	$ 2,844,697
Susan Dr.	Wildomar Trail to La Estrella St.	$ 1,238,363
Bunny Trail	Inland Valley Dr. to Elizabeth Ln.	$ 1,482,695
Yamas Dr.	Clinton Keith Rd. to Prielipp Rd.	$ 1,112,021
Elizabeth Ln.	Clinton Keith Rd. to Prielipp Rd.	$ 1,112,021
Jana Lane	Clinton Keith Rd. to Prielipp Rd.	$ 1,297,358
Total		**$ 99,827,733**

Future DIF Projects (Intersections)

Location	Total DIF Cost Share
Bundy Canyon Rd. x Cottonwood Canyon Rd.	$ 121,652
Bundy Canyon Rd. x Oak Circle Dr.	$ 94,539
Bundy Canyon Rd. x Orange St.	$ 18,926
Bundy Canyon Rd. x The Farm Rd.	$ -
Clinton Keith Rd. x Arya Dr.	$ 94,539
Clinton Keith Rd. x Elizabeth Ln.	$ 94,539
Clinton Keith Rd. x Hidden Springs Rd.	$ -
Clinton Keith Rd. x Inland Valley Dr.	$ 148,764
Clinton Keith Rd. x Renaissance Plaza	$ 94,539
Clinton Keith Rd. x Salida del Sol/Yamas Dr.	$ 226,931
Clinton Keith Rd. x Stable Lanes Rd.	$ 208,004
Grand Ave. x Corydon St.	$ 18,926
Grand Ave. x Gruwell St.	$ 37,853
Inland Valley Dr. x Prielipp Rd.	$ 27,113
Inland Valley Dr. x Wyman Rd.	$ 92,078
Palomar St. x Clinton Keith Rd.	$ 244,176
Palomar St. x Gruwell St.	$ 37,853
Palomar St. x Inland Valley/Washington	$ 251,568
Palomar St. x Mission Trail	$ -
Prielipp Rd. x Elizabeth Ln.	$ -
Wildomar Trail x Bayless Rd.	$ -
Total	**$ 1,812,000**

Future DIF Projects (Bridges)

Project	Total
Gruwell St. @ Murrieta Creek/Wildomar Channel	$ 166,922
Wildomar Trail (Central St.) @ Murrieta Creek/Wildomar Channel	$ 259,656
Wildomar Creek Culvert Extension @ McVicar St.	$ 31,202
Penrose St. Class I Connection @ Wildomar Channel	$ 333,844
La Estrella Street Bridge	$ 6,360,937
Total	**$ 7,152,561**

Future DIF Projects (Traffic Signal Improvements)

Location	Cross Street	Type	Improvement	DIF Cost Share
Bundy Canyon	Almond St.	New 4-way	Install new 4-way	$ 392,000
Bundy Canyon	Harvest Way East	New 4-way	Install new 4-way	$ -
Bundy Canyon	Harvest Way West	New 4-way	Install new 4-way	$ -
Bundy Canyon	I-15 NB	Existing 4-way	Modify to Ultimate 4-way	$ -
Bundy Canyon	I-15 SB	Existing 4-way	Modify to Ultimate 4-way	$ -
Bundy Canyon	Mission Trail	Existing 4-way	Modify to Ultimate 4-way	$ 294,000
Bundy Canyon	Monte Vista	Existing 3-way	Complete - Maintain Existing	$ 262,000
Bundy Canyon	Oak Circle Rd.	New 3-way	Install new 3-way	$ 262,000
Bundy Canyon	Orange	Existing 4-way	Modify to Ultimate 4-way	$ 196,000
Bundy Canyon	Orchard St.	New 3-way	Install new 3-way	$ 262,000
Bundy Canyon	Sellers	Existing 3-way	Complete - Maintain Existing	$ 294,000
Bundy Canyon	Sunset	New 4-way	Install new 4-way	$ 196,000
Bundy Canyon	The Farm	Existing 3-way	Modify to Ultimate 3-way	$ 262,000
Bundy Canyon	W/o Tulip	New 3-way	Install new 3-way	$ -
Clinton Keith	Elizabeth	New 4-way	Install new 4-way	$ 392,000
Clinton Keith	Wildomar Trail (George)	Existing 4-way	Modify to Ultimate 4-way	$ 196,000
Clinton Keith	Grand	Existing 3-way	Modify to Ultimate 3-way	$ 131,000
Clinton Keith	Hidden Springs	Existing 4-way	Modify to Ultimate 4-way	$ 98,000
Clinton Keith	Inland Valley	Existing 3-way	Modify to Ultimate 4-way	$ 294,000
Clinton Keith	Palomar	Existing 4-way	Modify to Ultimate 4-way	$ 392,000
Clinton Keith	Renaissance Plaza	Existing 4-way	Modify to Ultimate 4-way	$ 196,000
Clinton Keith	Salida Del Sol/Yamas Dr.	New 4-way	Install new 4-way	$ 392,000
Clinton Keith	Stable Lanes	New 4-way	Install new 4-way	$ 392,000
Clinton Keith	Arya	Existing 4-way	Modify to Ultimate 4-way	$ 196,000

Clinton Keith	Smith Ranch Road	Existing 4-way	Complete - Maintain Existing	$ -
Corydon	Union	Exsiting 4-way	Modify to Ultimate 4-way	$ 196,000
Grand	Corydon	Existing 4-way	Modify to Ultimate 4-way	$ 294,000
Grand	Gruwell	New 4-way	Install new 4-way	$ 392,000
Grand	Shiela	New Round-About	Install new Roundabout	$ 486,000
Inland Valley	Hidden Springs	New 4-way	Install new 4-way	$ -
Inland Valley	Prielipp	New 4-way	Install new 4-way	$ 392,000
Mission Trail	Canyon	Existing 4-way	Modify to Ultimate 4-way	$ 196,000
Mission Trail	Corydon	Existing 3-way	Modify to Ultimate 3-way	$ 196,500
Mission Trail	Lemon	Existing 3-way	Modify to Ultimate 3-way	$ 131,000
Mission Trail	Malaga	Existing 4-way	Modify to Ultimate 4-way	$ 196,000
Mission Trail	Olive	Existing 3-way	Modify to Ultimate 3-way	$ 262,000
Palomar	Corydon	Existing 4-way	Modify to Ultimate 4-way	$ 196,000
Palomar	Gruwell	Existing 4-way	Modify to Ultimate 4-way	$ 392,000
Palomar	Inland Valley	New 4-way	Install new 4-way	$ 392,000
Palomar	McVicar	New 4-way	Install new 4-way	$ 392,000
Palomar	Mission Trail	New 3-Way or New Roundabout	Install new 3-way or new Roundabout	$ 364,500
Prielipp	Elizabeth	New 4-way	Install new 4-way	$ 392,000
Prielipp	Yamas (Salida Del Sol)	New 3-way	Install new 3-way	$ 262,000
Wildomar Trail	Bayless Rd.	New 3-way or Roundabout	Install new 3-way or new Roundabout	$ 364,500
Wildomar Trail	I-15 NB	New 4-way	Install new 4-way	$ -
Wildomar Trail	I-15 SB	New 4-way	Install new 4-way	$ -
Wildomar Trail	La Estrella	New 4-way	Install new 4-way	$ 392,000
Wildomar Trail (Central)	Grand	Existing 4-way	Modify to Ultimate 4-way	$ 196,000
Wildomar Trail (Central)	Palomar	Existing 4-way	Modify to Ultimate 4-way	$ 392,000
Wildomar Trail (Central)	Wild Stallion/Cervera	Existing 4-way	Modify to Ultimate 4-way	$ 392,000
Wildomar Trail (Central/Baxter)	Baxter Rd.	New 3-way	Install new 3-way	$ -
Wildomar Trail (Central/Baxter)	Monte Vista	New 3-way	Install new 3-way	$ 262,000
			Total:	**$12,229,500**

Future DIF Projects (Drainage)

Facility	Total Cost
Subregion A4	$ 4,092,000
Subregion M1	$ 353,000
Subregion M2	$ 5,586,000
Subregion M3	$ 2,466,000
Subregion M4	$ 1,940,000
Subregion M5	$ 143,000
Subregion S1	$ 2,591,000
Subregion S2	$ 4,503,000
Subregion S3	$ 12,481,000
Subregion S4	$ 2,434,000
Subregion S5	$ 19,588,000
Subregion S6	$ 2,856,000
Subregion W1	$ 5,109,000
Subregion W2	$ 828,000
Subregion W3	$ 785,000
Subregion W4	$ 1,988,000
Subregion W5	$ 6,544,000
Subregion W6	$ 1,260,000
Subregion W7	$ 4,886,000
Subregion W8	$ 1,106,000
Murrieta Creek Channel Portion	$ 8,853,000
Murrieta MDP Line J	$ 10,819,000
Wildomar MDP Lateral A	$ 14,362,000
Wildomar MDP Lateral C	$ 17,842,000
Wildomar MDP Lateral C-2	$ 1,176,000
Wildomar MDP Lateral C-3	$ 795,000
Wildomar MDP Lateral C Basin	$ 14,878,000
Wildomar MDP Line D	$ 303,000
Sedco MDP Line F-2	$ 782,000
Total:	**$ 151,349,000**

Future DIF Projects (Trails)

Street or Location	Segment	Trail Type	Total Cost
27 Acre Park	Wildomar Trail to La Estrella	Multi-Use Trail	$ 235,458
Bryant St.	Palomar St. to Grand Ave.	Multi-Use Trail	$ 550,374
Bundy Canyon Rd.	Monte Vista Dr. to Eastern City Limits	Class I - Multi-Use Path	$ 2,318,130
Corydon St.	Grand Ave. to Mission Trail	Multi-Use Trail	$ 1,632,775
Fredrick-O'Neal-Sauer	Monte Vista Dr. Loop to Wildomar Trail	Multi-Use Trail	$ 1,773,426
Gafford Rd.	Vista del Agua to Lost Rd./Lemon St.	Multi-Use Trail	$ 911,174
Geirson Ave.	Prairie Rd. to Wildomar Channel (Lateral C, Stage 2)	Multi-Use Trail	$ 84,642
Grand Ave.	Corydon St. to Clinton Keith Rd.	Multi-Use Trail	$ 1,412,626
Grape St.	City Limits/Malaga Rd. to Lemon St.	Class I - Multi-Use Path	$ 1,224,673
Gruwell St.	Orange St. to Palomar St.	Multi-Use Trail	$ 166,131
Gruwell St.	Palomar St. to Grand Ave.	Class I - Multi-Use Path	$ 393,645
Gruwell St.	Grand Ave. to Alameda del Monte	Multi-Use Trail	$ 155,939
Inland Valley Dr.	La Estrella St. to Bayless Rd.	Multi-Use Trail	$ 882,636
La Estrella St.	Crossroads St. to Eastern City Limits	Class I - Multi-Use Path	$ 699,813
La Estrella St.	Susan Dr. to Inland Valley Dr.	Multi-Use Trail	$ 428,068
Lemon St.	Mission Trail to Lost Rd./Gafford Rd.	Multi-Use Trail	$ 1,467,663
Lost Rd.	Lemon St./Gafford Rd. to Northern City Limits	Multi-Use Trail	$ 1,773,426
McVicar St.	Fortunado Way to Grand Ave.	Multi-Use Trail	$ 264,995
Mission Trail	Lemon St. to Palomar St.	Multi-Use Trail	$ 1,452,375
Monte Vista Dr.	Bundy Canyon Rd. to Wildomar Trail	Multi-Use Trail	$ 1,386,126
Murrieta Creek Regional Trail	Wesley St. to Cole Canyon	Class I - Multi-Use Path	$ 2,478,504
Mustang Spirit Ln. EVMWD Access Road	Prielipp Rd. to Mustang Spirit Ln.	Multi-Use Trail	$ 172,361

Oak Springs Ranch Trail	Bunny Trail to Wildomar Trail	Multi-Use Trail	$ 353,956
Orange St.	Bundy Canyon Rd. to Gruwell St.	Multi-Use Trail	$ 1,428,933
Palomar St.	Corydon Rd. to Washington Ave.	Multi-Use Trail	$ 4,657,792
Penrose St. Bridge	Darby St. to Front St.	Class I - Multi-Use Path	$ 72,897
Raciti Rd.	Bundy Canyon Rd. to Vista del Agua	Multi-Use Trail	$ 866,329
RCFC Bundy Canyon Channel	Valley Vista Cr. to Monte Vista Dr.	Multi-Use Trail	$ 130,810
RCFC Wildomar Channel - Lateral A (Torbett Family Trail)	West of Wilson St. to Confluence with Wildomar Channel (main line)	Multi-Use Trail	$ 615,576
RCFC Wildomar Channel - Lateral B	Grand Ave./Willow Bay Rd. to Confluence with Wildomar Channel (main line)	Class I - Multi-Use Path	$ 247,850
RCFC Wildomar Channel - Lateral C, Stage 2	Gierson Ave./South Pasadena St. to Palomar St.	Multi-Use Trail	$ 284,704
RCFC Wildomar Channel - Stage 4	Union St./Sundrops Ln. to Wesley St.	Class I - Multi-Use Path	$ 145,794
Regency Heritage Park	Trailwood Ct. to Union St.	Class I - Multi-Use Path	$ 80,187
Starbuck Cr.	Palomar St. to Murrieta Creek	Multi-Use Trail	$ 336,339
Starbuck Cr. Extension	Starbuck Cr. to Southern City Limit	Multi-Use Trail	$ 186,212
Sunset Ave. Extension	Bundy Canyon Rd. to La Estrella St.	Class I - Multi-Use Path	$ 2,041,121
Susan Dr.	Wildomar Trail to La Estrella	Multi-Use Trail	$ 542,220
TR 23111-1 Drainage Channel	Palomar St. to Grand Ave.	Multi-Use Trail	$ 415,514
Tulip Ln. Extension	Bundy Canyon Rd. to Oneal Rd.	Multi-Use Trail	$ 400,125
Wesley St.	Grand Ave. to Laguna Rd.	Multi-Use Trail	$ 857,156
Wildomar Trail	Palomar St. to Clinton Keith Rd.	Multi-Use Trail	$ 3,375,625
		Total:	**$ 38,904,103**

Future DIF Projects (Police and Fire Department)

Project	Estimated Cost
Police Facilities (5,392 SF)	$ 3,046,252
Existing and Future Fire Stations	$ 11,066,900
Existing Fire Apparatus and Vehicles	$ **33**5,340
Future Fire Apparatus and Vechiles	$ **849**,000
Total Facility/Equipment Cost	$ 15,297,492

Future DIF Projects (Parks)

Project	Estimated Cost
Park Lands	$ 6,027,372
Park Improvements	$ 60,273,720
Total Cost	$ 66,301,092

Future DIF Projects (Municipal Facilities)

Project	Estimated Cost
Community Center	$ 10,510,500
City Hall	$ 10,580,000
Animal Shelter	$ 1,555,383
Corporation Yard	$ 2,390,000
Total Cost	**$ 25,035,883**

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.5
Meeting Date: January 15, 2025

SUBJECT: Acceptance of FY2023-24 Measure AA Annual Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the Measure AA Oversight Advisory Committee Annual Report for FY 2023-24.

SUMMARY:
Acceptance of FY2023-24 Measure AA Annual Report

DISCUSSION:
On December 5th, 2024, the first quarter meeting was held with the Citizen's Measure AA Oversight Advisory Committee ("Committee") to receive and comment on the FY2023-24 Measure AA Annual Report. After being received, reviewed, and accepted by the Committee, the report is now being presented to the City Council for approval. This annual report provides detail and discussion of the revenue, expenditures, and activities conducted utilizing Measure AA funds. It also contains the audited financial statements that have been certified by the independent auditing firm retained by the City.

FISCAL IMPACT:
This item is only for acceptance of the report and does not contain any additional appropriations or budget adjustments.

ACCOUNT CODE:
Fund 120

ATTACHMENTS:
FY2023-24 Measure AA Annual Report









Measure AA

Annual Report

Fiscal Year 2023-2024

December 5th, 2024

Oversight Advisory Committee

Kathleen Kovich, Chair
Eric Bunge, Vice Chair
Carlos Hernandez, Committee Member
David Johansen, Committee Member
Hannah Rinehart, Committee Member

Report from the Committee

On November 6, 2018, Wildomar residents voted on a 1-cent sales tax (Measure AA) to fund the services from police, fire, homelessness programs, and the maintenance and improvement of city roads. The election results were certified by the Riverside County Register of Voters and the Measure was approved by 58.67% of the Wildomar residents who voted.

At the February 13, 2019 City Council meeting, the Council adopted Resolution 2019-12 which established the organization, objectives, and responsibilities of the committee per the requirements of Ordinance No. 161, which was the ordinance enacting the voter-approved Transaction and Use Tax referred to as Measure AA.

The inaugural Measure AA committee members were appointed by the City Council at their June 10, 2019 meeting, and began their bi-annual review meetings on August 22, 2019. The committee met three times in the 2019-2020 fiscal year. At the June 11, 2020 meeting, the committee voted to meet on a quarterly basis. In accordance with this decision, the members of the committee met quarterly during the 2023-2024 fiscal year.

The current committee members at the time of this report are:

Kathleen Kovich, Chair
Eric Bunge, Vice Chair
Carlos Hernandez, Committee Member
David Johansen, Committee Member
Hannah Rinehart, Committee Member

The committee has reviewed the budgetary and financial information provided to them by staff, asked questions about the information for clarity and understanding, and accepted the staff's reports. The enclosed audited financial statements were completed by the firm of Rogers, Anderson, Malody, & Scott, LLP, Certified Public Accountants of Riverside, CA. Their opinion is as follows:

"In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the Fund as of June 30, 2024, and the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America."

The following pages cover the services funded for the Police Department, Fire Department, the Homelessness Program / Code Enforcement, and the Public Works Road Engineering and Maintenance program.

Financial Summary

The original fiscal year 2023-2024 revenue and expenditure budgets for Measure AA were approved by the City Council on June 14th, 2023 as part of the City's FY2023-24 & FY2024-25 Biennial Budget. At July 1st, 2023 the Measure AA Fund had a positive Fund Balance of $7,613,501.

The original adopted budget consisted of $5,554,700 in revenue and $7,979,000 in expenditures. During FY2023-24 the City Council approved several adjustments to the budgeted amounts. The final 4th Quarter Adjusted Budget Report projected estimated revenues of $6,110,500 and total appropriations of $8,124,200. Of the revenues, $5,750,000 was projected sales and use tax revenue. With the approved budget changes the estimated ending fund balance was $5,599,801.

During FY2023-24 the actual sales and use tax revenues collected were $5,793,328 or $43,328 above the estimated sales tax revenues budgeted at 4th quarter. Additional revenues of $371,457 from interest income and $4,600 from developer income were also added to the fund for a revenue total of $6,169,387. Combined with the July 1st, 2023 Fund Balance, Measure AA had $13,782,888 in available resources.

Actual expenditures were $5,844,698 or $2,279,501 below the estimated final expenditures budgeted. The year-end fund balance was $7,938,190 or $2,338,389 above the final budgeted estimate. The following summarizes the fiscal data included in the *FY2023-2024 Audited Annual Financial Report for Measure AA*.

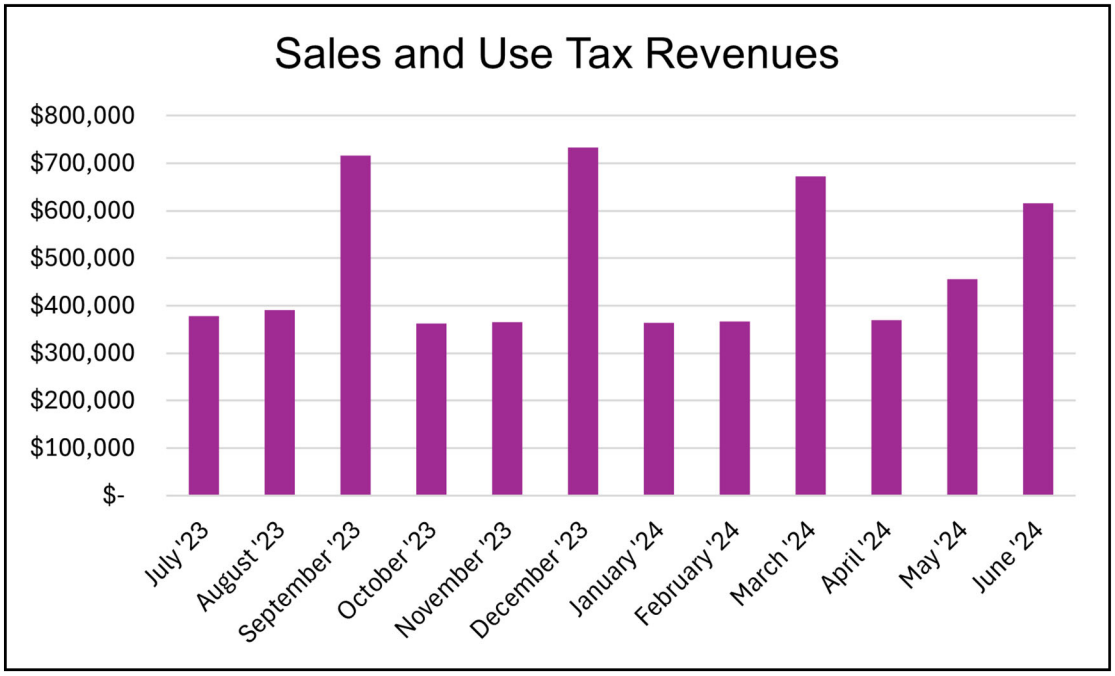
Fund Balance July 1st, 2023	$	7,613,501
Plus Revenues	$	6,169,387
Less Expenditures	$	(5,844,698)
Fund Balance June 30th, 2024	$	7,938,190

Revenues

The Measure AA actual revenues totaled $6,169,387. There was an favorable variance of $58,887 above the final budget of $6,110,500. Revenues for the fiscal year consisted of sales and use tax remittances totaling $5,793,328, interest income of $371,459, and a developer cash in lieu payment of $4,600 for the City traffic improvements.

Sales and Use Tax Revenues for FY 2023-2024

July - Sept. Sales and Use Tax Revenues	**$1,486,088**
Oct. - Dec. Sales and Use Tax Revenues	**$1,462,095**
Jan. - Mar. Sales and Use Tax Revenues	**$1,403,565**
Apr. - Jun. Sales and Use Tax Revenues	**$1,441,581**
Interest Income	**$ 371,459**
Other	**$ 4,600**



Police Department

Original Budget	**$950,200**
Adjusted Budget	**$980,400**
Actual Expenses	**$982,150**

The Measure AA funded police services began on July 1, 2019, and included the addition of traffic enforcement patrols, which required a specialized motorcycle. The motorcycle was purchased using AA funds and in FY2023-24, a replacement motorcycle was purchased. In FY2020-21 the City added a Community Services Officer and Community Patrol Officer. In FY2021-22 the City initiated a contract with Flock Safety to place Automated License Plate Reader Cameras throughout the City to identify criminal activity in the City. In the years after, the City has maintained the contract with Flock to continue these camera services.

The actual expenditures are categorized as follows:

Police Department Services	**$889,107**
PD Motorcycle, fuel, maintenance, equipment, and supplies	**$ 54,431**
Automatic License Plate Reader (Flock) Cameras	**$ 38,612**

An unfavorable budget variance of $1,750 occurred at year-end from the Police Department services due to slightly higher than anticipated rates.

Motor Traffic Officer

Motor Officer Traffic Stops	**745**

Community Service Officer

Additional Patrol Hours	**210**

Community Patrol Officer

Search Warrants	**96**
Surveillance Operations	**142**
Arrests	**122**

Fire Department

Original Budget	**$1,736,200**
Adjusted Budget	**$1,736,200**
Actual Expenses	**$1,527,980**

The Measure AA fire department services began on January 6, 2020, with the purchase of a medic squad truck. The medic squad team and support services are funded with Measure AA revenue. In 2021, the City began providing weed abatement services utilizing shared County staff. In May 2023, the City contracted with Riverside County for a dedicated Fire Marshal to provide fire prevention services. A portion of this position is allocated to Measure AA for weed abatement services.

The actual expenditures are categorized as follows:

Fire Department Services	**$1,524,475**
Furniture, Equipment, and Admin	**$ 3,505**

A favorable budget variance of $208,220 was achieved at year-end from the Fire Department activities. The favorable variance was due to the County Fire Department's use of top-step cost estimates for the budgeted positions.

Medic Squad Call Responses	**2,295**
Weed Abatement Inspections	**976**

Code Enforcement
Homelessness Program

Original Budget	**$243,400**
Adjusted Budget	**$419,800**
Actual Expenses	**$201,759**

The Homelessness Program began on April 1, 2020 to provide services to unsheltered individuals within the City limits. Prior to FY 2022-23, outreach services were performed by a contractor. The contract came to an end March 2023 and the City's Code Enforcement department took over coordinating homeless services. In spring of 2024, the City of Wildomar partnered with the City of Murietta and Project Touch to provide supplemental outreach and supportive housing for unsheltered residents.

The actual expenditures are categorized as follows:

Homelessness Administration	**$ 11,946**
Code Enforcement Services	**$ 121,542**
Contractual Services	**$ 55,145**
Radio Communications and Vehicles	**$ 13,126**

A favorable budget variance of $218,041 when compared to the adjusted budget was achieved at year-end from the Code Enforcement - Homelessness Program activities. The favorable variance is due to lower occupancy of the City's available beds during the beginning of the housing services agreement.

Total Contacts	**105**
Refused Services	**31**

Public Works Road Engineering and Maintenance Services

Original Budget	**$5,025,800**
Adjusted Budget	**$4,957,900**
Actual Expenses	**$3,105,202**

The Public Works-Road Maintenance services began on July 1, 2019. The City has been able to add an additional maintenance crew that allows for concentration on road maintenance work. The City is also authorized to charge some capital activity to Measure AA for road and street capital projects.

The actual expenditures are categorized as follows:

Street Maintenance Engineering and Repair	**$1,924,451**
Slurry Seal Program	**$1,135,184**
Speed Trailers	**$ 23,979**
Bundy Canyon Widening	**$ 20,991**
Street Maintenance Legal Services	**$ 597**

A favorable budget variance of $1,852,698 was achieved at year-end from the Public Works Road Engineering and Maintenance enhanced services. The savings were achieved due to lower-than-anticipated expenditures on capital projects.

Potholes Repaired (sq ft)	**10,718**
Signs Installed	**165**
Trees Trimmed	**120**
Posts Installed	**52**
Hours Removing Dumps	**95**

Financial Audit and Measure AA Committee

Admin Expenditures Attributed Directly to Measure AA

Original Budget	**$ 23,400**
Adjusted Budget	**$ 29,900**
Actual Expenses	**$ 27,608**

Each year certain expenditures will not be tied to any of the individual programs as they are administrative in nature and directly related to the Measure AA Fund. The City works to ensure that those expenditures are directly tied to the Measure AA approved expenditures before payment.

The actual expenditures are categorized as follows:

Auditor Services for Measure AA Report	**$ 4,720**
Banking & Admin Cost	**$ 11,125**
City Clerk	**$ 11,763**

A favorable budget variance of $2,292 occurred during the fiscal year due to fewer administrative costs for Measure AA than originally expected.

Conclusion

The Measure AA Advisory and Oversight Committee submits this report to the City Council, and finds the actual use of funds consistent with the City Council's approved budgets for public services.

City of Wildomar
Wildomar Measure AA Fund

Budgetary Comparison Schedule
For the year ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Budgetary fund balance, beginning of year	$ 7,613,501	$ 7,613,501	$ 7,613,501	$ -
Resources (inflows):				
Taxes	5,404,700	5,750,000	5,793,328	43,328
Investment earnings	150,000	355,900	371,459	15,559
Developer	-	4,600	4,600	-
Amounts available for appropriations	13,168,201	13,724,001	13,782,888	58,887
Charges to appropriations (outflow):				
Current:				
General government	14,700	21,200	15,852	5,348
Public safety	2,619,000	2,616,600	2,426,248	190,352
Community development	183,400	218,300	149,687	68,613
Culture and recreation	11,400	140,100	35,781	104,319
Public works	5,080,000	4,994,900	3,115,863	1,879,037
Capital outlay	70,500	133,100	101,267	31,833
Total Charges to Appropriations	7,979,000	8,124,200	5,844,698	2,279,502
Budgetary fund balance, end of year	$ 5,189,201	$ 5,599,801	$ 7,938,190	$ 2,338,389

Fiscal Year 2023-2024
Audited Financial Statement

WILDOMAR MEASURE AA FUND
CITY OF WILDOMAR, CALIFORNIA

FUND FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE, 30 2024

Prepared By:

The City of Wildomar
Finance Department

City of Wildomar
Wildomar Measure AA Fund
Fund Financial Statements

For the year ended June 30, 2024

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ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

PARTNERS
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
Bradferd A. Welebir, CPA, MBA, CGMA
Jenny W. Liu, CPA, MST
Gardenya Duran, CPA, CGMA
Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)
Terry P. Shea, CPA (Partner Emeritus)

MANAGERS / STAFF
Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA
Monica Wysocki, CPA
Jacob Weatherbie, CPA, MSA
Bolim Han, CPA, MAcc
Anny Gonzalez, CPA

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Independent Auditor's Report

To the Honorable Mayor and Members
of the City Council
City of Wildomar, California

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Measure AA Fund (the Fund), a special revenue fund of the City of Wildomar, California, as of and for the year ended June 30, 2024, and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Fund as of June 30, 2024, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Fund and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Measure AA Special Revenue Fund and do not purport to, and do not, present fairly the financial position of the City of Wildomar, California, as of June 30, 2024, or the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

The Fund's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the fund financial statements. Such missing information, although not a part of the fund financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. Our opinion on the fund financial statements is not affected by this missing information.

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents, be presented to supplement the financial statements. Such information is the responsibility of management and, although not a part of the fund financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the fund financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the fund financial statements, and other knowledge we obtained during our audit of the fund financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 26, 2024, on our consideration of the Fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Fund's internal control over financial reporting and compliance.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
November 26, 2024

FUND FINANCIAL STATEMENTS

City of Wildomar
Wildomar Measure AA Fund

Balance Sheet
Governmental Fund
June 30, 2024

ASSETS		
Cash and investments	$	7,108,290
Due from other governments		1,441,581
Total assets	$	8,549,871
LIABILITIES		
Accounts payable	$	611,681
Total liabilities		611,681
FUND BALANCE		
Committed for:		
Public safety, street maintenance and homelessness solutions		7,938,190
Total fund balance		7,938,190
Total liabilities and fund balance	$	8,549,871

The accompanying notes are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Fund
For the year ended June 30, 2024

REVENUES		
Taxes	$	5,793,328
Investment earnings		371,459
Developer		4,600
Total revenues		6,169,387
EXPENDITURES		
Current:		
General government		15,852
Public safety		2,426,248
Community development		149,687
Culture and recreation		35,781
Public works		3,115,863
Capital outlay		101,267
Total expenditures		5,844,698
Net change in fund balance		324,689
FUND BALANCE		
Beginning of year		7,613,501
End of year	$	7,938,190

The accompanying notes are an integral part of this statement.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of the Reporting Entity

The Wildomar Measure AA Fund (the Fund) was established on November 6, 2018 (Ordinance No. 161), pursuant to voter-approved local transactions (sales) and use tax that are intended to be used for the enhancement of police and fire services, road maintenance and homelessness solutions within the City of Wildomar (the City).

The Measure AA Fund is included as a special revenue fund of the City and, accordingly, the accompanying fund financial statements are included as a special revenue fund of the fund financial statements prepared by the City. The accompanying financial statements are intended to reflect the financial position and operations for the Measure AA Fund, under the *current financial resources* measurement focus and the modified accrual basis of accounting, only and do not purport to, and do not, present the financial position of the City of Wildomar, California. Separate financial statements are prepared for the City of Wildomar, and may be obtained from the City.

B. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Governmental fund financial statements are reported using the *current financial resources* measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

C. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Fund Balance

Cash and Investments

The Fund currently pools it cash and investments with the City of Wildomar and follows the City's investment policies. The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. For financial statement presentation purposes, cash and investments are shown as both restricted and unrestricted cash and investments in the governmental funds.

Investments are reported at fair value. The City's policy is to hold investments until maturity or until market values equal or exceed cost. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Fund Balance (continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. Currently, the Fund does not report any deferred outflows of resources.

In addition to liabilities, the balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. Currently, the Fund does not report any deferred inflows of resources.

Fund Balance

In the fund financial statements, government funds report the following fund balance classification:

Nonspendable include amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted include amounts that are constrained on the use of resources by either, (a) external creditors, grantors, contributions, or laws of regulations of other governments or (b) by law through constitutional provisions or enabling legislation.

Committed include amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest authority, the City Council. The formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution or ordinance.

Assigned include amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. The City Manager is authorized to assign amounts to a specific purpose, which was established by the governing body in Resolution No. 2011-32 approved on June 21, 2011.

Unassigned include the residual amounts that have not been restricted, committed, or assigned to specific purposes.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Fund Balance (continued)

When both restricted and unrestricted resources are available for use, it is the Fund's policy to use restricted resources first, and then unrestricted resources as they are needed. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is used first, followed by assigned fund balance. Unassigned fund balance is applied last.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and deferred outflows/inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reported period. Actual results could differ from those estimates.

Functional Classifications

Expenditures of the governmental funds are classified by function. Functional classifications are defined as follows:

- ***General Government*** includes legislative activities, City Clerk, City Attorney, City Manager as well as management or supportive services across more than one functional area.

- ***Public Safety*** includes those activities which involve police protection, fire protection and animal control services.

- ***Community Development*** includes those activities which involve planning, building and safety and code enforcement.

- ***Culture and Recreation*** which includes activities which provide recreation, cultural and educational services

- ***Public Works*** includes all maintenance, engineering and capital improvements which relate to streets and other public facilities.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Fund Balance (continued)

Encumbrances

Encumbrances are estimations of costs related to unperformed contracts for goods and services. These commitments are recorded for budgetary control purposes in the fund. Encumbrances represent the estimated amount of the expenditure ultimately to result if unperformed contracts in process at year-end are completed. They do not constitute expenditures or estimated liabilities.

Budget Basis of Accounting

Budgets for governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).

2) CASH AND INVESTMENTS

The Measure AA Fund's cash is pooled with the City of Wildomar's cash and investments in order to generate optimum interest earnings. The information required by accounting standards related to authorized investments, credit risk, etc. is available in the annual comprehensive financial report of the City. Currently, the Fund has $7,108,290 in pooled cash and investments.

3) FAIR VALUE MEASUREMENTS

Accounting standards currently provide the framework for measuring fair value. The framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value with Level 1 given the highest priority and Level 3 the lowest priority. The three levels of the fair value hierarchy are as follows:

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the organization has the ability to access at the measurement date.

Level 2 inputs are inputs other than quoted prices included within *Level 1* that are observable for the asset or liability, either directly or indirectly. *Level 2* inputs include the following:

- Quoted prices for similar assets or liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in markets that are not active.
- Inputs other than quoted prices that are observable for the asset or liability (for example, interest rates and yield curves observable at commonly quoted intervals, volatilities, prepayment speeds, loss severities, credit risks, and default rates).

3) FAIR VALUE MEASUREMENTS (continued)

- Inputs that are derived principally from or corroborated by observable market data by correlation or other means (market-corroborated inputs).

Level 3 inputs are unobservable inputs for the asset or liability.

As explained in Note 2, the Measure AA Fund has its investments pooled with the City. The cash and investments reflected is a portion of the City's overall cash and investments. Refer to the City's financial statements for additional information relating to categorization of investment types.

4) COMMITMENTS AND CONTINGENCIES

As of June 30, 2024, in the opinion of the City's Administration, there are no outstanding matters which would have a significant effect on the financial condition of the Measure AA Fund.

REQUIRED SUPPLEMENTARY INFORMATION

Notes to Required Supplementary Information
For the year ended June 30, 2024

Budgetary Comparison Information

General Budget Policies

The City Council approves each year's budget prior to the beginning of the new fiscal year. Public hearings are conducted prior to its adoption by the Council. Supplemental appropriations, where required during the period, are also approved by the Council. In most cases, expenditures may not exceed appropriations at the function level. At fiscal year-end, all operating budget appropriations lapse. There were no functions which had expenditures exceeding budgeted appropriations. A separate budget document may be obtained from the City.

Encumbrances

Encumbrances are estimations of costs related to unperformed contracts for goods and services. These commitments are recorded for budgetary control purposes in the Fund. Encumbrances represent the estimated amount of the expenditure ultimately to result if unperformed contracts in process at year-end are completed. They do not constitute expenditures or estimated liabilities.

Budget Basis of Accounting

Budgets for governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Wildomar
Wildomar Measure AA Fund

Budgetary Comparison Schedule
For the year ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Budgetary fund balance, beginning of year	$ 7,613,501	$ 7,613,501	$ 7,613,501	$ -
Resources (inflows):				
Taxes	5,404,700	5,750,000	5,793,328	43,328
Investment earnings	150,000	355,900	371,459	15,559
Developer	-	4,600	4,600	-
Amounts available for appropriations	13,168,201	13,724,001	13,782,888	58,887
Charges to appropriations (outflow):				
Current:				
General government	14,700	21,200	15,852	5,348
Public safety	2,619,000	2,616,600	2,426,248	190,352
Community development	183,400	218,300	149,687	68,613
Culture and recreation	11,400	140,100	35,781	104,319
Public works	5,080,000	4,994,900	3,115,863	1,879,037
Capital outlay	70,500	133,100	101,267	31,833
Total Charges to Appropriations	7,979,000	8,124,200	5,844,698	2,279,502
Budgetary fund balance, end of year	$ 5,189,201	$ 5,599,801	$ 7,938,190	$ 2,338,389

ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

PARTNERS
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
Bradferd A. Welebir, CPA, MBA, CGMA
Jenny W. Liu, CPA, MST
Gardenya Duran, CPA, CGMA
Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)
Terry P. Shea, CPA (Partner Emeritus)

MANAGERS / STAFF
Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA
Monica Wysocki, CPA
Jacob Weatherbie, CPA, MSA
Bolim Han, CPA, MAcc
Anny Gonzalez, CPA

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Independent Auditor's Report

To the Honorable Mayor and Members
of the City Council
City of Wildomar, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Measure AA Fund (the Fund), a special revenue fund of the City of Wildomar, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Fund's financial statements, and have issued our report thereon dated November 26, 2024.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements we considered the Fund's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, we do not express an opinion on the effectiveness of the Fund's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Fund's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Fund's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Fund's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
November 26, 2024

Fiscal Year 2023-2024
Committee Member Assessments

City of Wildomar

Measure AA Oversight Advisory Committee

Annual Committee Member Questionnaire

For FY2023/2024

Committee Member, Measure AA Committee

November 4th, 2024

Dear Measure AA Committee Member,

With the passage of Measure AA in November 2018 a citizens' oversight committee has been established to independently review and advise upon the City's expenditure of proceeds generated by the transactions and use tax. The committee meets at least twice each calendar year and more frequently if necessary, to discharge the responsibilities of the committee. All meetings of the committee shall be held in accordance with the provisions of the Ralph M. Brown Act (Cal. Gov. Code Section 54950 et seq.).

The committee shall consist of five members, who are residents of the City of Wildomar. The citizens' oversight committee shall annually review and report on: (1) the City's proposed and actual expenditure of proceeds generated by the transaction and use tax; and (2) the independent annual audit required under this chapter. The committee's report shall be submitted to the City Council for review and discussion at a public meeting of the City Council.

The questionnaire included in this packet covers the 2023-2024 fiscal year. We respectfully request that you complete all the questions with as much detail as you believe is needed. The questionnaires from each member will be included in the final report that will be submitted to the City Council for their review and acceptance.

The deadline for the completion of the questionnaire is **Friday, November 22nd**, as the questionnaires are to be included along with the draft annual report. It is anticipated that, if the approval of the draft report by the Committee occurs at the December meeting, the final report would be presented to the City Council at the January meeting.

We appreciate your involvement in this very important process. Please let us know if you have any questions or concerns about the questionnaire.

Cordially,

Adam Jantz
Finance Manager

Kathleen Novak

Committee Member, Measure AA Committee

Members - Please complete the following questionnaire:

Have you received all the information regarding Measure AA that you have requested or needed to make informed decisions?

Yes. All information requested was received in a timely manner. All reports were accepted.

Has staff explained to your satisfaction the information provided in the meetings?

Yes. All questions were answered.

Committee Member, Measure AA Committee

Has staff explained to your satisfaction the information provided in your requests?

Yes. Information provided was detailed and satisfactory. The design of the report is easy to understand and well put together.

How can staff enhance the information provided to the committee?

I think it would be in the interest of the Committee members to attend the Council budgeting meeting when the Measure AA budget is created.

Kathleen Konicek

Committee Member, Measure AA Committee

In your opinion has the City spent the Measure AA funds as approved by the City Council?

Yes.

Are there any other items, related to Measure AA, that you would like to bring to the City's attention?

No

Kathleen Konicek

Measure AA Committee Member

City of Wildomar

Measure AA Oversight Advisory Committee

Annual Committee Member Questionnaire

For FY2023/2024

Committee Member, Measure AA Committee

November 4th, 2024

Dear Measure AA Committee Member,

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We appreciate your involvement in this very important process. Please let us know if you have any questions or concerns about the questionnaire.

Cordially,

Adam Jantz
Finance Manager

Committee Member, Measure AA Committee

Members - Please complete the following questionnaire:

Have you received all the information regarding Measure AA that you have requested or needed to make informed decisions?

Yes

Has staff explained to your satisfaction the information provided in the meetings?

Yes, staff have been throughout and helpful both in meetings and VIA email.

Committee Member, Measure AA Committee

Has staff explained to your satisfaction the information provided in your requests?

Yes, staff have been timely when responding to requests and dilligent with follow up items.

How can staff enhance the information provided to the committee?

Staff is doing a great job as is.

Committee Member, Measure AA Committee

In your opinion has the City spent the Measure AA funds as approved by the City Council?

Yes.

Are there any other items, related to Measure AA, that you would like to bring to the City's attention?

Not at this time.

Eric Bunge

Digitally signed by Eric Bunge
Date: 2024.11.20 07:06:24 -08'00'

Measure AA Committee Member

City of Wildomar

Measure AA Oversight Advisory Committee

Annual Committee Member Questionnaire

For FY2023/2024

Committee Member, Measure AA Committee

November 4th, 2024

Dear Measure AA Committee Member,

With the passage of Measure AA in November 2018 a citizens' oversight committee has been established to independently review and advise upon the City's expenditure of proceeds generated by the transactions and use tax. The committee meets at least twice each calendar year and more frequently if necessary, to discharge the responsibilities of the committee. All meetings of the committee shall be held in accordance with the provisions of the Ralph M. Brown Act (Cal. Gov. Code Section 54950 et seq.).

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We appreciate your involvement in this very important process. Please let us know if you have any questions or concerns about the questionnaire.

Cordially,

Adam Jantz
Finance Manager

Committee Member, Measure AA Committee

Members - Please complete the following questionnaire:

Have you received all the information regarding Measure AA that you have requested or needed to make informed decisions?

Yes

Has staff explained to your satisfaction the information provided in the meetings?

Yes

Committee Member, Measure AA Committee

Has staff explained to your satisfaction the information provided in your requests?

Yes

How can staff enhance the information provided to the committee?

I cant think of something as staff has been completely productive.

Committee Member, Measure AA Committee

In your opinion has the City spent the Measure AA funds as approved by the City Council?

Yes

Are there any other items, related to Measure AA, that you would like to bring to the City's attention?

Not at this time.

Carlos Hernandez Digitally signed by Carlos Hernandez
Date: 2024.11.18 15:44:33 -08'00'

Measure AA Committee Member

DAVID JOHANSEN

Committee Member, Measure AA Committee

City of Wildomar

Measure AA Oversight Advisory Committee

Annual Committee Member Questionnaire

For FY2023/2024

DAVID JOHANSEN

Committee Member, Measure AA Committee

November 4th, 2024

Dear Measure AA Committee Member,

With the passage of Measure AA in November 2018 a citizens' oversight committee has been established to independently review and advise upon the City's expenditure of proceeds generated by the transactions and use tax. The committee meets at least twice each calendar year and more frequently if necessary, to discharge the responsibilities of the committee. All meetings of the committee shall be held in accordance with the provisions of the Ralph M. Brown Act (Cal. Gov. Code Section 54950 et seq.).

The committee shall consist of five members, who are residents of the City of Wildomar. The citizens' oversight committee shall annually review and report on: (1) the City's proposed and actual expenditure of proceeds generated by the transaction and use tax; and (2) the independent annual audit required under this chapter. The committee's report shall be submitted to the City Council for review and discussion at a public meeting of the City Council.

The questionnaire included in this packet covers the 2023-2024 fiscal year. We respectfully request that you complete all the questions with as much detail as you believe is needed. The questionnaires from each member will be included in the final report that will be submitted to the City Council for their review and acceptance.

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We appreciate your involvement in this very important process. Please let us know if you have any questions or concerns about the questionnaire.

Cordially,

Adam Jantz

Adam Jantz
Finance Manager

DAVID JOHANSEN

Committee Member, Measure AA Committee

Members - Please complete the following questionnaire:

Have you received all the information regarding Measure AA that you have requested or needed to make informed decisions?

As a new commission member, I have made no requests for information regarding measure AA yet. However, I feel that the staff is competent and would provide anything I requested. I intend to make some requests in the future as outlined below.

Has staff explained to your satisfaction the information provided in the meetings?

The staff has been helpful and explained the information provided in our meeting.

DAVID JOHANSEN

Committee Member, Measure AA Committee

Has staff explained to your satisfaction the information provided in your requests?

I've made no information requests from the staff.

How can staff enhance the information provided to the committee?

Moving forward, I would like to receive a briefing directly from the administrators involved over the departments who receive Measure AA funds; such as Riverside Sheriff's Department, Cal Fire, Homeless Outreach, and Road Planning. Direct recommendations from each department to the commission, as to what they feel they need, what is, or isn't working well, and any feedback from them would be helpful to the commision and the city as a whole.

DAVID JOHANSEN

Committee Member, Measure AA Committee

In your opinion has the City spent the Measure AA funds as approved by the City Council?

I believe the City of Wildomar has used measure AA funds in an appropriate manner, as approved by the city council.

Are there any other items, related to Measure AA, that you would like to bring to the City's attention?

Police staffing for the City of Wildomar is half that of the City of Lake Elsinore. The City of Wildomar has a population approximately half that of the City of Lake Elsinore, which places us at comparable staffing levels to them. Our crime rate remains relatively low when compared to surrounding areas. The police response time remains withing an acceptable time period.

I believe staffing for Police/Fire is adequate but could be enhanced with the addition of a second Deputy Sheriff Motor Traffic Officer to assist in the high number of traffic accident investigations and traffic enforcement along very high traffic areas, such as Clinton Keith/ 15 freeway area.

Cal fire staffing levels are dictated by the State of California and are in compliance with that minimum staffing level.

The city should continue to repair city roads rapidly, as many of them are in disrepair and/or damaged.

The recent passage of Proposition 36 could require additional police services and this impact should be monitored through our continued partnership with the Riverside Sheriff's Department.

DAVID JOHANSEN

11-7-24

Measure AA Committee Member

Committee Member, Measure AA Committee

City of Wildomar

Measure AA Oversight Advisory Committee

Annual Committee Member Questionnaire

For FY2023/2024

Committee Member, Measure AA Committee

November 4th, 2024

Dear Measure AA Committee Member,

With the passage of Measure AA in November 2018 a citizens' oversight committee has been established to independently review and advise upon the City's expenditure of proceeds generated by the transactions and use tax. The committee meets at least twice each calendar year and more frequently if necessary, to discharge the responsibilities of the committee. All meetings of the committee shall be held in accordance with the provisions of the Ralph M. Brown Act (Cal. Gov. Code Section 54950 et seq.).

The committee shall consist of five members, who are residents of the City of Wildomar. The citizens' oversight committee shall annually review and report on: (1) the City's proposed and actual expenditure of proceeds generated by the transaction and use tax; and (2) the independent annual audit required under this chapter. The committee's report shall be submitted to the City Council for review and discussion at a public meeting of the City Council.

The questionnaire included in this packet covers the 2023-2024 fiscal year. We respectfully request that you complete all the questions with as much detail as you believe is needed. The questionnaires from each member will be included in the final report that will be submitted to the City Council for their review and acceptance.

The deadline for the completion of the questionnaire is **Friday, November 22nd**, as the questionnaires are to be included along with the draft annual report. It is anticipated that, if the approval of the draft report by the Committee occurs at the December meeting, the final report would be presented to the City Council at the January meeting.

We appreciate your involvement in this very important process. Please let us know if you have any questions or concerns about the questionnaire.

Cordially,

Adam Jantz
Finance Manager

Committee Member, Measure AA Committee

Members - Please complete the following questionnaire:

Have you received all the information regarding Measure AA that you have requested or needed to make informed decisions?

I have not requested any information regarding Measure AA as this will be my first meeting.

Has staff explained to your satisfaction the information provided in the meetings?

I have not yet been present for a Measure AA meeting.

Committee Member, Measure AA Committee

Has staff explained to your satisfaction the information provided in your requests?

I have not yet requested any information.

How can staff enhance the information provided to the committee?

I have not yet been a part of a Measure AA meeting to answer this question.

Committee Member, Measure AA Committee

In your opinion has the City spent the Measure AA funds as approved by the City Council?

I have not yet been given any information as to how Measure AA funds have been spent or approved.

Are there any other items, related to Measure AA, that you would like to bring to the City's attention?

There is a common concern among residents in Wildomar as to the maintenance of streets and roads within the city, specifically the western side of the city of Wildomar. How is the city allocating funds from Measure AA for maintaining local streets, roads, and potholes within the city?

Hannah Rinehart

Measure AA Committee Member

Hannah Rinehart

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.6
Meeting Date: January 15, 2025

SUBJECT: Acceptance of FY2023-24 Annual Comprehensive Financial Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Receive and file the FY2023-24 Annual Comprehensive Financial Report.

SUMMARY:
Acceptance of FY2023-24 Annual Comprehensive Financial Report

DISCUSSION:
The firm of Roger, Anderson, Malody & Scott LLP performed the annual financial audit of the City of Wildomar, and prepared the Annual Comprehensive Financial Report or ACFR.

This audit is required to be performed in accordance with Generally Accepted Accounting Standards and Government Auditing Standards. At the end of the audit test work, the audit firm issues an opinion as to the fairness of presentation of the financial position of the City.

The following statement was issued by the auditors in their Independent Audit's Report under Opinions:

"In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2024, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America. "

This signifies that the City received a clean opinion on its financial statements.

Some highlights from the audit report are:

- The balances of the General Funds (Including Funds 100, 110, and 125) on June 30, 2024 were $10,226,602 in total. Of this, $8,241,860 is the main City General Fund 100. This represents 54% of actual General Fund operating expenditures in fiscal year 2023-24.

- The Measure AA Fund brought in $5,793,328 in district sales and use taxes in its fifth full year. The fund balance for the fund on June 30, 2024, was $7,9383,189.

The Wildomar Cemetery District financial activities are included in more detail in a separate report for fiscal year 2023-24 and a staff report is included as part of the Wildomar Cemetery District Meeting Agenda for tonight's meeting.

In summary:

1. The audit covers more than 72 governmental funds.
2. The audit reports indicate a clean opinion on the City's financial statements.
3. The auditors noted no findings or control deficiencies.

FISCAL IMPACT:
This is only for acceptance of the audited financial report for FY2023-24 and does not convey any appropriations or budget adjustments. Therefore, this item does not present any direct fiscal impact.

ATTACHMENTS:
City of Wildomar FY2023-24 ACFR.pdf
City of Wildomar FY2023-24 GAGAS Letter.pdf
City of Wildomar FY2023-24 SAS 114 Post Audit Letter.pdf

CITY OF WILDOMAR, CA

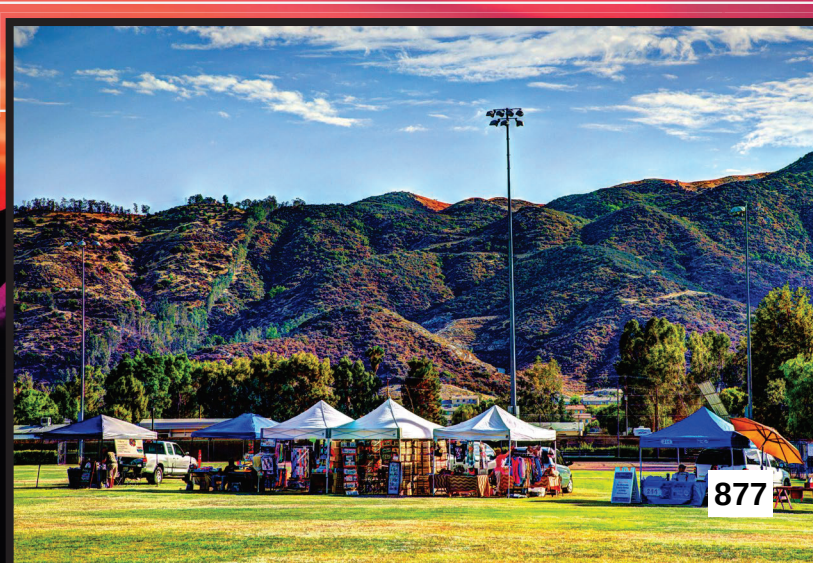
Annual Comprehensive Financial Report
For the Fiscal Year Ended June 30, 2024











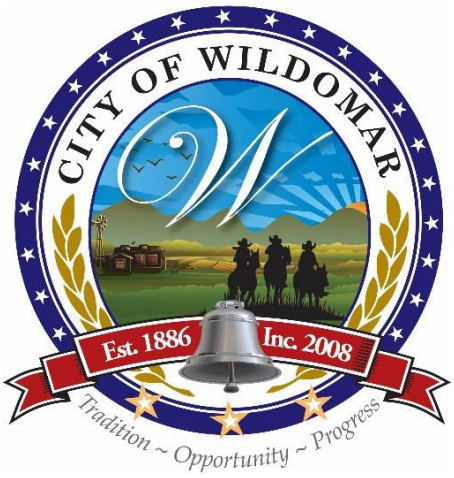
City of *Wildomar, California*

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the Year Ended June 30, 2024

Prepared By:

The City of Wildomar
Finance Department



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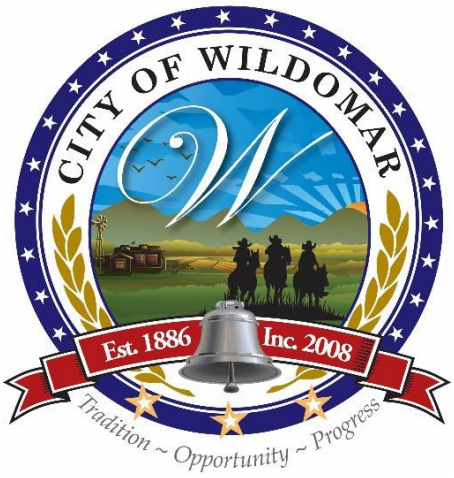
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INTRODUCTORY SECTION



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Ashlee DePhillippo, Mayor, Dist. 5
Carlos Marquez, Mayor Pro Tem, Dist. 1
Bridgette Moore, Council Member, Dist. 4
Joseph Morabito, Council Member, Dist. 3
Dustin Nigg, Council Member, Dist. 2

23873 Clinton Keith Rd, Ste. 110
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax
www.Wildomar.gov

Letter of Transmittal

January 7th, 2025

To the Honorable Mayor, Members of the City Council, and Residents of the City of Wildomar:

On behalf of the Management Team and City Staff, we are privileged to submit the Annual Comprehensive Financial Report (ACFR) for the fiscal year ending June 30, 2024. The information found in this report is provided by the Administrative Services Department to the City Council and the public to assist those interested in the City's fiscal condition.

State law and the City's Municipal Code require that an annual financial report be prepared annually. The submitted report fulfills that obligation. This report consists of management representations concerning the finances of the City of Wildomar in its sixteenth year of incorporation. Consequently, management assumes full responsibility for the completeness and reliability of the information presented in this report.

To provide a reasonable basis for making these representations, the management of the City of Wildomar continues to maintain a comprehensive internal control framework. This framework is designed to protect the government's assets from loss, theft, or misuse. Simultaneously, it empowers City staff to prepare the City of Wildomar's financial statements in accordance with generally accepted accounting principles (GAAP) and the financial reporting requirements outlined by the Governmental Accounting Standards Board (GASB). Recognizing that the cost of internal controls should not outweigh their benefits, the City of Wildomar's comprehensive framework of internal controls is designed to provide reasonable, rather than absolute, assurance regarding the accuracy of the financial statements. As responsible management, we affirm that, to the best of our knowledge and belief, this financial report is complete and dependable in all material aspects.

The financial statements of the City of Wildomar underwent an independent audit conducted by Rogers, Anderson, Malody, and Scott, LLP., a certified public accounting firm. The primary objective of this independent audit was to offer reasonable assurance regarding the accuracy of the City of Wildomar's financial statements for the fiscal year ending June 30, 2024, with the aim of detecting any significant misstatements. This comprehensive audit involved a thorough examination of pertinent evidence that supports the figures and disclosures in the financial statements, an evaluation of the accounting

principles applied and managerial assumptions, as well as an assessment of the overall presentation of the financial statements.

The independent auditor's report is presented as the first component of the financial section of this report. GAAP requires that management provide a narrative of introductions, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A).

This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Wildomar's MD&A can be found immediately following the report of the independent auditors, in the financial section of this report.

Profile of the Government

The area of Wildomar, located in southwestern Riverside County, was incorporated as a city on July 1st, 2008. The City is approximately 70 miles north of San Diego and 60 miles southeast of Los Angeles. Its boundaries encompass 24 square miles, providing a "Community Ranch" lifestyle for its 36,327 residents.

The City Council is composed of 5 Council Members, who are elected by district without party affiliation. Every year, the Council Members choose a Mayor and Mayor Pro Tem from among themselves. Biennial elections occur in November during even-numbered years. The terms of office span 4 years but overlap, ensuring that the City maintains a consistent pool of knowledge in its governance and legislative affairs.

The Council is responsible for adopting ordinances, resolutions, and regulations governing the City and for the appointment of the City Manager, City Attorney, and members of various statutory and advisory boards. As Chief Administrative Officer, the City Manager has the responsibility of administering programs in accordance with policies established by the City Council and within the guidelines of the annual budget adopted by the Council.

The Wildomar Cemetery District (District) was consolidated into the City of Wildomar as a subsidiary district on November 9, 2011. As a result, the structure of the District is a separate legal entity, and the City Council of the City of Wildomar oversees the operations of the District with the City Council acting as the Board of Trustees.

This report includes all funds of the City. It includes all governmental organizations and activities for which the City of Wildomar's City Council is financially accountable. The City provides the full range of municipal services normally associated with a municipality including general administration, police and fire protection, construction and maintenance of streets and related infrastructure, recreational activities, and economic development.

The operations of the Wildomar Cemetery District are presented as a blended component unit in the financial statements. A separate component unit financial statement is also created and may be obtained from the City.

The Budget Process

The City Council adopted a Biennial budget for Fiscal Years 2023/24 and 2024/25 at a public meeting held on June 14th, 2023. Since the adoption date, several changes have occurred through the FY 2023/24 Quarterly Budget Reviews.

The biennial budget serves as the foundation for the City of Wildomar's financial planning and control. The development of the budget is completed as two separate projects: the development of the governmental activities program budget, and the development of the capital improvement program focusing on longer-term capital projects.

Each department within the City of Wildomar submits appropriation requests for all governmental activities to the City Manager no later than the conclusion of April. Subsequently, the City Manager, in collaboration with the Administrative Services Department, utilizes these requests as the initial foundation for crafting a proposed budget for governmental activities.

Beginning in March, a series of budget workshops are convened to gather input from the public and to present the proposed budget encompassing all governmental activities to the City Council for their review and feedback. Typically, the governmental activities budget is officially adopted during the Council meeting held in June.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Wildomar operates.

Local Economy

The City of Wildomar, now in its sixteenth year since incorporation, is enjoying steady and sustained growth. The city boasts a median age of 36 and a per capita personal income of $40,968, marking a notable 11.9% increase compared to the fiscal year 2022-23.

Property valuations have also seen a positive uptick, rising by 9.3% compared to the fiscal year 2022-23. Bradley Burns sales tax revenue decreased by 0.9% due to

reduced sales volume. Additionally, the City has received its seventh annual installment of SB 130 Funds, which were authorized by Governor Brown on May 12, 2017. These funds serve as a replacement for the Motor Vehicle License Fee payments, which the State had previously redirected in 2012, following the provisions of SB 89 in 2011. In fiscal year 2023-24, the City received $3,458,170 which represents a 9.2% increase over the prior year.

The charts below and on the next page illustrate the trends for the last eleven years in taxable property net assessed value, property tax revenue, and sales tax revenue.

Chart 1.

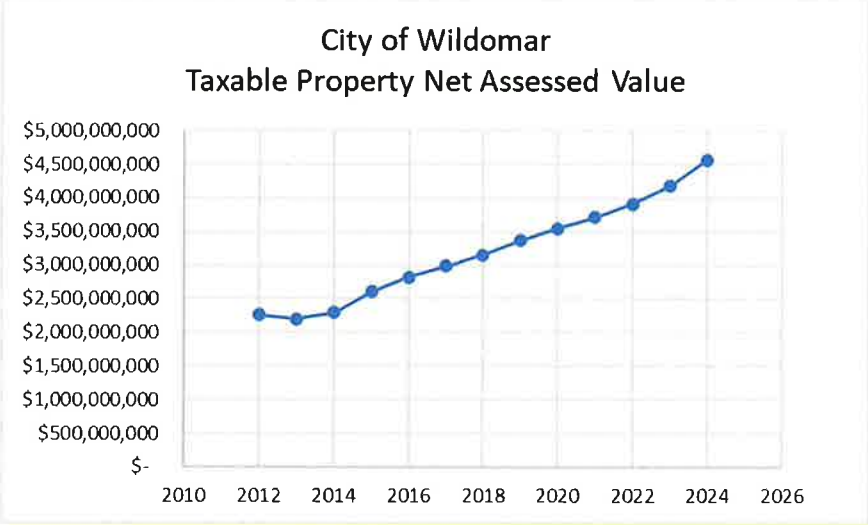


Chart 2.

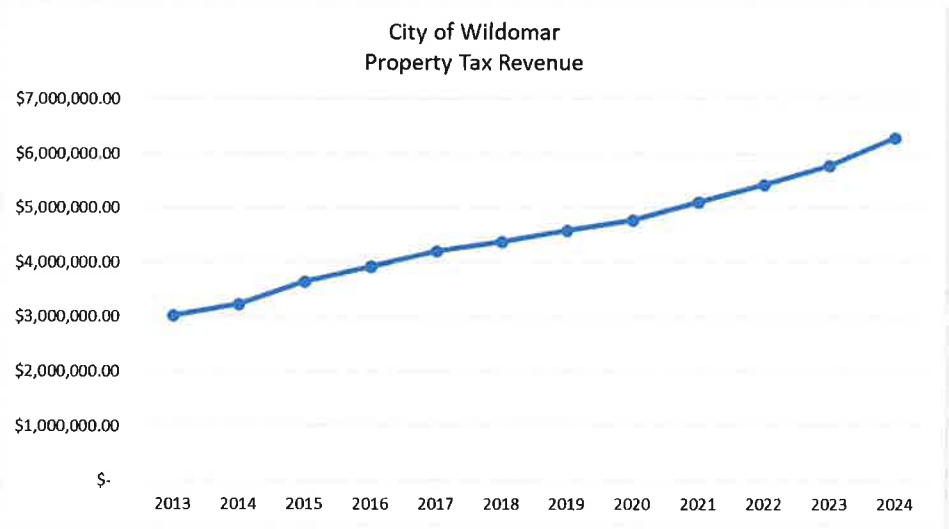
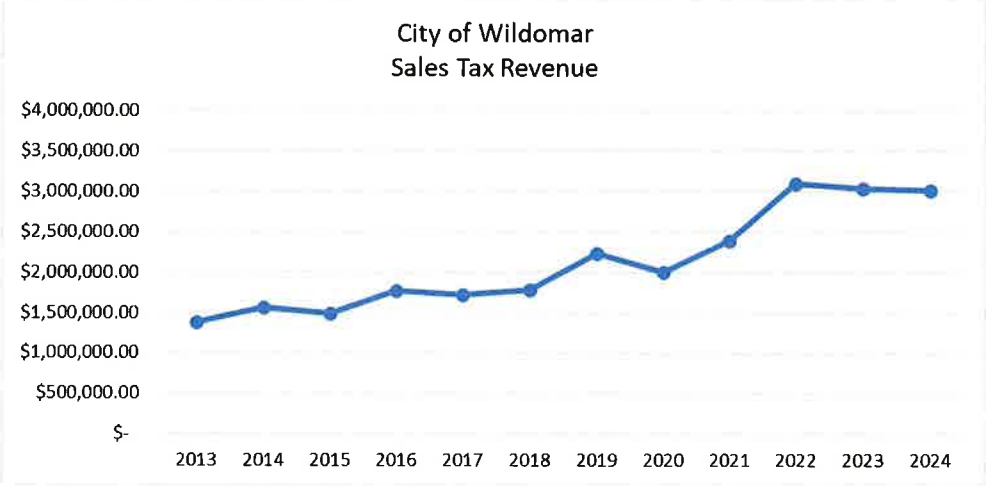


Chart 3.



Coronavirus (COVID-19) Pandemic

In March 2020, the State of California and Riverside County issued "Safer at Home" orders to address the growing spread of the Coronavirus Disease 2019 (COVID-19) virus. This order applied to everyone in non-essential job classifications. It was anticipated that some of the local revenue streams, particularly sales tax, would be negatively impacted by this order. In actuality, the City saw only slight decreases in the Bradley Burns sales tax. These were offset by increases in the Measure AA sales tax which incorporates online retail sales.

On March 27, 2020, the City Manager, acting in the capacity of the City's Director of Emergency Services, issued Director of Emergency Services Order No. E-2020-01 ("Order"). This action was taken in accordance with Wildomar Municipal Code ("WMC") section 2.32.060 and Section 4 of Resolution No. 2020-19, which declared a local emergency in response to the COVID-19 pandemic. These provisions granted the Director of Emergency Services the authority to establish rules and regulations addressing matters reasonably connected to safeguarding life and property during the emergency. Subsequently, these regulations were formally ratified by the City Council during its meeting on April 8, 2020. The Order had the effect of temporarily suspending the enforcement of specific provisions of the WMC and either reducing or entirely suspending certain fee requirements.

To assist in recovering from the pandemic, the City received $459,103 in CARES Act Funding from the Federal Government via the State of California. The funds were fully utilized in FY2020-21.

In June 2021 the City was notified that it would be receiving $8,905,968 in American Rescue Plan Act (ARPA) funding. Payments were structured to be received in two installments. The initial payment of $4,452,984 was received in July 2021, followed by the second payment of an equal amount in July 2022. Eligible expenses became applicable starting in March 2021. All allocated funding must be obligated by December 2024, and all expenditures should be finalized by December 2026.

The utilization of ARPA funding must adhere to the guidelines outlined in the U.S. Treasury's Final Rule, published in January 2022. This rule encompasses a $10 million allowance for revenue loss, permitting the City to use ARPA funds to reimburse up to $10 million in government service expenses. Additionally, the funding can be allocated to address public health and economic impacts, providing premium pay to essential workers, and supporting improvements in water, sewer, and broadband infrastructure. As of the time of this report, several projects have been identified that meet these requirements and some capital expenditures have been made. ARPA funds were used to purchase the City Hall Building and a portion of a new City park. Funds were also used to implement new finance and permitting systems with the City. The remainder of the funds will be spent on police and Cemetery frontage improvements as part of the Palomar Road Widening project.

Financial Reserves

The fiscal year 2023-24 marked the first year of the City's sixth two-year budget program. As the fiscal year concluded, the General Fund witnessed revenues totaling $19,833,117 and net transfers in of $312,482. These figures surpassed expenditures of $15,988,627, resulting in a net change in fund balance amounting to $4,156,972. Consequently, the ending fund balance reached $10,226,602, equivalent to 64% of general fund expenditures. This higher fund balance can be attributed to several factors, including increased property tax revenues, as well as heightened activity in licensing and permitting. Furthermore, there were some delays in hiring additional staffing on the schedule of authorized positions which resulted in some savings.

The General Fund's actual revenues were under the final adjusted budget by a net total of $52,377. This surplus can be primarily attributed to a combination of the following factors:

- Licenses and Permits were $0.1 million higher than the final budget due to heightened development activity.
- Use of Money and Property were $0.2 million over budget due to prolonged higher interest rates.
- Transfers In were $0.3 million under budget due to fewer allocations to the general fund.

The General Fund's actual expenditures were $1.7 million less than the adjusted budget, and this reduction can be attributed to several primary sources:

- Police and Fire Services were $0.6 million less than budgeted due to increased targeted services allocated to Measure AA funding.
- Public Works department was $0.4 million less than budgeted due to delays in filling budgeted positions.
- Administrative Services department expenditures were $0.2 million less than budgeted due to the delay in hiring several approved staff positions.

Long-term financial planning and initiatives

On November 6, 2018, the voters of Wildomar approved Measure AA, which introduced a local sales tax. Starting April 1, 2019, Measure AA instituted a 1.0% transaction tax on the gross receipts of any retailer stemming from the sale of tangible property within the city's boundaries. Additionally, a 1.0% excise tax was imposed on the storage, use, or other consumption of tangible personal property purchased from any retailer within the city limits of Wildomar. During the fiscal year 2023-24, this tax generated $5.8 million in revenue. The generated revenues are allocated to support various improvements, including those related to public safety services, road infrastructure, homeless outreach, and other services aimed at enhancing the quality of life in Wildomar.

The City Council of Wildomar approved an ordinance on May 28, 2020, which allowed the operation of cannabis businesses within the city. This ordinance led to the addition of Chapters 5.76 and 17.315 to the Wildomar Municipal Code, outlining regulations pertaining to cannabis businesses. The ordinance officially came into effect July 2020. These cannabis businesses will provide sales tax revenue, regulatory revenue fees, and public benefit fees to the City's finances. By the end of fiscal year 2024, one cannabis business closed and two remained in operation within the City. There are currently three more cannabis businesses planning to begin operations within the City over the next few years.

In FY 2022-23, the City explored long-term options to procure a City Hall. The City ultimately decided to purchase the current building and closed escrow in FY2023-24 on November 3rd, 2023. Management is currently working on designs to renovate the building to better suit the City's needs.

The City will continue its focus on controlled and fiscally balanced growth. The City believes that with the appropriate policies in place, as approved and revisited each quarter as part of the budget program, the City's long-term financial goals will be met. The City has taken many steps to control expenditure growth and to build and maintain fiscally sound reserves, and these steps will continue to be reviewed and implemented.

Relevant Financial Policies

The City adheres to a set of financial policies while constantly improving and incorporating new relevant policies. Upon its initial incorporation, the City adopted all Riverside County's policies/codes. As the City develops its own unique needs, it will continue to amend and tailor these former County policies to directly address the City's goals.

Current Year Initiatives

In April 2017, the City adopted the following Vision Statement:

"*The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure While Keeping a Hometown Feel.*"

In fiscal year 2024-25, the City will look to continue to meet the goals of the Vision Statement through the following initiatives:

- Utilize our Measure AA revenue to continue to keep residents and businesses safe through our enhanced law enforcement services, Fire Medic Squad, street repairs, and homelessness services.
- Maintain City infrastructure and pavement improvements.
- Improve homeless outreach and services in Wildomar.
- Ensure that revenue from new Cannabis establishments in the City fund safe reliable services to our community.

Concluding remarks

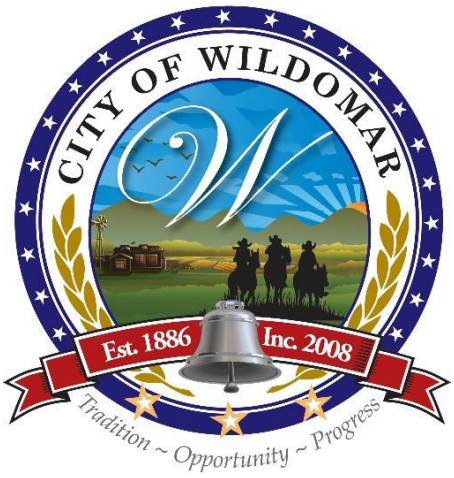
The City, in its sixteenth year of operation, has achieved a great deal in transitioning from the County support services and establishing its own culture and approach to local governance.

In closing, I'd like to state that the preparation of this report would not have been possible without the efficient and dedicated service of the entire city staff. I would like to express our appreciation to all members of the departments who assisted and contributed to the preparation of this report. Recognition is also extended to Rogers, Anderson, Malody, and Scott LLP's audit management team, for their dedication and expertise, which contributed significantly to the report quality and adherence to professional accounting standards. Credit also must be given to the Mayor and City Council for their support in striving to have the highest standards of professionalism in the management of the City of Wildomar's finances.

Sincerely,

Daniel York
City Manager

Heidi Schrader
Administrative Services Director



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FISCAL YEAR 2023-2024
STAFF DIRECTORY

CITY COUNCIL & CEMETERY DISTRICT TRUSTEES

Mayor/Chair – District 4	*Bridgette Moore*
Mayor Pro Tem/Vice Chair – District 5	*Ashlee DePhillippo*
Council Member/Trustee – District 3	*Joseph Morabito*
Council Member/Trustee – District 1	*Carlos Marquez*
Council Member/Trustee – District 2	*Dustin Nigg*

EXECUTIVE MANAGEMENT

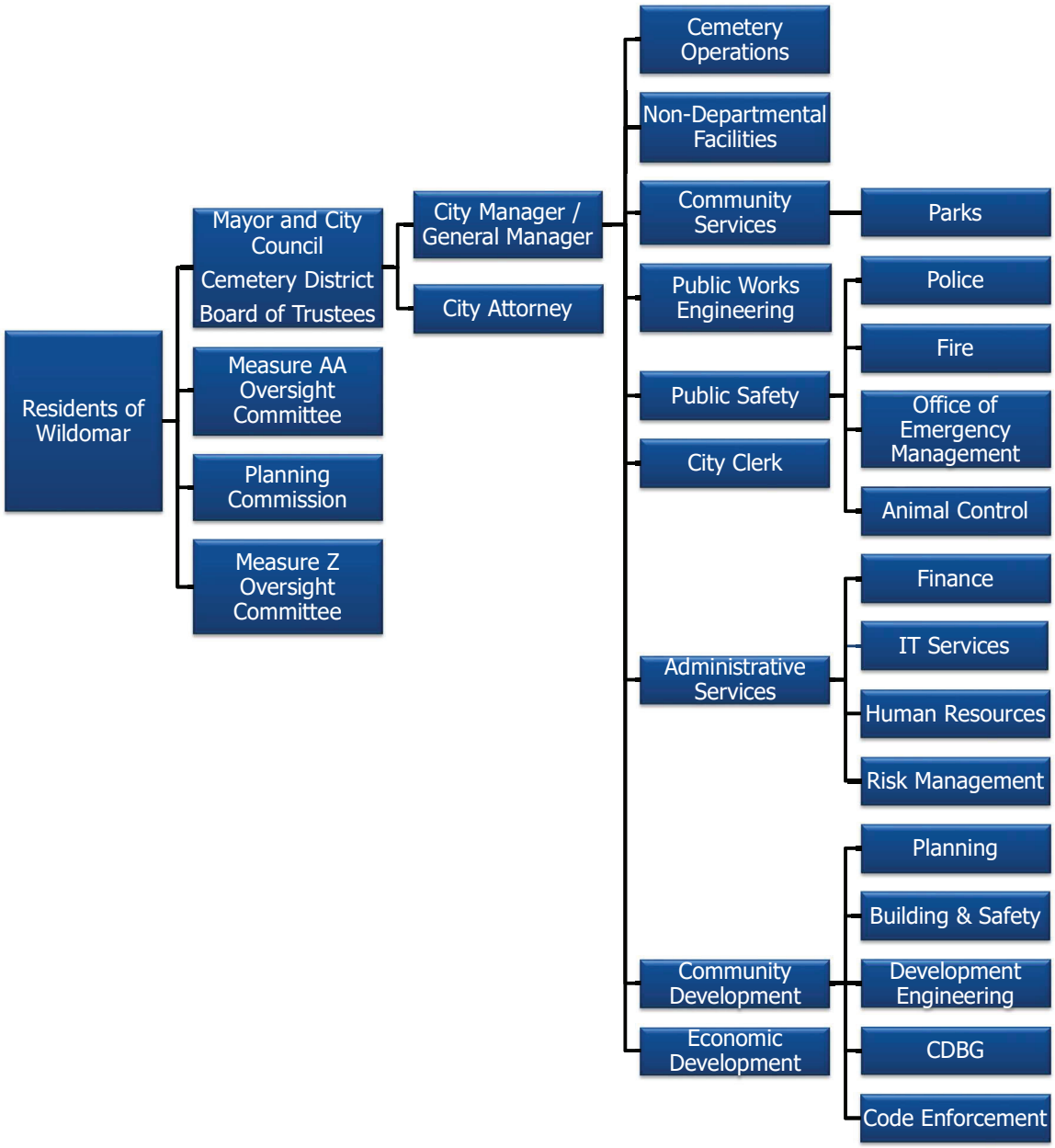
City Manager/General Manager	*Dan York*
City Attorney	*Thomas Jex*
City Clerk	*Janet Morales*
Administrative Services Director/City Treasurer	*Heidi Schrader*
Public Works Director	*Jason Farag*
Community Development Director	*Matt Bassi*
Economic Development Director	*Kimberly Davidson*
Chief of Police	*James Rayls*
Fire Chief	*Lonny Olson*
Community Services Director	*Daniel Torres*

CITY OF WILDOMAR ACFR TEAM

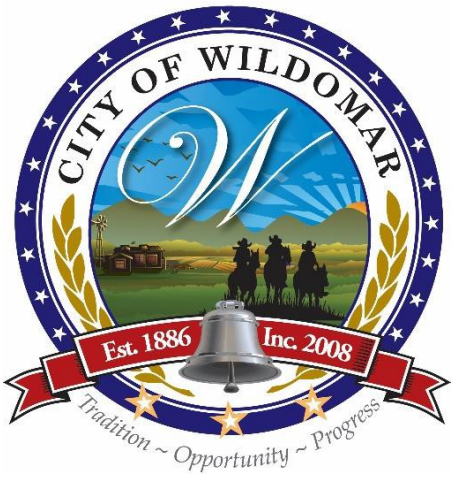
Administrative Services Director	*Heidi Schrader*
Finance Manager	*Adam Jantz*
Accountant I	*Nicholas Neidiffer*
Accountant I	*Kayla Snipes*
Management Analyst I	*Kaylin Alexander*
Accounting Specialist II	*Art Villa*

City of Wildomar - Organization Chart

The Organization chart presents the departments of the City, which are comprised of both City employed staff and contract staff. The staffing levels in each department above represent the City's positions. The remaining staff are contracted with various agencies or through municipal service firms.



FINANCIAL SECTION



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ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

PARTNERS
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
Bradferd A. Welebir, CPA, MBA, CGMA
Jenny W. Liu, CPA, MST
Gardenya Duran, CPA, CGMA
Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)
Terry P. Shea, CPA (Partner Emeritus)

MANAGERS / STAFF
Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA
Monica Wysocki, CPA
Jacob Weatherbie, CPA, MSA
Bolim Han, CPA, MAcc
Anny Gonzalez, CPA

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Independent Auditor's Report

City Council
City of Wildomar

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of City of Wildomar (the City), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2024, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1 to the financial statements, in the year ended June 30, 2024, the City adopted new accounting guidance under Governmental Accounting Standards Board (GASB) Statement No. 100, *Accounting for Changes and Error Corrections.* Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, and *Government Auditing Standards*, will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report (ACFR). The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 7, 2025 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



San Bernardino, California
January 7, 2025

As management of the City of Wildomar, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for its sixteenth fiscal year of operation, which ended on June 30, 2024. We encourage the reader to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i through x of this report, and with the City's financial statements which follow this discussion.

THE FINANCIAL HIGHLIGHTS

When revenues exceed expenses, the result is an increase in net position. When expenses exceed revenues, the result is a decrease in net position. You can think of this relationship between revenues and expenses as the City's operating results. The City's net position, as measured in the Statement of Net Position, as one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position, as measured in the Statement of Activities, are one indicator of whether its financial health is improving or deteriorating. However, the City's goal is to provide services that improve the quality of life for its residents, not to generate profit.

- The assets and deferred outflows of resources of the City of Wildomar exceeded its liabilities and deferred inflows of resources as of June 30, 2024, by $92.6 million (net position).
- The City of Wildomar's asset and deferred outflows of resources increased by $15.7 million in fiscal year 2023/24 while liabilities and deferred inflows of resources decreased by $3.2 million. These increases are primarily attributed to the following asset, liability, and deferred inflow changes:
- Assets - An increase of $9.5 million in cash and investments mostly due to increases in the City's Measure AA sales tax revenues, higher property taxes, and fee updates.
    - Assets – An increase of $0.7 million in Restricted Cash Investments due to the inclusion of the Cemetery assets as a blended component unit.
    - Assets – A decrease of $1.0 million in Due from Other Governments related to fewer reimbursements from other agencies being outstanding at year-end.
    - Assets – An increase of $6.3 million in Capital Assets related to the construction of capital projects and Right-of-Way purchases.
    - Liabilities – A decrease of $5.5 million in Unearned Revenue due to the usage of ARPA funds on the purchase of a City Hall building.
    - Liabilities – Deposits payable increased by $2.1 million related to additional deposits made for developer projects.
    - Liabilities – An increase of $0.4 million in Net Pension Liability.
- The City of Wildomar's total net position increased by $19 million, including the adjustment for change in reporting entity. The changes in net position are as follows:
    - The Net Investment in Capital Assets increased by $6.6 million due to projects being completed in the fiscal year.
    - The Restricted Net Position increased by $6.6 million related to projects in Community Development and Community Service Projects.
    - The Unrestricted Net Position increased by $5.7 million as the City received additional restricted monies.

- The revenues in the Statement of Activities increased a net $11.8 million. The increases are as follows:
    - A net increase in general revenues of $1.8 million. This is mostly related to a $1.3 million increase in the Use of Money and Property due to increased investment earnings as a result of higher interest rates.
    - Operating Grants and Contributions increased by $4.0 million due to the recognition of ARPA revenue when the monies were used to purchase the City Hall building.
    - Program revenues increased by $5.4 million due to high development activity and the implementation of a new development fee schedule which increased charges for services.
- The expenses in the Statement of Activities increased a net $6.0 million. This is related to the following:
    - An increase of $2.1 million in Public Works due to an increase in capital project expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

The following discussion and analysis is intended to serve as an introduction to the City of Wildomar's basic financial statements. These basic financial statements are comprised of three components:

1) Government-wide financial statements,
2) Fund financial statements, and
3) Notes to the financial statements.

This report also contains necessary supplementary information and supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements

As previously discussed, government-wide financial statements detail all capital assets, including infrastructure, depreciation, and long-term debt. Specifically, these statements are designed to provide an expansive overview of the City's finances. In order to adequately present this data in a comprehensible format, the government-wide financial statements are divided into two subcategories, the Statement of Net Position and the Statement of Activities. These statements reasonably provide long and short-term information regarding the City's financial condition.

The City's statements provide a manageable yet comprehensive view of the City's economic position, appropriately accounting for all revenue and expenses during the specified fiscal year. To accomplish this, government-wide financial statements are reported utilizing the flow of economic resources (cost of services) measurement focus, and the accrual method of accounting. Using the flow of economic resources measurement focus allows the City to provide financial transparency as all assets and liabilities are listed on the Statement of Net Position. The added use of the accrual basis of accounting allows the City a 'real-time' advantage as revenues are recognized when earned and expenses are recognized when incurred.

The Statement of Net Position outlines the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference reported as net position. While fluctuations are expected, over time, increases or decreases in the City's net position could be used to gauge the City's financial standing to determine whether it is improving or deteriorating.

The Statement of Activities demonstrates how the City's net position evolves during the current fiscal year. Specifically, this statement provides a comparative analysis between direct expenses and program revenues for each functional activity of the City. In this format, net position changes are recorded in real-time when triggered by underlying events without respect to the timing of the related cash flows. Because of this, it is expected that revenue and expenses for some items (such as uncollected taxes and earned but unused vacation leave) will result in recorded cash flows in future fiscal periods.

Combined, the *Statements* reveal functions of the City that could be divided into two categories:

1) Governmental activities, and
2) Business-type activities.

Governmental activities are chiefly supported by:

1) Taxes derived from such sources as sales tax, property tax, and franchise tax, and:
2) Intergovernmental revenues such as motor vehicle in-lieu fees.

Governmental activities of the City are inclusive of general government, public safety, public works, community development, economic development, and community services. As mentioned earlier, tax revenue principally funds these activities. Consequently, all of the City's basic services are reported in this category.

The City does not have any business-type activities.

The government-wide financial statements include the City (Primary Government) and the Wildomar Cemetery District, which is a legally separate, discretely presented component unit. Financial information for the Wildomar Cemetery District is reported separately from the financial information presented for the City. The government-wide financial statements can be found in the Table of Contents under Basic Financial Statements.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Wildomar, like other state and local governments, uses fund accounting to ensure compliance with finance-related legal requirements. Specifically, these Fund Financial Statements cover segregated groupings of related accounts whose funds have been designated for specific activities or purposes. They provide a detailed accounting of revenue and expenditures, assets, liabilities, deferred inflows of resources, and remaining fund balances for each fund. This helps to ensure and demonstrate finance-related legal compliance.

Fund financial statements differ from activity reports due to the way capital outlay, depreciation, long-term debt, compensated absences, unavailable revenues, and intergovernmental receivables are reported. The impact of these differences is laid out in the notes accompanying the financial statements.

Funds required by State law (i.e., Highway Users Tax) are part of the fund financial statements. Likewise, other funds (i.e., Developer Impact Fees, and Grants) established to provide the City with tighter fiscal controls and accountability are itemized on these statements.

Governmental funds

G*overnmental funds* are reported in essentially the same way as governmental activities in the government-wide financial statements with an exception---governmental fund financial statements focus on near-term inflows and outflows of spendable resources and balances of spendable resources. This means governmental fund financial statements identify current sources and uses of money within the immediate fiscal year. Benefits derived include a detailed *short-term view* of the City's general government operations and the basic services it provides, which assist in determining whether there are sufficient financial resources available to meet the City's current needs.

Since the scope of the governmental funds is different than that of the government-wide financial statements, it is beneficial to compare the information presented for the governmental funds alongside governmental activities. Doing so gives the reader a clearer picture of the long-term impacts current financial decisions might yield. When examined together, the governmental funds Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balances statements provide the reader with a different snapshot that identifies variances between the two different methodologies of accounting for governmental activities and governmental funds.

The City of Wildomar maintains 19 individual governmental funds. Information is summarized in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Special Revenue Funds, and Other Governmental Funds (Assessment Districts, Debt Service, and Capital Reinvestment). Data from the 19 governmental funds are combined into a single, aggregated presentation. Individual fund data for each of the major and non-major governmental funds is provided in the form of *combining statements* later in this report.

Proprietary funds record revenues when they are earned and record expenses at the time liabilities are incurred. Proprietary funds can be divided into two fund types: enterprise funds and internal service funds. Enterprise funds display financial activities operating in a similar fashion to a business enterprise. Specifically, these funds account for services for which the City charges a user fee. Enterprise funds are documented in the business-type activities section of the governmental-wide financial statements. They account for operations that provide services primarily to customers outside the financial reporting entity (the City). The City of Wildomar does not have any Proprietary Funds to report.

Internal service funds are generally used to accumulate and allocate costs internally among the City's various functions. These funds might include general benefits and insurance, printing, office maintenance, architectural services, and information technology, to name a few. Given these services largely benefit governmental activities rather than business-type functions, City services that might ordinarily be reported in this area have been included with governmental activities in the government-wide financial statements. The City of Wildomar does not have any Internal Service Funds to report.

The City of Wildomar adopts a biennial appropriated budget for its General Fund, with a revision made for the second year of the budget if necessary. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 21 through 28 of this report.

Notes to the Basic Financial Statements

The Notes to the Basic Financial Statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Basic Financial Statements can be found in the Table of Contents under the heading Notes to Financial Statements.

Required Supplementary Information and Supplementary Information

In addition to the basic financial statements included within the notes, this report also presents Required Supplementary Information and Supplementary Information.

Required supplementary information includes budgetary comparison schedules for the major governmental funds to demonstrate compliance with the annual budget as adopted and amended, miscellaneous pension plan information, schedule of funding process relating to OPEB, and notes to required supplementary information. Required Supplementary Information can be found following the Notes to the Basic Financial Statements.

Supplementary Information includes combining statements referred to earlier in connection with non-major governmental funds and includes budgetary comparison schedules for the non-major governmental funds to demonstrate compliance with the annual budget as adopted and amended. Supplementary Information can be found following the Required Supplementary Information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Wildomar, assets and deferred outflows of resources of the City of Wildomar exceeded its liabilities and deferred outflows of resources as of June 30, 2024, by $92.6 million (net position). Infrastructure assets of the governmental activities are included in this report. The net investment in capital assets (e.g., land, buildings, machinery, infrastructure, and equipment) of the governmental activities of the City of Wildomar are the largest portion of the City's net position (59%).

During the fiscal year ending June 30, 2024, the net position was $92.6 million of which $54.9 million was invested in capital assets such as land, equipment, buildings, and infrastructure. Of the remaining total, $28.7 million is restricted to specifically stipulated spending agreements originated by law, contract, or other agreements, and $9.0 million is unrestricted. Of note is the fact that the City has only $1.2 million in outstanding debt related to the lease-purchase of the City's streetlights from Southern California Edison.

Table 1 Statement of Net Position - Primary Government

City of Wildomar
Statement of Net Position - Summary
As of June 30, 2024 and 2023

Governmental Activities

	2024	2023
Assets:		
Current and other assets	$ 52,673,724	$ 43,614,096
Capital assets	56,679,802	50,377,157
Total assets	109,353,526	93,991,253
Deferred outflows of resources:		
Deferred pension/OPEB-related items	1,266,725	900,317
Total deferred outflows of resources	1,266,725	900,317
Liabilities:		
Other liabilities	14,040,042	17,610,724
Long-term liabilities	3,781,795	3,431,839
Total liabilities	17,821,837	21,042,563
Deferred inflows of resources:		
Deferred pension/OPEB-related items	243,692	255,029
Total deferred inflows of resources	243,692	255,029
Net position:		
Net investment in capital assets	54,876,373	48,267,691
Restricted	28,686,316	22,046,654
Unrestricted	8,992,033	3,279,633
Total net position	$ 92,554,722	$ 73,593,978

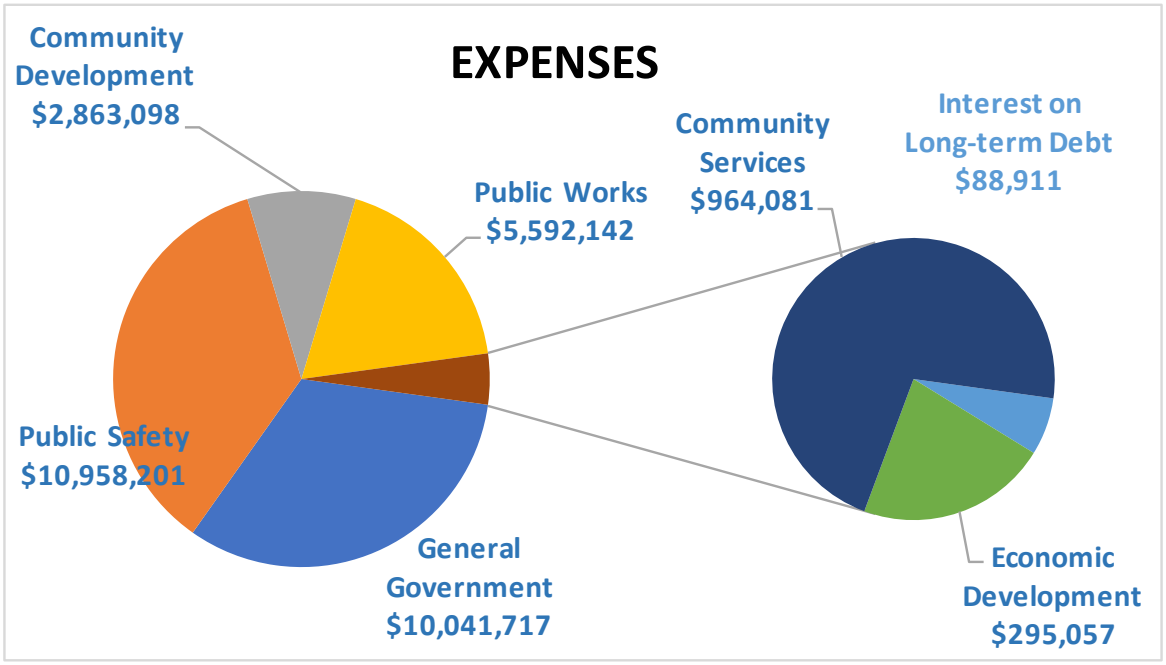
Table 2 ***Statement of Activities - Primary Government***

City of Wildomar
Statement of Activities
For the Years Ended June 30, 2024 and 2023

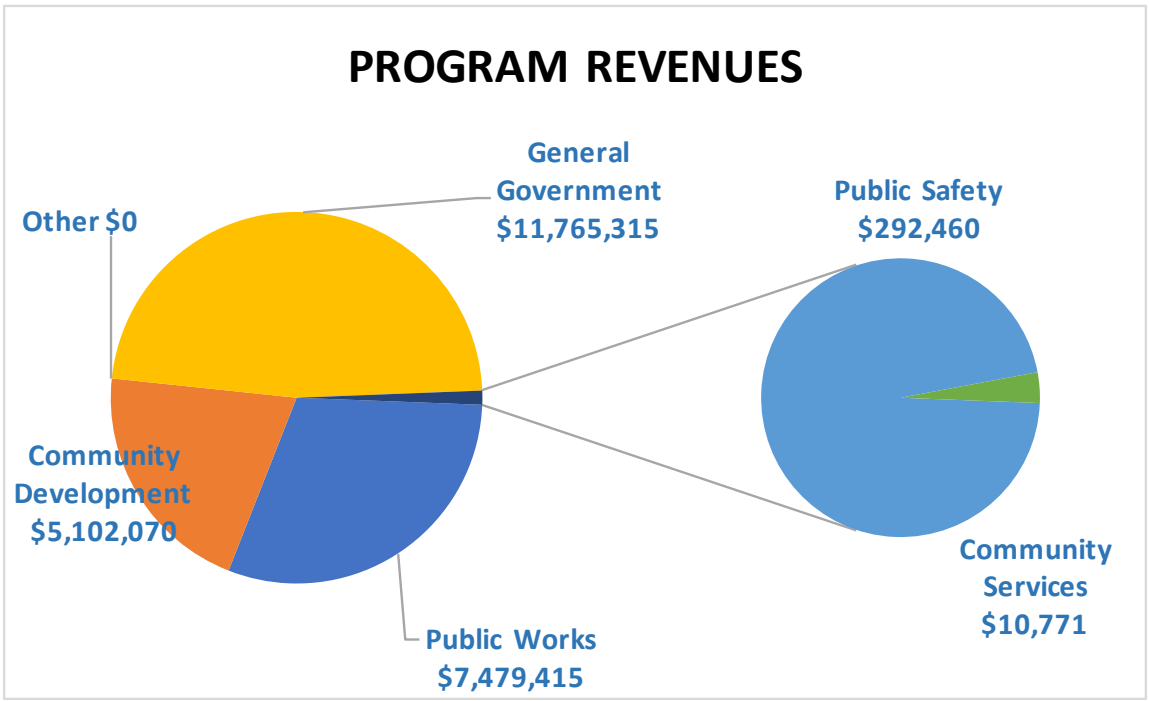
Governmental Activities

	2024	2023
Revenues:		
Program Revenues		
Charges for services	$ 12,628,351	$ 7,279,623
Operating grants and contributions	9,555,062	5,547,681
Capital grants and contributions	2,466,618	1,812,721
General Revenues		
Property taxes	6,841,492	5,584,964
Sales tax	8,812,130	8,413,581
Other taxes	4,963,388	6,012,807
Use of money and property	2,010,405	695,396
Other revenues	224,482	338,988
Total revenues	47,501,928	35,685,761
Expenses:		
General government	10,041,717	5,674,367
Public safety	10,958,201	10,871,033
Community development	2,863,098	3,235,078
Economic development	295,057	351,974
Community services	964,081	1,145,719
Public works	5,592,142	3,479,879
Interest on long-term interest	88,911	83,225
Total expenses	30,803,207	24,841,275
Increase in net position	16,698,721	10,844,486
Beginning net position	73,593,978	62,862,709
Restatement of net position	2,262,023	(113,217)
Ending net position	$ 92,554,722	$ 73,593,978

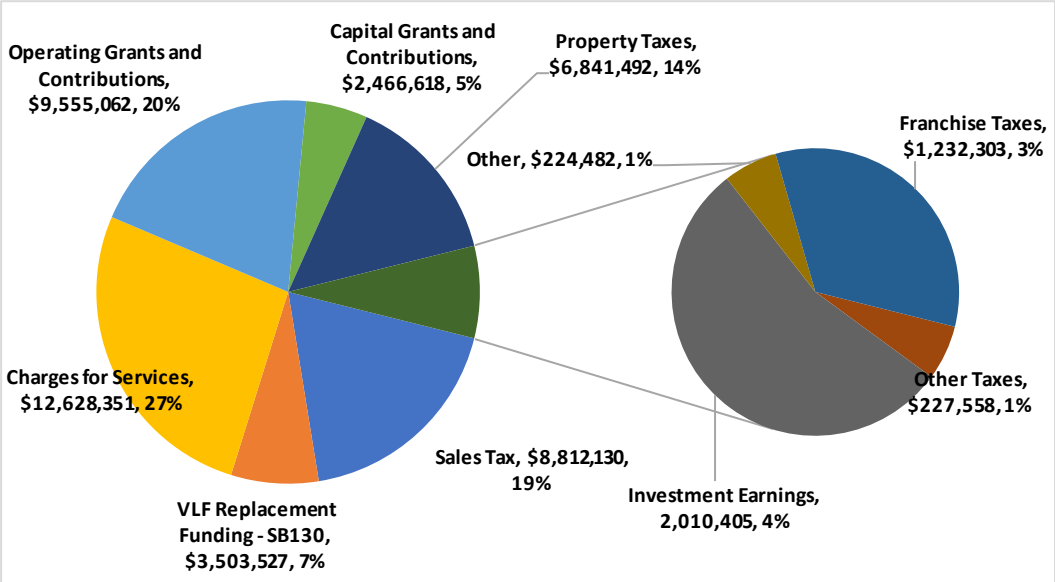
City of Wildomar
Expenses-Governmental Activities - $30,803,207



City of Wildomar
Program Revenues-Governmental Activities - $24,683,589



City of Wildomar
Revenues by Sources-Governmental Activities - $47,501,298



Financial Analysis of Governmental Funds

As noted earlier, the City of Wildomar uses fund accounting to ensure and demonstrate compliance with finance–related legal requirements.

Governmental Funds

As stated, governmental fund financial statements identify current sources and uses of money. Benefits derived include a detailed *short-term view* of the City's general government operations and the basic services it provides, which assists in determining whether there are sufficient financial resources available to meet the City's current needs.

The financial position of the City's governmental funds has increased when compared to the previous fiscal year. The total ending fund balance for the City's governmental funds was $36.6 million which represents a $12.5 million or a 52% increase from the prior fiscal year balance.

The General Fund is the primary funding source for the City. At fiscal year-end, the unassigned fund balance of the General Fund was $10.2 million or 64.0% of the City's general fund expenditures of $16.0 million. This is an increase of $4.2 million in the General Fund ending fund balance.

General Fund revenues increased by $1.8 million over the previous fiscal year 2022-23. Licenses and permits saw the most significant gain in the amount of $0.6 million due to the conversion from deposit-based fees to fixed fees which recognized revenue at payment. Use of money and property revenue increased by $0.5 million due to higher interest rates on investments. Tax revenues were $0.5 million higher due to property valuation increases over the last year. Intergovernmental, fines and forfeitures, charges for service revenues were $0.3 million higher in aggregate. Transfers in were $0.04 million lower due to fewer administrative allocations to the general fund. The remaining miscellaneous revenues and contributions from other government were down $3,710.

Expenditures in public safety decreased by $0.2 million due to allocation adjustments between funds. General government increased by $0.1 million resulting from staffing changes. Community development decreased by $0.3 million, while economic development, community services, public works, and capital outlay had a combined increase of $0.3 million. Debt service decreased by $0.1 million. This led to an overall net decrease in expenditures of $0.3 million.

Other major factors in other governmental funds' fund balance changes were as follows:

Development Impact Fee Funds

These funds are used to record the capital expenditures of various improvements needed to meet the increased demands associated with new development, primarily residential. Capital facility expansions are pre-determined and are constructed when the collected fees fully fund the improvement. During fiscal year 2023-24, fund balance increased by $5.7 million to $12.4 million. This is due to an increase in total revenues of $4.4 million with a decrease in expenditures of $2.3 million.

Measure AA Fund

These funds are raised by the 1.0% transaction tax approved by the voters of Wildomar on November 6, 2018. The tax is on gross receipts of any retailer from the sale of tangible property sold within the city limits. It is also imposed on the storage, use, or other consumption within the city limits of Wildomar of tangible personal property purchased from any retailer. The tax became effective on April 1, 2019. During fiscal year 2023-24, revenues of $6.2 million were generated, offset by expenditures of $5.8 million, increasing the fund balance by $0.3 million to end the fiscal year at $7.9 million.

Grant Funds

These funds are typically applied for through various Federal, State, Regional, and local agencies and are awarded based on the criteria established by the agency funding the grant. All funds are to be used in accordance with the rules and regulations established for each grant. In fiscal year 2023-24, the City of Wildomar received major grant funds for its Bundy Canyon Road Widening, Palomar Road Widening, and Clinton Keith Road Widening Capital Improvement Projects. The City also received smaller grants that covered a variety of areas. In total, during fiscal year 2023-24, the City received grant funds of $2.4 million offset by $2.5 million in grant expenditures, decreasing the fund balance by $1.2 thousand to -$4.0 million. The fund balance is in the negative due to the timing of various reimbursement requests.

ARPA

The American Rescue Plan Act (ARPA) funds are Federal monies managed by the US Department of Treasury that were allocated to the City to help recover from the impacts of the Coronavirus pandemic. The City received ARPA funds totaling $8,905,968. The Treasury rules allow for monies to be spent on measures dealing with COVID-19 directly or by reimbursing City funds for revenue lost due to the pandemic. Under the final rule from the Treasury, agencies may elect to complete a lost revenue calculation to determine the pandemic's impact or take a standard allowance of up to $10,000,000. The City elected to utilize the standard allowance for its lost revenue.

Under GAAP accounting rules, the City only recognizes ARPA funds as revenue when they are spent on valid activities. Therefore, in FY 2024, revenues were $5.7 million, and expenditures were $6.1 million. The current fund balance is $0.4 million due to interest on the funds received, which does not have restricted use.

General Fund Financial Highlights

General Fund original vs. final budget significant changes were as follows:

Revenues:

- Taxes increased by $0.5 million due to higher property tax revenues remitted to the City.
- Licenses and permits increased by $1.0 million due to the final building permit activity and private development fee amounts being higher than projected.
- Use of money & property increased by $0.4 million due to higher yields on investments.

Expenditures:

- Economic Development decreased by $0.1 million due to the reduction in authorized and unfilled positions for the department.
- City Services Admin increased by $22.0 thousand due to the transition of special events to the general fund.
- Development Engineering increased by $0.1 million due to increased development activity resulting in additional contractor costs.

The General Fund actual revenues were a net $52,377 less than the final budget. The primary sources for the revenue received being more than budgeted are as follows:

- Licenses and Permits revenue was $101,092 more than the final budget, primarily due to heightened development activity and the conversion from deposit-based to fixed permit fees.
- Transfers In were $309,294 less than budgeted due to fewer allocations from other funds.

General Fund actual expenditures were a net $1,685,549 less than the final budget. The primary source for the net expenditure decrease is as follows:

- Police and Fire Services were a combined $0.6 million under budget due to increased cost efficiencies from restructuring their general service hours and having more targeted law enforcement services based on the City's needs.
- Administrative Services was $0.2 million under budget due to delays in hiring additional staff.
- Public Works was $0.4 million under budget due to delays in filling staff positions.
- Transfers Out were $276,576 less than budgeted due to fewer allocations to other funds.
- Principal Debt Service was $228,239 over budget.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets (Table 3) for its governmental activities as of June 30, 2024, is $56.7 million (net of accumulated depreciation). This investment in capital assets includes land, structures and improvements, furniture and equipment, infrastructure, and construction in progress. For more information, please refer to Note 5 in the Notes to Financial Statements. The Capital Assets of the City are those assets which are used in the performance of the City's functions including infrastructure assets. Depreciation on capital assets is recognized in the Government-wide financial statements.

Additional information is provided on Capital Assets in the Notes to Financial Statements, Note 1.d.

Table 3 Summary of Changes in Capital Assets

City of Wildomar
Summary of Changes in Capital Assets
As of June 30, 2024

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities:				
Capital assets, not being depreciated:				
Land	$ 6,166,150	$ 7,590	$ -	$ 6,173,740
Construction in progress	17,466,300	1,777,513	(7,716,719)	11,527,094
Right-of-Way	4,432,762	984,513	-	5,417,275
Total capital assets, not being depreciated	28,065,212	2,769,616	(7,716,719)	23,118,109
Capital assets, being depreciated, net:				
Right-to-use equipment	750,304	(199,038)	(456,497)	94,769
Right-to-use subscription	61,641	428,647	-	490,288
Buildings and improvements	3,781,156	4,837,477	-	8,618,633
Furniture, fixtures and equipment	148,134	180,852	-	328,986
Streetlights	1,474,788	(114,823)	-	1,359,965
Traffic signals	123,160	(12,591)	-	110,569
Infrastructure	17,069,761	5,488,722	-	22,558,483
Total capital assets, being depreciated, net	23,408,944	10,609,246	(456,497)	33,561,693
Governmental activities capital assets, net	$ 51,474,156	$ 13,378,862	$ (8,173,216)	$ 56,679,802

Long-term liabilities

At year-end, the City had $2.0 million in outstanding long-term liabilities for Governmental Activities. This is related to a lease-purchase for streetlights, compensated absences, and lease and subscription liabilities. For more information, please refer to Note 6 in the Notes to the Financial Statements. Additional detailed information is provided on long-term debt in Note 1d of the Notes to the Financial Statements.

Table 4 Summary of Changes in Long-term Liabilities

City of Wildomar
Summary of Changes in Long-term Liabilities
As of June 30, 2024

	Beginning Balance	Additions	Deletions	Ending Balance	Within One Year
Governmental activities:					
Compensated absences	$ 280,717	$ -	$ (50,626)	$ 230,091	$ 128,645
Leases payable	881,711	-	(764,550)	117,161	53,456
Subscription liability	55,903	546,065	(123,061)	478,907	111,088
Direct borrowing:					
Loan payable	1,297,467	-	(90,106)	1,207,361	94,844
Total long-term liabilities	$ 2,515,798	$ 546,065	$ (1,028,343)	$ 2,033,520	$ 388,033

ECONOMIC FACTORS AND OUTLOOK FOR FUTURE YEARS

Key budget assumptions for forecasting General Fund revenues for fiscal year 2024-2025 and beyond include the following:

- The usage of American Rescue Plan Act monies received by the City.
- Residential property values are increasing, which will be reflected in higher property taxes.
- The addition of Cannabis business assessments to the local revenues.
- An update of the City's development fee schedules, such as Building, Planning, and Engineering fees, was completed in fiscal year 2023-2024. The update eliminated the deposit-based fee system and will possibly bring increased revenues and streamlined permit processing once fully implemented.

On November 6, 2018, voters approved Measure AA. Effective on April 1, 2019, MeasureAA established a 1.0% transaction tax on the gross receipts of any retailer from the sale of tangible property sold within the city limits. In addition, an excise tax of 1.0% is imposed on the storage, use, or other consumption within the city limits of Wildomar of tangible personal property (i.e., vehicles) purchased from any retailer within California. The revenue from this tax in the fifth full year was $5.8 million, and it is anticipated that the sixth year's revenue will be approximately $5.7 million. The revenues are used to fund improvements for public safety services, roads, and homeless services.

The Adopted Operating Budget for Fiscal Year 2024-2025 is structurally balanced, addresses some of the City Council's priorities, and attempts to balance both the achievement of community needs and the accomplishment of the Council's goals and objectives.

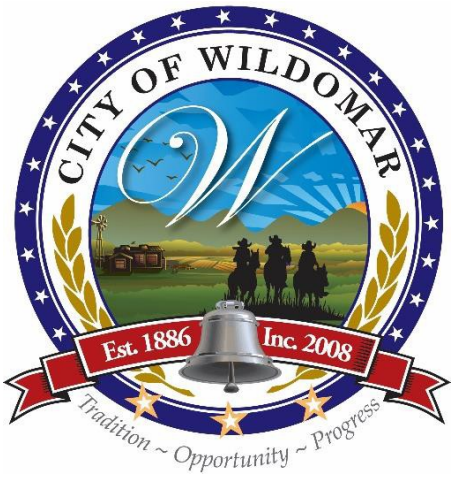
REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of Wildomar's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

City of Wildomar
Attention: Administrative Services Director
23873 Clinton Keith Road, Suite 110
Wildomar, California 92595

General information relating to the City of Wildomar, California, can be found at the City's website, www.wildomar.gov.

BASIC FINANCIAL STATEMENTS

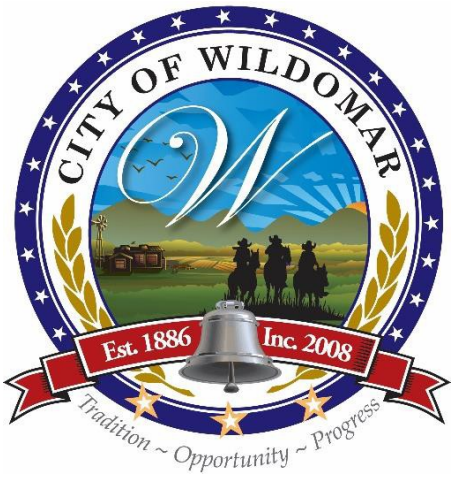


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Statement of Net Position
June 30, 2024

	Primary Government
	Governmental Activities
ASSETS	
Cash and investments	$ 45,663,745
Restricted cash investments	769,066
Receivables, net:	
Accounts	362,426
Developer	559,020
Grants	2,439,457
Interest	102,242
Prepaids	2,758
Inventories	2,789
Due from other governments	2,772,221
Capital assets, not being depreciated	23,118,109
Capital assets, net of depreciation	33,561,693
Total assets	109,353,526
DEFERRED OUTFLOWS OF RESOURCES	
Pension related items	999,202
OPEB related items	267,523
Total deferred outflows of resources	1,266,725
LIABILITIES	
Accounts payable	3,442,194
Accrued liabilities	234,156
Unearned revenue	2,172,441
Deposits payable	8,184,827
Due to other governments	1,202
Accrued interest payable	5,222
Noncurrent Liabilities:	
Due within one year	
Other long-term liabilities	388,033
Total OPEB liability	46,618
Due in more than one year:	
Other long-term liabilities	1,645,487
Net pension liability	845,780
Total OPEB liability	855,877
Total liabilities	17,821,837
DEFERRED INFLOWS OF RESOURCES	
Pension related items	31,921
OPEB related items	211,771
Total deferred inflows of resources	243,692
NET POSITION	
Net investment in capital assets	54,876,373
Restricted:	
Community development projects	12,380,258
Community services	7,938,189
Public works	4,690,828
Capital projects	3,530,959
Debt service	146,082
Unrestricted	8,992,033
Total net position	$ 92,554,722

The accompanying notes are an integral party of these financial statements.



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Statement of Activities
For the Year Ended June 30, 2024

	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position: Primary Government: Governmental Activities	Net (Expenses) Revenues and Changes in Net Position: Component Unit: Wildomar Cemetery District
Governmental Activities:						
General government	$ 10,041,717	$ 5,856,860	$ 5,908,455	$ -	$ 1,723,598	
Public safety	10,958,201	106,301	186,159	-	(10,665,741)	
Community development	2,863,098	4,740,155	361,915	-	2,238,972	
Economic development	295,057	-	-	-	(295,057)	
Community services	964,081	10,771	-	-	(953,310)	
Public works	5,592,142	1,914,264	3,098,533	2,466,618	1,887,273	
Interest on long-term liabilities	88,911	-	-	-	(88,911)	
Total Governmental Activities	$ 30,803,207	$ 12,628,351	$ 9,555,062	$ 2,466,618	(6,153,176)	
General revenues:						
Taxes:						
Property tax, levied for general purpose					6,841,492	
Sales tax					8,812,130	
Franchise taxes					1,232,303	
VLF replacement funding - SB130					3,503,527	
Other taxes					227,558	
Investment earnings					2,010,405	
Other					224,482	
Total general revenues					22,851,897	
Change in net position					16,698,721	
Net position, beginning of year, as previously reported					73,593,978	2,262,023
Adjustment - changes to the financial reporting entity					2,262,023	(2,262,023)
Net position, beginning of year, restated					75,856,001	-
Net position, end of year					$ 92,554,722	$ -

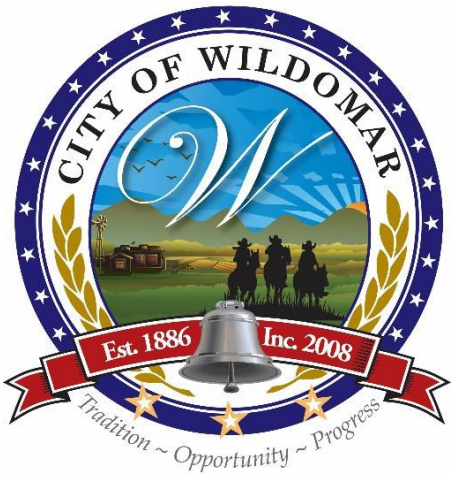
The accompanying notes are an integral party of these financial statements.

Balance Sheet
Governmental Funds
June 30, 2024

	General	Special Revenue Funds: Development Impact Fees	Special Revenue Funds: Measure AA	Special Revenue Funds: ARPA
ASSETS				
Pooled cash and investments	$ 12,369,302	$ 15,449,521	$ 7,108,290	$ 1,905,946
Restricted cash and investments	-	-	-	-
Receivables, net:				
Accounts	126,915	-	-	-
Developer	559,020	-	-	-
Grants	-	-	-	-
Interest	60,264	24,340	-	674
Prepaids	2,758	-	-	-
Inventory	-	-	-	-
Due from other governments	835,107	-	1,441,580	-
Due from other funds	4,152,774	-	-	-
Total assets	$ 18,106,140	$ 15,473,861	$ 8,549,870	$ 1,906,620
LIABILITIES				
Accounts payable	$ 2,149,597	$ 22,854	$ 611,681	$ 55,902
Accrued liabilities	204,899	-	-	58
Unearned revenues	64,582	659,004	-	1,448,855
Deposits payable	5,378,628	2,411,745	-	-
Due to other governments	1,202	-	-	-
Due to other funds	-	-	-	-
Total liabilities	7,798,908	3,093,603	611,681	1,504,815
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	80,630	-	-	-
Total deferred inflows of resources	80,630	-	-	-
FUND BALANCES (DEFICIT)				
Nonspendable	2,758	-	-	-
Restricted for:				
Community development projects	-	12,380,258	-	-
Community services	-	-	7,938,189	-
Public works	-	-	-	-
Capital projects	-	-	-	401,805
Debt service	-	-	-	-
Unassigned	10,223,844	-	-	-
Total fund balances	10,226,602	12,380,258	7,938,189	401,805
Total liabilities, deferred inflows of resources and fund balances	$ 18,106,140	$ 15,473,861	$ 8,549,870	$ 1,906,620

The accompanying notes are an integral party of these financial statements.

Special Revenue Fund	Nonmajor Governmental Funds	Total Governmental Funds
Grants		
$ -	$ 8,830,686	$ 45,663,745
-	769,066	769,066
10,542	224,969	362,426
-	-	559,020
2,439,457	-	2,439,457
248	16,716	102,242
-	-	2,758
-	2,789	2,789
-	495,534	2,772,221
-	-	4,152,774
$ 2,450,247	$ 10,339,760	$ 56,826,498
$ 357,143	$ 245,017	$ 3,442,194
-	29,199	234,156
-	-	2,172,441
-	394,454	8,184,827
-	-	1,202
4,070,523	82,251	4,152,774
4,427,666	750,921	18,187,594
1,978,340	-	2,058,970
1,978,340	-	2,058,970
-	2,789	5,547
-	-	12,380,258
-	-	7,938,189
-	3,229,330	3,229,330
-	6,316,757	6,718,562
-	146,082	146,082
(3,955,759)	(106,119)	6,161,966
(3,955,759)	9,588,839	36,579,934
$ 2,450,247	$ 10,339,760	$ 56,826,498



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Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
June 30, 2024

Fund balances of governmental funds	$ 36,579,934
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets net of depreciation have not been included as financial resources in government fund activity.	56,679,802
Accrued interest is not due and payable in the current period and, therefore, is not reported in the governmental funds.	(5,222)
Long-term liabilities that have not been included in the governmental activity.	
Compensated absences	(230,091)
Loan payable	(1,207,361)
Leases payable	(117,161)
Subscription liability	(478,907)
Net pension liability	(845,780)
Total OPEB liability	(902,495)
Deferred outflows and inflows of resources related to pensions and OPEB that are required to be recognized over a defined closed period.	
Pension related deferred outflows of resources	999,202
Pension related deferred inflows of resources	(31,921)
OPEB related deferred outflows of resources	267,523
OPEB related deferred inflows of resources	(211,771)
Revenues reported as unavailable revenue in the governmental funds are recognized in the statement of activities.	2,058,970
Net position of governmental activities	$ 92,554,722

The accompanying notes are an integral party of these financial statements.

Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2024

	General	Special Revenue Funds: Development Impact Fees	Special Revenue Funds: Measure AA	Special Revenue Funds: ARPA
REVENUES				
Taxes	$ 10,464,233	$ -	$ 5,793,328	$ -
Licenses and permits	4,780,192	-	-	-
Intergovernmental	3,612,422	-	-	5,525,261
Charges for services	20,916	-	-	-
Fines and forfeitures	66,610	-	-	-
Use of money and property	808,804	400,953	371,457	198,611
Developer participation	-	5,683,135	4,600	-
Miscellaneous	79,940	-	-	-
Total revenues	19,833,117	6,084,088	6,169,385	5,723,872
EXPENDITURES				
Current:				
General government	3,198,111	127,409	15,852	5,399,501
Public safety	8,231,827	-	2,426,248	-
Community development	2,582,069	2,662	149,687	-
Economic development	295,057	-	-	-
Community services	287,962	-	35,781	-
Public works	1,083,767	151,643	3,115,863	-
Capital outlay	65,674	106,931	101,267	546,065
Debt service:				
Principal retirement	228,239	-	-	109,645
Interest	15,921	-	-	1,015
Total expenditures	15,988,627	388,645	5,844,698	6,056,226
Excess (deficiency) of revenues over (under) expenditures	3,844,490	5,695,443	324,687	(332,354)
OTHER FINANCING RESOURCES (USES)				
Lease/subscription acquisition	-	-	-	546,065
Transfers in	385,906	-	-	-
Transfers out	(73,424)	-	-	(15,100)
Total other financing sources (uses)	312,482	-	-	530,965
Net change in fund balances	4,156,972	5,695,443	324,687	198,611
FUND BALANCES (DEFICIT)				
Beginning of year, as previously reported	6,069,630	6,684,815	7,613,502	203,194
Adjustment - changes to the financial reporting entity	-	-	-	-
Beginning of year, restated	6,069,630	6,684,815	7,613,502	203,194
End of year	$ 10,226,602	$ 12,380,258	$ 7,938,189	$ 401,805

The accompanying notes are an integral party of these financial statements.

Special Revenue Fund	Nonmajor Governmental Funds	Total Governmental Funds
Grants		
$ -	$ 984,328	$ 17,241,889
-	-	4,780,192
2,442,808	5,535,384	17,115,875
-	290,746	311,662
-	-	66,610
1,931	238,606	2,020,362
-	-	5,687,735
-	12,255	92,195
2,444,739	7,061,319	47,316,520
2,393	742,866	9,486,132
8	203,628	10,861,711
72,651	-	2,807,069
-	-	295,057
-	396,545	720,288
3,175	4,422,263	8,776,711
2,441,352	81,507	3,342,796
-	125,540	463,424
-	72,365	89,301
2,519,579	6,044,714	36,842,489
(74,840)	1,016,605	10,474,031
-	-	546,065
66,076	54,098	506,080
(3,248)	(414,308)	(506,080)
62,828	(360,210)	546,065
(12,012)	656,395	11,020,096
(3,943,747)	7,450,232	24,077,626
-	1,482,212	1,482,212
(3,943,747)	8,932,444	25,559,838
$ (3,955,759)	$ 9,588,839	$ 36,579,934

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2024

Net change in fund balances - total governmental funds	$ 11,020,096
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	
Capital outlay, net of disposals	8,431,640
Depreciation	(3,225,994)
The issuance of long-term debt provides current financial resources to governmental funds. Repayment of long-term debt is an expenditure in governmental funds, but repayment reduces long-term liabilities in the statement of net position.	
Principal paid on loan payable	90,106
Principal paid on leases payable	250,257
Principal paid on subscription liability	123,061
Lease/subscription acquisition	(546,065)
Lease/subscription termination	514,293
Some expenses reported in statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:	
Net change in accrued interest payable	390
Net change in compensated absences	50,626
Net change in net pension activity	(73,851)
Net change in OPEB liability activity	(63,450)
Revenues reported as unavailable revenue in the governmental funds are recognized in the statement of activities.	127,612
Change in net position of governmental activities	$ 16,698,721

The accompanying notes are an integral party of these financial statements.

I.) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A) Description of the Reporting Entity

The City of Wildomar, California (City) was incorporated on July 1, 2008, under the laws of the State of California and enjoys all the rights and privileges pertaining to "General Law" cities. The City is governed by an elected five-member board. As required by generally accepted accounting principles, these financial statements present the City (the primary government) and its component units.

Component Units

Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. An agency, institution or authority, may be included as a component unit in the primary government's financial statements. Blended component units, although legally separate entities, are, in substance, part of the government's operations and so data from these units are combined with data of the primary government. A discretely presented component unit, on the other hand, is reported in a separate column in the combined financial statements to emphasize it is legally separate from the government. There is one blended component unit in these financial statements. There are no discretely presented component units presented in the financial statements. The governing body of the component unit are comprised of the City Council acting as the governing board and the services they provide directly to citizens or other parties outside the government. The blended component unit presented has a June 30 year end. The following is reported as a blended component unit.

Wildomar Cemetery District - The Wildomar Cemetery District (the District) was absorbed into the City on November 9, 2011 and was consolidated into the City as a subsidiary district. Its purpose is to provide cemetery services to residents of the City of Wildomar. The operations of the District are blended in the financial statements as the structure of the District is a separate legal entity and the City Council would oversee the operations of the District acting as the Board of Directors. A separate financial statement may be obtained from the City of Wildomar.

B) Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B) Government-wide and Fund Financial Statements (continued)

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment, are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

C) Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C) Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. All general tax receipts and fee revenue not allocated by law, Council policy or contractual agreement to other funds are accounted for in the General Fund. General Fund expenditures include operations traditionally associated with activities, which are not required to be accounted for or paid by another fund.

The *Development Impact Fees Fund* accounts for new development impact fees that are collected on the City's behalf and can only be used to pay for capital expenditures and cannot be used for operating costs.

The *Measure AA Fund* accounts for revenues and expenditures of police and fire services, road maintenance, and homelessness solutions within the City.

The *ARPA Fund* accounts for revenues and expenditures of the American Rescue Plan Act funds.

The *Grants Fund* accounts for revenues and expenditures of miscellaneous grants not accounted for in a separate fund.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements except for the effect of interfund services provided and used.

Accounts reported as program revenues include: 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all unrestricted taxes.

D) Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity

Cash and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. For financial statement presentation purposes, cash and cash equivalents are shown as both restricted and unrestricted cash and investments in the governmental funds.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D) Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (continued)

Investments are reported at fair value. The City's policy is to hold investments until maturity or until market values equal or exceed cost. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

Prepaid Items and Deposits

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid costs in both government-wide and fund financial statements. The City accounts for prepaid costs using the consumption method and is equally offset by a nonspendable fund balance in the fund-level statement, which indicates that it does not constitute "available spendable resources."

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of three years. Such assets are recorded at the historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D) Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (continued)

Property, plant, equipment, and infrastructure are depreciated using the straight-line, half-year convention method over the following estimated useful lives:

Assets	Years
Buildings and improvements	10 to 30 years
Equipment and furniture	3 to 20 years
Vehicles	5 to 10 years
Infrastructure	10 to 50 years
Software	5 to 10 years

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (expenses/expenditure) until then. The City reports deferred outflows of resources for pension and OPEB which relate to contributions after the measurement date and other amounts, which are amortized by an actuarial determined period.

In addition to liabilities, the statement of net position and the balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (revenue) until that time. The City has two types of items, one of which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the government funds balance sheet. The governmental funds report unavailable revenues from grant revenue sources. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In addition, the City reports deferred inflows of resources for pension and OPEB on the statement of net position and are amortized by an actuarial determined period.

Compensated Absences

The dollar value as of June 30th of all vacation and sick leave hours is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D) Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (continued)

Staff and management are unrepresented and have a compensation plan. The City Manager is governed by an employment agreement which includes the compensation rate and specified rules governing vacation and sick leave. All employees are provided with vacation and sick leave when taken, with a cash-out of unused/accrued leave upon termination. Maximum accrual limits for each category:

Vacation leave	320 hours
Sick leave	320 hours

Vacation pay is payable to employees at the time a vacation is taken or upon termination of employment. Unless otherwise governed by an employee agreement, staff may convert in May and November a maximum of 40 vacation hours into compensation.

Sick leave is payable when an employee is unable to work because of illness. Employees with continuous employment of five years or more may receive a payment of 50% of their unused sick leave when they separate without cause or retire at the then rate of compensation.

The liability for compensated absences will be paid in future years from the Gas Tax, Measure A, Measure Z, Cemetery District, and General Funds.

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as expenses in the year incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D) Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (continued)

Net Pension Liability/(Asset)

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported by the California Public Employees' Retirement System (CalPERS) Financial Office. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value. CalPERS audited financial statements are publicly available reports that can be obtained at CalPERS' website under Forms and Publications.

The liability for net pension will be paid in future years from the General Fund and Cemetery District.

Generally accepted accounting principles requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used.

Valuation Date: June 30, 2022
Measurement Date: June 30, 2023
Measurement Period: July 1, 2022 to June 30, 2023

Other Post-Employment Benefits (OPEB)

For purposes of measuring the OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

The liability for other post-employment benefits will be paid in future years from the General Fund.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date: July 1, 2024
Measurement Date: June 30, 2024
Measurement Period: July 1, 2023 to June 30, 2024

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D) Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (continued)

Unearned Revenues

In the government-wide financial statements and the fund financial statements, unearned revenues represent cash advances by various grantors that have not been spent; therefore, no revenue has been recognized.

Fund Equity

In the fund financial statements, government funds report the following fund balance classification:

Nonspendable include amounts that cannot be spent because they are either (a) not in spendable form or (b)legally or contractually required to be maintained intact.

Restricted include amounts that are constrained on the use of resources by either, (a) external creditors, grantors, contributions, or laws of regulations of other governments or (b) by law through constitutional provisions or enabling legislation.

Committed include amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest authority, the City Council, by an adoption of an ordinance. The formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is an ordinance.

Assigned include amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. The City Manager is authorized to assign amounts to a specific purpose, which was established by the governing body in Resolution No. 2011-20 approved on June 21, 2011.

Unassigned are either residual positive net resources of the General Fund in excess of what can properly be classified in one of the other categories, or negative balances in all other funds.

Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D) Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (continued)

Fund Balance Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Property Taxes

Property tax revenue is recognized on the modified accrual basis, that is, in the fiscal year for which the taxes have been levied providing they become available. Available means then due or past due and receivable within the current period and collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. The County of Riverside collects property taxes for the City. Tax liens attach annually as of 12:01 A.M. on the first day in January preceding, the fiscal year for which the taxes are levied. The tax levy covers the fiscal period July 1st to June 30th. All secured personal property taxes and one-half of the taxes on real property are due November 1st, the second installment is due February 1st. All taxes are delinquent, if unpaid, on December 10th and April 10th respectively. Unsecured personal property taxes become due on the first of March each year and are delinquent, if unpaid, on August 31st.

Functional Classifications

Expenditures of the governmental funds are classified by function. Functional classifications are defined as follows:

- *General Government* includes legislative activities, City Clerk, City Attorney, City Manager as well as management or supportive services across more than one functional area.

- *Public Safety* includes those activities which involve police protection, fire protection and animal control services.

- *Community Development* includes those activities which involve planning, building and safety and code enforcement.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D) Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (continued)

- *Economic Development* includes activities to attract, retain and expand businesses, marketing, local job development, and collaboration between the City and businesses.

- *Community Services* includes activities which provide recreation, cultural and educational services.

- *Public Works* includes all maintenance, engineering and capital improvements which relate to streets and other public facilities.

E) Implementation of New Governmental Accounting Standards Board (GASB) Pronouncements

Governmental Accounting Standard Board Statement No. 100

In June 2022, GASB issued Statement No. 100, *Accounting for Changes and Error Corrections.* The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter. Please see the statement for further details.

Governmental Accounting Standard Board Statement No. 101

In June 2022, GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. Earlier application is encouraged. The City has elected not to early implement the statement and has not determined its effect on the City's financial statements.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E) Implementation of New Governmental Accounting Standards Board (GASB) Pronouncements (continued)

Governmental Accounting Standard Board Statement No. 102

In December 2023, GASB issued Statement No. 102, *Certain Risk Disclosures*. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints The requirements of this Statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. The City has elected not to early implement the statement and has not determined its effect on the City's financial statements.

Governmental Accounting Standard Board Statement No. 103

In April 2024, GASB issued Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. The City has elected not to early implement the statement and has not determined its effect on the City's financial statements.

Governmental Accounting Standard Board Statement No. 104

In September 2024, GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. The objective of this Statement is to improve financial reporting by providing users of financial statements with essential information about certain types of capital assets in order to make informed decisions and assess accountability. Additionally, the disclosure requirements will im-prove consistency and comparability between governments. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. The City has elected not to early implement the statement and has not determined its effect on the City's financial statements.

II.) STEWARDSHIP

2) STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

The City had the following funds with expenditures in excess of appropriations (for the General Fund and other major funds, see the notes to RSI).

Fund/Department	Appropriations	Expenditures	Excess
Gas Tax:			
General government	$ -	$ 72	$ (72)
Debt service:			
Principal retirement	-	1,007	(1,007)
Interest	-	1,081	(1,081)
Air Quality Management District			
Public works	4,500	4,574	(74)
Measure A:			
Debt service:			
Principal retirement	-	1,007	(1,007)
Interest	-	1,081	(1,081)
SLESF:			
Public Safety	-	2	(2)
Transfers out	186,800	187,201	(401)
TDA:			
General government	-	1	(1)
Measure Z Park:			
Debt service:			
Principal retirement	-	862	(862)
Interest	-	768	(768)
Cemetery District:			
General government	708,200	741,991	(33,791)
Debt service:			
Principal retirement	-	32,558	(32,558)
Interest	-	3,251	(3,251)
Assessment Districts:			
Public safety	160,200	203,599	(43,399)
Culture and recreation	-	934	(934)

The 2022-1 and 2022-2 Special Tax A Funds did not have legally adopted budgets.

III.) DETAILED NOTES ON ALL FUNDS

3) CASH AND INVESTMENTS

As of June 30, 2024, cash and investments were reported in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	$ 45,663,745
Restricted cash and investments	769,066
Total cash and investments	$ 46,432,811

3) CASH AND INVESTMENTS (continued)

Cash and investments consist of the following:

Petty cash	$	100
Deposits with financial institutions		11,416,779
Investments		35,015,932
Total cash and investments	$	46,432,811

The City maintains a cash and investment pool that is available for use for all funds as well as the Wildomar Cemetery District (component unit). Each fund type's position in the pool is reported on the combined balance sheet as cash and investments. The City has adopted an investment policy which authorizes it to invest in various investments.

Deposits

The California Government Code requires California banks and savings and loan associations to secure a City's deposits by pledging government securities with a value of 110% of a City's deposits. California law also allows financial institutions to secure City's deposits by pledging first trust deed mortgage notes having a value of 150% of a City's total deposits. The City Treasurer may waive the collateral requirement for deposits which are fully insured up to $250,000 by the FDIC.

The collateral for deposits in federal and state-chartered banks is held in safekeeping by an authorized Agent of Depository recognized by the State of California Department of Banking. The collateral for deposits with savings and loan associations is generally held in safekeeping by the Federal Home Loan Bank in San Francisco, California as an Agent of Depository. These securities are physically held in an undivided pool for all California public agency depositors. Under Government Code Section 53655, the placement of securities by a bank or savings and loan association with an "Agent of Depository" has the effect of perfecting the security interest in the name of the local government agency. Accordingly, all collateral held by California Agent of Depository are considered to be held for, and in the name of, the local governmental agency.

3) CASH AND INVESTMENTS (continued)

Authorized Investments

Under provision of the City's investment policy and in accordance with the California Government Code, the following investments are authorized:

- Securities of the U.S. Government
- Securities of U.S. Government Agencies
- City, State and Municipal Bonds
- Time Deposits and Certificates of Deposit
- Negotiable Certificates of Deposit
- Bankers' Acceptance Notes
- Commercial Paper
- Money Market Mutual Funds
- Local Agency Investment Fund (LAIF)
- Joint Powers Authority Investment Pools

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. LAIF is overseen by the Local Agency Investment Advisory Board, which consists of five members, in accordance with State statute. The State Treasurer's Office audits the fund annually. The fair value of the position in the investment pool is the same as the value of the pool shares.

Investment in California Asset Management Program

The California Asset Management Program (CAMP) is a public joint powers authority which provides California Public Agencies with investment management services for surplus funds and comprehensive investment management, accounting and arbitrage rebate calculation services for proceeds of tax-exempt financings. The CAMP currently offers the Cash Reserve Portfolio, a short-term investment portfolio, as a means for Public Agencies to invest these funds. Public Agencies that invest in the Pool (Participants) purchase shares of beneficial interest. Participants may also establish individual, professionally managed investment accounts (Individual Portfolios) by separate agreement with the Investment Advisor. The City has a separate account in the Investment Advisor to manage part of the CAMP portfolio.

Investments in the Pools and Individual Portfolios are made only in investments in which Public Agencies generally are permitted by California statute. The CAMP may reject any investment and may limit the size of a Participant's account. The Pool seeks to maintain, but does not guarantee, a constant net asset value of $1.00 per share. A Participant may withdraw funds from its Pool accounts at any time by check or wire transfers. Requests for wire transfers must be made by 9:00 a.m. that day. Fair value of the Pool is determined by the fair value per share of the Pool's underlying portfolio.

3) CASH AND INVESTMENTS (continued)

Investments Authorized by Debt Agreements

The above investments do not address investment of debt proceeds held by a bond trustee. Investments of debt proceeds held by a bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy.

Custodial Credit Risk

The custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. Investments in U.S. Government securities are not considered to have a credit risk and, therefore, their credit quality is not disclosed. As of June 30, 2024, the City's deposits with financial institutions in excess of federal depository insurance limits were held in collateralized accounts.

Concentration of Credit Risk

The City's investment policy diversifies its investments by security type, institution and maturity/call dates. With the exception of U.S. Treasury securities and authorized pools, no more than 5% of the City's total investment portfolio can be invested in a single security type or with a single financial institution.

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The City's investment policy limits investments in commercial paper to those rated "A" or higher from Standard and Poor's (S&P) and Moody's, respectively.

3) CASH AND INVESTMENTS (continued)

Information about the minimum rating required by the California Government Code, the City's investment policy, or debt agreements, and the actual rating, as of year-end for each type of investment held by the City can be found below:

			Rating as of Year End			
Investment Type		Minimum Legal Rating	AAA	AA	A	Not Rated
Local Agency Investment Fund	$ 4,979,987	N/A	$ -	$ -	$ -	$ 4,979,987
CAMP Pool	12,214,308	N/A	12,214,308	-	-	-
US Treasuries	4,648,281	N/A	-	4,648,281	-	-
Municipal Bonds	255,992	A	141,707	114,285	-	-
US Agencies	7,979,922	N/A	-	7,979,922	-	-
Commercial paper	2,521,259	A	-	-	2,521,259	-
Certificates of deposit	2,361,687	A	-	-	2,361,687	-
Restricted:						
Money market	54,496	AAA	54,496	-	-	-
Total	$ 35,015,932		$ 12,410,511	$ 12,742,488	$ 4,882,946	$ 4,979,987

Interest Rate Risk

The City's investment policy invest at maturities to five years, unless matched to a specific cash flow. Reserve funds may be invested in securities exceeding five years if the maturity of such investments is made to coincide as nearly as practicable with the expected use of the funds. The City has elected to use the segmented time distribution method of disclosure for its interest rate risk.

As of June 30, 2024, the City had the following investments and remaining maturities:

	Investment Maturities (in Years)			
Investment Type	Less than 1 Year	1 to 3 years	3 to 5 years	Fair Value
Local Agency Investment Fund	$ 4,979,987	$ -	$ -	$ 4,979,987
CAMP Pool	12,214,308	-	-	12,214,308
US Treasuries	-	3,323,660	1,324,631	4,648,291
Municipal Bonds	-	255,992	-	255,992
US Agencies	-	4,197,559	3,782,354	7,979,913
Commercial paper	2,521,259	-	-	2,521,259
Certificates of deposit	2,112,615	249,071		2,361,686
Restricted:				
Money market	54,496		-	54,496
Total	$ 21,882,665	$ 8,026,282	$ 5,106,985	$ 35,015,932

4) FAIR VALUE MEASUREMENTS

Generally accepted accounting standards require certain items to be measured at fair value. The fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value with Level 1 given the highest priority and Level 3 the lowest priority. The three levels of the fair value hierarchy are as follows:

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the organization has the ability to access at the measurement date.

Level 2 inputs are inputs other than quoted prices included within *Level 1* that are observable for the asset or liability, either directly or indirectly. *Level 2* inputs include the following:

- Quoted prices for similar assets or liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in markets that are not active.
- Inputs other than quoted prices that are observable for the asset or liability (for example, interest rates and yield curves observable at commonly quoted intervals, volatilities, prepayment speeds, loss severities, credit risks, and default rates).
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means (market-corroborated inputs).

Level 3 inputs are unobservable inputs for the asset or liability.

Fair value of assets measured on a recurring basis as of June 30, 2024, are as follows:

Investment Type	Fair Value	Significant Other Observable Inputs (Level 2)	Uncategorized
Local Agency Investment Fund	$ 4,979,987	$ -	$ 4,979,987
CAMP Pool	12,214,308	-	12,214,308
US Treasuries	4,648,281	4,648,281	-
Municipal Bonds	255,992	255,992	-
US Agencies	7,979,922	7,979,922	-
Commercial paper	2,521,259	2,521,259	-
Certificates of deposit	2,361,687	2,361,687	-
Restricted:	-		
Money market	54,496	54,496	-
Total	$ 35,015,932	$ 17,821,637	$ 17,194,295

Fair values for investments are determined by using a matrix pricing technique. Matrix pricing is used to value securities based on the security's relationship to benchmark quoted prices.

Uncategorized investments do not fall under the fair value hierarchy as there is no active market for the investments.

5) CAPITAL ASSETS

Capital asset activity for the year was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets, not being depreciated:				
Land	$ 6,166,150	$ 7,590	$ -	$ 6,173,740
Construction in progress	17,466,300	1,777,513	(7,716,719)	11,527,094
Right-of-way	4,432,762	984,513	-	5,417,275
Total capital assets, not being depreciated	28,065,212	2,769,616	(7,716,719)	23,118,109
Capital assets, being depreciated/amortized:				
Right-to-use equipment	1,627,697	-	(1,379,343)	248,354
Right-to-use subscription	70,761	546,065	-	616,826
Buildings and improvements	7,894,743	5,284,089	-	13,178,832
Furniture, fixtures and equipment	698,538	288,367	-	986,905
Streetlights	1,916,187	-	-	1,916,187
Traffic signals	251,824	-	-	251,824
Infrastructure	57,742,429	7,716,719	-	65,459,148
Total capital assets, being depreciated/amortized	70,202,179	13,835,240	(1,379,343)	82,658,076
Less accumulated depreciation/amortization for:				
Right-to-use equipment	(877,393)	(199,038)	922,846	(153,585)
Right-to-use subscription	(9,120)	(117,418)	-	(126,538)
Buildings and improvements	(4,113,587)	(446,612)	-	(4,560,199)
Furniture, fixtures and equipment	(550,404)	(107,515)	-	(657,919)
Streetlights	(441,399)	(114,823)	-	(556,222)
Traffic signals	(128,664)	(12,591)	-	(141,255)
Infrastructure	(40,672,668)	(2,227,997)	-	(42,900,665)
Total accumulated depreciation/amortization	(46,793,235)	(3,225,994)	922,846	(49,096,383)
Total capital assets, being depreciated/amortized, net	23,408,944	10,609,246	(456,497)	33,561,693
Governmental activities capital assets, net	$ 51,474,156	$ 13,378,862	$ (8,173,216)	$ 56,679,802

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 520,785
Public safety	96,490
Community development	18,438
Parks and recreation	241,548
Public works	2,348,733
Total governmental activities depreciation and amortization expense	$ 3,225,994

6) LONG-TERM LIABILITIES

The following is a schedule of changes in long-term liabilities for the fiscal year:

	Beginning balance	Additions	Deletions	Ending balance	Due within one year
Compensated absences	$ 280,717	$ -	$ (50,626)	$ 230,091	$ 128,645
Leases payable	881,711	-	(764,550)	117,161	53,456
Subscription liability	55,903	546,065	(123,061)	478,907	111,088
Direct borrowing:					
Loan payable	1,297,467	-	(90,106)	1,207,361	94,844
Total	$ 2,515,798	$ 546,065	$ (1,028,343)	$ 2,033,520	$ 388,033

Compensated absences

The City accrues accumulated unpaid vacation, sick leave and associated employee-related costs when earned(or estimated to be earned) by the employee as described in Note 1. The City as of June 30, 2024, had an outstanding accrued balance of unpaid vacation, sick and associated employee related costs of $230,091 that will be liquidated from various funding sources in future years.

Direct borrowings - loan payable

On March 22, 2019 the City entered into an agreement with Bank of America Leasing & Capital, LLC for the loan of $1,525,470 to finance the acquisition of streetlights within the City. The loan will be repaid in semi- annual installments, which include principal and interest, starting June 1, 2020, with the last payment to be made June 1, 2034. The interest rate will be 5.19%. The balance of the loan is $1,207,361 as of June 30, 2024.

The loan is a direct borrowing. There are no provisions for the outstanding loans in the event of default and no assets were held as collateral. Below is the future debt service for the loan:

Year ending June 30,	Principal	Interest	Total
2025	$ 94,844	$ 61,447	$ 156,291
2026	99,830	56,461	156,291
2027	105,078	51,213	156,291
2028	110,603	48,486	159,089
2029	116,417	39,873	156,290
2030-2034	680,589	100,866	781,455
Total	$ 1,207,361	$ 358,346	$ 1,565,707

6) LONG-TERM LIABILITIES (continued)

Leases payable

The City entered into a 42-month lease as lessee for the use of city hall. A total initial lease liability was recorded in the amount of $1,379,342. In March of 2024, the City terminated the lease as part of an acquisition process of the city hall space.

As of June 30, 2024, Wildomar, CA had 12 active leases. The leases have payments that range from $2,167 to $195,278 and interest rates that range from 0.3150% to 18.6199%. As of June 30, 2024, the total combined value of the lease liability is $117,163, the total combined value of the short-term lease liability is $53,456. The combined value of the right to use asset, as of June 30, 2024, of $248,354 with accumulated amortization of $153,585 is included within the right-to-use equipment category of capital assets, found in Note 5.

The future payments on the leases are as follows:

Year ending June 30,	Principal	Interest	Total
2025	$ 53,456	$ 13,582	$ 67,038
2026	33,978	7,576	41,554
2027	29,727	1,446	31,173
Total	$ 117,161	$ 22,604	$ 139,765

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6) LONG-TERM LIABILITIES (continued)

Subscription liability

On July 1, 2022, the City entered into various subscriptions of 60 months for the use of software. An initial subscription liability was recorded in the amount of $70,761. On July 1, 2023, the City entered into additional subscriptions of 60 months. An additional subscription liability was recorded at $546,065. As of June 30, 2024, the value of the subscription liability is $478,907. The City is required to make annual fixed payments ranging from $15,149 to $60,660. The subscriptions have interest rates ranging from 2.8760% to 3.4450%. The value of the right-to-use asset as of June 30, 2024 of $616,826 with accumulated amortization of $126,538 is included on the right-to-use subscription category of capital assets, found in Note 5. The City does not have any extension options. The interest payments are due annually.

The future payments on the subscriptions are as follows:

Year ending June 30,	Principal	Interest	Total
2025	$ 111,088	$ 14,722	$ 125,810
2026	114,506	11,304	125,810
2027	121,073	7,780	128,853
2028	132,240	4,049	136,289
Total	$ 478,907	$ 37,855	$ 516,762

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7) INTERFUND RECEIVABLE, PAYABLE AND TRANSFERS

Due To/From Other Funds

		DUE FROM		
		Grants	Other Governmental Funds	Total
DUE TO	General Fund	$ 4,070,523	$ 82,251	$ 4,152,774
	Total	$ 4,070,523	$ 82,251	$ 4,152,774

These were the result of routine interfund transactions due to eliminating temporary deficit cash balances.

Interfund Transfers

		TRANSFERS OUT				
		General Fund	ARPA	Grants	Other Governmental Funds	Total
TRANSFERS IN	General Fund	$ -	$ 15,100	$ 3,248	$ 367,558	$ 385,906
	Grants	39,717	-	-	26,359	66,076
	Other Governmental Funds	33,707	-	-	20,391	54,098
	Total	$ 73,424	$ 15,100	$ 3,248	$ 414,308	$ 506,080

During the year, interfund transfers were used to provide services and construct assets between funds.

8) PENSION PLAN

Plan Description

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan or PERF C) administered by the California Public Employees' Retirement System (CalPERS.) The Plan consists of a miscellaneous pool and a safety pool (also referred to as "risk pools"), which are comprised of individual employer miscellaneous and safety rate plans, respectively. Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under generally accepted accounting principles. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City participates in one miscellaneous plan. Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS' website, at www.calpers.ca.gov.

8) PENSION PLAN (continued)

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 5 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

The Plan operates under the provisions of the California Public Employees' Retirement Law (PERL), the California Public Employees' Pension Reform Act of 2013 (PEPRA), and the regulations, procedures and policies adopted by the CalPERS Board of Administration. The Plan's authority to establish and amend the benefit terms are set by the PERL and PEPRA, and may be amended by the California state legislature and in some cases require approval by the CalPERS Board.

The rate plan provisions and benefits in effect as of June 30, 2024 are summarized as follows:

	Miscellaneous	
Hire date	Prior to January 1, 2013	On or After January 1, 2013
Benefit formula	2.7 % @ 55	2% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50 - 55	52 - 67
Monthly benefits, as a % of eligible compensation	2.0% to 2.7%	1.0% to 2.5%
Required employer contribution rates	14.030%	7.470%

8) PENSION PLAN (continued)

Required contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions. Employer Contributions to the Plan for the fiscal year ended June 30, 2024 were $385,501. The actual employer payments of $342,890 made to CalPERS by the City during the measurement period ended June 30, 2023 differed from the City's proportionate share of the employer's contributions of $190,501 by $152,389, which is being amortized over the expected average remaining service lifetime in the Public Agency Cost-Sharing Multiple Employer Plan.

Net Pension Liability

The City's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2023, using an annual actuarial valuation as of June 30, 2022 rolled forward to June 30, 2023 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is as follows.

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The collective total pension liability for the June 30, 2023 measurement period was determined by an actuarial valuation as of June 30, 2022, with update procedures used to roll forward the total pension liability to June 30, 2023. The collective total pension liability was based on the following assumptions:

Valuation date	June 30, 2022
Measurement date	June 30, 2023
Actuarial cost method	Entry Age Actuarial Cost Method
Asset valuation method	Fair value of assets
Actuarial assumptions:	
Discount rate	6.90%
Inflation	2.30%
Salary increase	Varies by Entry Age and Service
Mortality Rate Table (1)	Derived using CalPERS' membership data for all funds
Post retirement benefit increase	The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.30% thereafter.

(1) The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre-retirement and Post-retirement mortality rates include generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from November 2021 that can be found on the CalPERS website.

Long-term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 Basis points.

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

The expected real rates of return by asset class are as follows:

Assets Class[a]	Assumed Asset Allocation	Real Return Real Return[1,2]
Global equity - cap-weighted	30.00%	4.54%
Global equity - non-cap-weighted	12.00%	3.84%
Private equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-backed securities	5.00%	0.50%
Investment grade corporates	10.00%	1.56%
High yield	5.00%	2.27%
Emerging market debt	5.00%	2.48%
Private debt	5.00%	3.57%
Real assets	15.00%	3.21%
Leverage	(5.00%)	(0.59%)
Total	100.0%	

[1] An expected inflation of 2.30% used for this period.
[2] Figures are based on the 2021 Asset Liability Management study.

Change of Assumptions

There were no assumption changes in 2023. Effective with the June 30, 2021 valuation date (June 30, 2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017 through June 30, 2021, 7.65% for measurement dates June 30, 2015 through June 30, 2016, and 7.50% for measurement date June 30, 2014.

Discount Rate

The discount rate used to measure the total pension liability for PERF C was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

Subsequent Events

There were no subsequent events that would materially affect the results presented in this disclosure.

Pension Plan Fiduciary Net Position

Information about the pension plan's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fiduciary net position are presented in CalPERS' audited financial statements, which are publicly available reports that can be obtained at CalPERS' website, at www.calpers.ca.gov. The plan's fiduciary net position and additions to/deductions from the plan's fiduciary net position have been determined on the same basis used by the pension plan, which is the economic resources measurement focus and the accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

Proportionate Share of Net Pension Liability/(Asset)

The following table shows the City's proportionate share of the Plan's net pension liability over the measurement period.

	City total pension liability (a)	City fiduciary net position (b)	City net pension liability/(asset) (c) = (a) - (b)
Balance at: 6/30/2022 (VD)	$ 4,337,170	$ 3,704,642	$ 632,528
Balance at: 6/30/2023 (MD)	5,428,240	4,582,460	845,780
Net change	$ (1,091,070)	$ (877,818)	$ (213,252)

Valuation date (VD); Measurement date (MD)

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

The City's proportion of the net pension liability was determined by CalPERS using the output from the Actuarial Valuation System and the fiduciary net position, as provided in the CalPERS Public Agency Cost-Sharing Allocation Methodology Report, which is a publicly available report that can be obtained at CalPERS' website, at www.calpers.ca.gov. The City's proportionate share of the net pension liability for the miscellaneous Plan as of the June 30, 2022 and 2023 measurement dates was as follows:

	City
Proportion - June 30, 2023	0.01352%
Proportion - June 30, 2024	0.01691%
Change - increase (decrease)	0.00339%

Sensitivity of the Proportionate Share of the Net Pension Liability/(Asset) to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability of the Plan as of the measurement date, calculated using the discount rate of 6.9 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.9 percent) or 1 percentage-point higher (7.9 percent) than the current rate:

	City
1% Decrease	5.90%
Net pension liability (asset)	$ 1,579,927
Current discount rate	6.90%
Net pension liability (asset)	$ 845,780
1% Increase	7.90%
Net pension liability (asset)	$ 241,515

Amortization of Deferred Outflows and Deferred Inflows of Resources

Under GASB 68, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time.

The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

The amortization period differs depending on the source of the gain or loss:

Difference between projected and actual earnings	5 year straight-line amortization
All other amounts	Straight-line amortization over the average expected remaining services lives of all members that are provided with benefits (active, inactive and retired) as of the beginning of the measurement period

The expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired) in the Public Agency Cost-Sharing Multiple-Employer Plan (PERF C).

The EARSL for PERF C for the measurement period ending June 30, 2023 is 3.8 years, which was obtained by dividing the total service years of 600,538 (the sum of remaining service lifetimes of the active employees) by 160,073 (the total number of participants: active, inactive, and retired) in PERF C. Inactive employees and retirees have remaining service lifetimes equal to 0. Total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

As of the start of the measurement period (July 1, 2022), the City's net pension liability was $632,528. For the measurement period ending June 30, 2022 (the measurement date), the City incurred a pension expense of $459,354.

As of June 30, 2024, the City has deferred outflows and deferred inflows of resources related to pensions as follows:

	Deferred outflows of resources	Deferred inflows of resources
Pension contributions subsequent to measurement date	$ 385,501	$ -
Changes of assumptions	51,064	-
Differences between expected and actual experience	43,207	6,703
Differences between projected and actual investment earnings	136,939	-
Differences between employer's contributions and proportionate share of contributions	170,988	264
Changes in employer's proportion	211,503	24,954
Total	$ 999,202	$ 31,921

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

The amounts above are net of outflows and inflows recognized in the 2022-23 measurement period expense. Contributions subsequent to the measurement date of $385,501 reported with deferred outflows of resources will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in future pension expense as follows:

Year Ended June 30,	Deferred outflows/inflows of resources
2025	$ 246,736
2026	172,848
2027	158,267
2028	3,929
2029	-
Thereafter	-
Total	$ 581,780

9) OTHER POST-EMPLOYMENT BENEFITS (OPEB)

Plan Description

The City's agent multiple employer defined benefit postemployment healthcare plan provides medical benefits to eligible retired employees and qualified dependents. A menu of benefit provisions as well as other requirements is established by State statute within the Public Employees' Retirement Law. CalPERS issues an Annual Comprehensive Financial Report. The Annual Comprehensive Financial Report is issued in aggregate and includes the sum of all CalPERS plans. Copies of the CalPERS Comprehensive Annual Financial Report may be obtained from the CalPERS Executive Office, 400 P Street, Sacramento, California 95814.

Funding Policy

The contribution requirements of the City are established and may be amended by the City Council.

9) OTHER POST-EMPLOYMENT BENEFITS (OPEB) (continued)

Employees Covered

As of July 1, 2024, actuarial valuation, the following current and former employees were covered by the benefit terms under the Plan:

Active employees	44
Inactive employees or beneficiaries currently receiving benefits	8
Total	52

Contributions

The annual contribution is based on the actuarially determined contribution. For the fiscal year ended June 30, 2024, the City contributed $46,618 to the Plan.

Total OPEB Liability

The City's total OPEB liability was measured as of June 30, 2024 and the total OPEB liability used to calculate the total OPEB liability was determined by an actuarial valuation dated July 1, 2024, based on the following actuarial methods and assumptions:

Actuarial Assumptions

Discount rate	4.21%
Salary increases	2.80% plus merit
Investment Rate of Return	4.21%
Mortality rate	General/Retired/Vested Terminated: SOA Pub-2010 General Total Dataset Headcount Weighted Mortality Table fully generational using Scale MP-2021 Surviving Spouses: SOA Pub-2010 Contingent Survivors Total Dataset Headcount Weighted Mortality Table fully generational using Scale MP-2021
Healthcare Trend Rate	6.25%

Discount Rate

The discount rate used to measure the total OPEB liability was 4.21%. The projection of cash flows used to determine the discount rate assumed that City contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees and beneficiaries. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projects benefit payments to determine the total OPEB liability.

9) OTHER POST-EMPLOYMENT BENEFITS (OPEB) (continued)

Changes in the OPEB Liability

The changes in the total OPEB liability for the Plan are as follows:

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability/(Asset) (c)=(a)-(b)
Balance at June 30, 2023 ***(Valuation Date June 30, 2022)***	$ 655,670	$ -	$ 655,670
Changes Recognized for the Measurement Period:			
Service cost	84,642	-	84,642
Interest	29,622	-	29,622
Actual and expected experience difference	80,198	-	80,198
Changes of assumptions	98,981	-	98,981
Contribution - employer	-	46,618	(46,618)
Benefit payments	(46,618)	(46,618)	-
Net changes	246,825	-	246,825
Balance at June 30, 2024 ***(Measurement Date June 30, 2024)***	$ 902,495	$ -	$ 902,495

Sensitivity of the total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2024:

	1% Decrease 3.21%	Current Discount Rate 4.21%	1% Increase 5.21%
Total OPEB Liability	$ 1,021,301	$ 902,495	$ 805,000

9) OTHER POST-EMPLOYMENT BENEFITS (OPEB) (continued)

Sensitivity of the Total OPEB Liability to Changes in the Health Care Cost Trend Rates

The following presents the total OPEB liability of the City if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2024:

	1% Decrease	Current Healthcare Cost Trend Rates	1% Increase
Total OPEB Liability	$ 779,535	$ 902,495	$ 1,059,509

Recognition of Deferred Outflows and Deferred Inflows of Resources

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time.

Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense.

The recognition period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on OPEB plan investments	5 years
All other amounts	Expected average remaining service lifetime (EARSL)

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2024, the City recognized OPEB expense of $110,068. As of fiscal year ended June 30, 2024, the City reported deferred outflows/inflows of resources related to OPEB from the following services:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in assumptions	$ 112,354	$ 112,721
Differences between expected and actual experience	155,169	99,050
Total	$ 267,523	$ 211,771

9) OTHER POST-EMPLOYMENT BENEFITS (OPEB) (continued)

There were no contributions subsequent to the measurement date, as the measurement date is the same as the fiscal year end. Other amounts reported as deferred outflows of resources related to OPEB will be recognized as expense as follows:

Year Ended June 30,	Deferred Outflow/(Inflows) of Resources
2025	$ (10,478)
2026	(10,478)
2027	(10,478)
2028	(10,478)
2029	(10,480)
Thereafter	108,144
Total	$ 55,752

Changes in assumptions

The following assumptions have been updated:

- The discount rate has been updated based on the yield for 20-year tax-exempt general obligation municipal bonds as of June 30, 2024 (measurement date). The discount rate is 4.13% as of June 30, 2023 and 4.21% as of June 30, 2024. Refer to the Discussion of Discount Rates section for more information on selection of the discount rate. The impact of this change is a decrease in liabilities.
- Termination rates have been updated and adjusted by Entry Ages under 30, 30-39, and 40+ based on the 2021 CalPERS pension plan experience study for PERS employees. This change caused a slight increase in liabilities.
- Salary scale has been updated to 2.8% per year plus merit increases for Miscellaneous employees by Entry Ages under 30, 30-39, and 40+ based on the 2021 experience study for the CalPERS pension plan valuation. This change caused a decrease in liabilities.
- Health care trend rates have been updated to an initial rate of 8.00%, decreasing by 0.25% annually to an ultimate rate of 4.50%. This change caused an increase in liabilities.
- We have updated our process to allow for the valuation of a negative implicit subsidy. This change caused a slight decrease in liabilities. Claim cost calculations have been updated to account for the CalPERS risk adjustments. This update led to a significant increase in liabilities.

10) RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the City obtains insurance coverage.

The City is a member of the California Intergovernmental Risk Authority - CIRA (Authority), a joint powers authority, which provides joint protection programs for public entities covering automobile, general liability, errors and omission losses, workers' compensation, and property claims. Under the program, the City has a $5,000 retention limit similar to a deductible with the Authority being responsible for losses above that amount up to $1 million. The Authority has additional coverage of $35 million in excess of its $1 million retention limit through multiple insurers and insurance risk sharing pool. The Authority also provides one billion dollars aggregate per occurrence property damage to its members with such coverage provided by purchased insurance.

Liabilities of the City are reported when it is probable that a loss has occurred and the amount of the loss can be reasonable estimated. Liabilities include an amount for claims that have been incurred by not reported (IBNRs).The result of the process to estimate the claims liability is not an exact amount as it depends on many complex factors, such as inflation, changes in legal doctrines, and damage awards. Accordingly, claims are reevaluated periodically to consider the effects of economic and social factors. The estimate of the claims liability also includes amounts for incremental claim adjustment expenses related to specific claims and other claim adjustment expenses regardless of whether allocated to specific claims. Estimated recoveries, for example from salvage or subrogation, are another component of the claim's liability estimate.

The Authority covers workers' compensation claims up to its self-insurance limit of $500,000. The Local Agency Workers Compensation Excess Pool provides excess coverage to statutory limits. The City pays an annual premium to the Authority and may share in any operating results. Financial statements of the Public Agency Risk Sharing Authority of California (PARSAC) may be obtained from its administrative office located at 2330 East Bidwell, Suite 150, Folsom, California, 95630; www.cira-jpa.org or by calling (916) 927- 7727.

As of June 30, 2024, the City did not have any significant claims liability; therefore, no accrual was required. Claims settlements have not exceeded insurance coverage in each of the past four years.

11) FUND EQUITY

The City has established certain fund balance designations to report the amounts which represent available spendable resources restricted, committed or assigned for a specific purpose.

The Restricted Fund Balance in the Measure AA Special Revenue Fund are for Public Safety, Street Maintenance and Homelessness Solutions.

The following funds had deficit fund balances as of June 30, 2024. These deficits are expected to be eliminated through future revenues.

Fund	Amount
Grants Special Revenue Fund	$ (3,955,759)
Capital Projects Fund	(72,557)
Measure Z	(33,562)

12) JOINTLY GOVERNED ORGANIZATION

The City, in conjunction with four other governmental entities, created the Southwest Communities Financing Authority (Financing Authority) on November 30, 2004. The Financing Authority was formed to issue bonds for the construction of an animal shelter to be used by the member agencies. The Financing Authority's board is composed of one member from each participating entity. The City has the following fiscal obligations: debt repayment of any bonds issued, administrative costs, and operation of the animal shelter. The debt service payments and the animal shelter operating costs will be prorated to each member based on the percentage of the animals housed at the facility, on an annual basis. The administrative costs will be borne equally by all members. For the year ended June 30, 2024, the City's share of the payments was $124,830 and was paid from the General Fund.

13) SUBSEQUENT EVENT

Starting July 1st, 2024, the City converted to a Caltime (Combined Annual Leave time) which aggregates sick and vacation time. The accrual amounts remain the same, but now Caltime will be subject to full cash-out upon separation. This will increase the City's Compensated Absences liability in subsequent years.

14) RESTATEMENT DUE TO CHANGES TO THE FINANCIAL REPORTING ENTITY

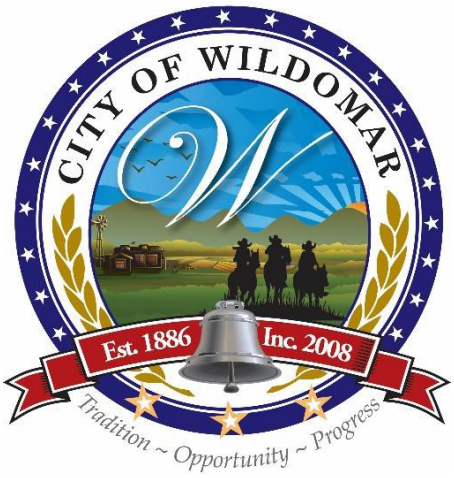
Government-Wide Statements, Governmental Funds Statements

During fiscal year a restatement was needed to adjust the beginning balance of the City's net position and fund balances of certain funds. The change results from the Wildomar Cemetery District changing from a discretely presented component unit to a blended component unit.

The effects of the prior period restatements in each statement affected is shown below:

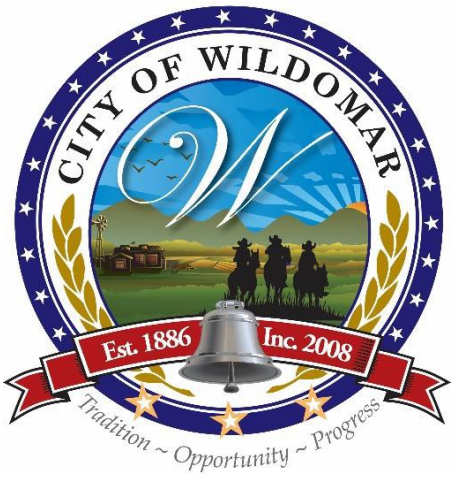
Government-wide Statements - Statement of Activities	*Governmental Activities*
Net position, beginning of the year, prior to restatement	$ 73,593,978
Adjustment - changes to the financial reporting entity	2,262,023
Net position, beginning of the year, as restated	$ 75,856,001

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	*Other Governmental Funds*
Fund balance, beginning of the year, prior to restatement	$ 7,450,232
Adjustment - changes to the financial reporting entity	1,482,212
Fund balance, beginning of the year, as restated	$ 8,932,444



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REQUIRED SUPPLEMENTARY INFORMATION



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Budgetary Comparison Schedule by Department
General Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ 6,069,630	$ 6,069,630	$ 6,069,630	$ -
Resources (Inflows):				
Taxes	9,979,100	10,436,700	10,464,233	27,533
Licenses and permits	3,707,100	4,679,100	4,780,192	101,092
Intergovernmental	3,435,700	3,637,100	3,612,422	(24,678)
Charges for services	20,300	27,800	20,916	(6,884)
Fines and forfeitures	65,000	65,000	66,610	1,610
Use of money and property	205,000	653,400	808,804	155,404
Miscellaneous	17,300	77,100	79,940	2,840
Transfers in	575,200	695,200	385,906	(309,294)
Amounts Available for Appropriations	24,074,330	26,341,030	26,288,653	(52,377)
Charges to Appropriations (Outflows):				
General Government				
City Council	284,200	305,900	165,999	139,901
City Manager	459,500	479,900	366,533	113,367
City Clerk	341,200	339,800	320,554	19,246
City Attorney	296,700	256,700	259,986	(3,286)
Administrative Services	1,045,200	1,023,100	847,727	175,373
Human Resources	312,500	320,400	276,297	44,103
Non-departmental	1,059,600	826,800	961,015	(134,215)
Public Safety				
Police	5,726,500	5,431,000	5,277,680	153,320
Fire	3,137,000	2,967,500	2,539,211	428,289
Animal Control	423,600	423,600	401,018	22,582
OEM	16,200	23,000	13,918	9,082
Community Development				
Administration	86,200	101,000	101,670	(670)
Building and Safety	631,600	763,100	738,832	24,268
Planning	712,900	737,600	680,383	57,217
Development Engineering	458,800	600,300	599,331	969
Code Enforcement	572,500	590,700	452,411	138,289
Deposit based projects	-	-	-	-
Planning Commission	15,500	14,700	9,442	5,258
Economic Development	442,200	342,200	295,057	47,143
Community Services				
Community Services - Administration	86,500	298,900	266,790	32,110
Marna O'Brien Park	2,500	3,700	1,905	1,795
Windsong Park	-	700	420	280
Ball Fields	25,400	25,400	16,647	8,753
Other parks	6,200	6,200	2,200	4,000
Public Works	1,367,900	1,438,300	1,083,767	354,533
Capital outlay	80,800	77,100	65,674	11,426
Debt service				
Principal retirement	-	-	228,239	(228,239)
Interest	-	-	15,921	(15,921)
Transfers out	200,000	350,000	73,424	276,576
Total Charges to Appropriations	17,791,200	17,747,600	16,062,051	1,685,549
Budgetary Fund Balance, June 30	$ 6,283,130	$ 8,593,430	$ 10,226,602	$ 1,633,172

Budgetary Comparison Schedule by Department
Development Impact Fees
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ 6,684,815	$ 6,684,815	$ 6,684,815	$ -
Resources (Inflows):				
Use of money and property	-	208,100	400,953	192,853
Developer participation	2,271,100	6,675,600	5,683,135	(992,465)
Amounts Available for Appropriations	8,955,915	13,568,515	12,768,903	(799,612)
Charges to Appropriations (Outflows):				
General government	124,900	125,100	127,409	(2,309)
Community development	-	2,200	2,662	(462)
Community services	13,700	12,700	-	12,700
Public works	502,700	836,200	151,643	684,557
Capital outlay	5,575,100	3,116,600	106,931	3,009,669
Total Charges to Appropriations	6,216,400	4,092,800	388,645	3,704,155
Budgetary Fund Balance, June 30	$ 2,739,515	$ 9,475,715	$ 12,380,258	$ 2,904,543

Budgetary Comparison Schedule by Department
Measure AA
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ 7,613,502	$ 7,613,502	$ 7,613,502	$ -
Resources (Inflows):				
Taxes	5,404,700	5,750,000	5,793,328	43,328
Developer participation	-	4,600	4,600	-
Use of money and property	150,000	355,900	371,457	15,557
Amounts Available for Appropriations	13,168,202	13,724,002	13,782,887	58,885
Charges to Appropriations (Outflows):				
General government	14,700	21,200	15,852	5,348
Public safety	2,619,000	2,616,600	2,426,248	190,352
Community development	183,400	218,300	149,687	68,613
Community services	11,400	140,100	35,781	104,319
Public works	5,080,000	4,994,900	3,115,863	1,879,037
Capital outlay	70,500	133,100	101,267	31,833
Total Charges to Appropriations	7,979,000	8,124,200	5,844,698	2,279,502
Budgetary Fund Balance, June 30	$ 5,189,202	$ 5,599,802	$ 7,938,189	$ 2,338,387

Budgetary Comparison Schedule by Department
ARPA
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ 203,194	$ 203,194	$ 203,194	$ -
Resources (Inflows):				
Intergovernmental	-	6,000,000	5,525,261	(474,739)
Use of money and property	60,000	185,000	198,611	13,611
Lease/subscription acquisition	-	-	546,065	(546,065)
Amounts Available for Appropriations	263,194	6,388,194	6,473,131	84,937
Charges to Appropriations (Outflows):				
General government	7,925,000	6,052,000	5,399,501	652,499
Capital outlay	-	-	546,065	(546,065)
Debt service				
Principal retirement	-	-	109,645	(109,645)
Interest	-	-	1,015	(1,015)
Transfers out	65,000	80,000	15,100	64,900
Total Charges to Appropriations	7,990,000	6,132,000	6,071,326	60,674
Budgetary Fund Balance, June 30	$ (7,726,806)	$ 256,194	$ 401,805	$ 145,611

Budgetary Comparison Schedule by Department
Grants
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ (3,943,747)	$ (3,943,747)	$ (3,943,747)	$ -
Resources (Inflows):				
Intergovernmental	16,387,800	4,843,800	2,442,808	(2,400,992)
Use of money and property	-	200	1,931	1,731
Transfers in	65,000	95,500	66,076	(29,424)
Amounts Available for Appropriations	12,509,053	995,753	(1,432,932)	(2,428,685)
Charges to Appropriations (Outflows):				
General government	15,000	13,000	2,393	10,607
Public safety	-	-	8	(8)
Community development	50,000	145,700	72,651	73,049
Public works	-	6,400	3,175	3,225
Capital outlay	13,265,800	4,307,000	2,441,352	1,865,648
Transfers out	3,400	3,400	3,248	152
Total Charges to Appropriations	13,334,200	4,475,500	2,522,827	1,952,673
Budgetary Fund Balance, June 30	$ (825,147)	$ (3,479,747)	$ (3,955,759)	$ (476,012)

Schedule of the City's Proportionate Share of the Net Pension Liability
CalPERS Pension Plan
Last Ten Fiscal Years

Primary government - City

Fiscal year	Proportion of the net pension liability [1]	Proportionate share of the net pension liability/(asset)	Covered payroll	Proportionate share of the net pension liability as a percentage of covered payroll	Plan fiduciary net position as a percentage of the total plan pension Liability
2015	0.00398%	$ 98,405	$ 564,727	17.43%	81.15%
2016	0.00329%	261,259	890,684	29.33%	87.60%
2017	0.35900%	319,712	868,158	36.83%	87.55%
2018	0.00447%	389,754	1,028,756	37.89%	87.03%
2019	0.00425%	363,730	1,110,538	32.75%	90.55%
2020	0.00523%	418,113	1,131,704	36.95%	90.24%
2021	0.00636%	477,473	1,291,013	36.98%	89.69%
2022	-0.00593%	22,569	2,461,081	0.92%	103.67%
2023	0.00885%	632,528	2,894,632	21.85%	88.66%
2024	0.01691%	845,780	3,034,059	27.88%	84.42%

[1] Proportion of net pension liability represents the plan's proportion of PERF C, which includes both the Miscellaneous and Safety Risk Pools excluding the 1959 Survivors Risk Pool.

Schedule of Contributions
CalPERS Pension Plan
Last Ten Fiscal Years

Primary government - City

Fiscal Year	Contractually required contribution (actuarially determined)	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
2015	$ 196,524	$ (196,524)	$ -	$ 564,727	34.80%
2016	98,643	(98,643)	-	890,684	11.07%
2017	126,213	(126,213)	-	868,158	14.54%
2018	133,068	(133,068)	-	1,028,756	12.93%
2019	144,479	(144,479)	-	1,110,538	13.01%
2020	168,389	(168,389)	-	1,131,704	14.88%
2021	208,752	(208,752)	-	1,291,013	16.17%
2022	293,781	(293,781)	-	2,461,081	11.94%
2023	342,890	(342,890)	-	2,894,632	11.85%
2024	385,501	(385,501)	-	3,034,059	12.71%

Notes to schedule:

Changes in Benefit Terms: There were no changes to benefit terms that applied to all members of the Public Agency Pool. Additionally, the figures above do not include any liability impact that may have resulted from Golden Handshakes that occurred after the June 30, 2021 valuation date, unless the liability impact is deemed to be material to the Public Agency Pool.

Changes in Assumptions: Effective with the June 30, 2021 valuation date (2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated, combined with risk estimates, and are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio return. In addition, demographic assumptions and the inflation rate assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. There were no assumption changes for 2021. For 2020, the Plan adopted a new amortization policy effective with the 2019 actuarial valuation. The new amortization policy shortens the period over which actuarial gains and losses are amortized from 30 years to 20 years with the payments computed as a level dollar amount. In addition, the new policy does not utilize a five-year ramp-up and ramp-down on UAL bases attributable to assumption changes and non-investment gains/losses. The new policy also does not utilize a five-year ramp-down on investment gains/losses. These changes apply only to new UAL bases established on or after June 30, 2019. There were no changes in assumptions in 2019. In 2018, demographic assumptions and inflation rate were changed in accordance to the CalPERS Experience Study and Review of Actuarial Assumptions December 2017. There were no changes in the discount rate in 2019. In 2017, the accounting discount rate was reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes in the discount rate. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense). In 2014, amounts reported were based on the 7.5 percent discount rate.

Schedule of Changes in the Net OPEB Liability and Related Ratios
Last Ten Fiscal Years*

Measurement Period	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability							
Service cost	$ 84,642	$ 82,071	$ 47,113	$ 41,325	$ 83,815	$ 81,374	$ 20,525
Interest	29,622	26,079	12,327	12,914	19,183	15,806	10,658
Actual and expected experience difference	80,198	10,094	97,168	3,213	(198,100)	-	53,286
Changes in assumptions	98,981	(3,621)	(79,408)	34,979	(103,812)	-	-
Changes in benefit terms		-	(13,264)	-	(9,717)	-	-
Benefit payments	(46,618)	(28,712)	(19,761)	(21,854)	231,095	(9,433)	(6,622)
Net Change in Total OPEB Liability	**246,825**	**85,911**	**44,175**	**70,577**	**22,464**	**87,747**	**77,847**
Total OPEB Liability - Beginning	**655,670**	**569,759**	**525,584**	**455,007**	**432,543**	**344,796**	**266,949**
Total OPEB Liability - Ending (a)	**902,495**	**655,670**	**569,759**	**525,584**	**455,007**	**432,543**	**344,796**
Plan Fiduciary Net Position							
Contributions - employer	46,618	-	19,761	21,854	9,717	9,433	6,622
Net investment income		-	-	-	-	-	-
Benefit payments	(46,618)	-	(19,761)	(21,854)	(9,717)	(9,433)	(6,622)
Administrative expense		-	-	-	-	-	-
Net Change in Plan Fiduciary Net Position	**-**	-	-	-	-	-	-
Plan Fiduciary Net Position - Beginning	**-**	-	-	-	-	-	-
Plan Fiduciary Net Position - Ending (b)	-	-	-	-	-	-	-
Net OPEB Liability - Ending (a)-(b)	**$ 902,495**	**$ 655,670**	**$ 569,759**	**$ 525,584**	**$ 455,007**	**$ 432,543**	**$ 344,796**
Plan fiduciary net position as a percentage of the total OPEB liability	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Covered payroll	$ 3,305,095	$ 3,057,921	$ 2,794,338	$ 1,268,959	$ 1,234,997	$ 1,023,774	$ 993,955
Net OPEB liability as a percentage of covered payroll	27.3%	21.4%	20.4%	41.4%	36.8%	42.2%	34.7%

Notes to Schedule:
The City does not accumulate assets accumulated in a trust that meets the criteria of GASB 75 to pay related benefits.

Contributions are fixed and not based on a measure of pay, therefore covered-employee payroll is used in the schedule.

Changes in assumptions: For measurement date June 30, 2024, the discount rate was changed from 4.13% to 4.21%

*Historical information is required only for measurement periods for which GASB 75 is applicable. Future years' information will be displayed up to 10 years as information becomes available.

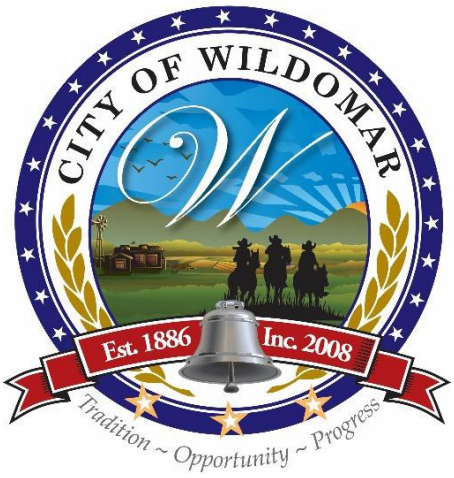
Schedule of Contributions - OPEB
Last Ten Fiscal Years*

Fiscal Year	Contractually required contribution (actuarially determined)	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	Covered-employee payroll[2]	Contributions as a percentage of covered-employee payroll
2018	N/A	N/A	-	993,955	0%
2019	N/A	N/A	-	1,023,774	0%
2020	N/A	N/A	-	1,234,997	0%
2021	N/A	N/A	-	1,268,959	0%
2022	N/A	N/A	-	2,794,338	0%
2023	N/A	N/A	-	3,057,921	0%
2024	N/A	N/A	-	3,305,095	0%

Notes to Schedule:

[1] No Actuarially Determined Contribution (ADC) was calculated for the Plan.

*Historical information is required only for measurement periods for which GASB 75 is applicable. Future years' information will be displayed up to 10 years as information become available.



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Budgets and Budgetary Data

Budgets for governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The 2022-1 and 2022-2 Special Tax A Funds did not have legally adopted budgets.

The City Council approves each year's budget prior to the beginning of the new fiscal year. Public hearings are conducted prior to its adoption by the Council. Supplemental appropriations, were required during the period, are also approved by the Council. In most cases, expenditures may not exceed appropriations at the function level. At fiscal year-end, all operating budget appropriations lapse.

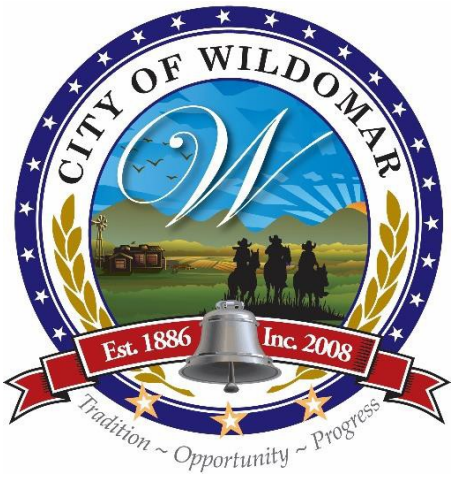
Excess of Expenditures over Appropriations

Expenditures exceeded appropriations in the categories in the following departments in the General Fund:

Department	Appropriations	Expenditures	Excess
General Government:			
City attorney	$ 256,700	$ 259,986	$ (3,286)
Non-departmental	826,800	961,015	(134,215)
Community Development:			
Administration	101,000	101,670	(670)
Debt service:			
Principal retirement	-	228,239	(228,239)
Interest	-	15,921	(15,921)

Other major funds with expenditures exceeding appropriations:

Department	Appropriations	Expenditures	Excess
Development Impact Fees:			
General government	$ 125,100	$ 127,409	$ (2,309)
Community development	2,200	2,662	(462)
ARPA			
Capital outlay	-	546,065	(546,065)
Debt service:			
Principal retirement	-	109,645	(109,645)
Interest	-	1,015	(1,015)
Grants:			
Public safety	-	8	(8)



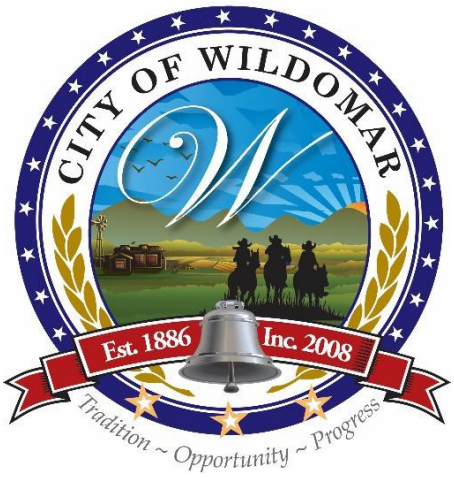
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SUPPLEMENTARY INFORMATION

Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2024

	Special Revenue Funds			
	Gas Tax	Air Quality Management District	Measure A	SLESF
ASSETS				
Pooled cash and investments	$ 1,032,930	$ 324,955	$ 1,350,068	$ -
Restricted cash and investments	229,785	-	-	-
Receivables, net:				
Accounts	-	12,225	-	-
Accrued interest	2,182	687	2,951	392
Inventory	-	-	-	-
Due from other governments	252,285	-	179,105	-
Total assets	$ 1,517,182	$ 337,867	$ 1,532,124	$ 392
LIABILITIES				
Accounts payable	$ 113,663	$ -	$ 13,721	$ -
Accrued liabilities	-	-	4,752	-
Deposits payable	229,785	-	-	-
Due to other funds	-	-	-	392
Total liabilities	343,448	-	18,473	392
FUND BALANCES (DEFICIT)				
Nonspendable	-	-	-	-
Restricted for:				
Public works	1,173,734	337,867	1,513,651	-
Capital projects	-	-	-	-
Debt service	-	-	-	-
Unassigned	-	-	-	-
Total fund balances	1,173,734	337,867	1,513,651	-
Total liabilities and fund balances	$ 1,517,182	$ 337,867	$ 1,532,124	$ 392

Special Revenue Funds						
TDA	Community Development Block Grant	Measure Z Park	2022-1 Special Tax A	2022-2 Special Tax A	Waste Services Fund	Cemetery Fund (Change in reporting entity)
$ -	$ 1	$ -	$ 82,088	$ 123,317	$ 1,456,093	$ 1,208,387
-	-	-	-	-	-	483,767
	-	-	-	-	212,744	-
-	-	-	435	264	859	702
-	-	-	-	-	-	2,789
-	-	14,228	-	-	-	35,527
$ -	$ 1	$ 14,228	$ 82,523	$ 123,581	$ 1,669,696	$ 1,731,172
$ -	$ -	$ 33,740	$ 2,027	$ -	$ 4,044	$ 22,064
-	-	4,748	-	-	76	19,623
-	-	-	-	-	-	164,669
-	-	9,302	-	-	-	-
-	-	47,790	2,027	-	4,120	206,356
-	-	-	-	-	-	2,789
-	1	-	80,496	123,581	-	-
-	-	-	-	-	1,665,576	1,522,027
-	-	-	-	-	-	-
-	-	(33,562)	-	-	-	-
-	1	(33,562)	80,496	123,581	1,665,576	1,524,816
$ -	$ 1	$ 14,228	$ 82,523	$ 123,581	$ 1,669,696	$ 1,731,172



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Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2024 **Concluded**

	Capital Project Funds		Debt Service Fund	Total Non-Major Governmental Funds
ASSETS	Capital Projects	Assessment Districts	Streetlight Fund	
Pooled cash and investments				
Restricted cash and investments	$ -	$ 3,162,279	$ 90,568	$ 8,830,686
Receivables, net:	-	-	55,514	769,066
Accounts				
Grants	-	-	-	224,969
Due from other governments	-	8,244	-	16,716
Inventory	-	-	-	2,789
Due from other governments	-	14,389	-	495,534
Total assets	$ -	$ 3,184,912	$ 146,082	$ 10,339,760
LIABILITIES				
Accounts payable	$ -	$ 55,758	$ -	$ 245,017
Accrued liabilities	-	-	-	29,199
Due to other governments	-	-	-	394,454
Due to other funds	72,557	-	-	82,251
Total liabilities	72,557	55,758	-	750,921
FUND BALANCES (DEFICIT)				
Nonspendable	-	-	-	2,789
Restricted for:				
Public works	-	-	-	3,229,330
Capital projects	-	3,129,154	-	6,316,757
Debt service	-	-	146,082	146,082
Unassigned	(72,557)	-	-	(106,119)
Total fund balances	(72,557)	3,129,154	146,082	9,588,839
Total liabilities and fund balances	$ -	$ 3,184,912	$ 146,082	$ 10,339,760

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Non-Major Governmental Funds
For the Year Ended June 30, 2024

	Special Revenue Funds			
	Gas Tax	Air Quality Management District	Measure A	SLESF
REVENUES				
Taxes	$ -	$ -	$ -	$ -
Intergovernmental	1,964,388	48,877	1,004,709	186,159
Charges for services	-	-	-	-
Use of money and property	27,109	5,279	21,642	1,044
Miscellaneous	12,255	-	-	-
Total Revenues	2,003,752	54,156	1,026,351	187,203
EXPENDITURES				
Current:				
General government	72	-	85	-
Public safety	-	-	27	2
Community services	-		-	-
Public works	2,767,090	4,574	576,250	-
Capital outlay	2,071	-	14,115	-
Debt service:				
Principal retirement	1,007	-	1,007	-
Interest	1,081	-	1,081	-
Total Expenditures	2,771,321	4,574	592,565	2
Excess (Deficiency) of Revenues Over (Under) Expenditures	(767,569)	49,582	433,786	187,201
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	-	(2,400)	(80,359)	(187,201)
Total Other Financing Sources (Uses)	-	(2,400)	(80,359)	(187,201)
Net change in fund balances	(767,569)	47,182	353,427	-
FUND BALANCES (DEFICIT)				
Beginning of year, as previously reported	1,941,303	290,685	1,160,224	-
Adjustment - changes to the financial reporting entity	-	-	-	-
Beginning of year, restated	1,941,303	290,685	1,160,224	-
End of year	$ 1,173,734	$ 337,867	$ 1,513,651	$ -

Special Revenue Funds						
TDA	Community Development Block Grant	Measure Z Park	2022-1 Special Tax A	2022-2 Special Tax A	Waste Services Fund	Cemetery Fund (Change in reporting entity)
$ -	$ -	$ -	$ -	$ -	$ 212,744	$ 771,584
-	-	361,916	215,580	133,116	-	-
-	-	10,771	-	-	-	105,591
1	-	-	1,366	824	51,629	70,408
-	-	-	-	-	-	-
1	-	372,687	216,946	133,940	264,373	947,583
1	-	-	-	-	-	741,991
-	-	-	-	-	-	-
-	-	374,049	21,562	-	-	-
-	-	-	105,582	4,583	107,871	-
-	-	6,906	-	-	-	43,192
-	-	862	-	-	-	32,558
-	-	768	-	-	-	3,251
1	-	382,585	127,144	4,583	107,871	820,992
-	-	(9,898)	89,802	129,357	156,502	126,591
-	33,707	-	-	-	-	20,391
-	-	-	(5,088)	(2,500)	-	(104,378)
-	33,707	-	(5,088)	(2,500)	-	(83,987)
-	33,707	(9,898)	84,714	126,857	156,502	42,604
-	(33,706)	(23,664)	(4,218)	(3,276)	1,509,074	-
-	-	-	-	-	-	1,482,212
-	(33,706)	(23,664)	(4,218)	(3,276)	1,509,074	1,482,212
$ -	$ 1	$ (33,562)	$ 80,496	$ 123,581	$ 1,665,576	$ 1,524,816

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Non-Major Governmental Funds
For the Year Ended June 30, 2024 **Concluded**

	Capital Project Funds		Debt Service Fund	Total Non-Major Governmental Funds
	Capital Projects	Assessment Districts	Streetlight Fund	
REVENUES				
Taxes	$ -	$ -	$ -	$ 984,328
Intergovernmental	-	1,620,639	-	5,535,384
Charges for services	-	-	174,384	290,746
Use of money and property	-	56,124	3,180	238,606
Miscellaneous	-	-	-	12,255
Total Revenues	-	1,676,763	177,564	7,061,319
EXPENDITURES				
Current:				
General government	-	717	-	742,866
Public safety	-	203,599	-	203,628
Community services	-	934	-	396,545
Public works	42,510	807,867	5,936	4,422,263
Capital outlay	-	3,208	12,015	81,507
Debt service:				
Principal retirement	-	-	90,106	125,540
Interest	-	-	66,184	72,365
Total Expenditures	42,510	1,016,325	174,241	6,044,714
Excess (Deficiency) of Revenues Over (Under) Expenditures	(42,510)	660,438	3,323	1,016,605
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	54,098
Transfers out	-	(32,382)	-	(414,308)
Total Other Financing Sources (Uses)	-	(32,382)	-	(360,210)
Net change in fund balances	(42,510)	628,056	3,323	656,395
FUND BALANCES (DEFICIT)				
Beginning of year	(30,047)	2,501,098	142,759	7,450,232
Adjustment - changes to the financial reporting entity	-	-	-	1,482,212
Beginning of year, restated	(30,047)	2,501,098	142,759	8,932,444
End of year	$ (72,557)	$ 3,129,154	$ 146,082	$ 9,588,839

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – Gas Tax – Special Revenue Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ 1,941,303	$ 1,941,303	$ 1,941,303	$ -
Resources (Inflows):				
Intergovernmental	1,890,200	1,896,900	1,964,388	67,488
Use of money and property	-	4,200	27,109	22,909
Miscellaneous	-	12,300	12,255	(45)
Amounts Available for Appropriations	3,831,503	3,854,703	3,945,055	90,352
Charges to Appropriations (Outflows):				
General government	-	-	72	(72)
Public works	3,129,500	3,190,400	2,767,090	423,310
Capital outlay	-	2,900	2,071	829
Principal retirement	-	-	1,007	(1,007)
Interest	-	-	1,081	(1,081)
Total Charges to Appropriations	3,129,500	3,193,300	2,771,321	421,979
Budgetary Fund Balance, June 30	$ 702,003	$ 661,403	$ 1,173,734	$ 512,331

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – Air Quality Management District – Special Revenue Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ 290,685	$ 290,685	$ 290,685	$ -
Resources (Inflows):				
Intergovernmental	48,000	48,000	48,877	877
Use of money and property	-	600	5,279	4,679
Amounts Available for Appropriations	338,685	339,285	344,841	5,556
Charges to Appropriations (Outflows):				
Public works	49,500	4,500	4,574	(74)
Transfers out	2,400	2,400	2,400	-
Total Charges to Appropriations	51,900	6,900	6,974	(74)
Budgetary Fund Balance, June 30	$ 286,785	$ 332,385	$ 337,867	$ 5,482

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – Measure A – Special Revenue Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ 1,160,224	$ 1,160,224	$ 1,160,224	$ -
Resources (Inflows):				
Intergovernmental	1,052,500	1,052,500	1,004,709	(47,791)
Use of money and property	500	2,000	21,642	19,642
Amounts Available for Appropriations	2,213,224	2,214,724	2,186,575	(28,149)
Charges to Appropriations (Outflows):				
General government	-	200	85	115
Public safety	-	100	27	73
Public works	1,098,400	1,107,300	576,250	531,050
Capital outlay	52,500	142,200	14,115	128,085
Principal retirement	-	-	1,007	(1,007)
Interest	-	-	1,081	(1,081)
Transfers out	56,300	84,200	80,359	3,841
Total Charges to Appropriations	1,207,200	1,334,000	672,924	661,076
Budgetary Fund Balance, June 30	$ 1,006,024	$ 880,724	$ 1,513,651	$ 632,927

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – SLESF – Special Revenue Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ -	$ -	$ -	$ -
Resources (Inflows):				
Intergovernmental	162,000	186,200	186,159	(41)
Use of money and property	-	600	1,044	444
Amounts Available for Appropriations	162,000	186,800	187,203	403
Charges to Appropriations (Outflows):				
Public safety	-	-	2	(2)
Transfers out	161,300	186,800	187,201	(401)
Total Charges to Appropriations	161,300	186,800	187,203	(403)
Budgetary Fund Balance, June 30	$ 700	$ -	$ -	$ -

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – TDA – Special Revenue Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ -	$ -	$ -	$ -
Resources (Inflows):				
Intergovernmental	300,000	-	-	-
Use of money and property	-	-	1	1
Amounts Available for Appropriations	300,000	-	1	1
Charges to Appropriations (Outflows):				
General government	-	-	1	(1)
Total Charges to Appropriations	-	-	1	(1)
Budgetary Fund Balance, June 30	$ 300,000	$ -	$ -	$ -

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – Community Development Block Grant – Special Revenue Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ (33,706)	$ (33,706)	$ (33,706)	$ -
Resources (Inflows):				
Transfers in	-	-	33,707	33,707
Amounts Available for Appropriations	(33,706)	(33,706)	1	33,707
Budgetary Fund Balance, June 30	$ (33,706)	$ (33,706)	$ 1	$ 33,707

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – Measure Z Park – Special Revenue Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ (23,664)	$ (23,664)	$ (23,664)	$ -
Resources (Inflows):				
Intergovernmental	404,000	404,000	361,916	(42,084)
Charges for services	12,100	12,100	10,771	(1,329)
Use of money and property	100	100	-	(100)
Amounts Available for Appropriations	392,536	392,536	349,023	(43,513)
Charges to Appropriations (Outflows):				
Community services	382,700	386,100	374,049	12,051
Capital outlay	7,500	7,500	6,906	594
Principal retirement	-	-	862	(862)
Interest	-	-	768	(768)
Total Charges to Appropriations	390,200	393,600	382,585	11,015
Budgetary Fund Balance, June 30	$ 2,336	$ (1,064)	$ (33,562)	$ (32,498)

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – Waste Services – Special Revenue Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ 1,509,074	$ 1,509,074	$ 1,509,074	$ -
Resources (Inflows):				
Taxes	200,000	212,800	212,744	(56)
Use of money and property	15,000	39,300	51,629	12,329
Amounts Available for Appropriations	1,724,074	1,761,174	1,773,447	12,273
Charges to Appropriations (Outflows):				
Public works	96,600	112,300	107,871	4,429
Total Charges to Appropriations	96,600	112,300	107,871	4,429
Budgetary Fund Balance, June 30	$ 1,627,474	$ 1,648,874	$ 1,665,576	$ 16,702

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – Cemetery District – Special Revenue Fund
For the year ended June 30, 2024

	Budgeted amounts		Actual	Variance with
	Original	Final	amounts	Final budget
Budgetary fund balance, July 1	$ 1,482,212	$ 1,482,212	$ 1,482,212	$ -
Resources (inflows):				
Taxes	612,600	747,100	771,584	24,484
Charges for services	164,300	164,400	105,591	(58,809)
Use of money and property	9,000	60,200	70,408	10,208
Transfers in	100,000	20,000	20,391	391
Amounts available for appropriations	2,368,112	2,473,912	2,450,186	(23,726)
Charges to appropriations (outflows):				
General government	708,200	708,200	741,991	(33,791)
Capital outlay	722,100	125,000	43,192	81,808
Principal retirement	-	-	32,558	(32,558)
Interest	-	-	3,251	(3,251)
Transfers out	186,300	172,400	104,378	68,022
Total charges to appropriations	1,616,600	1,005,600	925,370	80,230
Budgetary fund balance, June 30	$ 751,512	$ 1,468,312	$ 1,524,816	$ 56,504

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – Capital Projects – Capital Projects Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ (30,047)	$ (30,047)	$ (30,047)	$ -
Resources (Inflows):				
Intergovernmental	59,300	59,300	-	(59,300)
Transfers in	200,000	200,000	-	(200,000)
Amounts Available for Appropriations	229,253	229,253	(30,047)	(259,300)
Charges to Appropriations (Outflows):				
Public works	611,800	229,200	42,510	186,690
Total Charges to Appropriations	611,800	229,200	42,510	186,690
Budgetary Fund Balance, June 30	$ (382,547)	$ 53	$ (72,557)	$ (72,610)

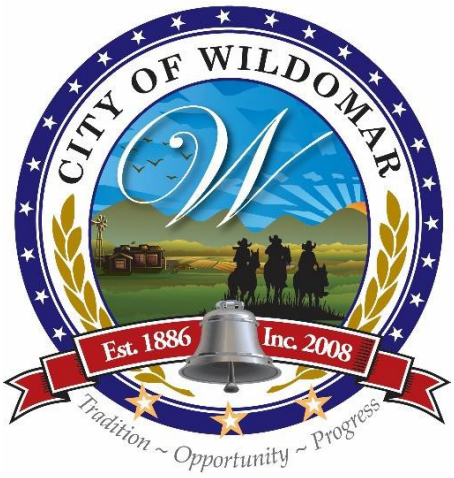
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – Assessment Districts – Capital Projects Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ 2,501,098	$ 2,501,098	$ 2,501,098	$ -
Resources (Inflows):				
Intergovernmental	2,078,900	1,626,500	1,620,639	(5,861)
Use of money and property	1,200	6,300	56,124	49,824
Amounts Available for Appropriations	4,581,198	4,133,898	4,177,861	43,963
Charges to Appropriations (Outflows):				
General government	7,800	7,800	717	7,083
Public safety	160,200	160,200	203,599	(43,399)
Community services	-	-	934	(934)
Public works	795,200	1,399,100	807,867	591,233
Capital outlay	3,500	388,600	3,208	385,392
Transfers out	26,800	65,500	32,382	33,118
Total Charges to Appropriations	993,500	2,021,200	1,048,707	972,493
Budgetary Fund Balance, June 30	$ 3,587,698	$ 2,112,698	$ 3,129,154	$ 1,016,456

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual – Streetlight Fund – Debt Service Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary Fund Balance, July 1	$ 142,759	$ 142,759	$ 142,759	$ -
Resources (Inflows):				
Charges for services	175,100	175,100	174,384	(716)
Use of money and property	1,500	1,500	3,180	1,680
Amounts Available for Appropriations	319,359	319,359	320,323	964
Charges to Appropriations (Outflows):				
Public works	6,200	6,200	5,936	264
Capital outlay	13,000	13,000	12,015	985
Principal retirement	90,200	90,200	90,106	94
Interest	66,200	66,200	66,184	16
Total Charges to Appropriations	175,600	175,600	174,241	1,359
Budgetary Fund Balance, June 30	$ 143,759	$ 143,759	$ 146,082	$ 2,323

STATISTICAL SECTION



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Statistical Section

This section of the City of Wildomar's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

CONTENTS

Financial Trends - These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time. As a newly incorporated City, information relative to the exact city boundaries prior to incorporation is not readily available in most cases. Therefore, trend information will be developed over time and reported annually.

Net Position by Component
Changes in Net Position
Fund Balances of Governmental Funds
Changes in Fund Balances of Governmental Funds

Revenue Capacity - These schedules contain information to help the reader assess the factors affecting the City's ability to generate its property taxes.

Assessed Value and Estimated Actual Value of Taxable Property
Direct and Overlapping Property Tax Rates
Principal Property Taxpayers
Property Tax Levies and Collections

Debt Capacity - These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the . . .

Ratio of Outstanding Debt by Type
Direct and Overlapping Governmental Activities
Legal Debt Margin Information

Demographic and Economic Information - These schedules offer demographic and economic indicators to help the reader understand the environment in which the City's financial activities take place as well as allow comparisons over time and with other governments.

Demographic and Economic Statistics
Principal Employers
Full-time Equivalent City Government Employees by Function/Program

Operating Information - These schedules contain information about the City's operations and resources in order to help the reader understand how the City's financial information related to the These schedules contain information about the City's operations and resources in order to help the reader understand how the City's financial information related to the . . .

Operating Indicators by Function/ Program
Capital Asset Statistics by Function/Program
Miscellaneous Statistics

Sources: Unless otherwise noted, the information in these schedules is derived from various internal and other governmental and non-governmental sources where reliability of the data could be ascertained.

Net Position by Component*
(Accrual Basis of Accounting)
Last Ten Fiscal Years

	Fiscal Year				
	2024	**2023**	**2022**	**2021**	**2020**
Governmental Activities					
Net Investment in Capital Assets	$ 54,876,373	$ 48,267,691	$ 41,693,202	$ 37,642,188	$ 31,157,018
Restricted for:					
Community Development Projects	12,380,258	7,896,476	7,657,447	6,487,516	5,429,042
Parks and Recreation	7,938,189	7,812,129	93,157	226,671	263,153
Public Safety	-	-	-	-	-
Public Works	4,690,828	3,392,212	1,567,098	490,110	304,417
Capital Projects	3,530,959	4,010,172	2,117,331	1,758,079	1,436,063
Cemetery	-	-	-	-	-
Debt Service	146,082	142,759	143,004	150,957	147,170
Nonexpendable	-	-	-	-	-
Unrestricted	8,992,033	3,279,633	9,591,470	5,014,648	2,020,017
Total Governmental Activities Net Position	**$ 92,554,722**	**$ 74,801,072**	**$ 62,862,709**	**$ 51,770,169**	**$ 40,756,880**

*Note: Wildomar Cemetery District (District) is included in fiscal years 2012 to 2015. The District became a subsidiary of the City in fiscal year 2012. However, for fiscal year 2016 the District is not included in the governmental activities and its operations are discretely presented in the financial statements.

Source: City Finance Department

Fiscal Year				
2019	**2018**	**2017**	**2016**	**2015**
$ 29,815,490	$ 27,511,461	$ 24,487,895	$ 23,919,815	$ 23,067,562
5,077,926	5,049,328	4,807,087	3,541,211	2,579,164
-	-	-	18,180	5,198
124,743	79,976	367,868	249,576	714,148
1,324,591	1,045,702	409,383	232,411	136,195
-	-	-	-	1,690,565
333,651				
-	-	-	-	90,000
1,157,175	652,571	134,019	457,120	(1,016,700)
$ 37,833,576	**$ 34,339,038**	**$ 30,206,252**	**$ 28,418,313**	**$ 27,266,132**

Changes in Net Position
(Accrual Basis of Accounting)
Last Ten Fiscal Years

	Fiscal Year				
	2024	**2023**	**2022**	**2021**	**2020**
EXPENSES					
Governmental Activities:					
General Government	$ 10,041,717	$ 5,674,367	$ 3,323,123	$ 2,827,798	$ 3,061,012
Public Safety	10,958,201	10,871,033	10,121,795	7,983,251	9,104,994
Community Development	2,863,098	3,235,078	2,678,691	2,407,683	2,270,421
Economic Development	295,057	351,974	245,446	212,698	166,124
Community Services	964,081	1,145,719	1,279,393	936,156	908,428
Public Works	5,592,142	3,479,879	3,889,897	7,124,538	3,953,145
Interest on long-term debt	88,911	83,225	86,648	45,351	118,152
Total Governmental Activities Expenses	**$ 30,803,207**	**$ 24,841,275**	**$ 21,624,993**	**$ 21,537,475**	**$ 19,582,276**
PROGRAM REVENUES					
Governmental Activities:					
Charges for Services:					
General Government	$ 5,856,860	$ 1,640,579	$ 2,024,722	$ 1,375,137	$ 898,082
Public Safety	106,301	87,048	75,392	103,853	97,219
Community Development	4,740,155	4,167,982	2,870,909	2,162,593	1,708,190
Economic Developmet	-	-	1,322	-	-
Community Services	10,771	11,559	11,508	2,907	7,099
Public Works	1,914,264	1,372,455	955,743	848,664	750,290
Total Charges for Services	**$ 12,628,351**	**$ 7,279,623**	**$ 5,939,596**	**$ 4,493,154**	**$ 3,460,880**
Operating Contributions and Grants:					
General Government	$ 5,908,455	$ 1,923,388	$ 907,561	$ 360,997	$ 369,968
Public Safety	186,159	165,271	161,285	156,727	155,948
Community Development	361,915	368,005	379,425	473,279	940,616
Economic Development	-	-	-	-	-
Community Services	-	-	-	-	-
Public Works	3,098,533	3,090,517	2,707,892	3,183,238	1,960,065
Total Operating Contributions and Grants	**$ 9,555,062**	**$ 5,547,181**	**$ 4,156,163**	**$ 4,174,241**	**$ 3,426,597**
Capital Contributions and Grants:					
Community Development	$ -	$ -	$ -	$ -	$ -
Public Works	2,466,618	1,812,721	4,141,262	7,851,995	1,812,906
Interest on long-term debt	-	-	-	-	-
Total Capital Contributions and Grants	**$ 2,466,618**	**$ 1,812,721**	**$ 4,141,262**	**$ 7,851,995**	$ 1,812,906
Total Governmental Activities Program Revenues	**$ 24,650,031**	**$ 14,639,525**	**$ 14,237,021**	**$ 16,519,390**	**$ 8,700,383**
TOTAL NET REVENUES (EXPENSES)	$ (6,153,176)	$ (10,201,750)	$ (7,387,972)	$ (5,018,085)	$ (10,881,893)

*Note: Wildomar Cemetery District (District) is included in fiscal years 2012 to 2015. The District became a subsidiary of the City in fiscal year 2012. However, for fiscal year 2016 the District is not included in the governmental activities and its operations are discretely presented in the financial statements.

Source: City Finance Department

Fiscal Year				
2019	2018	2017	2016	2015
$ 3,404,115	$ 2,469,147	$ 2,494,133	$ 2,465,875	$ 2,320,203
7,953,196	5,957,516	5,517,602	5,109,023	4,834,799
2,738,282	2,660,031	2,389,801	2,569,072	3,058,008
-	-	-	-	-
219,647	219,647	219,647	219,647	425,006
3,823,531	3,508,423	3,272,317	3,649,428	4,435,300
-	-	-	-	-
$ 18,138,771	**$ 14,814,764**	**$ 13,893,500**	**$ 14,013,045**	**$ 15,073,316**
$ 380,352	$ 898,352	$ 1,539,067	$ 636,577	$ 233,193
45,395	10,581	10,466	11,630	10,266
2,075,499	2,054,708	2,397,374	2,773,440	2,491,406
-	-	-	-	-
11,291	15,570	7,832	4,673	9,005
423,706	239,777	230,197	299,806	332,187
$ 2,936,243	**$ 3,218,988**	**$ 4,184,936**	**$ 3,726,126**	**$ 3,076,057**
$ 515,621	$ 479,537	$ 502,469	$ 340,463	$ 575,922
148,747	116,667	139,416	143,942	97,546
597,995	545,537	387,589	339,399	343,060
-	-	-	-	-
-	-	-	-	-
2,008,341	3,230,361	3,398,998	2,497,709	1,351,679
$ 3,270,704	**$ 4,372,102**	**$ 4,428,472**	**$ 3,321,513**	**$ 2,368,207**
$ -	$ -	$ -	$ -	$ -
4,106,559	-	-	884,658	1,049,064
-	-	-	-	-
$ 4,106,559	$ -	$ -	$ 884,658	$ 1,049,064
$ 10,313,506	**$ 7,591,090**	**$ 8,613,408**	**$ 7,932,297**	**$ 6,493,328**
$ (7,825,265)	$ (7,223,674)	$ (5,280,092)	$ (6,080,748)	$ (8,579,988)

Changes in Net Position (Continued)
(Accrual Basis of Accounting)
Last Ten Fiscal Years

	Fiscal Year				
	2024	**2023**	**2022**	**2021**	**2020**
TOTAL NET REVENUES (EXPENSES) - Carry Forward	$ (6,153,176)	$ (10,201,250)	$ (7,387,972)	$ (5,018,085)	$ (10,881,893)
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION					
Governmental Activities:					
Taxes:					
Property Taxes, levied for general purpose	$ 6,841,492	$ 5,584,964	$ 5,100,186	$ 4,875,249	$ 4,608,569
Sales Taxes	8,812,130	8,413,581	8,783,565	6,695,060	5,054,702
Franchise Taxes	1,232,303	2,599,362	1,238,074	1,206,707	1,080,234
Business Licenses Taxes			-	-	-
Motor Vehicle in Lieu Tax	3,503,527	3,204,325	3,004,100	2,837,391	2,718,513
Other Taxes	227,558	209,120	331,638	244,476	165,446
Investments Earnings	2,010,405	695,396	(50,453)	38,793	109,658
Other	224,482	338,988	73,402	133,698	68,075
Contributions from Other Entities			-	-	-
Special Item	-	-	-	-	-
Total Governmental Activities	**$ 22,851,897**	**$ 21,045,736**	**$ 18,480,512**	**$ 16,031,374**	**$ 13,805,197**
CHANGES IN NET POSITION	$ 16,698,721	$ 10,844,486	$ 11,092,540	$ 11,013,289	$ 2,923,304

*Note: Wildomar Cemetery District (District) is included in fiscal years 2012 to 2015. The District became a subsidiary of the City in fiscal year 2012. However, for fiscal year 2016 the District is not included in the governmental activities and its operations are discretely presented in the financial statements.

Source: City Finance Department

Fiscal Year				
2019	**2018**	**2017**	**2016**	**2015**
$ (7,825,265)	$ (7,223,674)	$ (5,280,092)	$ (6,080,748)	$ (8,579,988)
$4,434,404	$4,232,672	$4,002,949	$ 3,774,015	$ 4,042,882
2,872,982	1,780,008	1,666,324	1,772,493	1,492,041
1,077,164	1,057,586	1,015,225	1,056,712	1,061,333
-	-	-	-	-
2,580,800	2,392,884	15,755	13,778	-
154,049	165,129	255,866	140,501	-
67,542	19,432	10,659	6,590	5,015
132,862	1,897,363	101,253	71,073	114,382
-	-	-	-	-
-	-	-	1,185,337	-
$ 11,319,803	**$ 11,545,074**	**$ 7,068,031**	**$ 8,020,499**	**$ 6,715,653**
$ 3,494,538	$ 4,321,400	$ 1,787,939	$ 1,939,751	$ (1,864,335)

Fund Balances of Governmental Funds*
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years

	Fiscal Year				
	2024	**2023**	**2022**	**2021**	**2020**
GENERAL FUND					
Reserved	$ -	$ -	$ -	$ -	$ -
Unreserved	-	-	-	-	-
Nonspendable:					
Inventory	-	-	-	-	-
Prepaid Items	2,758	-	-	-	-
Deposits	-	-	-	-	-
Restricted					
Debt Service	-	-	-	-	-
Unassigned	10,223,844	6,069,630	3,828,664	2,444,793	878,286
Total General Fund	**$ 10,226,602**	**$ 6,069,630**	**$ 3,828,664**	**$ 2,444,793**	**$ 878,286**
ALL OTHER GOVERNMENTAL FUNDS					
Reserved:					
Encumbrances	$ -	$ -	$ -	$ -	$ -
Nonspendable:					
Inventory	2,789	-	-	-	-
Prepaid Items	-	-	-	-	-
Cemetery Endowment	-	-	-	-	-
Restricted for:			-		
Community development projects	12,380,258	6,684,815	7,657,447	6,487,516	5,429,042
Community Services	7,938,189	243,400	93,157	226,671	263,153
Public safety	-	-	-	-	-
Public works	3,229,330	3,987,212	1,567,098	490,110	304,417
Capital projects	6,718,562	8,644,166	2,117,331	1,758,079	1,436,063
Debt service	146,082	2,487,061	143,004	150,957	147,170
Cemetery	-	-	-	-	-
Committed	-	-	5,895,809	3,275,440	1,911,578
Unassigned	(4,061,878)	(4,038,658)	(1,956,708)	1,466,456	(575,345)
Total All Other Governmental Funds	**$ 26,353,332**	**$ 18,007,996**	**$ 15,517,138**	**$ 13,855,229**	**$ 8,916,078**

*Note: Wildomar Cemetery District (District) is included in fiscal years 2012 to 2015. The District became a subsidiary of the City in fiscal year 2012. However, for fiscal year 2016 the District is not included in the governmental activities and its operations are discretely presented in the financial statements.

Source: City Finance Department

Fiscal Year				
2019	2018	2017	2016	2015
$ -	$ -	$ -	$ -	$ -
-	-	-	-	-
-	-	-	-	-
17,533	-	-	11,184	-
-	-	-	-	-
-	-	-	-	-
1,425,789	1,552,339	869,757	946,503	773,060
$ 1,443,322	**$ 1,552,339**	**$ 869,757**	**$ 957,687**	**$ 773,060**
$ -	$ -	$ -	$ -	$ -
-	-	-	-	2,167
20,899	-	-	1,107	-
-	-	-	-	90,000
239,224	5,049,328	4,807,087	3,541,211	2,579,164
-	-	-	-	-
583,766	-	-	18,180	5,198
124,743	79,976	367,868	249,576	714,148
1,324,591	1,045,702	409,383	232,411	136,195
-	-	-	-	-
333,651	-	-	-	1,688,398
-	-	-	-	-
(802,696)	(3,666,121)	(1,663,955)	(1,486,366)	(1,616,354)
$ 1,824,178	**$ 2,508,885**	**$ 3,920,383**	**$ 2,556,119**	**$ 3,598,916**

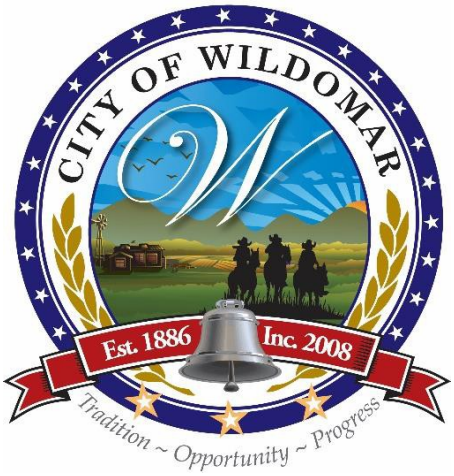
Changes in Fund Balances of Governmental Funds*
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years

	Fiscal Year				
	2024	**2023**	**2022**	**2021**	**2020**
REVENUES					
Taxes	17,241,889	16,921,648	$ 15,415,484	$ 12,983,948	$ 10,874,493
Licenses and Permits	4,780,192	4,191,857	2,914,180	2,185,629	1,665,127
Intergovernmental	17,115,875	11,970,740	10,931,122	8,662,540	9,035,650
Charges for Services	311,662	348,456	206,855	193,945	156,216
Investment Earnings	-	-	-	-	-
Fines and Forfeitures	66,610	62,973	56,705	84,020	84,703
Use of Money and Property	2,020,362	695,397	(50,452)	38,797	109,659
Contributions	-	56,854	1,963,765	-	-
Developer Participation	5,687,735	1,602,594	101,562	1,333,216	895,215
Miscellaneous	92,195	53,052	74,023	133,755	229,314
Total Revenues	**$ 47,316,520**	**$ 35,903,571**	**$ 31,613,244**	**$ 25,615,850**	**$ 23,050,377**
EXPENDITURES					
Current:					
General Government	$ 9,486,132	$ 4,527,166	$ 3,178,267	$ 2,714,432	$ 2,647,322
Public Safety	10,861,711	10,780,102	10,031,985	7,946,947	9,069,699
Community Development	2,807,069	3,061,022	2,844,354	2,407,683	2,270,421
Economic Development	295,057	351,974	271,791	212,698	166,124
Community Services	720,288	905,169	1,057,508	706,244	678,516
Public Works	8,776,711	4,065,061	5,000,008	3,965,255	2,846,944
Capital Outlay	3,342,796	7,072,777	4,621,702	3,445,435	2,755,005
Debt Service:					
Cost of Issuance	-	-	-	-	-
Principal Retirement	463,424	458,662	365,551	77,268	-
Interest and Fiscal Charges	89,301	84,803	85,792	79,023	78,146
Total Expenditures	**$ 36,842,489**	**$ 31,306,736**	**$ 27,456,958**	**$ 21,554,985**	**$ 20,512,177**
Excess (Deficiency) of Revenues Over (Under) Expenditures	10,474,031	4,596,835	4,156,286	4,060,865	2,538,200
OTHER FINANCING SOURCES (USES)					
Lease/subscription acquisition	$ 546,065	$ -	$ -	$ -	$ -
Transfers In	506,080	346,959	319,839	301,362	416,945
Transfers Out	(506,080)	(346,959)	(319,839)	(301,362)	(416,945)
Proceeds from Loan	-	-	-	-	-
Other Debts Issued	-	134,989	1,334,287	-	-
Contributions from Other Entities	-	-	-	-	-
Total Other Financing Sources (Uses)	**$ 546,065**	**$ 134,989**	**$ 1,334,287**	**$ -**	**$ -**
Net Change in Fund Balances	11,020,096	4,731,824	5,490,573	4,060,865	2,538,200
Fund Balances, Beginning of Year	24,077,626	19,345,802	13,855,229	9,794,364	7,256,164
Restatements	1,482,212	-	-	-	-
Fund Balances, Beginning of Year, as Restated:	25,559,838	19,345,802	13,855,229	9,794,364	7,256,164
Fund Balances, End of Year	$ 36,579,934	$ 24,077,626	$ 19,345,802	$ 13,855,229	$ 9,794,364
DEBT SERVICE AS A PERCENTAGE OF NON CAPITAL EXPENDITURES	1.70%	2.50%	2.30%	0.00%	0.00%

*Note: Wildomar Cemetery District (District) is included in fiscal years 2012 to 2015. The District became a subsidiary of the City in fiscal year 2012. However, for fiscal year 2016 the District is not included in the governmental activities and its operations are discretely presented in the financial statements.

Source: City Finance Department

Fiscal Year				
2019	2018	2017	2016	2015
$ 8,505,203	$ 7,229,816	$ 6,940,365	$ 6,743,720	$ 6,596,256
1,883,515	2,003,200	2,345,877	2,754,563	2,460,535
12,304,486	7,033,686	4,650,707	3,612,975	3,660,760
37,022	38,769	18,614	14,895	27,077
67,542	19,431	10,659	6,590	5,015
49,358	45,552	41,039	52,654	51,882
-	-	-	-	-
-	-	-	-	-
526,149	867,838	1,510,618	598,955	181,553
133,490	8,919	114,933	87,850	123,387
$ 23,506,765	**$ 17,247,211**	**$ 15,632,812**	**$ 13,872,202**	**$ 13,106,465**
$ 3,212,685	$ 2,601,884	$ 2,382,977	$ 2,426,059	$ 2,410,577
7,922,498	5,926,817	5,488,113	5,079,535	4,834,799
2,738,282	2,660,031	2,389,801	2,569,072	3,100,691
-	-	-	-	-
-	-	-	-	27,866
2,446,387	3,375,478	1,953,548	1,982,458	2,460,664
5,480,443	3,411,917	2,142,039	1,399,541	1,008,509
37,000	-	-	-	-
-	-	-	-	109,040
-	-	-	-	-
$ 21,837,295	**$ 17,976,127**	**$ 14,356,478**	**$ 13,456,665**	**$ 13,952,146**
1,669,470	(728,916)	1,276,334	415,537	(845,681)
$ -	$ -	$ -	$ -	$ -
924,641	1,270,977	343,787	517,123	544,116
(924,641)	(1,270,977)	(343,787)	(517,123)	(544,116)
1,525,470	-	-	-	-
-	-	-	-	-
-	-	-	-	-
$ 1,525,470	**$ -**	**$ -**	**$ -**	**$ -**
3,194,940	(728,916)	1,276,334	415,537	(845,681)
4,061,224	4,790,140	3,513,806	2,591,411	5,319,697
-	-	-	506,858	(102,040)
4,061,224	4,790,140	3,513,806	3,098,269	5,217,657
$ 7,256,164	$ 4,061,224	$ 4,790,140	$ 3,513,806	$ 4,371,976
0.00%	0.00%	0.00%	0.00%	0.00%



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Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal year	Residential Property	Commercial Property	Other Property	Less Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Rate
2024	$ 3,885,132,368	$ 274,843,634	$ 487,328,866	$ (159,960,098)	$ 4,576,313,356	0.06414
2023	3,613,639,008	269,448,817	355,422,558	(152,084,250)	4,187,621,652	0.06414
2022	3,353,379,918	238,817,009	372,949,652	(143,634,639)	3,914,676,493	0.06414
2021	3,194,123,965	206,450,586	365,302,589	(141,156,996)	3,712,810,278	0.06414
2020	2,998,915,691	367,930,286	266,202,102	(135,401,055)	3,555,294,341	0.06414
2019	2,869,319,248	366,065,458	207,467,159	(133,658,124)	3,368,179,579	0.06414
2018	2,672,591,727	348,827,091	205,071,044	(128,090,594)	3,152,766,645	0.06413
2017	2,457,768,510	206,868,526	333,066,581	(6,827,758)	2,990,875,859	0.06642
2016	2,315,546,269	195,912,842	315,827,261	(6,723,956)	2,820,562,416	0.06665
2015	2,128,221,360	186,564,353	301,703,479	(6,592,208)	2,609,896,984	0.06742

In 1978, California voters passed Proposition 13 which set the property tax rate at 1.00% based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum increase of 2%). With few exceptions, property is only re-assessed at the purchase price of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.
The City of Wildomar was incorporated in July 2008, therefore data availability is limited. Changes in assessed value distribution is due to a change in source. Other property includes state unitary in the amount of $129,600.

Source: MuniServices

Direct and Overlapping Property Tax Rates
(Rate per $100 of Taxable Value)
Last Ten Fiscal Years

	Fiscal Year			
Agency	**2024**	**2023**	**2022**	**2021**
City's Share of 1% Levy Per Prop 13	**0.05800**	**0.05800**	**0.05800**	**0.05800**
Basic Levy*	1.00000	1.00000	1.00000	1.00000
City of Wildomar	0.06414	0.06414	0.06414	0.06414
All others	0.93586	0.93586	0.93586	0.93586
Total Direct Rate	**1.00000**	**1.00000**	**1.00000**	**1.00000**
Override Assessments				
Menifee School Debt Svc	0.060630	0.06201	0.06319	0.06111
Metropolitan Water Dist Original Area	0.003500	0.00350	0.00350	0.00350
Mt. San Jacinto Jr College	0.013200	0.01320	0.01320	0.01320
Perris Union High School	0.081730	0.08859	0.08859	0.08569
Total Overriding Assessments	**0.15906**	**0.16730**	**0.16848**	**0.16350**
Total Direct & Overlapping Tax Rates	**1.15906**	**1.16730**	**1.16848**	**1.16350**

* In 1978, California voters passed Proposition 13 which set the property tax rate at 1.00% fixed amount. This 1.00% is shared between all taxing agencies in which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of any voter approved bonds.

Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all City property owners.

Source: MuniServices

Fiscal Year					
2020	**2019**	**2018**	**2017**	**2016**	**2015**
0.05800	**0.05800**	**0.05800**	**0.05800**	**0.05800**	**0.05800**
1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
0.06414	0.06414	0.06414	0.06414	0.06414	0.06742
0.93586	0.93586	0.93586	0.93586	0.93586	0.93258
1.00000	**1.00000**	**1.00000**	**1.00000**	**1.00000**	**1.00000**
0.06277	0.06303	0.06080	0.03269	0.03010	0.03275
0.00350	0.00350	0.00350	0.00350	0.00350	0.00350
0.08244	0.05243	0.05675	0.06092	0.06236	0.06303
0.01320	0.01320	0.01320	0.01320	0.01394	-
0.16191	**0.13216**	**0.13425**	**0.11031**	**0.10990**	**0.09928**
1.16191	**1.13216**	**1.13425**	**1.11031**	**1.10990**	**1.09928**

Principal Property Tax Payers
Current and Nine Years Ago

	2023-24		2014-15	
Taxpayer	Taxable Value ($)	Percent of Total City Taxable Value (%)	Taxable Value ($)	Percent of Total City Taxable Value (%)
Universal Health Services Of Rancho Sp	102,027,212	2.23%	25,713,647	0.99%
Oak Springs Partners	87,773,427	1.92%		
MG Santa Rosa Apartments	83,132,414	1.82%		
GSC Smith Ranch	35,865,246	0.78%		
LG Oak Creek	31,882,997	0.70%	26,000,000	1.00%
Wildomar Industrial Park	24,406,945	0.53%	10,921,000	0.42%
CK HS Partners 18	23,189,020	0.51%	5,439,862	0.21%
Sovran Acquisition LTD Partnership	20,490,956	0.45%		
Krupalu	18,727,200	0.41%		
CFT NV Dev	18,422,777	0.40%		
MCW RC CA Bear Creek Village Center	17,154,411	0.37%	14,404,627	0.55%
Rainbow Mountain	14,786,311	0.32%		
George Clinton Keith Dev	13,612,271	0.30%		
2018 1 IH Borrower LP	13,201,869	0.29%		
Beazer Homes Holdings Corp	12,224,360	0.27%		
VSHS	12,132,498	0.27%	9,348,056	0.36%
Equilon Enterprises	10,854,375	0.24%		
CSP 30121 Antelope Road	10,774,578	0.24%		
Wal Mart Real Estate Business Trust	9,424,471	0.21%	7,998,644	0.31%
Ambient Pacific OCC	9,174,276	0.20%		
ACI Real Estate SPE 143	9,048,654	0.20%		
Wang Margaret Dream Trust DTD	8,568,000	0.19%		
Wildomar Meadows	8,408,449	0.18%		
Hidden Springs LTD Partnership	8,349,248	0.18%		
Wildomar Renaissance Plaza	8,344,429	0.18%	5,664,677	0.22%
WNRA Wildomar			51,600,000	1.98%
Universal Health Realty Income			42,353,999	1.62%
Oak Springs Ranch			25,205,249	0.97%
Inland Valley Medical Partners			14,269,384	0.55%
Stonebridge Medical Center			13,040,724	0.50%
CK Self Storage			8,752,363	0.34%
Strata Oak			8,475,740	0.32%
ABS CA			7,679,672	0.29%
Spring Meadow Ranch			7,031,771	0.27%
Lennar Homes Of Calif Inc			6,982,693	0.27%
Prichard Ronald D			6,975,500	0.27%
Baxter Central LTD Partnership			6,768,500	0.26%
Colfin AI CA 4			5,863,113	0.22%
RS Wildomar			5,328,080	0.20%
Beaumont Gossett			4,604,842	0.18%
Herwood Building Supplies			4,250,457	0.16%
Bear Creek Plaza LTD			3,954,203	0.15%
Total Top 25 Taxpayers	611,976,394	13.37%	328,626,803	12.59%
Total Taxable Value	4,576,313,356	100.00%	2,609,896,984	100.00%

Source: Riverside County Assessor data, MuniServices, LLC
Wildomar was incorporated in July 2008, therefore data availability is limited
Total Taxable Value includes state unitary of $129,600

Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collection in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2024	$ 5,317,636	$ 5,032,288	94.63%	$ 189,447	$ 5,221,735	98.20%
2023	5,088,718	4,951,886	97.31%	157,886	5,109,772	100.41%
2022	4,832,419	4,672,630	96.69%	170,904	4,843,534	100.23%
2021	4,688,098	4,583,900	97.78%	149,400	4,733,300	100.96%
2020	4,503,962	4,484,048	99.56%	-	4,484,048	99.56%
2019	4,234,361	4,113,696	97.15%	121,773	4,235,469	100.03%
2018	3,973,916	3,848,479	96.84%	122,634	3,971,113	99.93%
2017	3,825,844	3,732,682	97.56%	75,891	3,808,573	99.55%
2016	3,625,979	3,515,561	96.95%	107,546	3,623,107	99.92%
2015	3,394,851	3,241,573	95.48%	125,930	3,367,503	99.19%

Source: County of Riverside, City Finance Department

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Lease Revenue Bonds	Certificates of Participation/ Leases/Subscriptions	County Repayment [1]	Total Governmental Activities	% of Actual Assessed Value of Property [2]	Per Capita
2024	$ -	$ -	$ 1,803,429	$ -	$ 1,803,429	0.00%	$ 49.64
2023	-	-	2,235,081	-	2,235,081	0.00%	61.51
2022	-	-	2,433,139	-	2,433,139	0.00%	66.42
2021	-	-	1,464,403	-	1,464,403	0.00%	39.56
2020	-	-	1,541,671	-	1,541,671	0.00%	41.46
2019	-	-	1,525,470	-	1,525,470	0.00%	42.30
2018	-	-	-	-	-	0.00%	-
2017	-	-	-	-	-	0.00%	-
2016	-	-	-	-	-	0.00%	-
2015	-	-	-	1,185,337	1,185,337	0.00%	34.71

[1] County Repayment is not a bonded debt. On September 22,2015, SB 107 was signed into law providing for the forgiveness of debts owed to the County of Riverside.

[2] Assessed value used because actual value of taxable property not readily available in the state of California.

Source: City Finance Department

Direct and Overlapping Governmental Activities Debt
As of June 30, 2024

2023-2024 Assessed Valuation	$ 4,218,077,691		
Incremental Valuation	-		
Adjusted Assessed Valuation	$ 4,218,077,691		
Overlapping Tax and Assessment Debt	**Total Debt**	**Percent Applicable to City (1)**	**City's Share of Debt**
Metropolitan Water District	$18,210,000	0.119%	$ 21,670
Mount San Jacinto Community College District General Funds Obligations	242,210,000	3.542%	8,579,078
Perris Union High School District	292,042,191	0.204%	595,766
Menifee Union School District	152,811,292	0.329%	502,749
Lake Elsinore Unified School District	62,005,000	25.852%	16,029,533
Lake Elsinore Unified School District Community Facilities District No. 99-1	3,088,000	100%	3,088,000
Lake Elsinore Unified School District Community Facilities District No. 2002-1	2,817,000	44.393%	1,250,551
Lake Elsinore Unified School District Community Facilities District No. 2003-1 A	2,852,113	100%	2,852,113
Lake Elsinore Unified School District Community Facilities District No. 2004-1, 2 ,3 & 4	18,598,000	52.677-100%	17,639,709
Lake Elsinore Unified School District Community Facilities District No. 2005-3, 5 & 7	9,215,000	100%	9,215,000
Lake Elsinore Unified School District Community Facilities District No. 2006-3A & 4	12,055,000	100%	12,055,000
Lake Elsinore Unified School District Community Facilities District No. 2007-2	2,890,000	100%	2,890,000
Lake Elsinore Unified School District Community Facilities District No. 2013-1 & 2	13,295,000	100%	13,295,000
Lake Elsinore Unified School District Community Facilities District No. 2017-2	6,895,000	100%	6,895,000
Perris Union High School District Community Facilities District No. 92-1	30,100,000	0.256%	77,056
Riverside County Flood Control, Zone 4	2,755,000	0.407%	11,213
Elsinore Valley Municipal Water District Community Facilities Districts	5,144,000	100%	5,144,000
Total Overlapping Tax and Assessment Debt			$ 100,141,438
Overlapping General Fund Debt			
Riverside County General Funds Obligation	$ 652,187,035	1.161%	$ 7,571,891
Riverside County Pension Obligations	670,785,000	1.161%	7,787,814
Western Municipal Water District Certificates of Participation	2,724,440	1.187%	32,339
Perris Union High School District General Fund Obligation	40,124,346	0.204%	81,854
Menifee Union School District Certificates of Participation	44,586,698	0.329%	146,690
Total Overlapping General Fund Debt			**$ 15,620,588**
Direct Debt			
City Of Wildomar	**$1,803,429**	**100%**	**$1,803,429**
OVERLAPPING TAX INCREMENT DEBT (Successor Agency):	$ 179,490,065	2.037 - 18.064%	$ 12,783,589
Total Direct Debt			**$1,803,429**
Total Overlapping Debt			$ 128,545,615
Combined Total Debt			$130,349,044 (2)

(1) Percentage of overlapping debt applicable to the city is estimated using taxable assessed property value. Applicable percentages were estimated by determining the portion of the overlapping districts assessed value that is within the boundaries of the city divided by the district's total taxable assessed value.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations. Qualified Zone Academy Bonds are included based on principal due at maturity.

Ratios to 2023-24 Assessed Valuation:

Overlapping Tax and Assessment Debt	2.37%
Direct Debt ($1,803,429)	**0.04%**
Combined Total Debt	3.09%

Ratios to Redevelopment Successor Agency Incremental Valuation ($324,307,096):

Total Overlapping Tax Increment Debt	3.94%

AB:($500)

Source: California Municipal Statistics

Legal Debt Margin Information
(dollars in thousands)
Last Ten Fiscal Years

	Fiscal Year				
	2024	**2023**	**2022**	**2021**	**2020**
Assessed Valuation	$ 4,576,313,356	$ 4,187,621,652	$ 3,914,676,493	$ 3,712,810,278	$ 3,555,294,341
Debt Limit Percentage	15%	15%	15%	15%	15%
Debt Limit	$ 686,447,003	$ 628,143,248	$ 587,201,474	$ 556,921,542	$ 533,294,151
Total Net Debt Applicable to Limit General Obligation Bonds:	-	-	-	-	-
Legal Debt Margin	$ 686,447,003	$ 628,143,248	$ 587,201,474	$ 556,921,542	$ 533,294,151
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit	0.00%	0.00%	0.00%	0.00%	0.00%

Section 43605 of The Government Code of the State of California limits the amount of indebtedness for public improvements to 15% of the assessed valuation of all real and personal property of the City.

The City of Wildomar has no general obligation bond indebtedness.

Source: City Finance Department, MuniServices

Fiscal Year				
2019	2018	2017	2016	2015
$ 3,368,179,579	$ 3,152,766,645	$ 2,990,875,859	$ 2,820,562,416	$ 2,609,896,984
15%	15%	15%	15%	15%
$ 505,226,937	$ 472,914,997	$ 448,631,379	$ 423,084,362	$ 391,484,548
-	-	-	-	-
$ 505,226,937	$ 472,914,997	$ 448,631,379	$ 423,084,362	$ 391,484,548
0.00%	0.00%	0.00%	0.00%	0.00%

Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Personal Income (In Thousands) (2)	Per Capita Personal Income (2)	City Unemployment Rate (%) (3)	Median Age (4)	%High School Diploma	% Bachelors Degree
2023-24	36,327	$ 1,488,254	$ 40,968	4.5%	36	85%	18%
2022-23	36,336	1,330,572	36,619	4.2%	36	85%	17%
2021-22	36,632	1,150,045	31,395	3.1%	35	84%	16%
2020-21	37,013	1,011,653	27,332	6.9%	34	85%	17%
2019-20	37,183	941,562	25,322	14.1%	35	85%	17%
2018-19	36,066	878,083	24,347	3.3%	35	85%	17%
2017-18	36,287	837,603	23,083	3.9%	35	83%	17%
2016-17	35,782	776,541	21,702	6.1%	34	84%	16%
2015-16	35,168	812,908	23,115	6.8%	34	88%	14%
2014-15	33,696	764,899	22,700	4.0%	34	84%	16%

Source: MuniServices, LLC, / Avenu Insights & Analytics
Wildomar was incorporated in July 2008, therefore data availability is limited
The California Department of Finance demographics estimates now incorporate 2010 Census counts as the benchmark.
1.) Population Projections are provided by the California Department of Finance Projections.
2.) Income Data is provided by the U.S. Census Bureau, 2010 American Community Survey.
3.) Unemployment Data is provided by the EDD's Bureau of Labor Statistics Department.
4.) Median Age reflects the U.S. Census data estimation table.

Principal Employers
Current and Nine Years Ago

Business Name	2023-24 Number of Employees	2023-24 Percent of Total Employment (%)	2014-15 Number of Employees
Lake Elsinore Unified School District*	2,381	13.38%	1995
Inland Valley Medical Center	945	5.31%	780
Southern California Edison	232	1.30%	20
Cornerstone Community Church & School	130	0.73%	45
Stater Bros Markets	124	0.70%	95
Kaiser Permanente Wildomar Medical Offices	120	0.67%	
Albertson's	105	0.59%	90
Animal Friends of the Valleys	83	0.47%	
Wildomar Senior Assisted Living, LLC	67	0.38%	
FCP Inc.	62	0.35%	200
Jack in the Box - (2 locations)			60
P K Mechanical Systems	No longer in the top 10		50
Coldwell Banker			52
McDonald's			52
Total Top 10 Employers	4,249	23.87%	3,439
Total City Labor Force (1)	17,800		

Source: MuniServices, LLC / Avenu Insights & Analytics
Source: 2012-13, previously published ACFR, limited data available
Results based on direct correspondence with city's local businesses.
* Count is districtwide
** Count includes another location, not within the City Limits.
*** Includes the Cornerstone Christian School
(1) Total City Labor Force provided by EDD Labor Force Data.

Full-Time Equivalent City Governmental Employees by Function/Program
As of June 30, 2024

Function	2024	2023	2022	2021	2020
City Manager					
Full- Time Equiv	1.0	1.0	1.0	1.0	1.0
City Clerk					
Full- Time Equiv	2.0	1.0	2.0	1.0	1.0
City Manager Administration					
Full- Time Equiv	-	-	-	3.0	3.0
Economic Development					
Full- Time Equiv	1.0	2.0	2.0	-	-
Asst. City Manager					
Full- Time Equiv	-	-	-	1.0	1.0
Planning Director					
Full- Time Equiv	1.0	1.0	1.0	1.0	1.0
Building/Safety					
Full- Time Equiv	4.0	3.0	3.0	2.0	-
Cemetery					
Full- Time Equiv	-	5.0	5.0	3.0	3.0
Development Engineering					
Full- Time Equiv	1.0	2.0	2.0	-	-
Community Development Director					
Full- Time Equiv	1.0	-	-	-	-
Community Services Director					
Full- Time Equiv	1.0	-	-	-	-
Community Services					
Full- Time Equiv	7.0	-	-	-	-
Administrative Services Director					
Full- Time Equiv	1.0	1.0	1.0	-	-
Administrative Services					
Full- Time Equiv	4.0	1.0	1.0	-	-
Finance					
Full- Time Equiv	4.0	5.0	5.0	4.0	3.0
Code Enforcement					
Full- Time Equiv	4.0	4.0	4.0	-	-
Public Works					
Full- Time Equiv	4.0	-	-	-	-
Public Works Director					
Full- Time Equiv	1.0	-	-	-	-
Planning					

2019	2018	2017	2016	2015
1.0	1.0	1.0	1.0	1.0
1.0	1.0	1.0	1.0	1.0
3.0	2.0	2.0	2.0	1.0
-	-	-	-	-
1.0	1.0	1.0	1.0	1.0
1.0	1.0	1.0	1.0	1.0
-	-	-	1.0	1.0
3.0	2.0	3.0	2.0	2.0
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
3.0	3.0	2.0	1.0	1.0
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Operating Indicators by Function/Program
Last Ten Fiscal Years

Function	2024	2023		2022	2021	2020
Police Services						
Calls for Service	14,568	12,452	#	18,027	18,218	19,898
DUI Arrests	133	37		73	87	44
Traffic Citations	1,590	1,107		1,245	1,830	485
Fire Services						
Responses to Calls for Service	3,712	3,068		3,534	3,307	3,252
Average Response Time-Minutes	5.2	5.4		5.4	5.2	5.1
% of Calls - Medical	77.00%	79.50%		78.50%	76.32%	74.26%
% of Calls - All Other	23.00%	20.50%		21.50%	23.67%	25.74%
Building & Safety						
Building Permits Issued	1,357	1,460		1,161	1,192	981
Community Development/ Planning						
Zoning Inquiries/ Counter Assistance	3,276	3,452		3,327	3,000	2,925
Developer Applications/ Projects	26	21		65	25	30
Building Plan Check Permits	457	421		414	1,000	1,052
Planning Director Hearings	1	0		0	0	2
Planning Commission Meetings	9	9		10	9	13
Cemetery						
Burial Services	35	49		61	45	41

Source: City Finance Department, City Community Development Department, City Building Department, Riverside County Sheriff's Department, Riverside County Fire/CAL-Fire, Cemetery

(1) Information not available at time of publication.
N/A = Not available.

2019	2018	2017	2016	2015
16,576	17,628	17,374	15,916	8,782
34	44	32	38	2
N/A	573	334	246	287
3,102	3,266	3,173	3,075	2,962
5.1	5.2	4.7	4.7	4.9
75.94%	76.00%	75.26%	77.66%	75.19%
24.06%	24.00%	24.74%	22.34%	24.81%
1,104	1,158	1,235	1,685	1,321
3,020	4,656	4,400	4,300	3,800
45	71	43	40	48
1,560	1,674	1,650	1,650	1,000
3	1	3	2	5
9	16	7	10	11
21	35	12	25	31

Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

Function	2024	2023	2022	2021	2020
Public Works					
Streets (miles)					
Paved - Public	126.15	126.15	124.9	123.36	123.36
Paved - Private	11.67	11.67	11.4	9.1	9.1
Unpaved - Public	5.84	5.84	5.84	3.87	3.87
Unpaved - Private	46.05	46.05	46.05	47.1	47.1
Traffic Signals	27.3	27.3	24.3	24.3	24.3
Community Services					
Parks	6	6	5	5	4
Park Acreage	61.85	61.85	41.85	41.85	14.85
Cemetery	1	1	1	1	1

Source: City Public Works Department, Community Services Department

2019	2018	2017	2016	2015
123.36	123.36	119	119	119
9.1	9.1	9.1	9.1	9.1
3.87	3.87	3.4	3.4	3.4
47.1	47.1	47.1	47.1	47.1
24.3	24.3	23.3	23.3	23.3
4	4	3	3	3
14.85	14.85	14.4	14.4	14.4
1	1	1	1	1

Miscellaneous Statistics
As of June 30, 2024

Geographic Location	Wildomar is located along Interstate 15 in Riverside County.
Population	36,327
Area in Square Miles	24
Form of Government	Council-Manager
Date of Incorporation	July 1, 2008
Number of Full Time Employees	38
Public Safety:	
Police Department	Under contract with the Riverside County Sheriff's Department
Fire Department	Under contract with the Riverside County Fire Department (Cal-Fire)
Library	1 Branch, Riverside County Library System
Recreation:	6 Parks owned by the City
Schools:	
Elementary	4
Middle Schools	1
High Schools	1

Source: City Finance Department and California Department of Finance


CITY OF WILDOMAR
Est. 1886
Inc. 2008

ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

PARTNERS
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
Bradferd A. Welebir, CPA, MBA, CGMA
Jenny W. Liu, CPA, MST
Gardenya Duran, CPA, CGMA
Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)
Terry P. Shea, CPA (Partner Emeritus)

MANAGERS / STAFF
Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA
Monica Wysocki, CPA
Jacob Weatherbie, CPA, MSA
Bolim Han, CPA, MAcc
Anny Gonzalez, CPA

MEMBERS
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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Independent Auditor's Report

To the Honorable City Council
City of Wildomar, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Wildomar (the entity) as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the entity's basic financial statements, and have issued our report thereon dated January 7, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the entity's internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we do not express an opinion on the effectiveness of the entity's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the entity's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
January 7, 2025

ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

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January 7, 2025

To the Honorable City Council
City of Wildomar, California

We have audited the financial statements of the City of Wildomar (the entity) as of and for the year ended June 30, 2024, and have issued our report thereon dated January 7, 2025. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated May 6, 2024, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of the system of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the system of internal control of the entity solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

We have evaluated whether certain nonattest services performed by our firm during the audit have created a significant threat to our independence in relation to the entity. We have identified a threat to our independence (preparation of the entity's financial statements, creating a self-review threat) that if not reduced to an acceptable level, would impair our independence. In order to reduce the threat to an acceptable level, we have applied the following safeguard:

> Prior to the issuance of the entity's financial statements, another partner or manager, independent of the engagement, will review the financial statements.

Significant Risks Identified

We have identified the possibility of the following significant risks:

> *Management's override of internal controls over financial reporting* – Management override of internal controls is the intervention by management in handling financial information and making decisions contrary to internal control policy.
>
> *Revenue recognition* – Revenue recognition is a generally accepted accounting principle that refers to the conditions under which an entity can recognize a transaction as revenue. Auditing standards indicate that recognizing revenue is a presumed fraud risk and usually classified as a significant risk in most audits.

These significant risks are presumptive in most audits and merit attention by the auditors due to the direct impact over financial reporting and internal control processes. Although identified as significant risks, we noted no matters of management override of controls or deviations from generally accepted accounting principles which caused us to modify our audit procedures or any related matters which are required to be communicated to those charged with governance due to these identified risks.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the entity is included in Note 1 to the financial statements. The Town adopted GASB Statement No. 100, *Accounting Changes and Error Corrections* during 2024. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates and Related Disclosures

Accounting estimates and related disclosures are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the entity's financial statements are:

> Management's estimate of the net pension liability and related deferred inflows and outflows of resources are based on actuarial reports by independent actuaries. We evaluated the key factors and assumptions used to develop the estimate in determining that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.
>
> Management's estimate of the liability for other post-employment benefits (OPEB) and related deferred inflows and outflows of resources are based on actuarial reports provided by independent actuaries. We evaluated the key factors and assumptions used to develop the estimate in determining that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users.

The most sensitive disclosures affecting the entity's financial statements relate to:

> The disclosure of net pension liability and related deferred inflows and outflows of resources in the basic financial statements is based on actuarial assumptions. Actual future liabilities and actuarial deferred inflows and outflows may vary from disclosed estimates.
>
> The disclosures of the other post-employment benefits (OPEB) liability and related deferred inflows and outflows of resources in the basic financial statements is based on actuarial assumptions. Actual future liabilities and actuarial deferred inflows and outflows may vary from disclosed estimates.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no uncorrected misstatements noted.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion unit.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the entity's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated January 7, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the entity, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the entity's auditors.

Other Information Included in Annual Reports

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in the entity's annual reports, does not extend beyond the information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have:

> Read the transmittal letter and statistical section (or "other information") and considered whether a material inconsistency existed between the other the information and the basic financial statements, or the other information otherwise appears to be materially misstated. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the City Council and management of the entity and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Rogers, Anderson, Malody & Scott, LLP.

Ashlee DePhillippo, Mayor, Dist. 5
Carlos Marquez, Mayor Pro Tern, Dist. 1
Bridgette Moore, Council Member, Dist. 4
Joseph Morabito, Council Member, Dist. 3
Dustin Nigg, Council Member, Dist. 2

23873 Clinton Keith Rd, Ste. 110
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax
www.Wildomar.gov

January 7th, 2025

Rogers, Anderson, Malady, & Scott, LLP

This representation letter is provided in connection with your audit of the basic financial statements of the City of Wildomar (the City) as of June 30, 2024 and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, of the various opinion units of the City in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information such that, in the light of surrounding circumstances, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of January 7, 2025:

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated May 6, 2024, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of the system of internal control relevant to the preparation

and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- The methods, data and significant assumptions used by us in making accounting estimates and their related disclosures, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in the context of the applicable financial reporting framework.
- All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- We have reviewed and approved the various adjusting journal entries that were proposed by you for recording in our books and records and reflected in the financial statements.
- All component units, as well as joint ventures with an equity interest, if any, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments,* GASB Statement No. 37,

Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.

- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-City transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- All required supplementary information is measured and presented within the prescribed guidelines.
- We have evaluated all of our lease and subscription agreements and have given you our assessment as to whether each agreement is subject to GASB Statement No. 87, *Leases* and GASB Statement No. 96, *Subscription Based Information Technology Arrangements*.
- With regard to investments and other instruments reported at fair value:

– The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.

- The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
- The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
- There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.

- With respect to preparation of the financial statements, we have performed the following:
  - Made all management decisions and performed all management functions;
  - Assigned a competent individual to oversee the services;
  - Evaluated the adequacy of the services performed;
  - Evaluated and accepted responsibility for the result of the service performed; and
  - Established and maintained internal controls, a process to monitor the system of internal controls.
- There have been no changes or updates to legal information disclosed to you by our attorney(s) since the date of such legal response and now.

Information Provided

- We have provided you with:
  - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
  - Additional information that you have requested from us for the purpose of the audit; and
  - Unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.

- A written acknowledgement of all the documents that we expect to issue that will be included in the annual report and the planned timing and method of issuance of that annual report;
- A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report.

- The financial statements and any other information included in the annual report are consistent with one another, and the other information does not contain any material misstatements.
- All information provided in electronic form are true representations of the original documents.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have provided to you our analysis of the City's ability to continue as a going concern, including significant conditions and events present, and we believe that our use of the going concern basis of accounting is appropriate.
- We have no knowledge of any fraud or suspected fraud that affects the City and involves:
  - Management;
  - Employees who have significant roles in internal control; or
  - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the City's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the City's related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.

- The City has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which the City is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the City will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
  - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
  - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
  - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62

- Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).

- The City has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

Use of a Specialist

- We agree with the findings of specialists in evaluating the City's net pension and net other post-employment benefit liabilities and related deferred amounts and have adequately considered the qualifications of the specialist in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.
- We believe that the actuarial assumptions and methods used to measure pension and other postemployment benefit liabilities and costs for financial accounting purposes are appropriate in the circumstances

Cybersecurity

- There have been no cybersecurity breaches or other cyber events whose effects should be considered for disclosure in the financial statements, as a basis for recording a loss contingency, or otherwise considered when preparing the financial statements.

Compliance Examination of the Coronavirus State and Local Fiscal Recovery Funds Program (CSLFRF)

With respect to the Compliance Examination of the Coronavirus State and Local Fiscal Recovery Funds Program (CSLFRF). We have no knowledge of any noncompliance with the compliance requirements "activities allowed or unallowed" and "allowable costs/cost principles" as described in Part IV "Requirements for an Alternative Compliance Examination Engagement for Recipients That Would Otherwise be Required to Undergo a Single Audit or Program-Specific Audit as a Result of Receiving Coronavirus State and Local Recovery Funds" is fairly stated, in all material respects.

Supplementary Information in Relation to the Financial Statements as a Whole

With respect to supplementary information accompanying the financial statements:

- We acknowledge our responsibility for the presentation of the supplementary information in accordance with accounting principles generally accepted in the United States of America.
- We believe the supplementary information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America.
- The methods of measurement or presentation have not changed from those used in the prior period.
- We believe any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.
- When the supplementary information is not presented with the audited financial statements, management will make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by the City of the supplementary information and the auditor's report thereon.
- We acknowledge our responsibility to include the auditor's report on the supplementary information in any document containing the supplementary information and that indicates the auditor reported on such supplementary information.

- We acknowledge our responsibility to present the supplementary information with the audited financial statements or, if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by the City of the supplementary information and the auditor's report thereon.

Required Supplementary Information

With respect to the required supplementary information accompanying the financial statements:

- We acknowledge our responsibility for the presentation of the required supplementary information in accordance with U.S. GAAP.
- We believe the required supplementary information, including its form and content, is measured and fairly presented in accordance with U.S. GAAP.
- The methods of measurement or presentation have not changed from those used in the prior period.
- We believe the significant assumptions or interpretations underlying the measurement or presentation of the required supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.

Heidi Schrader

Heidi Schrader, Administrative Services Director

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.7
Meeting Date: January 15, 2025

SUBJECT: Resolution Approving Certain Contracts And Authorizing the City Manager to Execute the Preapproved Contracts

SUBMITTED BY: Heidi Schrader, Administrative Services Director

PREPARED BY: Heidi Schrader, Administrative Services Director

ACTION:
Adopt a resolution entitled:

RESOLUTION NO. 2025 -____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CERTAIN CONTRACTS AS TO FORM AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PREAPPROVED CONTRACTS

SUMMARY:
Adopting this resolution approves certain agreements as to form and authorizes the City Manager to execute those agreements.

BACKGROUND:
The City of Wildomar purchasing code has recently been updated. As part of the update, staff have done a thorough review of workflows surrounding purchasing to identify efficiencies and streamline processes. One of those candidates for streamlining is the contracts approval process. Prior to the update, all contracts over $50,000 had to go to Council for approval. This was a time consuming process, requiring preparation of a staff report and associated documentation, and a delay until the next available Council meeting. In some cases, it hindered project work starting within the necessary time frame.

Staff determined that the contracts process was also duplicative, as Council already approved purchases at the line item level as part of the Biannual budget. In addition, the City has ensured the purchasing process includes a series of strong controls which ensure fair competition and transparency with the use of public funds. This includes a contract report that will be taken to Council on a quarterly basis detailing all contracts executed in the prior quarter.

DISCUSSION:
At the November 11, 2024 Council meeting, City Council approved Ordinance 244, which amended the City of Wildomar Municipal Code section 2.08.060(K), and authorized the City Manager to sign contracts on the City's behalf when directed and authorized to do so by resolution of the City Council. The attached resolution serves as that authorization, and lists and provides the form of each of the agreements that staff recommend City Council preapprove. Approval of the resolution authorizes the City Manager to approve the contracts

listed and displayed in the resolution, regardless of dollar amount, as long as the terms and conditions of the agreement doesn't change. The scope of work, compensation, and termination date may change - as will the contractor/service provider.

FISCAL IMPACT:
There is no fiscal impact to approving this resolution, although there is an anticipated savings in staff time as a result of this authorization.

ATTACHMENTS:
ContractsForm_Resolution_1_15_2025.docx

RESOLUTION NO. 2025 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CERTAIN CONTRACTS AS TO FORM AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PREAPPROVED CONTRACTS

WHEREAS, on November 11, 2024, City Council approved Ordinance 244 amending City of Wildomar Municipal Code section 2.08.060(K), authorizing the City Manager to sign contracts as specified in California Government Code section 40602 on the City's behalf when directed and authorized to do so by resolution of the City Council; and

WHEREAS, Ordinance 244 modifies City of Wildomar Municipal Code Chapter 3.28 regarding contracting for professional services clarifying the process for bidding and administration of contracts; and

WHEREAS, Ordinance 244 further modifies City of Wildomar Municipal Code Chapter 3.28 regarding administration of contracts, stating that for contracts where the City Council has delegated signature authority to the City Manager by resolution, the City Manager may approve one or more amendments to compensation, scope of work, and termination date; and

WHEREAS, the City of Wildomar is committed to streamlining contract review and approval processes and reducing unnecessary bureaucracy; and

WHEREAS, the City of Wildomar has implemented strong purchasing controls.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. APPROVAL OF CONTRACTS AS TO FORM. City Council approves the form of the following contracts attached as Attachment A:

- Combined Services and Design Professional Agreement
- BMP Facilities Agreement (CFD Maintained BMPs)
- BMP Facilities Agreement (Privately Maintained BMPs)
- Grading Agreement
- Public Improvement Agreement
- Agreement for Services
- CEQA Document Preparation and Deposit Tri Party Agreement

SECTION 2. DELEGATION OF AUTHORITY. As long as sufficient funds have been appropriated and included in the adopted budget, the City Manager is authorized to sign and approve the agreements attached as Attachment A (including subsequent contract amendments related to compensation, scope of work and/or termination date) for a period of one year from the date of this resolution. The agreements attached as Attachment A are only eligible for City Manager signature and approval if the terms and

conditions of the agreement remain the same as approved by the City Council under this resolution.

SECTION 3. APPROVED CONTRACTS REPORT. Starting with the April 2025 Council meeting, staff will prepare an approved contracts report which will be presented to Council on a quarterly basis. This report shall include all contracts approved in the prior quarter.

SECTION 4. This resolution shall take effect upon its adoption.

PASSED, APPROVED, AND ADOPTED this 15th day of January 2025

_____
Ashlee DePhillippo
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales
City Clerk

ATTACHMENT A

CONTRACTS

CONTRACT #1 – Combined Services and Design Professional Agreement

AGREEMENT FOR SERVICES

[FOR ARCHITECTURAL, LANDSCAPE ARCHITECTURAL, ENGINEERING, ENVIRONMENTAL, LAND SURVEYING, AND CONSTRUCTION PROJECT MANAGEMENT SERVICES]

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

_____

AGREEMENT FOR SERVICES
BETWEEN
THE CITY OF WILDOMAR, CALIFORNIA
AND
_____

This Agreement for Services ("Agreement") is entered into as of this ____ day of _____, 20__ by and between the City of Wildomar, a municipal corporation ("City") and _____, a _____ ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by ***[describe process used, i.e. request for qualifications, request for quotations, request for proposals, direct negotiation, informal quotes]*** the performance of the services defined and described particularly in Section 2 of this Agreement.

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

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

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

OPERATIVE PROVISIONS

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

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for ***[___ years/months]*** commencing on the date first ascribed above.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) Scope of Services. Service Provider agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

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

SECTION 3. ADDITIONAL SERVICES.

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

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

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

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

(c) Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service

Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.

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

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

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

SECTION 6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; WARRANTY

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

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

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

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

SECTION 7. SERVICE PROVIDER'S BOOKS AND RECORDS.

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

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

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

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Service Provider is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Service Provider shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

(b) The personnel performing the Services under this Agreement on behalf of Service Provider shall at all times be under Service Provider's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Service Provider or any of Service Provider's officers, employees, or agents except as set forth in this Agreement. Service Provider shall not at any time or in any manner represent that Service Provider or any of Service Provider's officers, employees, or agents are in any manner officials, officers, employees or agents of City.

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

SECTION 9. STANDARD OF PERFORMANCE.

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

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

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

SECTION 11. PREVAILING WAGE LAWS

It is the understanding of City and Service Provider that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, “construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

SECTION 12. NONDISCRIMINATION.

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

SECTION 13. UNAUTHORIZED ALIENS.

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

SECTION 14. CONFLICTS OF INTEREST.

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

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

(c) City understands and acknowledges that Service Provider will perform non-related services for other governmental agencies and private Parties following the

completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Service Provider gives City notice of such court order or subpoena.

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

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

SECTION 16. INDEMNIFICATION.

A. General

(1) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Service Provider's services, to the fullest extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless

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

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

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

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

B. Design Professional Indemnification

To the extent Service Provider or any sub-consultants are Design Professionals as defined in Civil Code Section 2782.8, the following indemnification provisions shall apply:

(1) Indemnification by Design Professional. Where the services to be provided by Design Professional under this Agreement are design professional services, as that

term is defined under Civil Code Section 2782.8, Design Professional agrees to indemnify, defend and hold harmless, the City, its officers, officials, employees and volunteers from any and all claims, demands, costs or liability that actually or allegedly arise out of, or pertain to, or relate to the negligence, recklessness or willful misconduct of Design Professional and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for bodily injury, property damage or other loss, arising from the sole negligence, active negligence or willful misconduct by the City, its officers, official employees, and volunteers. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of the City, then Design Professional's indemnification and defense obligations shall be reduced in proportion to the established comparative liability of the City and shall not exceed the Design Professional's proportionate percentage of fault.

(2) As respects all acts or omissions which do not arise directly out of the performance of design professional services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, Design Professional agrees to indemnity, defend and hold harmless the City, its officers officials, employees and volunteers for an against any claim, demands, losses, liability of any kind or nature arising out of or in connection with the Design Professional's performance or failure to perform under the terms of this contract, excepting those which arise out of the active negligence, sole negligence or willful misconduct of the City, its officers, officials, employees and volunteers.

(3) Indemnification from Sub-consultants. Design Professional agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this section from each and every sub-consultant, sub-contractor or any other person or entity involved by, for, with or on behalf of Design Professional in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Design Professional fails to obtain such indemnity obligations from others as required here, Design Professional agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Design Professional and shall survive the termination of this Agreement or this section.

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

SECTION 17. INSURANCE.

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

required policies upon request.

SECTION 18. ASSIGNMENT.

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

SECTION 19. CONTINUITY OF PERSONNEL.

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

SECTION 20. TERMINATION OF AGREEMENT.

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

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

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

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

SECTION 21. DEFAULT.

In the event that Service Provider is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Service Provider

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

SECTION 22. EXCUSABLE DELAYS.

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

SECTION 23. COOPERATION BY CITY.

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

SECTION 24. NOTICES.

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

To City: City of Wildomar
Attn: City Manager
23873 Clinton Keith Rd., Suite 201
Wildomar, CA 92595

To Service Provider:_____
_____
_____
_____

Notice shall be deemed effective on the date personally delivered or transmitted

by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

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

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

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

SECTION 27. BINDING EFFECT.

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

SECTION 28. AMENDMENT.

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

SECTION 29. WAIVER.

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

SECTION 30. LAW TO GOVERN; VENUE.

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

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

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

SECTION 32. ENTIRE AGREEMENT.

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

SECTION 33. SEVERABILITY.

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

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

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

CITY OF WILDOMAR

_____
Daniel A. York
City Manager

ATTEST:

_____
Janet Morales, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

_____

By: _____ By: _____

_____ _____

Its: _____ Its: _____

NOTE: SERVICE PROVIDER'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO SERVICE PROVIDER'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
SCOPE OF SERVICES

I. Service Provider will perform the following Services:

A.

B.

C.

D.

II. As part of the Services, Service Provider will prepare and deliver the following tangible work products to the City:

A.

B.

C.

D.

III. During performance of the Services, Service Provider will keep the City appraised of the status of performance by delivering the following status reports:

A.

B.

C.

D.

IV. The tangible work products and status reports will be delivered to the City pursuant to the following schedule:

A.

B.

C.

D.

V. Service Provider will utilize the following personnel to accomplish the Services:

A.

B.

C.

D.

VI. Service Provider will utilize the following subcontractors to accomplish the Services:

A.

B.

C.

D.

EXHIBIT "B"
COMPENSATION

I. Service Provider shall use the following rates of pay in the performance of the Services:

A. [job] [hourly rate]

B. [job] [hourly rate]

C. [job] [hourly rate]

D. [job] [hourly rate]

E. [job] [hourly rate]

II. Service Provider may utilize sub-contractors as indicated in this Agreement. The hourly rate for any subcontractor is not to exceed $_____ per hour without written authorization from the City Manager or his designee.

IV. The total compensation for the Services shall not exceed $_____, as provided in Section 4 "Compensation and Method of Payment" of this Agreement.

EXHIBIT "C"
Insurance Requirements

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

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

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

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

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

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

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

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

Other Insurance Provisions

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

The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Service Provider including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Service Provider's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Coverage

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

Notice of Cancellation

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

Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Service Provider, its employees, agents and subcontractors.

Self-Insured Retentions

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

Acceptability of Insurers

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

Verification of Coverage

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

Subcontractors

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

Special Risks or Circumstances

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

Contract #2 - BMP Facilities Agreement (CFD Maintained BMPs)

STORMWATER MANAGEMENT/BMP
FACILITIES AGREEMENT

THIS AGREEMENT, made and entered into this __ day of _____, 20__ , by and between _____ (the "Landowner"), and the City of Wildomar, a municipal corporation (the "City").

RECITALS

WHEREAS, the Landowner is the owner of certain real property described as _____ as recorded by deed in the land records of Riverside County, California, Deed Book_____, Page _____, (the "Property").

WHEREAS, the Landowner is proceeding to build on and develop the Property; and

WHEREAS, the Site Plan/Subdivision Plan known as _____, as approved or to be approved by the City (the "Plan"), which is incorporated herein by reference, requires Landowner to prepare and implement a City-approved Water Quality Management Plan (the "WQMP") that provides for stormwater quality treatment within the confines of the Property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Wildomar, California, require that the Landowner, its successors and assigns, including but not limited to any homeowners association, construct and maintain stormwater management/Best Management Practices facilities called for by the WQMP on the Property (the "Facilities"); and

WHEREAS, Landowner intends to annex the Property into the City's Community Facilities District No. 2013-1 (Services) (the "CFD") for the purposes of having the City maintain and inspect one or more of the Facilities.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.

2. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the Facilities, including all pipes and channels built to convey stormwater to the Facilities, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that the Facilities are performing their designed functions.

3. Upon the completion of the annexation of all or a portion of the Property into the CFD and upon the commencement of CFD services for the development, Landowner's obligation to maintain the Facilities specified in the annexation proceedings and resolutions as being maintained through the CFD (the "CFD Maintained Facilities") shall cease. If the Property is subsequently deannexed or otherwise removed from the CFD then the Landowner, its successors and assigns, including any homeowners association, shall resume all of the obligations of this

agreement, including but not limited to the duty to maintain and inspect, with respect to the CFD Maintained Facilities.

4. The Landowner, its successors and assigns, shall inspect the Facilities and submit an inspection report annually to the City. The purpose of the inspection is to assure safe and proper functioning of the Facilities. The inspection shall cover the entire Facilities, including but not limited to berms, outlet structures, pond areas, and access roads. Deficiencies in the Facilities shall be noted in the inspection report. This section does not apply to any CFD Maintained Facilities.

5. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Facilities whenever the City deems necessary. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence repairs, if necessary. This section does not apply to any CFD Maintained Facilities.

6. In the event the Landowner, its successors and assigns, fails to adequately maintain the Facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the Facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair the Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. This section does not apply to any CFD Maintained Facilities.

7. The Landowner, its successors and assigns, will perform the work necessary to keep the Facilities in good working order. In the event a maintenance schedule for the Facilities (including sediment removal) is contained in the Plans, Landowner will follow that schedule. This section does not apply to any CFD Maintained Facilities.

8. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

9. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless, defend and indemnify from any liability

whatsoever, including negligence, in the event the Facilities fail to operate properly.

10. This Agreement shall be recorded among the land records of Riverside County, California, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association

11. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement.

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

WITNESS the following signatures and seals:

_____
Company/Corporation/Partnership Name (Seal)

By:_____

Name:_____

Title:_____

_____
Company/Corporation/Partnership Name

By:_____

Name:_____

Title:_____

NOTE: SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO THE BUSINESS ENTITY.

CITY OF WILDOMAR

_____ _____
Dan York Date
City Manager

ATTEST

_____ _____
Janet Morales Date
City Clerk

APPROVED AS TO FORM

_____ _____
Thomas D. Jex Date
City Attorney

Contract #3 - BMP Facilities Agreement (Privately Maintained BMPs)

STORMWATER MANAGEMENT/BMP
FACILITIES AGREEMENT

THIS AGREEMENT, made and entered into this __ day of _____, 20__ , by and between _____ (the "Landowner"), and the City of Wildomar, a municipal corporation (the "City").

RECITALS

WHEREAS, the Landowner is the owner of certain real property described as _____ as recorded by deed in the land records of Riverside County, California, Deed Book_____, Page _____, (the "Property").

WHEREAS, the Landowner is proceeding to build on and develop the Property; and

WHEREAS, the Site Plan/Subdivision Plan known as _____, as approved or to be approved by the City (the "Plan"), which is incorporated herein by reference, provides for stormwater quality treatment within the confines of the property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Wildomar, California, require that the Landowner, its successors and assigns, including but not limited to any homeowners association, construct and maintain stormwater management/Best Management Practices facilities (the "Facilities") on the Property.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

13. The Facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.

14. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the Facilities, including all pipes and channels built to convey stormwater to the Facilities, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that the Facilities are performing their designed functions.

15. The Landowner, its successors and assigns, shall inspect the Facilities and submit an inspection report annually to the City. The purpose of the inspection is to assure safe and proper functioning of the Facilities. The inspection shall cover the entire Facilities, including but not limited to berms, outlet structures, pond areas, and access roads. Deficiencies in the Facilities shall be noted in the inspection report.

16. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Facilities whenever the City deems necessary. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence repairs, if necessary.

17. In the event the Landowner, its successors and assigns, fails to adequately maintain the Facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the Facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair the Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.

18. The Landowner, its successors and assigns, will perform the work necessary to keep the Facilities in good working order. In the event a maintenance schedule for the Facilities (including sediment removal) is contained in the Plans, Landowner will follow that schedule.

19. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

20. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless, defend and indemnify from any liability whatsoever, including negligence, in the event the Facilities fail to operate properly.

21. This Agreement shall be recorded among the land records of Riverside County, California, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

22. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement.

23. Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims

that its signatory was not competent or so authorized to sign this Agreement.

WITNESS the following signatures and seals:

_____
Company/Corporation/Partnership Name (Seal)

By:_____

Name:_____

Title:_____

_____
Company/Corporation/Partnership Name

By:_____

Name:_____

Title:_____

NOTE: SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO THE BUSINESS ENTITY.

CITY OF WILDOMAR

_____ _____
Dan York Date
City Manager

ATTEST

_____ _____
Janet Morales Date
City Clerk

APPROVED AS TO FORM

_____ _____

Thomas D. Jex Date
City Attorney

Contract #4 – Grading Agreement

AGREEMENT
FOR GRADING PROJECTS

This Agreement, made and entered into by and between the City of Wildomar, Riverside County, State of California, hereinafter called City,
and_____
_____, hereinafter called Landowner.

WITNESSETH

FIRST: Landowner, for and in consideration of the approval of a grading plan and the issuance of a grading permit on that certain land division known as
_____ (the "Property") agrees, at Landowner's own cost and expense, to furnish all labor, equipment, and material necessary to perform and complete in a good and workmanlike manner, within 12 months from the date this agreement is executed, said grading and all work incidental thereto (the "Work") in accordance with the grading plans for the development of the Property which have been approved by the City Engineer, and are on file in the Office of the City of Wildomar, Public Works/Engineering Department, and the standards set forth in Wildomar Municipal Code Chapter 15, as it may be amended from time to time, which are expressly made a part of this agreement. Landowner further agrees to comply with any and all laws, regulations and permits pertaining to water quality applicable to the Work, including but not limited to the Clean Water Act, the Porter-Cologne Water Quality Control Act, and all permits and regulations issued pursuant thereto. All of the above required work shall be done under the inspection of and to the satisfaction of the City Engineer and shall not be deemed complete until approval of the Work is made by the City Engineer. The estimated cost of said Work is the sum of
_____Dollars ($), which covers [PICK ONE: rough grading only, precise (fine) grading only, both rough and precise (fine) grading.]

SECOND: Landowner agrees to pay to the City the actual cost of such inspections of the Work as may be required by the City Engineer. Landowner further agrees that if suit is brought upon this agreement or any security guaranteeing the completion of the Work, all costs and reasonable expenses and fees incurred by the City in successfully enforcing such obligations shall be paid by Landowner, including reasonable attorney's fees, and that upon entry of judgment, such costs, expenses, and fees shall be taxed as costs and included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, be liable or responsible for any accident, loss or damage happening or occurring to the Work specified in this agreement prior to the completion and approval hereof, nor shall City or any officer or employee thereof be liable for any persons or property injured by reason of the acts or omissions of Landowner, his agents or employees in the performance of the Work, and all of said liabilities are assumed by Landowner. Landowner agrees to protect, defend and hold harmless City and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Landowner, his agents and employees, in the performance of this Agreement. Separately, and not as a limitation on the foregoing duty to protect, defend, and indemnify City, Landowner agrees, as required by Section 13.12.090 of the Wildomar Municipal Code, to protect, defend and indemnify City, or any officer or employee thereof, in any administrative or judicial enforcement action by the State Water Board, Regional Water Quality Control Board, or any other federal, state or local agency, as well as in any action brought against the City by a non-governmental organization relating to one or more alleged violations of the NPDES permit or other

federal, state or local water quality requirements by Landowner, his agents or employees, including but not limited to any and all costs, attorneys' fees, fines or penalties.

FOURTH: The Landowner hereby grants to the City, and to any agent or employee of the City, the irrevocable permission to enter upon the Property for the purpose of inspecting or completing the Work. This permission shall terminate in the event that Landowner has completed the Work within the time specified or any extension thereof granted by the City Engineer.

FIFTH: Landowner agrees at all times, up to the completion and approval of the Work by the City Engineer, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the Work, and to protect the traveling public from such defective or dangerous conditions.

SIXTH: The Landowner, or his agents and employees shall give notice to the City Engineer at least 48 hours before beginning the Work and shall furnish the City Engineer all reasonable facilities for obtaining full information respecting the progress and manner of the Work.

SEVENTH: If the Landowner, or his agents or employees, neglects, refuses, or fails to prosecute the Work with such diligence as to insure its completion within the specified time, or within such extensions of time as have been granted by the City Engineer, or if the Landowner violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications for the Work, the Landowner shall be in default of this agreement. The City Engineer shall have the power to terminate all rights of the Landowner because of such default. The determination of the City Engineer of the question as to whether any of the terms of this agreement or the plans and specifications for the Work have been violated or have not been performed satisfactorily shall be conclusive upon the Landowner, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all rights and remedies available to the City under law.

EIGHTH: The Landowner agrees to file with City prior to the date this agreement is executed a good and sufficient security as provided in subsections (1), (2) and (3) of subdivision (a) of Section 66499 of the Government Code in any amount not less than the estimated cost of the Work for the faithful performance of the terms and conditions of this agreement, except that when the estimated cost of said Work is $2,500 or less, the security shall be a deposit of cash or its equivalent as determined acceptable by the City Engineer. Landowner further agrees that if in the opinion of the City Engineer the security becomes insufficient, Landowner agrees to renew each and every security with good and sufficient sureties or increase the amount of the security, within ten days after being notified by the City Engineer that the sureties or amounts are insufficient.

Notwithstanding any other provision herein, if landowner fails to take such action as is necessary to comply with said notice, he shall be in default of this agreement unless the Work is completed within 90 days of the date on which the City Engineer notifies the Landowner of the insufficiency of the sureties or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds or the issuers of any instruments or letters or credit securing this agreement that, in the event it is deemed necessary to extend the time of completion of the Work, extensions of time may be granted from time to time by the City Engineer either at his own option or upon request of the Landowner, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on said bonds. Landowner further agrees to maintain the aforesaid bond or bonds or the issuance of any

instruments or letters of credit in full force and effect during the terms of this agreement, including any extensions of time as may be granted thereon.

TENTH: When the Work described in the first paragraph of this agreement consists of only rough or precise grading, upon the satisfactory completion and final approval of said Work by the City Engineer, the entire amount of the security applicable thereto shall be released or returned by City to the Landowner.

ELEVENTH: This agreement shall be binding upon the Landowner and his heirs, executors, administrators, successors or assigns, all and each both jointly and severally.

TWELFTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is determined by the courts to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain the particular part, term or provision held to be invalid.

THIRTEENTH: The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement.

FOURTEENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

City	Landowner
City of Wildomar	_____
Public Works/Engineering Department	_____
23873 Clinton Keith Rd., Suite 201	_____
Wildomar, CA 92595	_____
(951) 677-7751	Phone Number:_____
(951) 698-1463	Fax Number:_____

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

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF LANDOWNER HAS AFFIXED HIS NAME, ADDRESS AND SEAL.

_____

By _____

_____

Date _____

By _____

_____

Date _____

City of Wildomar

By_____

_____

Date _____

Approved as to Form:
Thomas D. Jex, City Attorney

By: _____

(SIGNATURES OF LANDOWNER(S) MUST BE ACKNOWLEDGED BY A NOTARY AND EXECUTED IN DUPLICATE, WITH THE NOTARY ACKNOWLEDGMENT ATTACHED HERETO. ALL SIGNATURES TO BE INCLUDED ON THIS DOCUMENT OR IDENTIFY THIS DOCUMENT WHEN INCLUDING A SIGNATURE PAGE.)

Contract #5 – Public Improvement Agreement

NO FEE DOCUMENT Government Code §6103 RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: **CITY OF WILDOMAR** 23873 Clinton Keith Road, Suite 201 Wildomar, CA 92595 Attn: City Clerk	The Above Space For Recorder's Use Only

Project Name: _____
Project Address: _____
APN: _____
Project No.: _____

PUBLIC IMPROVEMENT AGREEMENT

This Public Improvement Agreement ("Agreement") is entered into this __ day of _____, 20__ by and between the City of Wildomar, a California municipal corporation ("City") and _____, a _____, ("Principal"). City and Principal may be individual or collectively referred to as a "party" or the "parties" to this Agreement.

RECITALS

A. Principal owns the real property located at _____, in the City of Wildomar, California, which is more particularly described in Exhibit "A" to this Agreement ("Property").

B. Principal has applied for and obtained certain development approvals from the City to develop the Property. The development approvals and City ordinances require Principal to construct certain public improvements and dedicate those public improvements to the City after construction is complete.

C. This Agreement memorializes the understanding between the parties regarding the terms and conditions under which Principal will construct and City will accept the required public improvements.

OPERATIVE PROVISIONS

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

1. Construction of Improvements. The Principal agrees to construct and install on the Property, at the Principal's own cost and expense, the public improvements shown on the improvement plans submitted by Principal and approved by the City as referenced and contained within this Public Improvement Agreement ("Required Improvements").Prior to commencing any work, Principal shall, at its sole cost and expense, obtain all necessary permits and approvals and give all necessary and incidental notices required for the lawful construction of the Required Improvements and performance of Principal's obligations under this Agreement. The Required Improvements shall be constructed in accordance with all approved maps, plans, specifications, standard drawings, and special amendments thereto on file with City, as well as all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements applicable at the time work is actually commenced. Principal shall complete the construction of the Required Improvements within twelve months of the date of this Agreement.

a. Standard of Performance. Principal and its contractors, if any, shall perform all work required to construct the Required Improvements under this Agreement in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Principal represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Principal warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications and approvals shall be maintained throughout the term of this Agreement.

b. Alterations to Improvements. All work shall be done and improvements made and completed as shown on approved plans and specifications, and any subsequent alterations thereto. If during the course of construction and installation of the Required Improvements it is determined that the public interest requires alterations in the Required Improvements, Developer shall undertake such design and construction changes as may be reasonably required by City. Any and all alterations in the plans and specifications and the Required Improvements to be completed may be accomplished without giving prior notice thereof to Developer's surety for this Agreement.

c. Fees and Charges. Principal shall, at its sole cost and expense, pay all fees, charges, and taxes arising out of construction of the Required Improvements, including, but not limited to, all plan check, design review, engineering, inspection, and other service fees, and any impact or connection fees established by City ordinance, resolution, regulation, or policy, or as established by City or as required by other governmental agencies having jurisdiction over the Required Improvements.

2. Commencement of Work. The Principal shall notify the City Engineer of the commencement of work on the Required Improvements.

3. Completion of Improvements. Upon satisfactory completion of all Required

Improvements as determined by the City Engineer or his or her designee (hereafter the "City Engineer"), Principal shall offer to dedicate the Required Improvements to the City, and City agrees to accept that offer of dedication in accordance with its policies and procedures and the terms of this Agreement.

4. Title to Required Improvements. The City shall not accept the Required Improvements unless they are constructed in conformity with the approved plans and specifications, approved modifications, if any, the approved final or parcel map, and City Improvement Standards and Specifications, to the satisfaction of the City Engineer. Until such time as the Required Improvements are accepted by the City, Principal shall retain title and shall be responsible for, and bear the risk of loss to, any of the improvements constructed or installed. Title to and ownership of the Required Improvements shall vest absolutely in the City upon completion and acceptance in writing of such Required Improvements by City. The City shall not accept the Required Improvements unless title to the Required Improvements is entirely free from lien. Prior to acceptance, Principal shall supply the City with appropriate lien releases, at no cost to and in a form acceptable to the City.

a. Developer's Notice of Completion. Upon the acceptance of the Required Improvements by City, Principal shall file with the Recorder's Office of the County of Riverside a notice of completion for the accepted Required Improvements in accordance with Article 2 of Chapter 4 of Title 2 of Part 6 of Division 4 of the Civil Code, at which time the accepted Required Improvements shall become the sole and exclusive property of City without payment therefor.

b. City Acceptance of Public Improvements. Issuance by City of occupancy permits for any buildings or structures located on the Property shall not be construed in any manner to constitute City's acceptance or approval of any Required Improvements.

c. Developer's Obligation to Provide As-Built or Record Drawings. Notwithstanding the foregoing, City may not accept any Required Improvements unless and until Principal provides one (1) set of "as-built" or record drawings or plans to the City Engineer for all such Required Improvements. The drawings shall be certified and shall reflect the condition of the Required Improvements as constructed, with all changes incorporated therein.

5. Extension of Time to Complete Improvements.

a. The City Engineer may extend the date for completing the Required Improvements. Extensions shall be granted only upon a showing of good cause by the Principal. The City Engineer shall be the sole and final judge as to whether good cause has been shown.

b. Requests for extension of the completion date shall be in writing and delivered to the City Engineer in the manner hereinafter specified for service of notices. An extension of time, if any, shall be granted only in writing, and an oral extension shall not be valid or binding on the City.

c. In the event the City Engineer extends the time of completion of the Required Improvements, such extension may be granted without notice by the City to the Principal's surety and shall in no way release any guarantee or security given by the Principal pursuant to this Agreement, or relieve or release those providing an improvement security pursuant to this Agreement. The surety or sureties, if any, in executing the securities shall be deemed to have expressly agreed to any such extension of time.

d. In granting any extension of time, the City may require new or amended improvement security to reflect increases in the estimated costs of constructing the Required Improvements or impose other conditions to protect its interests and ensure the timely completion of the Required Improvements.

6. Inspection. Principal shall at all times maintain proper facilities and safe access for inspection of the Required Improvements by City and to the shops wherein any work is in preparation. Upon completion of the work, the Principal may request a final inspection by the City Engineer or his designee. If the City Engineer or the designated representative determines that the work has been completed in accordance with this Agreement, then the City Engineer shall certify the completion of the Required Improvements to the City. No improvements shall be finally accepted unless all aspects of the work have been inspected and determined to have been completed in accordance with the Improvement Plans and City standards. Principal shall bear all costs of plan check, inspection and certification.

7. Maintenance of Improvements. City shall not be responsible or liable for the maintenance or care of the Required Improvements until City formally approves and accepts them in accordance with its policies and procedures. City shall exercise no control over the Required Improvements until approved and accepted. Any use by any person of the Required Improvements, or any portion thereof, shall be at the sole and exclusive risk of the Principal at all times prior to City's acceptance of the Required Improvements. Principal shall maintain all the Required Improvements in a state of good repair until they are completed by Principal and approved and accepted by City, and until the security for the performance of this Agreement is released. Maintenance shall include, but shall not be limited to, repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements. It shall be Principal's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such maintenance work when notified to do so by City. If Principal fails to properly prosecute its maintenance obligation under this section, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Principal and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Required Improvements or their condition prior to acceptance. Until final acceptance of the Required Improvements, Principal shall give good and adequate warning to the public of each and every dangerous condition existing on the Property, and will take reasonable actions to protect the public from such dangerous conditions.

8. Superintendence by Principal. Principal shall require each contractor and subcontractor to have a competent foreman on the job at all times when that contractor or subcontractor, or any employee or agent thereof, is performing work on the Required Improvements. In addition, Principal shall maintain an office with a telephone and Principal or a person authorized to make decisions and to act for Principal in Principal's absence shall be available on the job site within three (3) hours of being called at such office by the City during the hours of 9:00 A.M. through 5:00 P.M., Monday through Friday, or any other day or time when work is being performed on the Required Improvements.

9. Injury to Public Improvements, Public Property or Public Utilities Facilities. Principal shall replace or repair, or have replaced or repaired, all public improvements, public utility facilities, and surveying or subdivision monuments which are destroyed or damaged in the performance of any work under this Agreement. Principal shall bear the entire cost of replacement or repairs of any and all public or private utility property damaged or destroyed in the performance of any work done under this Agreement, whether such property is owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the City or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be to the satisfaction of the City Engineer.

10. Warranty. If, within a period of one year after final acceptance by the City of the Required Improvements, any improvement or part of any improvement furnished and/or installed or constructed, or caused to be installed or constructed by Principal, or any of the work done under this Agreement materially fails to fulfill any of the requirements of this Agreement or the specifications referred to herein, Principal shall without delay and without any cost to City, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the improvements. If the Principal fails to act promptly or in accordance with this requirement, or if the exigencies of the situation require repairs or replacements to be made before the Principal can be notified, then the City may, at its option, make the necessary repairs or replacements or perform the necessary work, and Principal shall pay to City the actual cost of such repairs plus fifteen percent (15%) within thirty (30) days of the date of billing for such work by City. As to any Required Improvements which have been repaired, replaced, or reconstructed during the Warranty, Principal and its surety hereby agree to extend the Warranty for an additional one (1) year period following City's acceptance of the repaired, replaced, or reconstructed Required Improvements. Nothing herein shall relieve Principal from any other liability it may have under federal, state, or local law to repair, replace, or reconstruct any Required Improvement following expiration of the Warranty or any extension thereof. Principal's warranty obligation under this section shall survive the expiration or termination of this Agreement.

11. Defense, Indemnification and Hold Harmless. Principal shall defend, indemnify, and hold harmless City, its elected officials, officers, employees, and agents from any and all actual or alleged claims, demands, causes of action, liability, loss, damage, or injury, to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency, arising out of or incident to any acts, omissions, negligence, or willful misconduct of Principal, its personnel, employees, agents, or contractors in connection

with or arising out of construction or maintenance of the Required Improvements, or performance of this Agreement. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of City, its elected officials, officers, employees, and/or agents for all legal expenses and costs incurred by each of them. This indemnification excludes only such portion of any claim, demand, cause of action, liability, loss, damage, penalty, fine, or injury, to property or persons, including wrongful death, which is caused solely and exclusively by the gross negligence or willful misconduct of City as determined by a court or administrative body of competent jurisdiction. Principal's obligation to indemnify City shall survive the expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by City, its elected officials, officers, employees, or agents.

12. Security.

a. Required Security. Concurrently with the execution of this Agreement, the Principal shall furnish the City with:

(1) Faithful Performance Security. Principal shall provide faithful performance security to secure faithful performance of this Agreement ("faithful performance" security). This security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Required Improvements, as determined by the City Engineer, which total cost is in the amount of **$ (and No/100 Dollars)**.

(2) Payment Security. Principal shall also provide payment security to secure payment to the contractors, subcontractors, laborers, material men, and other persons furnishing labor, materials, or equipment for the work ("payment security"). This security shall be in the amount of fifty percent (50%) of the total estimated cost of the Required Improvements, as determined by the City Engineer, which total cost is in the amount of **$ (and No/100 Dollars)**, and shall secure the obligations set forth in Title 1 (commencing with Section 8000) through Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California.

(3) Guarantee and Warranty Security. Principal shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the total estimated cost of the Required Improvements, as determined by the City Engineer, which total cost is in the amount of **$ (and No/100 Dollars)** to guarantee and warrant the Required Improvements for a period of one year following their completion and acceptance against any defective work or labor done, or defective materials furnished.

(4) Monument Security. Principal shall also file with this Agreement a "monument security" in the amount of one hundred percent (100%) of the total estimated cost of the installation of survey monuments, as determined by the City Engineer, which total cost is in the amount of **$ (and No/100 Dollars)**, to guarantee and secure the placement of such monuments.

b. Additional Requirements.

(1) Any bonds submitted as security pursuant to this section shall be furnished by companies who are authorized and licensed by the Insurance Commissioner of the State of California as "admitted surety insurers," to act as surety upon bonds and undertakings. The company shall maintain in this State at least one office for the conduct of its business. Bonds must be approved by the City. The premiums for said bonds shall be paid by Principal.

(2) The bonds shall be furnished on the forms enclosed following this Agreement and shall be satisfactory to the City.

(3) The surety (or sureties) shall furnish reports as to the financial conditions from time to time as requested by the City.

(4) Alternative forms of security will be allowed upon approval of the City Engineer and shall be approved as to form by the City Attorney. All required securities shall be in a form approved by the City Attorney.

(5) No change, alteration, or addition to the terms of this Agreement or the plans and specifications incorporated herein shall in any manner affect the obligation of the sureties.

(6) The securities shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer and as provided in this Agreement. All securities provided pursuant to this Agreement shall expressly obligate the surety for any extension of time authorized by the City for Principal's completion of the Required Improvements, whether or not the surety is given notice of such an extension by the City.

(7) The Attorney-in-Fact (resident agent) who executes the securities on behalf of the surety company must attach a copy of his/her Power of Attorney as evidence of his authority. A notary shall acknowledge the power as of the date of the execution of the surety bond that it covers.

c. Principal's Liability. While no action of Principal shall be required in order for City to realize on its security under any security instrument, Principal agrees to cooperate with City to facilitate City's realization under any security instrument, and to take no action to prevent City from such realization under any Security instrument. Notwithstanding the giving of any security instrument or the subsequent expiration of any security instrument or any failure by any surety or financial institution to perform its obligations with respect thereto, Principal shall be personally liable for performance under this Agreement and for payment of the cost of the labor and materials for the improvements required to be constructed or installed hereby and shall, within ten (10) days after written demand therefor, deliver to City such substitute security as City shall require satisfying the requirements in this Section 12.

d. Release of Security.

(1) Guarantee and Warranty Security. Any unused portion of the guarantee and warranty security may be released one year after acceptance of the Required Improvements by the City. The amount to be released shall first be reduced by the amount deemed necessary by the City to correct any defects in the Required Improvements that are known or believed by the City to exist at the end of the guarantee and warranty period. Any unreleased portion of the guarantee and warranty security shall remain in full force and effect unless and until the City notifies Principal in writing that the necessary repairs have been made to the satisfaction of the City Engineer and that the warranty period has been successfully completed.

(2) Payment Security. The payment security may be released thirty-five (35) days after passage of the time within which claims of lien are required to be recorded pursuant to Article 2 of Chapter 4 of Title 2 of Part 6 of Division 4 of the Civil Code (commencing with Section 8410), but in no event shall such security be released prior to one hundred and twenty (120) days after acceptance of the Required Improvements by the City. The amount to be released shall first be reduced by the total of all claims on which an action has been filed and notice thereof given in writing to the City. City expressly may require the surety not to release the amount of security deemed necessary by City to assure payment of reasonable expenses and fees, including reasonable attorney's fees.

(3) Faithful Performance Security. The faithful performance security may be released upon acceptance of the Required Improvements by the City.

(4) Monument Security. The monument security may be released by written authorization of the City Engineer after all required monuments are accepted by the City Engineer, and City has received written acknowledgment of payment in full from the engineer or surveyor who set the monuments.

13. Insurance.

a. **Types; Amounts**. Developer shall procure and maintain, and shall require its contractors to procure and maintain, during construction of any Public Improvement pursuant to this Agreement, insurance of the types and in the amounts described below for the duration of the agreement, and for 2 years thereafter. If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Agreement or be no less than two times the specified occurrence limit.

(1) **General Liability**. Developer and its contractors shall procure and maintain Commercial General Liability Insurance, on an "occurrence" basis, no less broad than Insurance Services Office (ISO) form CG 00 01 or equivalent form, with a combined single limit of not less than $3,000,000 per occurrence for bodily injury, personal injury, and property damage. The General Aggregate shall be twice the occurrence limit or shall apply separately to each project. If Developer maintains higher limits than the specified minimum limits, City requires and shall be entitled to coverage for the higher limits maintained by Developer. The General Liability policy shall not

contain a Contractors' Warranty or other similar language which eliminates or restricts insurance because of a subcontractor's failure to carry specific insurance or to supply evidence of such insurance

(2) **Business Automobile Liability.** Developer and its contractors shall procure and maintain business automobile liability insurance, or equivalent form, with a combined single limit of not less than $1,000,000 per occurrence. Such insurance shall include coverage for the ownership, operation, maintenance, use, loading, or unloading of any vehicle owned, hired, and non owned by the insured or for which the insured is responsible.

(3) **Workers' Compensation.** Developer and its contractors shall procure and maintain workers' compensation insurance with limits as required by the Labor Code of the State of California and Employers Liability with limits of $1,000,000 per Accident; $1,000,000 Disease per employee; $1,000,000 Disease per policy at all times during which insured retains employees.

(4) **Professional Liability.** For any consultant or other professional who will engineer or design the Public Improvements, liability insurance for errors and omissions with limits not less than $1,000,000 per claim. Such insurance shall be endorsed to include contractual liability. Coverage applicable to the work performed under this agreement shall be continued for five (5) years after completion of the work . Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this agreement.

(5) **Pollution Liability.** Minimum Limits: $1,000,000 per Pollution Incident; $1,000,000 Aggregate; Coverage shall apply to pollution incidents at or from any location at which Developer and its contractors are performing work under this agreement. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds $25,000 it shall be approved in advance by the City. Developer and its contractors are responsible for any deductible or self-insured retention and shall fund it upon the City's written request, regardless of whether Developer and its contractors have a claim against the insurance or are named as a party in any action involving the City. The City, its elected officials, officers, employees, agents, and volunteers shall be endorsed as an additional insured for liability arising out of ongoing and completed operations by or on behalf of the Developer and its contractors. Additional insured status shall continue for one (1) year after completion of the work. The insurance provided to the additional insureds shall apply on a primary and non-contributory basis with respect to any insurance or self-insurance program maintained by them. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of work. The insurance shall be continued for one (1) year after completion of the work. If the insurance is on a Claims-Made basis, the continuation coverage may be provided by: (a) renewal of the existing policy; (b) an extended reporting period endorsement; or (c) replacement insurance with a retroactive date no later than the commencement of the work.

b. **Deductibles**. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either: (a) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its elected officials, officers, employees, agents, and volunteers; or (b) Developer and its contractors shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigation costs, claims, and administrative and defense expenses.

c. **Additional Insured; Separation of Insureds**. The Required Insurance (except Workers' Compensation and Professional Liability) shall name City, its elected officials, officers, employees, agents, and volunteers as additional insureds with respect to work performed by or on behalf of Developer or its contractors, including materials, parts, or equipment furnished in connection therewith City shall be endorsed as an additional insured for liability arising out of ongoing and completed operations by or on behalf of the contractor. The policy shall cover inter-insured suits and include a "Separation of Insureds" or "severability" clause which treats each insured separately and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

d. **Primary Insurance; Waiver of Subrogation**. The General Liability Insurance provided to the additional insured shall be primary to, and non contributory with, any insurance or self insurance program maintained by the City, its elected officials, officers, employees, agents, and volunteers. All policies for the Required Insurance shall provide that the insurance company waives all right of recovery by way of subrogation against City, its elected officials, officers, employees, agents and volunteers.

e. **Certificates; Verification**. Developer and its contractors shall furnish City with original certificates of insurance and endorsements effecting coverage for the Required Insurance. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements must be received and approved by City before work pursuant to this Agreement can begin. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

f. **Term; Cancellation Notice**. Developer and its contractors shall maintain the Required Insurance for the term of this Agreement and shall replace any certificate, policy, or endorsement which will expire prior to that date. Developer shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required polices are reduced; (3) or the deductible or self insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Developer shall forthwith obtain and submit proof of substitute insurance. Should Developer fail to immediately procure other insurance, as specified, to substitute for any canceled policy, the City may procure such insurance at Developer's sole cost and expense.

g. **Insurer Rating**. Unless approved in writing by City, all Required Insurance shall placed with insurers licensed to do business in the State of California and with a current A.M. Best rating of at least A:VIII.

14. Principal Not Agent of City. Neither Principal nor any of Principal's agents, contractors, or subcontractors are or shall be considered to be agents of the City in connection with the performance of Principal's obligations under this Agreement.

15. Default; Notice; Remedies.

a. Notice. If Principal neglects, refuses, or fails to fulfill or timely complete any obligation, term, or condition of this Agreement, or if City determines there is a violation of any federal, state, or local law, ordinance, regulation, code, standard, or other requirement, City may at any time thereafter declare Principal to be in default or violation of this Agreement and make written demand upon Principal or its surety, or both, to immediately remedy the default or violation. Principal shall commence the work required to remedy the default or violation within ten (10) days of the written demand from the City. If the default or violation constitutes an immediate threat to the public health, safety, or welfare, City may provide the demand verbally, and Principal shall commence the required work within twenty-four (24) hours thereof. Immediately upon City's issuance of the demand to remedy the default, Principal and its surety shall be liable to City for all costs of construction and installation of the Required Improvements and all other administrative costs expenses as provided for in Section 9.0 of this Agreement.

b. Failure to Remedy; City Action. If the work required to remedy the noticed default or violation is not diligently prosecuted to a substantial completion acceptable to City within a reasonable time designated by the City, City may complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required to remedy the default or violation. All such work or remedial activity shall be at the sole and absolute cost, expense, and liability of Principal and its surety, without the necessity of giving any further notice to Principal or surety. City's right to take such actions shall in no way be limited by the fact that Principal or its surety may have constructed any, or none of the required or agreed upon Required Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Principal or its surety to cease in order to allow adequate coordination by City. Notwithstanding the foregoing, if conditions precedent for reversion to acreage can be met and if the interests of City will not be prejudiced thereby, City may also process a reversion to acreage and thereafter recover from Principal or its surety the full cost and expense incurred.

c. Other Remedies. No action by City pursuant this section shall prohibit City from exercising any other right or pursuing any other legal or equitable remedy available under this Agreement or any federal, state, or local law. City may exercise its rights and remedies independently or cumulatively, and City may pursue inconsistent remedies. City may institute an action for damages, injunctive relief, or specific performance.

16. Notices. All notices required under this Agreement shall be in writing, and delivered in person or sent by registered or certified mail, postage prepaid.

Notices required to be given to City shall be addressed as follows:

City Engineer
CITY OF WILDOMAR
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Notices required to be given to Principal shall be addressed as follows:

Name
Address
Address

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

18. Attorney's Fees. If any arbitration, lawsuit, or other legal action or proceeding is brought by one Party against the other Party in connection with this Agreement, the prevailing party, whether by final judgment or arbitration award, shall be entitled to and recover from the other party all attorney's fees and costs. Any judgment, order, or award entered in such legal action or proceeding shall contain a specific provision providing for the recovery of attorney's fees and costs.

19. Assignment. Principal shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without prior written consent of City. Any attempt to do so shall be null and void, and any assignee, hypothecatee, or transferee shall acquire no right or interest by reason of such attempted assignment, hypothecation, or transfer. Unless specifically stated to the contrary in City's written consent, any assignment, hypothecation, or transfer shall not release or discharge Developer from any duty or responsibility under this Agreement.

20. Compliance with Laws. Principal, its agents, employees, contractors, and subcontractors shall comply with all federal, state and local laws in the performance of the work required by this Agreement including, but not limited to, obtaining all applicable permits and licenses. Principal shall provide a hazard assessment upon request to the City.

21. Waiver. City's failure to insist upon strict compliance with any provision of this Agreement or to exercise any right or privilege provided herein, or City's waiver of any breach of this Agreement, shall not relieve Principal of any of its obligations under

this Agreement, whether of the same or similar type. The foregoing shall be true whether City's actions are intentional or unintentional. Principal agrees to waive, as a defense, counterclaim or set off, any and all defects, irregularities or deficiencies in the authorization, execution or performance of the Required Improvements or this Agreement, as well as the laws, rules, regulations, ordinances or resolutions of City with regards to the authorization, execution or performance of the Required Improvements or this Agreement.

22. No Vesting of Rights. Entering into this Agreement shall not be construed to vest Principal's rights with respect to any change in any zoning or building law or ordinance.

23. Approvals by City; Amendment. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Principal and by the City. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be approved by the City Council.

24. Construction and Interpretation. It is agreed and acknowledged by Principal that the provisions of this Agreement have been arrived at through negotiation, and that Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

25. Successors and Assigns -- Covenant Running With the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. The Agreement shall be recorded in the Office of the Recorder of Riverside County and shall constitute a covenant running with the land and an equitable servitude upon the subject property.

26. Actions. Any action by any party to this Agreement, or any action concerning a security furnished pursuant thereto, shall be brought in the appropriate court of competent jurisdiction within the County of Riverside, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. The law governing this Agreement is the law of the State of California.

27. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

28. Construction; References; Captions. It being agreed the Parties or their agents have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or

against any Party. Any term referencing time, days, or period for performance shall be deemed calendar days and not work days. All references to Principal include all personnel, employees, agents, and subcontractors of Principal, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

29. Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired.

30. Counterparts. This Agreement may be executed in counterpart originals, which taken together, shall constitute one and the same instrument.

31. Effective Date of Agreement. This Agreement shall not become effective until the date it has been formally approved by the City and executed by the appropriate authorities of City and Principal.

32. Relationship Between The Parties. The Parties hereby mutually agree that neither this Agreement, nor any other related entitlement, permit, nor approval issued by City for the Property shall operate to create the relationship of partnership, joint venture, or agency between City and Principal. Principal's contractors and subcontractors are exclusively and solely under the control and dominion of Principal. Nothing herein shall be deemed to make Principal or its contractors an agent or contractor of City.

IN WITNESS WHEREOF, the parties have executed this Agreement as follows:

CITY OF WILDOMAR

_____
Dan York
City Manager

PRINCIPAL:

_____

Name:_____
Title:_____

_____

Name:_____
Title:_____

ATTEST:

_____
Janet Morales
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

NOTE: SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO T BUSINESS ENTITY.

EXHIBIT “A”

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "B"

SURETY BONDS AND OTHER SECURITY

As evidence of understanding the provisions contained in this Agreement, and of the Principal's intent to comply with same, the Principal has submitted the below described security in the amounts required by this Agreement, and has affixed the appropriate signatures thereto:

PERFORMANCE SECURITY: $ _____

Surety: _____

Attorney-in-fact: _____

Address: _____

_____

_____

PAYMENT SECURITY: $ _____

Surety: _____

Attorney-in-fact: _____

Address: _____

_____

_____

MONUMENT SECURITY: $ _____

Amount deposited per Cash Receipt No. _____ Date: _____

BOND NO. _____

INITIAL PREMIUM: _____

SUBJECT TO RENEWAL

CITY OF WILDOMAR

_____ IMPROVEMENTS

FORM OF PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Wildomar, California ("City") and _____ ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, and all other required facilities for _____ ("Public Improvements");

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Public Improvement Agreement dated _____, 20__ ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required by the Improvement Agreement to provide a good and sufficient bond for performance of the Improvement Agreement, and to guarantee and warranty the Public Improvements constructed thereunder.

NOW, THEREFORE, Principal and _____ ("Surety"), a corporation organized and existing under the laws of the State of _____, and duly authorized to transact surety business under the laws of the State of California, are held and firmly bound unto City in the sum of _____ Dollars ($_____), said sum being not less than one hundred percent (100%) of the total cost of the Public Improvements as set forth in the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such, that if Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, agreements, guarantees, and warranties in the Improvement Agreement and any alteration thereof made as therein provided, to be kept and performed at the time and in the manner therein specified and in all respects according to their intent and meaning, and to indemnify and

save harmless City, its officers, employees, and agents, as stipulated in the Improvement Agreement, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby, and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at _____, this _____ day of _____, _____.

_____	_____
Principal	Surety
By: _____	By: _____
Its: Managing Member	Attorney-In-Fact
_____	_____
(print name)	(print name)

NOTE: APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPAL AND SURETY, AND A COPY OF THE POWER OF ATTORNEY TO LOCAL REPRESENTATIVES OF THE BONDING COMPANY MUST BE ATTACHED TO THIS BOND.

BOND NO. _____

INITIAL PREMIUM: _____

SUBJECT TO RENEWAL

CITY OF WILDOMAR

_____ IMPROVEMENTS

FORM OF LABOR AND MATERIAL BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Wildomar California ("City") and _____ ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, and all other required facilities for _____ ("Public Improvements");

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Public Improvement Agreement dated _____, 20__ ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required to furnish a bond in connection with the Improvement Agreement providing that if Principal or any of its subcontractors shall fail to pay for any materials, provisions, or other supplies, or terms used in, upon, for, or about the performance of the Public Improvements, or for any work or labor done thereon of any kind, or for amounts due under the provisions of Title 1 (commencing with section 8000) through Title 3 (commencing with section 9000) of Part 6 of Division 4 of the California Civil Code, with respect to such work or labor, that the Surety on this bond will pay the same together with a reasonable attorney's fee in case suit is brought on the bond.

NOW, THEREFORE, Principal and _____ ("Surety"), a corporation organized and existing under the laws of the State of _____, and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto City and to any and all material men, persons, companies or corporations furnishing materials, provisions, and other supplies used in, upon, for or about the performance of the Public Improvements, and all persons,

companies or corporations renting or hiring teams, or implements or machinery, for or contributing to the Public Improvements to be done, and all persons performing work or labor upon the same and all persons supplying both work and materials as aforesaid excepting the Principal, the sum of _____ Dollars ($_____), said sum being not less than 50% of the total cost of the Public Improvements under the terms of the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal, his or its subcontractors, heirs, executors, administrators, successors, or assigns, shall fail to pay for any materials, provisions, or other supplies or machinery used in, upon, for or about the performance of the Public Improvements, or for work or labor thereon of any kind, or fail to pay any of the persons named in California Civil Code Section 9100, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the contractor and his subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such work and labor, and all other applicable laws of the State of California and rules and regulations of its agencies, then said Surety will pay the same in or to an amount not exceeding the sum specified herein.

As part of the obligation secured hereby, and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 1 (commencing with section 8000) through Title 3 (commencing with section 9000) of Part 6 of Division 4 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at _____, this _____ day of _____, _____.

Principal	Surety
By: _____	By: _____
Its: Managing Member	Attorney-In-Fact
_____	_____
(print name)	(print name)

NOTE: APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPAL AND SURETY, AND A COPY OF THE POWER OF ATTORNEY TO LOCAL REPRESENTATIVES OF THE BONDING COMPANY MUST BE ATTACHED TO THIS BOND.

Contract #6 – Agreement for Services

AGREEMENT FOR SERVICES

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

_____

AGREEMENT FOR SERVICES
BETWEEN
THE CITY OF WILDOMAR, CALIFORNIA
AND
_____

This Agreement for Services ("Agreement") is entered into as of this ____ day of _____, 20__ by and between the City of Wildomar, a municipal corporation ("City") and _____, a _____ ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by ***[describe process used, i.e. request for qualifications, request for quotations, request for proposals, direct negotiation, informal quotes]*** the performance of the services defined and described particularly in Section 2 of this Agreement.

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

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

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

OPERATIVE PROVISIONS

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

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for ***[___ years/months]*** commencing on the date first ascribed above.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) Scope of Services. Service Provider agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

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

SECTION 3. ADDITIONAL SERVICES.

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

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

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

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

(c) Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service

Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.

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

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

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

SECTION 6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; WARRANTY

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

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

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

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

SECTION 7. SERVICE PROVIDER'S BOOKS AND RECORDS.

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

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

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

SECTION 8. INDEPENDENT CONTRACTOR.

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

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

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

SECTION 9. STANDARD OF PERFORMANCE.

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

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

Service Provider shall keep itself informed of and comply with all applicable

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

SECTION 11. PREVAILING WAGE LAWS

It is the understanding of City and Service Provider that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, “construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

SECTION 12. NONDISCRIMINATION.

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

SECTION 13. UNAUTHORIZED ALIENS.

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

SECTION 14. CONFLICTS OF INTEREST.

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

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

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

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Service Provider gives City notice of such court order or subpoena.

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

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

or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

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

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

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

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

SECTION 17. INSURANCE.

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

SECTION 18. ASSIGNMENT.

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

SECTION 19. CONTINUITY OF PERSONNEL.

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

SECTION 20. TERMINATION OF AGREEMENT.

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

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

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

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

SECTION 21. DEFAULT.

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

SECTION 22. EXCUSABLE DELAYS.

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

SECTION 23. COOPERATION BY CITY.

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

SECTION 24. NOTICES.

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

To City: City of Wildomar
Attn: City Manager
23873 Clinton Keith Rd., Suite 201
Wildomar, CA 92595

To Service Provider: _____
_____

_____
_____

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

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

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

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

SECTION 27. BINDING EFFECT.

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

SECTION 28. AMENDMENT.

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

SECTION 29. WAIVER.

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

provision of this Agreement. Acceptance by City of any work or services by Service Provider shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

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

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

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

SECTION 32. ENTIRE AGREEMENT.

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

SECTION 33. SEVERABILITY.

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

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

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

CITY OF WILDOMAR

_____
Daniel A. York
City Manager

ATTEST:

_____
Janet Morales, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

_____

"Service Provider": _____

By: _____ By: _____

Name:_____ Name: _____

Its (Title):_____ Its (Title): _____

NOTE: SERVICE PROVIDER'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY

BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO SERVICE PROVIDER'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
SCOPE OF SERVICES

I. Service Provider will perform the following Services:

A.

B.

C.

D.

II. As part of the Services, Service Provider will prepare and deliver the following tangible work products to the City:

A.

B.

C.

D.

III. During performance of the Services, Service Provider will keep the City appraised of the status of performance by delivering the following status reports:

A.

B.

C.

D.

IV. The tangible work products and status reports will be delivered to the City pursuant to the following schedule:

A.

B.

C.

D.

V. Service Provider will utilize the following personnel to accomplish the Services:

A.

B.

C.

D.

VI. Service Provider will utilize the following subcontractors to accomplish the Services:

A.

B.

C.

D.

EXHIBIT "B"
COMPENSATION

I. Service Provider shall use the following rates of pay in the performance of the Services:

A. [job] [hourly rate]

B. [job] [hourly rate]

C. [job] [hourly rate]

D. [job] [hourly rate]

E. [job] [hourly rate]

II. Service Provider may utilize sub-contractors as indicated in this Agreement. The hourly rate for any subcontractor is not to exceed $_____ per hour without written authorization from the City Manager or his designee.

IV. The total compensation for the Services shall not exceed $_____, as provided in Section 4 "Compensation and Method of Payment" of this Agreement.

Exhibit C

Insurance Requirements

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

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

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

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

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

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

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

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

Other Insurance Provisions

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

The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Service Provider including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Service Provider's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Coverage

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

Notice of Cancellation

Service Provider shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required polices are reduced;

(3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Service Provider shall forthwith obtain and submit proof of substitute insurance.

Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Service Provider, its employees, agents and subcontractors.

Self-Insured Retentions

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

Acceptability of Insurers

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

Verification of Coverage

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

Subcontractors

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

Special Risks or Circumstances

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

Contract #7 - CEQA Document Preparation and Deposit Tri Party Agreement

CEQA DOCUMENT PREPARATION
AND DEPOSIT TRI-PARTY AGREEMENT/CONTRACT

This CEQA Document Preparation and Deposit Contract ("Contract") is made and entered into as of _____, by and among the City of Wildomar, a California municipal corporation, ("City"), _____ ("Applicant"), and _____ ("Consultant"). Hereafter, City, Applicant and Consultant may be collectively referred to as the "Parties."

RECITALS

A. The California Environmental Quality Act ("CEQA") [Public Resources Code § 21000 et seq.] makes lead agencies responsible for determining whether an Environmental Impact Report ("EIR"), a Mitigated Negative Declaration ("MND"), or Negative Declaration ("ND"), is to be required for any project. CEQA also provides that any such EIR, MND, or ND be prepared directly by, or under contract to, the legal agency.

B. Applicant is applying to the City for one or more land use approvals for that project ("Project") more particularly described in the "Project Description" attached hereto and incorporated herein by reference as Exhibit "A".

C. City is the lead agency under CEQA for the Project. Based on its preliminary review and consultation with Applicant, City has determined that a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) ("CEQA Document") is required for the Project to adequately assess its potentially significant impacts. Pursuant to Public Resources Code § 21080.1(a) City's determination that this particular CEQA Document required for the Project is final and conclusive.

D. Consultant is a qualified environmental and/or land use planning firm. City, in consultation with Applicant, has selected Consultant to prepare the CEQA Document and any related studies, surveys, and reports as may be required to comply with CEQA. Consultant has prepared a "Scope of Work" attached hereto and incorporated herein by reference as Exhibit "B", outlining the breadth of analysis and the tasks to be performed to prepare the CEQA Document.

E. Applicant and Consultant acknowledge that as the lead agency, City is responsible for complying with CEQA and the State CEQA Guidelines ("CEQA Guidelines") [14 Cal. Code Regs. § 15000 et seq], that the City is responsible for the adequacy of its environmental documents, that the City cannot rely on comments from other public agencies or private citizens as a substitute for work CEQA requires, and that this particular CEQA Document must reflect the independent judgment of the City. Applicant and Consultant further acknowledge that as a result of these responsibilities, the CEQA Document is to be prepared and completed to reflect City's independent judgment, to comply with CEQA and the CEQA Guidelines, and to comport with all applicable professional standards.

F. CEQA authorizes City, as the lead agency, to charge and collect a reasonable fee from Applicant to recover the estimated costs incurred in preparing the CEQA Document and for procedures necessary to comply with CEQA regarding the Project. Applicant acknowledges that it is responsible for the payment of these costs as provided in this Contract.

G. City and Consultant acknowledge that CEQA and the CEQA Guidelines encourage the completion of the CEQA Document within certain time limits and that lead agencies should reduce delay and paperwork in the preparation of CEQA Documents.

H. Based on the foregoing Recitals, Applicant, City, and Consultant now desire to enter into this Contract for the preparation of the CEQA Document determined to be necessary for the Project.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the above recitals and the mutual covenant hereafter set forth, the parties agree as follows:

Article 1.0 Applicants Obligations

1.1 CEQA Document Costs. Applicant shall pay all costs incurred for the preparation and completion of the CEQA Document.

1.2 Consultant Charges. The consultant's estimated charge for services and reimbursable expenses for preparation and completion of the CEQA MND Document, including the required technical studies pursuant to that Consultant Services Agreement between Consultant and City, a copy of which is attached hereto as Exhibit C are **$.**

1.3 City Charges. The city's administrative charge, including City Attorney review fees for preparation of the CEQA/MND is **$.**

1.4 Deposits. Applicant acknowledges that the Consultant estimated charges, and the City estimated charges are estimated only and the actual costs may be higher. Applicant agrees to pay all Consultant charges and City charges even if those charges exceed the cost estimates provided in this Contract. To ensure timely payment and performance, Applicant shall deposit the Consultant's and City's estimated charges (Total Estimated Cost) with the City as follows:

1.4.1 Initial Deposit. Within ten (10) business days (Jan. 27, 2025) after the Effective Date of this Contract, the Applicant shall deposit **$** with the City, being an amount equal to one half (1/2) of the Total Estimated Cost. Within thirty (30) business days ( ) after the Effective Date of this Contract, the Applicant shall deposit with the City the remaining balance of the Total Estimated Cost, which is **$.** At the Applicant's discretion, the entire amount of **$** may be paid in full at one time.

1.4.2 Subsequent Deposits. The applicant shall be responsible for making subsequent deposits with the City if necessary. At such time as the Initial Deposit is reduced to either ten percent (10%) of its original amount or $5,000, whichever is greater, City shall invoice the Applicant for a subsequent deposit in an amount determined to be sufficient by the City to complete the next logical phase of work on the CEQA Document. Applicant shall deposit the invoiced amount with City within ten (10) business days after receipt of such invoice.

1.4.3 Return of Excess Deposits. Any excess of the amount deposited over the actual cost incurred by City in connection with preparation of the CEQA Document shall be refunded by City to Applicant within 15 days from the date a Notice of Determination in connection with the subject proposed Project is filed with the County Clerk.

1.4.4 No Obligation for City to Complete. Applicant understands and agrees that City shall have no obligation complete the CEQA Document, consider the CEQA Documents for approval, or to pay or incur any costs related thereto, in the event that the Applicant fails to deposit the funds required under Article 1.0 of this Contract. In no event shall City have any responsibility to incur or pay any cost for the preparation and completion of the CEQA Document, or any other activities associated with public review, comment, and consideration (such as preparing, posting, and filing notices, circulating copies of the CEQA Documents, or reviewing and recommending the CEQA Document for approval), except to the extent that Applicant has provided the deposits and funds to pay for such activities as provided under this Contract.

1.5 Communication. Applicant hereby agrees that its officers, employees, contractors, agencies, or other representatives shall not communicate with, or discuss any matters relating to the CEQA Document with the Consultant engaged by City to prepare the CEQA Document without prior approval from the Planning Director or his duly authorized representative. Applicant further agrees that all questions regarding scheduling, content, or distribution of the CEQA Document, or any related matters, shall be addressed to the City staff, not the Consultant. The purpose of this provision is to ensure that the CEQA Document prepared will be objective and prepared on behalf of the City, and not a document prepared for purposes of advocating approval of the private proposed project to which it relates.

1.6 Representations. Applicant understands and acknowledges that, although City shall use reasonable efforts to see that the CEQA Document is completed in compliance with the requirements of CEQA and the State CEQA Guidelines, City does not guarantee, warranty, or in any way represent that the CEQA Document will or would be found legally valid by a court of competent jurisdiction in the event of a legal challenge to the CEQA Document by any litigant, and no term of this Contract is intended to be, or shall be, construed to express or imply such guarantee, warranty, or representation. Applicant further understands and acknowledges that neither City's receipt of the amounts specified under this Contract from Applicant, nor any other term of this Contract, is intended to be, or shall be, construed to express or imply that City agrees or intends to assume or reimburse the cost of attorney's fees, or any other cost, expense or obligation,

that would be incurred in undertaking, in whole or in part, the legal defense to any lawsuit or other legal action challenging the validity of the CEQA Document by any litigant.

1.7 Peer Review. Applicant agrees to pay all costs associated with peer review of any document prepared in connection with the CEQA Document if a valid public controversy arises with respect to the CEQA Document. Peer review shall be conducted by the Applicant hiring an environmental consulting firm approved by the City to critique the adequacy of the CEQA Document (or any technical document pertaining thereto) so that the appropriate approval body can make an informed decision with respect to the environmental effects of the Project. For purposes of this section, a valid public controversy shall mean any of the following:

(1) submission of other differing scientific opinions with respect to the CEQA Document;

(2) submission of credible evidence in opposition to evidence contained within the CEQA Document;

(3) submission of additional credible information which was omitted from the CEQA Document.

Article 2.0 Consultants Obligations

2.1 Preparation of CEQA Document. Consultant shall prepare the CEQA Document identified in Recital C of this Contract (i.e., Mitigated Negative Declaration), including the Final MND/Response to Comments document.

2.2 Attendance at Public Hearings. The Consultant shall attend all public hearings in connection with the subject proposed Project.

2.3 City Documents. The City shall maintain ownership, custody and control over all documents prepared by Consultant including, but not limited to, all CEQA Documents.

2.4 Meetings. Both Applicant and Consultant agree not to hold meetings concerning the subject proposed Project without the City present.

Article 3.0 City Obligations

3.1 Review Materials. The City shall review and analyze all materials submitted in connection with the CEQA Documents as timely as practicable under the circumstances. City shall timely notify and work with Consultant regarding changes or modifications to any CEQA Documents.

3.2 Coordinate Meetings of Parties. The City shall use its best efforts to coordinate and arrange meetings between City, Consultant and Applicant from time to time as the need arises.

3.3 Submit to Approval Body. Upon the satisfactory completion of the CEQA Document and all other City application processing requirements, City shall submit the Project for a hearing to the appropriate approval body of the City.

Article 4.0 Indemnity

4.1 Indemnity. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Article 5.0 General Provisions.

5.1 Attorney's Fees. In the event any action is instituted to enforce the terms of this Contract, including any action to recover damages, to obtain injunctive relief, or to appeal any judgment or order of the court, the prevailing party in such action shall be entitled to entry of judgment for an amount equal to its reasonable attorneys' fees, expert witness fees and costs, and costs of suit in addition to such other relief to which it may be entitled. The provisions of this subsection shall in no way limit the scope of either party's obligations under this Contract.

5.2 Assignment. This Contract and any and all rights, duties and obligations set forth herein shall not be assigned or transferred by any party.

5.3 Amendments. This Contract may be amended only by a document in writing and signed by each of the parties to this Contract.

5.4 Entire Agreement. This Contract contains the entire agreement and understanding between the parties relating to the transaction contemplated hereby and all prior or contemporaneous agreements, understandings, representations and

statements oral or written, are merged herein, and shall be of no force or effect. California law shall govern the interpretation and enforcement of this Contract.

5.5 Severability. If any covenant, term or condition of this Contract or any application thereof shall be invalid or unenforceable, the remainder of this Contract shall not be affected thereby.

5.6 Authority. The parties hereto warrant and represent that each has the legal right, power and authority to enter into this Contract and to perform all of its obligations hereunder and that the execution and delivery of this Contract have been duly authorized.

5.7 Effective Date of Contract. This Contract shall not become effective until the date it has been executed by the appropriate authorities of City, Consultant & Applicant.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the effective date set forth above.

"CITY"

City of Wildomar

By:

_____

Daniel York, City Manager

"APPLICANT"

By:

_____

XXX

“CONSULTANT”

By:

_____

XXX

“CONSULTANT”

By:

_____

XXX

ATTEST:

_____

Janet Morales, CMC
City Clerk

APPROVED AS TO FORM:

_____

Thomas D. Jex, City Attorney

EXHIBIT “A”

Project Description

EXHIBIT “B”
Scope of Work/Budget
for
_____ Project

EXHIBIT "C"

Consultant Services Agreement between _____

and the City

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.8
Meeting Date: January 15, 2025

SUBJECT: Cooperative Funding Agreement with Elsinore Valley Municipal Water District (EVMWD) for the Construction of the Palomar St. Widening Project, Phase 2 (CIP 028-2)

SUBMITTED BY: Jason Farag, Public Works Director

PREPARED BY: Jason Farag, Public Works Director

ACTION:
Authorize the City Manager to execute the Cooperative Funding Agreement with Elsinore Valley Municipal Water District (EVMWD) for the Palomar Street Widening Project, Segment 2 (CIP 028-2)

SUMMARY:
In conjunction with the Palomar Street Widening Project (Project), various Elsinore Valley Municipal Water District (EVMWD) domestic and recycled water service facilities will require relocation or adjustment. The proposed Cooperative Funding Agreement identifies that the City will include these relocations and adjustments in the City's construction of the Project and EVMWD will reimburse the City for those expenses.

BACKGROUND:
The City has prepared construction plans for the widening of Palomar Street from Wildomar Trail to Ione Lane, which includes the improvement of Gruwell Street from Palomar Street to Orange Street. On October 9, 2024, the City Council awarded a construction contract for the Project. Staff have been working with the contractor on pre-construction items and construction is anticipated to begin in February 2025. As part of the utility coordination process for the Project, various Elsinore Valley Municipal Water District (EVMWD) domestic and recycled water service facilities will require relocation or adjustment. The City and EVMWD have determined that it is mutually beneficial to include the required work in the City's construction of the Project.

DISCUSSION:
The City has prior rights over EVMWD along the segments of Palomar Street and Gruwell Avenue included in the Project, so EVMWD is obligated to perform the water facilities relocations and adjustments at their cost. To reduce any potential impacts to the City's construction schedule and allow the City's contractor to better coordinate the work with their other activities, the City has agreed to incorporate the construction of the required utility relocation/adjustment work in the City's construction, and EVMWD has agreed to reimburse the City for the related expenses. This cooperative agreement will improve efficiency and will also reduce the potential for conflicts that could cause delays and added costs during construction.

A Cooperative Funding Agreement (Agreement) between the City and EVMWD has been prepared for the required water facility relocations and adjustments. The Agreement identifies each agency's obligations and identifies that the City will perform the work and EVMWD will reimburse the City for incurred costs. A copy of the Agreement is included as Attachment A.

The cost for the water facility relocations and adjustments is $174,000, including a 10% contingency to cover any unforeseen items that may occur. Funds for these expenditures will come from Fund 500, Capital Reinvestment, and will be reimbursed by EVMWD per the proposed Agreement.

Staff recommends that the City Council authorize the City Manager to execute the Cooperative Funding Agreement with EVMWD for the domestic and recycled water service relocations and adjustments required for the Palomar Street Widening Project, Segment 2.

FISCAL IMPACT:
Funds for the relocations and adjustments of the EVMWD water facilities were included in the previously approved construction budget for CIP 028-2 and will come from Fund 500, Capital Reinvestment. No additional funding is needed and there is no impact to the General Fund.

ACCOUNT CODE:
Fund: 500-4500-52115
Project: CIP 028-2
Phase: Construction
Total Cost: $174,000

ATTACHMENTS:
A - Cooperative Agreement

COOPERATIVE FUNDING AGREEMENT

PALOMAR STREET WIDENING PROJECT (CIP 028-2)

This Cooperative Funding Agreement ("Agreement") is made on this ____ day of _____ 2025 ("Effective Date"), by and between the City of Wildomar, a California municipal corporation ("CITY"), and the Elsinore Valley Municipal Water District, a California municipal water district ("EVMWD"), which are collectively referred to herein as "Parties" and individually as "Party."

RECITALS

WHEREAS, the CITY is planning a Capital Improvement Project ("Project") to provide roadway improvements and bike lanes and a multi-purpose trail on Palomar Street between Wildomar Trail and Ione Lane and on Gruwell Street from Westerly of Palomar Street to Orange Street as shown on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, EVMWD has existing domestic and recycled water service facilities along Palomar and Gruwell Streets within CITY's right-of-way which require relocation and adjustments for the Project; and

WHEREAS, the CITY requested EVMWD to relocate and adjust the water facilities as shown on Exhibit "B" – "Utility Plans U1-U4", attached hereto and incorporated herein by this reference; and

WHEREAS, the CITY and EVMWD have determined that it is more economical to include the work of the "EVMWD Water Facilities Relocation" in the CITY's Project and jointly fund the cost of the project ("Combined Project"); and

WHEREAS, the cost of EVMWD Water Facilities Relocation within the Combined Project totals One Hundred Seventy-Four Thousand Dollars and Zero Cents ($174,000.00) hereinafter known as "EVMWD CONTRIBUTION"; and

WHEREAS, the CITY and EVMWD acknowledge it is in the best interests of the public to proceed

with the construction of Combined Project at the earliest possible date; and

WHEREAS, the purpose of this Agreement is to memorialize the mutual understandings by and between CITY and EVMWD with respect to funding and construction of the water service relocations and adjustments.

WHEREAS, the Parties acknowledge that the City has or will comply with the California Environmental Quality Act (CEQA) and all other applicable laws, as a precondition to construction of the Project.

NOW, THEREFORE, in consideration of the preceding recitals and the mutual covenants hereinafter contained, the parties hereto mutually agree as follows:

SECTION I

1. Incorporation of Recitals. The recitals above are true and correct and are hereby incorporated herein by this reference.

SECTION II

CITY shall:

1. Manage and oversee the Combined Project to its completion.

2. Award and administer the construction of the Combined Project, including the administration of contracts for the portion of the relocations and adjustments of water services included in the Combined Project.

3. Keep an accurate accounting of all water service facilities relocation and adjustment costs and include this final accounting when invoicing EVMWD for payment. The final accounting of costs shall include a detailed breakdown of all costs, including but not limited to, payment vouchers and

other such contract documents as may be necessary to establish the actual costs of the water service facilities relocation and adjustment.

4. Upon receiving invoices for the water services facility relocations and adjustment costs, invoice EVMWD for EVMWD CONTRIBUTION or the applicable portion thereof.

5. Schedule inspection forty-eight (48) hours in advance of performing any work on EVMWD facilities.

6. Ensure that all work performed pursuant to this Agreement by CITY, its agents or contractors is done in accordance with all applicable laws and regulations, including but not limited to, all applicable provisions of the Labor Code, Business and Professions Code, Public Contracting Code, and Water Code.

7. For the period during which the City or its contractor(s) control the job site, City shall provide, or cause to be provided, for the entire period of construction, a policy of worker's compensation insurance and comprehensive general liability insurance or self-insurance with coverage broad enough to include the contractual obligation it may have under any relevant construction contracts and having a combined single limit of liability in the amount of one million dollars ($1,000,000.00) covering EVMWD's directors, officers, employees and agents as additional insured.

SECTION III

EVMWD shall:

1. Inspect and approve EVMWD Water Facilities Relocation Project Construction.

2. Pay CITY within thirty (30) days after receipt of CITY's appropriate invoice for EVMWD CONTRIBUTION or portion thereof.

SECTION IV

It is further mutually agreed:

1. EVMWD CONTRIBUTION shall not exceed a total sum of One Hundred Seventy-Four Thousand Dollars and Zero Cents ($174,000.00) without written amendment to this Agreement and shall be used by CITY solely for the EVMWD Water Facilities Relocation as set forth herein.

2. EVMWD shall indemnify, defend, save and hold harmless CITY (including their respective directors, officers, elected and appointed officials, employees, agents, representatives, independent contractors and subcontractors) from any liabilities, claim, damage, proceeding or action, present or future, based upon, arising out of or in any way relating to EVMWD's (including its officers, employees, agents, representatives, independent contractors and subcontractors) actual or alleged acts or omissions related to this Agreement, performance under this Agreement or failure to comply with the requirements of this Agreement, including but not limited to, (a) property damage; (b) bodily injury or death; (c) payment of attorney's fees; or (d) any other element of any kind or nature whatsoever.

3. CITY shall indemnify, defend, save and hold harmless EVMWD (including their respective officers, Board of Directors, appointed or elected officials, employees, agents, representatives, independent contractors and subcontractors) from any liabilities, claim, damage, proceeding or action, present or future, based upon, arising out of or in any way relating to CITY's (including its officers, elected and appointed officials, employees, agents, representatives, independent contractors and subcontractors) actual or alleged acts or omissions related to this Agreement, performance under this Agreement or failure to comply with the requirements of this Agreement, including but not limited to, (a) property damage; (b) bodily injury or death; (c) payment of attorney's fees or (d) any other element of any kind or nature whatsoever.

4. In the event that any dispute between the Parties arises under this Agreement, the Parties shall first attempt to resolve such dispute at the management level. If the dispute is not resolved at this level within a mutually acceptable period of time (not to exceed 60 calendar days from the date written notice of such dispute is delivered by either Party), the Parties shall attempt to resolve the dispute at the senior management level. If this process and the involvement of senior management do not result in resolution of the dispute within 60 calendar days from the date of referral to upper management, then the dispute shall be referred to and finally resolved through arbitration (if agreed to by both Parties) or legal proceedings. The use of the foregoing procedure is a condition precedent to the commencement of any legal proceedings hereunder. Neither the pendency of a dispute nor its consideration by arbitration shall excuse CITY from full and timely performance of Pipeline Relocation Project, as set forth in this Agreement.

5. Any Party to this Agreement may declare a breach hereof by serving written notice describing the nature of the breach to the other Party. The Party alleged to have breached the Agreement shall be afforded thirty (30) days from service of the notice of breach to take whatever steps necessary to cure the breach. If the breach is not cured within the time parameters set forth herein, the Parties will avail themselves of the dispute procedure set forth in Section IV, Paragraph 4, above.

6. This Agreement is made and entered into for the sole protection and benefit of the parties hereto. No other person or entity shall have any right or action based upon the provisions of this Agreement.

7. Any and all notices sent or required to be sent to the parties of this Agreement will be mailed by first class mail, postage prepaid, to the following addresses:

CITY OF WILDOMAR	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
23873 Clinton Keith Road, Ste 110	31315 Chaney Street
Wildomar, CA 92595	Lake Elsinore, CA 92530
Attn: City Engineer	Attn: General Manager

8. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

9. This Agreement is to be construed in accordance with the laws of the State of California.

10. The Parties hereto shall not assign this Agreement without the written consent of the other Party.

11. Any action at law or in equity brought by any of the Parties hereto for the purpose of enforcing a right or rights provided for by the Agreement, shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the Parties hereto waive all provisions of law providing for a change of venue in such proceedings to any other county.

12. Any waiver by CITY or EVMWD, or any breach by any other party of any provision of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or any other provision hereof. Failure on the part of CITY or EVMWD to require from any other party exact, full and complete compliance with any of the provisions of this Agreement shall not be construed as in any manner changing the terms hereof, or estopping CITY or EVMWD from enforcing this Agreement.

13. This Agreement is intended by the Parties hereto as a final expression of their understanding with respect to the subject matter hereof and as a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous

agreements and understandings, oral and written, in connection therewith. This Agreement may be changed or modified only upon the written consent of the Parties hereto.

14. This Agreement may be executed and delivered in any number of counterparts or copies, hereinafter called "COUNTERPART", by the Parties hereto. When each party has signed and delivered at least one COUNTERPART to the other Parties hereto, each COUNTERPART shall be deemed an original and, taken together, shall constitute one and the same Agreement, which shall be binding and effective as to the Parties hereto.

15. The signatories hereto represent that they have been appropriately authorized to execute this Agreement on behalf of the Party for whom they sign.

16. If any lawsuit is commenced to enforce any of the terms of this Agreement, the prevailing Party will have the right to recover its reasonable attorney's fees and costs of suit from the other Party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date(s) set forth below

SIGNATURE PAGE TO
COOPERATIVE FUNDING AGREEMENT
PALOMAR STREET WIDENING PROJECT CIP 028-2

CITY OF WILDOMAR

By_____
Daniel A. York
City Manager

Date:_____

ELSINORE VALLEY MUNICIPAL WATER DISTRICT

By_____
Greg Thomas
General Manager

Date:_____

ATTEST:

By_____
District Secretary

EXHIBIT “A”

SEE ATTACHED



CITY OF WILDOMAR
PUBLIC WORKS DEPARTMENT
23873 CLINTON KEITH RD., SUITE 201
WILDOMAR, CA 92595

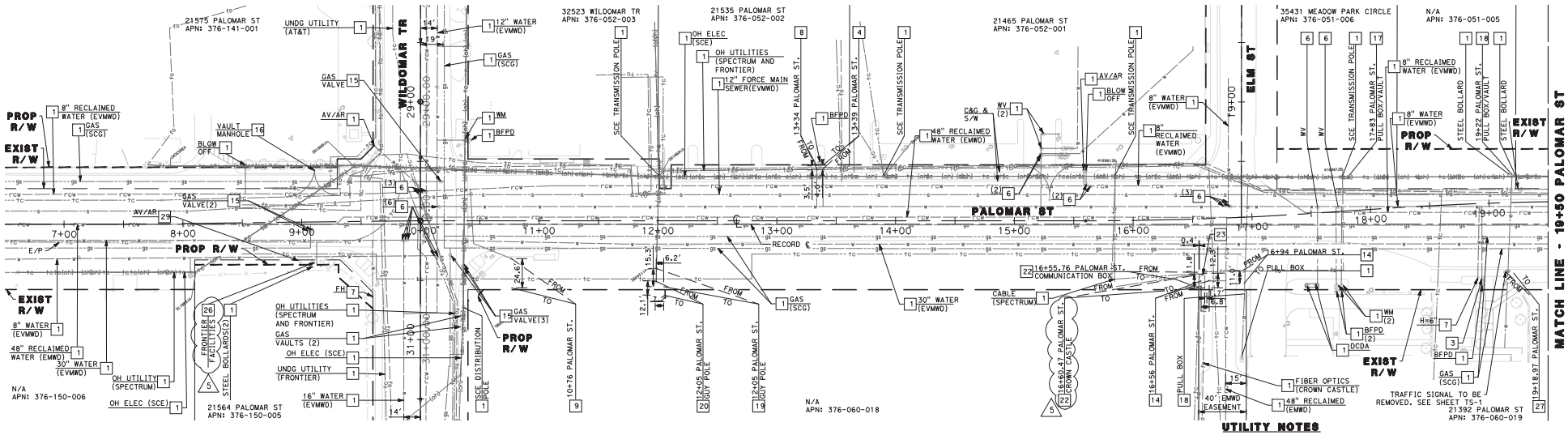
PALOMAR ST. SIDEWALK, TRAIL, AND BIKE LANE CONNECTIVITY

PROJECT LAYOUT MAP
2021 SB 821 CALL FOR PROJECTS

Revised: 4/8/2021

EXHIBIT “B”

SEE ATTACHED



LEGEND

- GAS
- EMWD
- EVMWD
- RECYCLED WATER
- EVMCD SEWER
- AT&T
- SPECTRUM
- CROWN CASTLE FIBER OPTICS
- CROWN CASTLE AERIAL
- FRONTIER FIBER OPTICS
- FRONTIER
- SPECTRUM
- SOUTHERN CALIFORNIA EDISON

- WATER VALVE
- GAS VALVE
- STEEL BOLLARD
- GAS AIR VALVE/AIR RELEASE
- BLOW OFF
- MANHOLE
- POWER POLE
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- POWER POLE
- GAS VAULTS
- IRRIGATION VAULTS
- IRRIGATION VALVE

- INVERT LOCATION
- UTILITY POTHOLE LOCATION
- BACKFLOW PREVENTION
- FIRE HYDRANT

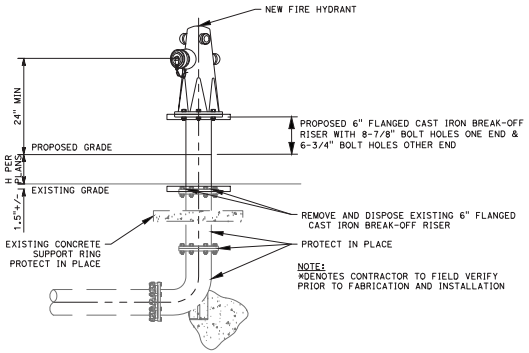
ABBREVIATIONS

R/W = RIGHT OF WAY

C&G = CURB AND GUTTER

S/W = SIDEWALK

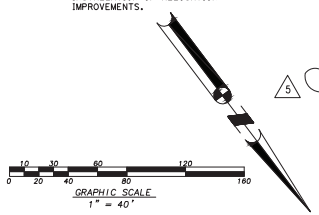
E/P = EDGE OF PAVEMENT



ADJUST FIRE HYDRANT TO GRADE
NTS

NOTE TO CONTRACTOR

1. SEE SHEETS TS-1 TO TS-4 FOR TRAFFIC SIGNAL INFORMATION.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY RELOCATIONS NOTED HERE-IN WITH CITY ENGINEER PRIOR TO INSTALLATION OF RELOCATION IMPROVEMENTS.



UTILITY NOTES

1. PROTECT IN PLACE.
3. ADJUST METER BOX TO GRADE (EVMWD)
4. REMOVE WATER METER, METER BOX AND SERVICE TO CURB STOP AND INSTALL NEW 1" DOMESTIC WATER SERVICE PER EVMWD STANDARD DWG NO. W-9/RECONNECT TO EXISTING PRIVATE SERVICE, UTILITY TRENCH BACKFILL PER COUNTY OF RIVERSIDE STANDARD DWG. NO. 818.
6. ADJUST WATER VALVE CAN TO GRADE (EVMWD)
7. ADJUST FIRE HYDRANT TO GRADE PER DETAIL ON SHEET U-1.
8. REMOVE AND INSTALL NEW 6" FIRE HYDRANT, REMOVE AND DISPOSE 6" DUCTILE IRON BURY, AND INSTALL A 6" STANDPIPE EXTENSION AND 6" DUCTILE IRON BURY TO RELOCATE FIRE HYDRANT ASSEMBLY AS NOTED IN PLANS. REFER TO EVMWD STD. DWG. W-7 FOR MORE INFORMATION.
9. REMOVE AND INSTALL NEW 6" BLOW-OFF ASSEMBLY AND STEEL COVER, REMOVE AND DISPOSE 6" SPOOL/90 DEGREE ELBOW, AND INSTALL A 6" PIPE BLOW OFF RUN EXTENSION WITH NEW 90 DEGREE ELBOW AND 6" SPOOL TO RELOCATE 8" BLOW-OFF ASSEMBLY AS NOTED IN PLANS. REFER TO EVMWD STD. DWG. RW-1 FOR MORE INFORMATION.
14. RELOCATE BY EMWD.
15. ADUST TO GRADE BY SCG.
16. ADUST TO GRADE BY FRONTIER.
17. ADJUST TO GRADE BY SPECTRUM.
18. ADJUST TO GRADE BY SCE.
19. RELOCATE BY SCE.
20. GUY ANCHOR TO BE RELOCATED BY SOUTHER CALIFORNIA EDISON.
22. RELOCATE BY CROWN CASTLE.
23. REMOVE AND DISPOSE STEEL BOLLARD AND FOUNDATION.
26. RELOCATE BY FRONTIER.
27. REMOVE EXISTING ELECTRIC PULL BOX AND INSTALL NEW NON-TRAFFIC PULL BOX PER CALTRANS STANDARD PLAN ES-8A AND EXTEND CONDUIT AND CONDUCTORS TO NEW PULL BOX LOCATION, COORDINATE WITH POST OFFICE TO SCHEDULE TEMPORARY OUTAGE TO CIRCUIT SERVING FRONTAGE LIGHTS.
28. RELOCATE BY SPECTRUM.
29. RELOCATE GAS AIR RELEASE VALVE BY SCG.

ISSUED FOR BID

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-422-4133 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after City acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the City.

MARK	BY	DATE	REVISIONS	APPR.	DATE
5	QB	9/6/2024	Utility Revisions		
3	KB	8/21/2024	Utility Revisions		
2	KB	8/13/2024	Addendum #2 Revisions		

ENGINEER — CITY

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Jason Farag, PE 86560 Director of Public Works
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER: PREPARED BY: KIMBERLY BARLING — PROFESSIONAL ENGINEER — KIMBERLY BARLING — No. C92279 — Exp.06/30/25 — CIVIL — STATE OF CALIFORNIA

MARK THOMAS
(909) 291-7245
4200 CONCOURS ST., SUITE 330
ONTARIO, CA 91784
R.C.E. No. C92279 EXP. 06/30/2025

BENCHMARK:
Elevation = 1255.326'
Datum = NGVD 29
BENCHMARK #E-21, U.S.C. & G.S.
THIS SURVEY WAS PERFORMED ON MARCH 1, 2021 BY LAM LE L.S. 8231, EXP. 12/31/2025

SCALE: H: As Noted V: As Noted

PP, CUP, PM, TM, etc. Project CIP 67-1 & 28-2

CITY OF WILDOMAR

CEMETERY IMPROVEMENTS AND PALOMAR ST WIDENING

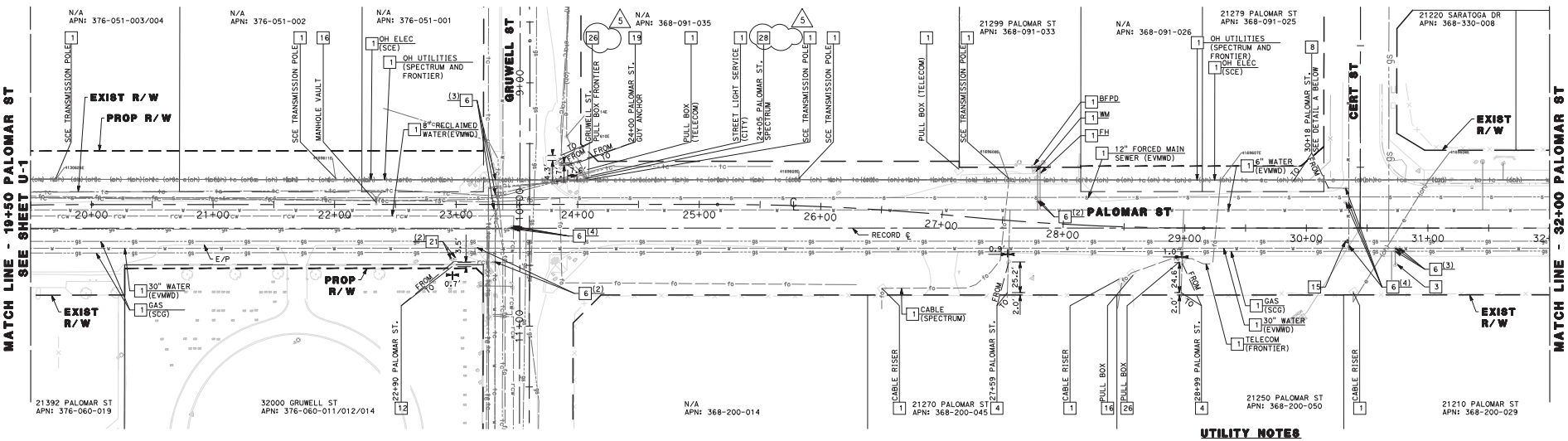
UTILITY PLAN

SHEET No. U–1 SHT–32

OF 80 SHTS

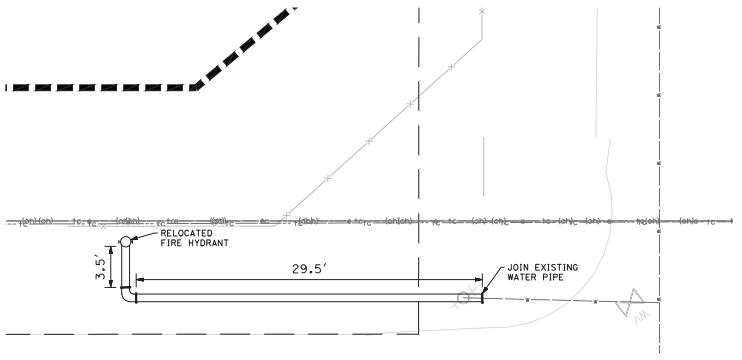
\\MARKTHOMAS.COM\MFS\PROJECTS\WILDOMAR-21-00062-CEMETERY ADA-PALOMAR WIDEN\CADD_2018\SHEETS\WIL_U-1 TO U-3.DWG 9/6/2024 6:02:09 PM

1166



LEGEND

- GAS
- EMWD
- EVMWD
- RECYCLED WATER
- EVMCD SEWER
- AT&T
- SPECTRUM
- CROWN CASTLE FIBER OPTICS
- CROWN CASTLE AERIAL
- FRONTIER FIBER OPTICS
- FRONTIER
- SPECTRUM
- SOUTHERN CALIFORNIA EDISON
- INVERT LOCATION
- UTILITY POTHOLE LOCATION
- BACKFLOW PREVENTION
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- STEEL BOLLARD
- GAS AIR VALVE/AIR RELEASE
- BLOW OFF
- MANHOLE
- POWER POLE
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- POWER POLE
- GAS VAULTS
- IRRIGATION VAULTS
- IRRIGATION VALVE



DETAIL A
NTS

UTILITY NOTES

1. PROTECT IN PLACE.
3. ADJUST METER BOX TO GRADE (EVMWD)
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5. ADJUST WATER VALVE CAN TO GRADE (EMWD) PER EMWD STANDARD DWG. B-668
6. ADJUST WATER VALVE CAN TO GRADE (EVMWD)
8. REMOVE AND INSTALL NEW 6" FIRE HYDRANT, REMOVE AND DISPOSE 6" DUCTILE IRON BURY, AND INSTALL A 6" STANDPIPE EXTENSION AND 6" DUCTILE IRON BURY TO RELOCATE FIRE HYDRANT ASSEMBLY AS NOTED IN PLANS. REFER TO EVMWD STD. DWG. W-7 FOR MORE INFORMATION.
12. REMOVE AND INSTALL NEW 6" AIR RELEASE VALVE AND VACCUUM RELIEF ASSEMBLY AND VALVE ENCLOSURE, REMOVE AND DISPOSE 6" RISER/90 DEGREE BEND, AND INSTALL NEW 6" DUCTILE IRON PIPE EXTENSION WITH NEW 90 DEGREE BEND AND 6" RISER TO RELOCATE 6"AIR RELEASE VALVE AND VACCUUM RELIEF ASSEMBLY AND VALVE ENCLOSURE AS NOTED IN PLANS. REFER TO EVMWD STD. DWG. W-17 FOR MORE INFORMATION.
15. ADUST TO GRADE BY SCG.
16. ADUST TO GRADE BY FRONTIER.
19. RELOCATE BY SCE.
21. REMOVE STEEL BOLLARD.
26. RELOCATE BY FRONTIER.
28. RELOCATE BY SPECTRUM.

ABBREVIATIONS

R/W = RIGHT OF WAY

C&G = CURB AND GUTTER

S/W = SIDEWALK

E/P = EDGE OF PAVEMENT

NOTE TO CONTRACTOR

1. SEE SHEETS TS-1 TO TS-4 FOR TRAFFIC SIGNAL INFORMATION.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY RELOCATIONS NOTED HERE-IN WITH CITY ENGINEER PRIOR TO INSTALLATION OF RELOCATION IMPROVEMENTS.

0 20 40 80 160
GRAPHIC SCALE
1" = 40'

ISSUED FOR BID

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-422-4133 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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2	KB	8/13/2024	Addendum #2 Revisions		

ENGINEER — CITY

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Jason Farag, PE 86560 Director of Public Works
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER: KIMBERLY BARLING, No. C92279, Exp. 06/30/25, CIVIL, STATE OF CALIFORNIA

MARK THOMAS
(909) 291-7245
4200 CONCOURS ST., SUITE 330
ONTARIO, CA 91784
PREPARED BY: KIMBERLY BARLING
R.C.E. No. C92279 EXP. 06/30/2025

BENCHMARK:
Elevation = 1255.326'
Datum = NGVD 29
BENCHMARK #E-21, U.S.C. & G.S.

THIS SURVEY WAS PERFORMED ON MARCH 1, 2021 BY LAM LE L.S. 8231, EXP. 12/31/2025

SCALE: H: As Noted V: As Noted

PP, CUP, PM, TM, etc. Project CIP 67-1 & 28-2

CITY OF WILDOMAR

CEMETERY IMPROVEMENTS AND PALOMAR ST WIDENING

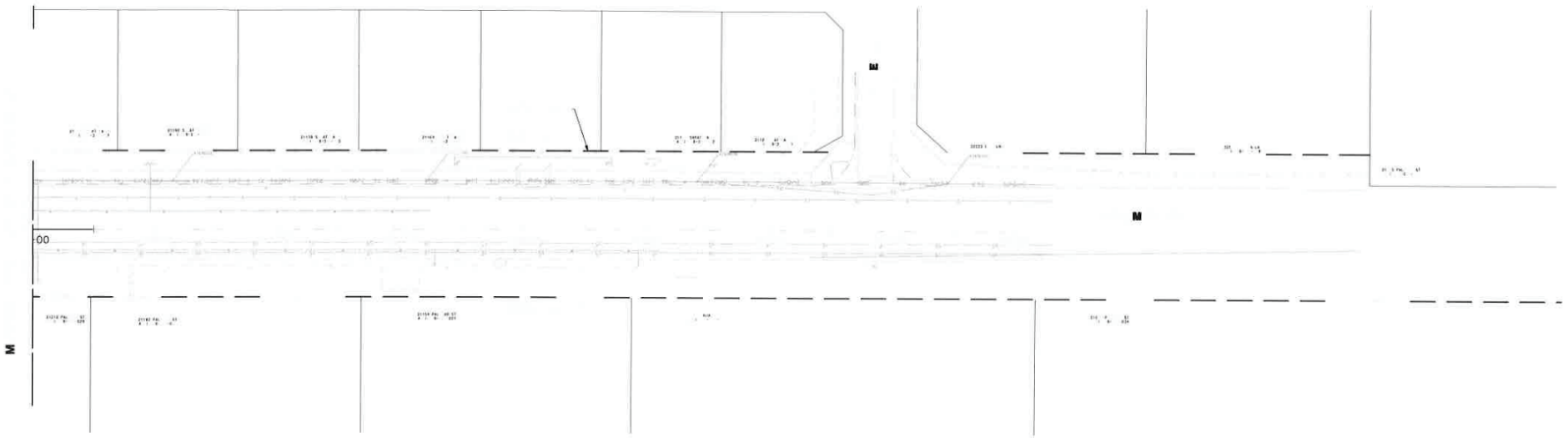
UTILITY PLAN

SHEET No. U–2 SHT–33

OF 80 SHTS

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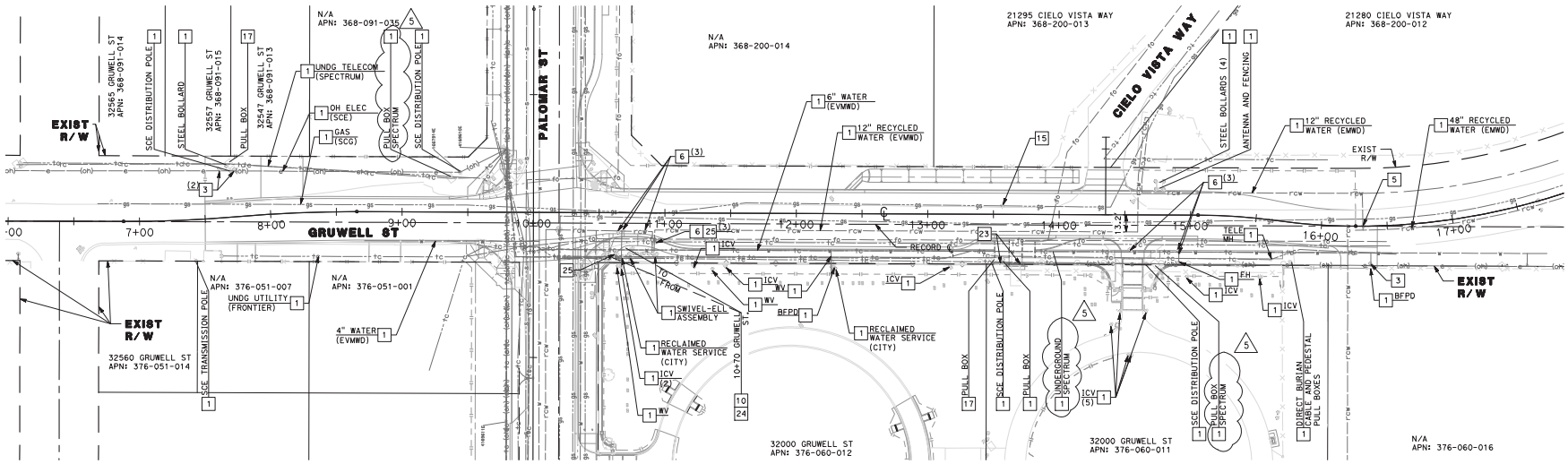
LEGEND

ABBREVIATIONS



NOTE TO CONTRACTOR

			APPR. DATE CITY	Jason	Public Works	06/30/25 CIVIL	NTARIO, CA 91784 KIMBERLY BARLING No. C92278	BENCHMARK . . . & G.S. SCALE: H Noted V As Noted



LEGEND

- GAS
- EMWD
- EVMWD
- RECYCLED WATER
- EVMCD SEWER
- AT&T
- SPECTRUM
- CROWN CASTLE FIBER OPTICS
- CROWN CASTLE AERIAL
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- FRONTIER
- SPECTRUM
- SOUTHERN CALIFORNIA EDISON

- WATER VALVE
- GAS VALVE
- STEEL BOLLARD
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- FIRE DEPARTMENT CONNECTION
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- POWER POLE
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- IRRIGATION VAULTS
- IRRIGATION VALVE

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- UTILITY POTHOLE LOCATION
- BACKFLOW PREVENTION
- FIRE HYDRANT
- TRAFFIC SIGNAL POLE

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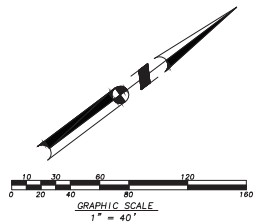
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UTILITY NOTES

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6. ADJUST WATER VALVE CAN TO GRADE (EVMWD)
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15. ADUST TO GRADE BY SCG.
17. ADJUST TO GRADE BY SPECTRUM.
23. REMOVE AND DISPOSE STEEL BOLLARD AND FOUNDATION.
24. REMOVE AND DISPOSE PCC CONCRETE PAD AROUND UTILITY.
25. ADJUST IRRIGATION CONTROL VALVE BOX TO GRADE.

NOTE TO CONTRACTOR

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ENGINEER — CITY

CITY OF WILDOMAR

ACCEPTED BY:

Date:

Jason Farag, PE 86560 Director of Public Works

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER: KIMBERLY BARLING, No. C92279, Exp. 06/30/25, CIVIL, STATE OF CALIFORNIA, REGISTERED PROFESSIONAL ENGINEER

MARK THOMAS
(909) 291-7245
4200 CONCOURS ST., SUITE 330
ONTARIO, CA 91784

PREPARED BY: KIMBERLY BARLING

R.C.E. No. C92279 EXP. 06/30/2025

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SCALE: H: As Noted V: As Noted

PP, CUP, PM, TM, etc. Project CIP 67-1 & 28-2

CITY OF WILDOMAR

CEMETERY IMPROVEMENTS AND PALOMAR ST WIDENING

UTILITY PLAN

SHEET No. U-4 SHT-35

OF 80 SHTS

\\MARKTHOMAS.COM\MFS\PROJECTS\WILDOMAR-21-00062-CEMETERY ADA-PALOMAR WIDEN\CADD_2018\SHEETS\WIL_U-4.DWG 9/6/2024 6:29:14 PM

11169

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.9
Meeting Date: January 15, 2025

SUBJECT: Fourth Amendment to Agreement with RRM Design Group, Inc., for the 27-Acre Park Project (CIP 062-1)

SUBMITTED BY: Jason Farag, Public Works Director

PREPARED BY: Cameron Luna, Associate Engineer

ACTION:
1. Authorize the City Manager to execute the Fourth Amendment to the Agreement with RRM Design Group for the 27-Acre Park Project for an amount not to exceed $66,352.

2. Approve a supplemental appropriation for Fund 201 (Measure A) to add $13,900 in expenditures.

SUMMARY:
To complete the design of Phase 1 of the 27-Acre Park, some design work for street improvements that will be included in Phase 2 of the Park is needed now to ensure that the Phase 1 final design will not conflict with the Phase 2 street improvements. This Fourth Amendment incorporates the scope of work and fee for this design work.

BACKGROUND:
The 27-Acre Park (Park) is a proposed City park located on the northeast corner of La Estrella Street and Susan Drive, southwest of Wildomar Trail. The Park is adjacent to Ronald Reagan Elementary School and is included in the City's Parks Master Plan. The City and RRM are currently finalizing design plans for Phase 1 of the Park and the City has been awarded grant funding for the construction of Phase 1.

The City and RRM Design Group (RRM) first entered in an Agreement on October 11, 2017 to prepare a visioning document for parks included in the City's Parks Master Plan. A First Amendment to the Agreement was made on May 9, 2018. The First Amendment authorized RRM to provide concepts and a preferred schematic plan for a separate 11-Acre park site at Grand Avenue and Leslie Street.

A Second Amendment to the Agreement was approved on October 14, 2020. The Second Amendment authorized RRM to prepare a Design Development Package and Construction Documents for Phase I of the 27-Acre Park.

The City and RRM entered into a Third Amendment to the Agreement on October 11, 2023. The Third Amendment amended the Term of the Agreement.

This Fourth Amendment recommends authorizing RRM to prepare schematic Plan and Profile sheets for Susan Drive and La Estrella Street for 27-Acre Park.

DISCUSSION:
RRM is currently nearing the completion of the design of Phase 1 of the 27-Acre Park. Phase 1 of the 27-Acre Park includes some initial parking areas, trail systems, and a bicycle track. Phase 2 of the park is currently planned to include street improvements along Susan Drive and an extension of the street improvements along La Estrella Road.

To ensure that the Phase 1 design of the park will not conflict with the future street improvements along the park boundary, a Fourth Amendment has been proposed to authorize RRM to survey Susan Drive between Wildomar Trail and La Estrella Street, and La Estrella Street from the current terminus near Ronald Reagan Elementary to Susan Drive. RRM will then prepare separate preliminary Plan and Profile sheets for both roadways for construction in Phase 2 of the park project. These existing streets are unpaved and the elevation of the streets may change when they are fully improved. Authorizing this extra work now will ensure that the onsite improvements in Phase 1 of the Park will conform to the future roadway elevations, reducing or eliminating unnecessary reconstruction and utility coordination in Phase 2. No other changes to the Agreement are proposed. A copy of the proposed Fourth Amendment is included as Attachment A.

Staff recommends that the City Council authorize the City Manager to execute the Fourth Amendment and recommends that the City Council approve the proposed budget adjustments to cover the cost of the amendment.

FISCAL IMPACT:
The Fourth Amendment is for a cost not to exceed $ 66,352. Staff recommends using Measure A funds to cover a proportional share of the Plan and Profile costs for Susan Drive where the survey limits extend north of the park frontage to Wildomar Trail. Measure A funds were not previously included in the budget for CIP 062-1, so staff recommends that the City Council approve a budget adjustment adding $13,900 in expenditures for funds identified in the Account Code section of this staff report.

Adequate funds from DIF Park Improvement Funds (Fund 461) were already included in the approved 5-Year CIP Booklet and in the FY 24/25 budget to cover the remaining portion of costs for this amendment ($52,527). Staff recommends these funds be reallocated from CIP 062-2 to CIP 062-1, as noted in the Account Code section of this staff report, since the scope is primarily related to construction deliverables in Phase 2 but necessary to finalize the design of Phase 1. Attachment B shows the updated allocations in the CIP Booklet Detail Sheets. A summary of the amended Project budgets is included below.

There is no impact to the General Fund.

Amended Project Budget for CIP 062-1 for FY 24/25
DIF Park Improvement (Fund 461) - $1,344,727
Measure A (Fund 201) - $13,825
Misc. State Funds (Fund 507) - $1,211,800

Amended Project Budget for CIP 062-2 for FY 24/25
DIF Park Improvement (Fund 461) - $197,473

ACCOUNT CODE:

Budget Amendments (FY 24/25)

Project: CIP 062-1

- Phase: Design/PS&E
- Measure A (201-4500-52115)
    - Expenditures = $13,900
- DIF Parks Improvements (461-4500-52115)
    - Expenditures = $52,527

Project: CIP 062-2

- Phase: Design/PS&E
- DIF Parks Improvements (461-4500-52115)
    - Expenditures = ($52,527) (Reduction)

ENVIRONMENTAL ANALYSIS:

An IS/MND for the project has been completed in conformance with the California Environmental Quality Act (CEQA) for 27-Acre Park.

ATTACHMENTS:

A - 4th Amendment

B - Updated CIP Booklet Detail Sheets

FOURTH AMENDMENT TO
DESIGN PROFESSIONAL SERVICES AGREEMENT FOR LANDSCAPE ARCHITECTURAL SERVICES FOR 27 ACRE PARK

by and between the

CITY OF WILDOMAR

and

RRM DESIGN GROUP, INC.

Dated January 15, 2025

FOURTH AMENDMENT TO DESIGN PROFESSIONAL SERVICES AGREEMENT FOR LANDSCAPE ARCHITECTURAL SERVICES FOR THE 27 ACRE PARK

This Fourth Amendment to Agreement for Design Professional Services ("Fourth Amendment"), which is dated for reference as indicated on the cover page, is hereby entered into by and between the CITY OF WILDOMAR, a California general law city ("City"), and RRM Design Group, Inc. a State of California Corporation ("Design Professional"), as follows:

RECITALS

A. City and Design Professional entered in an agreement for Design Professional Services on October 11, 2017 ("Agreement"). The Agreement provides that Design Professional will perform Landscape Architectural services.

B. Section 2 of the Agreement provides that Scope and Cost for the performance of the services.

C. The City and Design Professional entered in a First Amendment to Agreement on May 9, 2018. The First Amendment amended Section 2 to provide concepts, and a preferred schematic plan for a potential 11 acre park site at Grand Avenue and Leslie Street.

D. The City and Design Professional entered into a Second Amendment to Agreement on October 14, 2020. The Second Amendment amended Section 2 to include preparation of Design Development Package and Construction Documents for Phase I of a phased development of the approved Master Plan.

E. The City and Design Professional entered into a Third Amendment to Agreement on October 11, 2023. The Third Amendment amended Section 1 relating to the Term of the Agreement.

F. This Fourth Amendment amends Section 2 Scope of Services for preparing Schematic Plan and Profile sheet(s) for La Estrella Street and Susan Drive (Exhibit D) and Section 4 of the agreement relating to the Total Compensation of the Agreement.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this Fourth Amendment which modifies and amends the Agreement as follows:

1. AMENDMENT. The Agreement is hereby modified and amended as follows:

1.1 Section 2 of the Agreement is hereby amended to read as follows:

(a) Scope of Services. Service Provider agrees to perform the services set forth in Exhibit “A” “Scope of Services” (hereinafter, the “Services”) and Exhibit “D” of the Fourth Amendment respectively and made a part of this Agreement by this reference.

1.2 Section 4 of the Agreement is hereby amended to read as follows:

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit “B” “Compensation” and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **Five Hundred Fourty-Two Thousand Nine Hundred and One dollars ($542,901)**, unless additional compensation is approved in writing in accordance with Section 26 “Administration and Implementation” or Section 28 “Amendment” of this Agreement. In accordance with California Government Code Section 8546.7, if the Not to Exceed Amount exceeds TEN THOUSAND DOLLARS ($10,000.00), this Agreement and the Service Provider's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

2. **GENERAL PROVISIONS**

1.3 **Remainder Unchanged**. Except as specifically modified and amended in this Fourth Amendment, the Agreement remains in full force and effect and binding upon the parties.

1.4 **Integration**. This Fourth Amendment consists of pages 1 through 4 inclusive, which constitute the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the transaction discussed in this Fourth Amendment.

1.5 **Effective Date**. This Fourth Amendment shall not become effective until the date it has been formally approved by the City Council and executed by the appropriate authorities of the City and Design Professional.

1.6 **Applicable Law**. The laws of the State of California shall govern the interpretation and enforcement of this Fourth Amendment.

1.7 **References**. All references to the Agreement include all their respective terms and provisions. All defined terms utilized in this Fourth Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this Fourth Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Fourth Amendment to the Agreement on the date and year first written above.

CITY

CITY OF WILDOMAR

By:_____
Dan York, City Manager

ATTEST:

_____
Janet Morales, City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex, City Attorney

DESIGN PROFESSIONAL

RRM Design Group

By:_____
Mike Sherrod, ASLA, LEED AP
Its: Principal

EXHIBIT "D"

Extra Work - Schematic Plan and Profile for
Susan Drive and La Estrella Street
Scope and Fee

FOURTH AMENDMENT

Client: City of Wildomar	**Project Number:** 1064-01-RC17
Project Name: 27 Acre Park	**Date:** January 7, 2025

Method:

☐ Letter
☒ Client authorization required
☐ Other: _____
☐ Email authorization attached to parties
☐ Included in contract, authorization not required

Fee Type(s):

☒ Fixed Fee
☐ Time & Materials/Not to Exceed (T&M/NTE)

RRM Design Group, a California Corporation ("RRM Design Group"), has entered into an agreement with the City of Wildomar (the "Client") dated October 11, 2017 (the "Prime Agreement") for the project: 27 Acre Park (the "Project"). Contract Amendments to the Agreement authorized by the Client are subject to the Terms and Conditions of the Prime Agreement.

I. DESCRIPTION OF WORK TO BE PERFORMED

Per meetings held on May 20, 2024 and October 15, 2024, the City directed RRM to continue with 27-Acre Park with a few additions to the Phase 1 scope of work. Contract Amendment 04 to the Agreement authorizes RRM Design Group to survey Susan Drive between Wildomar Trail and La Estrella, and the current terminus of La Estella to Susan Drive, prepare a Plan and Profile of Susan Drive between Wildomar Trail and La Estrella, and the current terminus of La Estella to Susan Drive to set the proper roadway grades and update the grading interface with the portion of 27 acre Park abutting Susan Drive and La Estella, and provide supplemental project coordination and management services based on the additional work. The scope of services is more fully described in the following section.

II. SCOPE OF WORK

TASK I: SUPPLEMENTAL DESIGN SERVICES.

Subtask I.01: Supplemental Survey
In order to confirm the design grades for Phase 1 with the future road alignments of La Estrella Street and Susan Drive, RRM's survey group will establish survey control and conduct a topographic survey of the two roads. RRM will incorporate aerial photogrammetry mapping enhanced by LiDAR to map the scope limits and provide mapping for a minimum of 60' on both sides of the street centerline (See Attachment A for survey extents). RRM will search for and locate above ground utilities and obtain depths of manholes.

RRM will process the gathered field data and compile that data with the aerial topographic map, showing all features listed above. The new topographic data will then be meshed with the current AutoCAD file to create one compiled topographic base map file.

Note: The existing record boundary will be used for the ROW limits, and no boundary survey or analysis will be conducted.

DELIVERABLES:

- *Supplemental field survey data in AutoCAD format*

Subtask I.02: Susan Drive and La Estrella Street Improvement Plans
Based on the survey data captured in Subtask I.01, RRM will develop the plan and profile along La Estrella Street to Susan Drive (along the park extents) to confirm the tie ins and grading planned for the Phase 1 design. Additionally, the 100% improvements for La Estrella Street from the existing dead end to the temporary road and updating the WQMP and Drainage Report to reflect the inclusion of the street extension are included in this Subtask. The scope of the work includes the following components:

- Susan Drive and La Estrella Street Plan and Profile
  RRM will conduct a study of the ultimate plan line and grade for La Estrella Street at the existing dead end street to the future connection with Susan Drive and Susan Drive from where it intersects at La Estrella Street to the Wildomar Trail. RRM will prepare plan and profile sheets showing horizontal and vertical control for the centerline of La Estrella Street and Susan Drive. The plans will identify project constraints for consideration in the ultimate construction of both streets. The plans will be presented to the City of Wildomar Staff for preliminary comment and approval.

- La Estrella Street Improvement Plans
  RRM will revise the project base file to include the proposed improvements on La Estrella Street from its termination at Ronald Reagan Elementary driveway to meet the temporary entrance road for Phase 1 of 27 Acre Park. This work will be incorporated into the Phase I construction document package.

  The proposed improvements will conform to the La Estrella 74-80' Collector section, based on the City of Wildomar General Plan. The plans will indicate the full-width design for the project's frontage including utility extensions, horizontal and vertical control, erosion control, and interim signage and striping plans. See Attachment B for limits. In addition to the revisions to the existing sheets for the 27-Acre Park Phase 1 Improvement Plans, the following sheets will be added to incorporate the proposed improvements to the overall package:

  Street Plan and Profile
  RRM will prepare typical street plan and profile sheets along La Estrella Street from where La Estrella Street dead ends to the temporary entrance road that is a part of the Phase 1 design for 27-Acre Park. These plans will be prepared at a scale as deemed appropriate by the Engineer to allow for clear and concise construction detailing for the changes to curbs, gutters, sidewalks, and related improvements along this corridor. Top of curb and flow line elevations for these improvements will be included for construction staking.

  Signage and Striping Plans
  RRM will prepare typical signage and striping plans along La Estrella Street from where La Estrella Street dead ends to the temporary entrance road that is a part of the Phase 1 design for 27-Acre Park. These plans will be prepared at a scale as deemed appropriate to allow for clear and concise construction detailing for the proposed signing and striping at the extension of La Estrella Street.

- WQMP Revisions
  RRM will revise the WQMP for compliance with the Regional Water Quality Control Board adopted Post Construction Stormwater ordinance and City of Wildomar standards for the extension of La Estrella Street.

- Drainage Report Revisions
  The La Estrella Street proposed improvements for the portion of La Estrella Street extension to the 27-acre park site require updates to the Drainage Report section containing the Hydraulic and Hydrologic analysis for the proposed improvements. This update will show curb and gutter capacity, proposed storm drainage hydraulic grade lines, and other analysis required by City of Wildomar standards.

DELIVERABLES:

- *Schematic Plan and Profile sheet(s) for Susan Drive and La Estrella Street*
- *La Estrella Street extension improvements incorporated into the 100% and bid-ready construction package*
- *Updated Final Drainage Report and Updated Final WQMP Report*

Subtask 1.03: Supplemental Project Coordination and Management
To supplement the additional tasks as a part of Contract Amendment 04, RRM's project manager will coordinate with City and design staff, QAQC Manager, sub-consultants, and other agencies as necessary on an on-going basis throughout the remainder of the project. This task includes ongoing project schedule maintenance as tasks are completed and day-to-day project coordination efforts to support City staff during the Project's development and ensure the project is delivered on-time.

DELIVERABLES:

- *Memos, meeting minutes, project schedule maintenance and general correspondence for document control, compiled in electronic file form*

III. COMPENSATION

Amendment 04

Subtask 1.01: Supplemental Survey	Fixed Fee:	$	20,900
Subtask 1.02: Susan Dr. & La Estrella St. Improvement Plans	Fixed Fee:	$	29,252
Subtask 1.03: Supplemental Project Coordination & Management	Fixed Fee:	$	16,200
Total Amendment 04		$	66,352
Total Current Contract		$	476,549
Total Amended Contract		**$**	**542,901**

Notes:

1. Fixed fee tasks will be billed as the work progresses until the task is completed and the total amount stated in the contract for the task is invoiced.

2. RRM may adjust any individual line-item amount within the total overall budget amount shown, with written approval of the City.

ATTACHMENT A

PROJECT LIMITS

Limits of Survey exhibit:



ATTACHMENT B LEGEND

Plan and Profile

100% CDs Improvement Plans



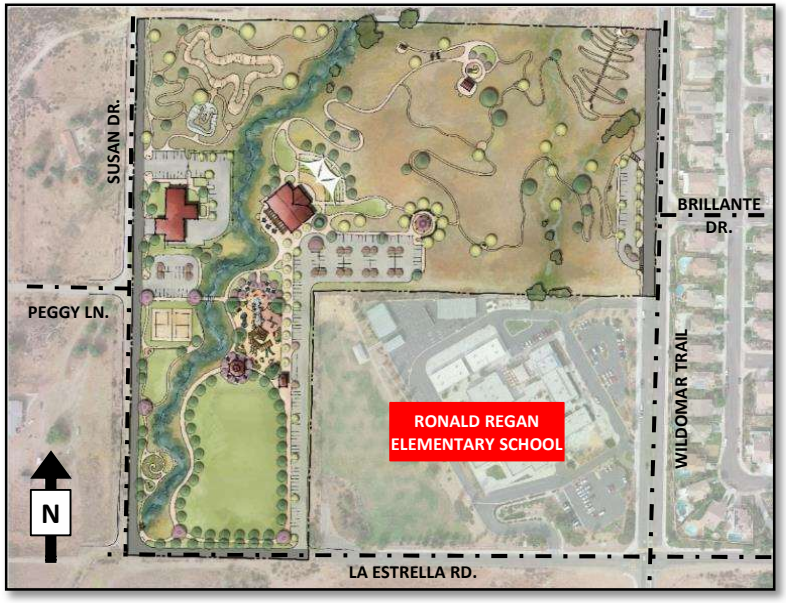
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CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**New 27 Acre Park**	**CIP NO.:**	062-1	**DEPT:**	Parks and Rec
LOCATION:	Northwest Corner of La Estrella St. and Porras Rd.	**CATEGORY:**	Parks	**MANAGER:**	Cameron Luna
INITIATED:	FY 19/20				

PROJECT DESCRIPTION AND EXHIBIT

This project includes the preparation of plans, specifications and cost estimates, environmental permits, and construction for Phase 1 development of the park. Phase 1 includes substantial on-site grading, stormwater facilities, pedestrian walkways and trails, bicycle park area, bridge crossings, parking areas, and landscape establishment.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET	PROJECTED BUDGET			
					FY 24/25	FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ 150,000				$ 150,000	$ -	$ -	$ -	$ -
Design/PS&E	156,352				156,352	-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	5,060,000				2,024,000	3,036,000	-	-	-
Const Admin/Inspect.	600,000				240,000	360,000	-	-	-
Total Cost:	**$ 5,966,352**				**$ 2,570,352**	**$ 3,396,000**	**$ -**	**$ -**	**$ -**
FUNDING SOURCES									
461 - DIF Park Imp.	$ 2,695,027				$ 1,344,727	$ 1,350,300	$ -	$ -	$ -
440 - DIF Roads	228,000				-	228,000	-	-	-
507 - Misc. State Fund	3,029,500				1,211,800	1,817,700	-	-	-
200 - Measure A	13,825				13,825	-	-	-	-
	-				-	-	-	-	-

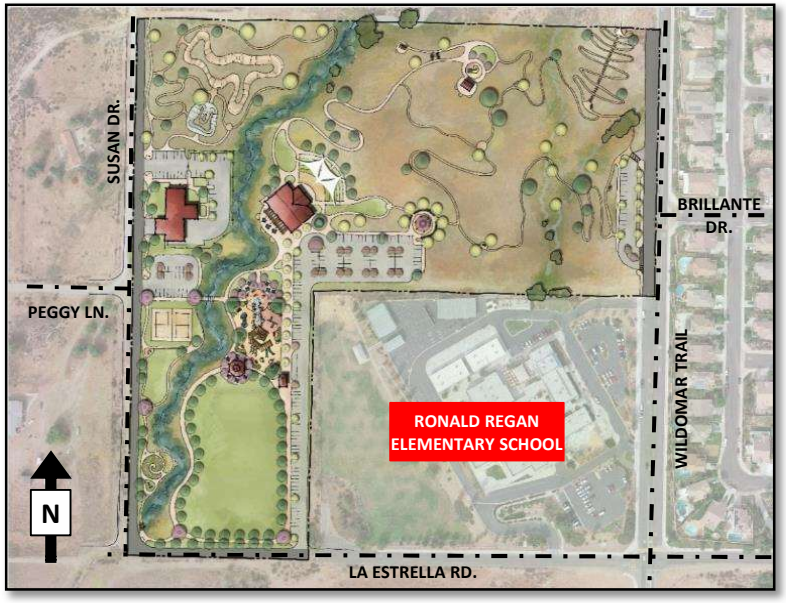
DRAFT

CITY OF WILDOMAR
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 24/25 to FY 28/29

PROJECT SUMMARY					
PROJECT TITLE:	**New 27 Acre Park**	**CIP NO.:**	062-2	**DEPT:**	Parks and Rec
LOCATION:	Northwest Corner of La Estrella St. and Porras Rd.	**CATEGORY:**	Parks	**MANAGER:**	Cameron Luna
INITIATED:	FY 24/25				

PROJECT DESCRIPTION AND EXHIBIT

This project includes the preparation of plans, specifications and cost estimates for Phase 2 development of the park. Phase 2 includes the remainder of the proposed park improvements identified in the Park Master Plan for the 27-Acre Park, including an outdoor amphiteater, courts for outdoor sports, gardens and play areas, and a potential community center building.



PROJECT PHASE/TASK	TOTAL 5-YEAR PROJECT				PROP BUDGET	PROJECTED BUDGET			
					FY 24/25	FY 25/26	FY 26/27	FY 27/87	FY 28/29 & Future Years
Project Dev/Environ.	$ -				$ -	$ -	$ -	$ -	$ -
Design/PS&E	197,473				197,473	-	-	-	-
Right-of-Way	-				-	-	-	-	-
Construction	15,000,000				-	-	15,000,000	-	-
Const Admin/Inspect.	300,000				-	-	300,000	-	-
Total Cost:	**$ 15,497,473**				**$ 197,473**	**$ -**	**$ 15,300,000**	**$ -**	**$ -**
FUNDING SOURCES									
461 - DIF Park Imp.	$ 197,473				$ 197,473	$ -	$ -	$ -	$ -
Unfunded	15,300,000				-	-	15,300,000	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-
	-				-	-	-	-	-

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.10
Meeting Date: January 15, 2025

SUBJECT:

Amendment of City Personnel Rules, Updating the Harassment, Discrimination and Retaliation Prevention Policy, Designating Three Supervisory Roles as Non-Exempt, and Adopting an Updated Position Classification Schedule and Updated Pay Plan to Reflect the Non-Exempt Status

SUBMITTED BY: Emily Wolf

PREPARED BY: Emily Wolf

ACTION:
Adopt Resolutions entitled:

RESOLUTION NO. 2025 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE REVISION OF THE CITY'S PERSONNEL RULES AND REGULATIONS AND APPROVING THE UPDATE TO THE HARASSMENT, DISCRIMINATION AND RETALIATION PREVENTION POLICY

RESOLUTION NO. 2025 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, REVISING THE POSITION CLASSIFICATION SCHEDULE TO DESIGNATE THE CODE ENFORCEMENT SUPERVISOR, BUILDING INSPECTION SUPERVISOR AND SUPERVISING PUBLIC WORKS INSPECTOR CLASSIFICATIONS AS NON-EXEMPT; AND AMENDING THE EXISTING PAY PLAN

SUMMARY:

City staff recommends updating the City's Personnel Rules and Regulations to include legislative updates, clarify phone and internet allowances, include leave for victims of qualifying acts of violence, update Flex Leave payout at separation, and make other administrative adjustments. In addition, staff recommends the approval of updating the Harassment, Discrimination and Retaliation Prevention Policy to include the distinction that harassment and/or discrimination is unlawful based on not just one protect classification, but also the combination of two or more protected classifications. Lastly, staff recommends updating the Pay Plan and Position Classification Schedule to reflect the updated exempt status for the Code Enforcement Supervisor, Building Inspection Supervisor, and Supervising Public Works Inspector to non-exempt under the Fair Labor Standards Act (FLSA).

BACKGROUND:

Each year, new laws are enacted, and existing laws are updated, often impacting labor and employment regulations. These changes necessitate updates to the Personnel Rules and Regulations, which govern the employment relationship between the City of Wildomar and its employees. The Personnel Rules provide guidelines for recruitment, selection, compensation, benefits, performance management, and other aspects of personnel administration. To maintain clarity, fairness, and efficiency, and to ensure compliance with current legislation, it is essential to incorporate changes in employment law, industry standards, and best practices into these Rules.

DISCUSSION:

Personnel Rules and Regulations and Harassment, Discrimination and Retaliation Policy Update

The Rules have been amended to ensure legal compliance with updated employment legislation, provide fairness in compensation, and provide flexible benefits to staff. These amendments are outlined below.

Legislative Updates

On September 27, 2024, the governor signed into law Senate Bill 1137 stating that not only is discrimination based on any one of the protected classifications prohibited by law, but so is any discrimination based on two or more classifications. This distinction is important as the bill indicates, based on a ninth circuit court case, that the attempt to bisect a person's identity at the combination of multiple protected characteristics often distorts or ignores the particular nature of their experiences. This distinction has been added to the Rules under Rule III. Nondiscrimination, B. Policy Against Harassment, Discrimination and Retaliation, as well as the Harassment, Discrimination, and Retaliation Prevention Policy.

Additionally, Assembly Bill 1815 updates the definition of "race" in the Fair Employment and Housing Act (FEHA) to include that race discrimination includes discrimination based on traits associated with race, including hair texture and protective hairstyles (e.g. braids, locks, and twists).

Employees who are a victim of a crime or abuse or are an immediate family member of a victim of a crime or abuse, may take protected leave to obtain or attempt to obtain relief, as well as to seek medical attention for injuries caused by a crime or abuse, including mental health services. Assembly Bill 2499 updates the FEHA further by changing the term "victims of crime" to "victims of qualifying acts of violence".

Phone and Internet Allowances

The current Rules allow the City Manager to provide monthly allowances to compensate employees for the use of their personal electronic devices and/or personal automobile during the course of their employment. The current language is outdated and uses terms such as “voice/telephone only” and “data plan only”. Almost all cell phone plans combine both cellphone and data use as one package. The intention for the allowance is provide the options for one allowance for cellphone use, whether that is for phone calls or internet use; one allowance for mobile or home internet for employees who are expected to use their laptop, tablet, or other computer devices that are not a cellphone, on a regular basis while they are not in the office and connected to internet service through the City; and one allowance for the use of a personal automobile for responsibilities that require the employee to regularly drive their personal vehicle.

In order to clarify the phone and internet allowances, the verbiage has been changed to:

1. Personal Cell Phone
2. Personal Home/Mobile Internet

The line for “electronic device (voice and data) has been removed. There is no change to the verbiage regarding an automobile allowance.

Flex Leave

The current Rules state that Flex Leave will not be paid out at separation of employment. However, it has been determined that, although a grey area, Flex Leave closely resembles vacation pay, which is required to be cashed out at separation according to the Labor Code. The Department of Labor Standards Enforcement defines vacation pay as any bank of leave not tied to a specific event, such as holidays. Flex Leave is a bank of leave not tied to a specific event. As such, staff recommends changing the language in the Rules to reflect Flex Leave as being paid out at separation of employment.

Update FLSA Status of Three Supervisory Classifications

The Fair Labor Standards Act (FLSA) is a federal law that sets minimum standards for wages, overtime pay, recordkeeping, and child labor. Part of the FLSA provides direction on what types of duties must be conducted in order for a position to be considered exempt from overtime. The Code Enforcement Supervisor, Building Inspection Supervisor, and Supervising Public Works Inspector classifications do not meet the threshold of managing the

department/subdivision for which they supervise, which is one of the requirements for an exempt status. All of these classifications have managers over them performing such duties. Staff is recommending to make these positions non-exempt under the FLSA and update the Pay Plan to reflect the change. This is not a change in base pay, only in the ability of the incumbents to be eligible for overtime pay in accordance with the FLSA.

FISCAL IMPACT:

The changes to the Personnel Rules and Regulations have no financial impact.

The change in the exemption status for overtime for the three supervisory classifications will have a financial impact. The Building Inspection Supervisor and Supervising Public Works Inspector classifications are not funded positions at this time, so there is no impact on the budget at this time, nor is there any prior data for overtime for these positions. The Code Enforcement Supervisor is estimated to have up to approximately 40 hours of overtime per year. This will have a potential financial impact of approximately $1,370 for the remainder of the fiscal year. This amount will be included in the Code Enforcement Divisions' budget under account 100-430-4350-51010.

ACCOUNT CODE:
100-430-4350-51010

ATTACHMENTS:
Attachment A. Resolution - Personnel Rules and Harassment, Discrimination and Retaliation Policy
Exhibit A - Personnel Rules
Exhibit B - Harassment Policy
Attachment B. Resolution - Supervisory Exemptions, Updating Position Classification Schedule and Pay Plan
Exhibit A - Position Classification Schedule
Exhibit B - Pay Plan

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE REVISION OF THE CITY'S PERSONNEL RULES AND REGULATIONS AND APPROVING THE UPDATE TO THE HARASSMENT, DISCRIMINATION AND RETALIATION PREVENTION POLICY

WHEREAS, on June 18, 2014, the City of Wildomar ("City") City Council adopted Ordinance No. 96 entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING CHAPTER 2.36 (PERSONNEL SYSTEM) OF THE WILDOMAR MUNICIPAL CODE; and

WHEREAS, Ordinance No. 96 among other things, states that the City Council shall have the authority to adopt, amend, or repeal the Personnel Rules ("Rules") as determined necessary from time to time; and

WHEREAS, the most recent update to the Rules was approved on June 12, 2024;

WHEREAS, legislative updates, clarifying phone and internet allowances, including leave for victims of qualifying acts of violence, updating Flex Leave payout at separation, and making other administrative adjustments are necessary in order to enhance clarity, fairness, and efficiency while ensuring compliance with relevant regulations;

WHEREAS, legislative updates have provided new definitions to the term "race" under the Fair Employment and Housing Act (FEHA);

WHEREAS, legislative updates have retitled "victims of crimes" as "victims of qualifying acts of violence"; and

WHEREAS, these legislative updates require revising the City's Harassment, Discrimination and Retaliation Prevention Policy to reflect these changes.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wildomar, California, as follows:

SECTION I. Upon adoption of this Resolution, City Council adopts the "City of Wildomar Personnel Rules and Regulations, Updated January 15, 2025" as attached to this Resolution as Exhibit A.

SECTION II. Upon adoption of this Resolution, City Council adopts the updated Harassment, Discrimination and Retaliation Prevention Policy with a revision date of January 15, 2025 as attached to this Resolution as Exhibit B.

PASSED, APPROVED, AND ADOPTED this 15th day of January, 2025.

_____
Ashlee DePhillippo
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

City of Wildomar

Personnel Rules and Regulations
Updated
January 15, 2025

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CITY OF WILDOMAR PERSONNEL RULES AND REGULATIONS

RULE I. GENERAL PROVISIONS

A. Purpose. These personnel rules ("Rules") are intended to establish and maintain an efficient and uniform personnel program for the City of Wildomar ("City"). This updated version of the Rules repeals and replaces all prior versions of the Rules. Upon adoption, these Rules shall supersede any and all personnel management policies, rules, regulations and procedures previously adopted, except those which were adopted by order of a department head for that department, and which are not in conflict with the Rules specified herein.

B. Nature of Employment. All employees of the City are at-will employees. Their employment can be terminated by the City or the employee at any time, with or without cause, with or without notice, and with or without the right of appeal. Nothing in these Rules, in a contract for employment, or any other policy adopted by the City, should be interpreted in a manner that would cause the employee's employment to be other than at-will.

C. Applicability. Unless otherwise specifically stated either in these Rules or in a contract for employment or resolution or ordinance of the City Council, the provisions of these Rules apply to all City employees. In the event of conflict between the provisions of these Rules and a stand-alone personnel policy, the provisions of these Rules will control. In the event of a conflict between these Rules and a written contract for employment, the terms of the written contract for employment will control.

D. Not an Employment Contract. None of these Rules shall be deemed to create a vested contractual right for any employee.

E. Amendment of Personnel Rules. The City Council shall have authority to adopt, amend, or repeal these Rules by resolution. The Personnel Officer shall have authority to prepare and recommend revisions to the Rules.

F. Adoption of Administrative Policies. The Personnel Officer is hereby authorized to adopt administrative policies, so long as said administrative policies are not in direct conflict with these Rules.

G. Delegation of Authority. Except as otherwise provided, any duties, responsibilities, powers, and authority granted by these Rules or the personnel ordinance to the City Manager, appointing authority, Personnel Officer, Department Head, or any other person may be delegated, in writing, to any other employee at the discretion of the delegating individual.

H. Changes to the Law. When any local ordinance, state or federal law, or regulation, that is incorporated in the Rules or upon which the Rules rely is amended, the Rules shall be deemed amended in conformance with those amendments.

I. Severability. If any section, subsection, sentence, clause, or phrase of the Rules is found to be illegal by a court of competent jurisdiction, such findings shall not affect the validity of the remaining portions of the Rules.

RULE II. DEFINITIONS

A. General Definitions. All words and terms used in these Rules and in any resolution or ordinance dealing with personnel policies, systems, or procedures shall be defined as they are normally and generally defined in the field of personnel administration.

B. Specific Definitions.

1. "Acting appointment" means a temporary appointment of an employee who possesses at least the minimum qualifications established for a particular class and who is appointed to a position in that class in the absence of available eligible incumbents, or on an interim basis pending later appointment of an eligible person.

2. "Advancement" means a salary increase within the limits of a pay range established for a class.

3. "Allocation" means the assignment of a single position to its proper class in accordance with the duties performed, and the authority and responsibilities exercised.

4. "Appointing authority" means the City Manager or their designee.

5. "At-will employee" means an employee whose employment can be terminated by the City or the employee, at any time, with or without cause and with or without notice.

6. “Base Pay” means the employee’s rate of pay based on the established and approved pay plan.

7. "Class" or “Classification” means all positions sufficiently similar in duties, authority, and responsibility, to permit grouping under a common title in the application with equity of common standards of selection, transfer, demotion and salary.

8. "Compensation" means the salary, wage, allowance, and all other forms of valuable consideration earned by or paid to any employee by reason of

service in any position but does not include expenses authorized and incurred incidental to employment.

9. "Continuous service" means service in the employ of the City without a break or interruption. Unless otherwise required by law, a severance of the employee from his or her employment initiated by either the City or the employee for periods of more than 30 days constitutes a break in continuous service.

10. "Council" or “City Council” means the City Council of the City of Wildomar.

11. "Day" or "days" means calendar day(s), unless otherwise stated.

12. "Demotion" means the movement of an employee from one class to another class having a lower maximum base rate of pay.

13. “Department Head” means the administrative head of every department in the City.

14. “Disciplinary action" means the discharge, demotion, reduction in pay, suspension, or reprimand of an employee for punitive reasons.

15. "Eligibility list" means the list which contains the names of successful applicants according to relative performance on the total weighted examinations.

16. “Executive Classification” means employees who are in the “executive” group according to the City’s Position Classification Schedule adopted by the Council Resolution No. 2022-60 on November 9, 2022, and as may be later amended by Council.

17. “Exempt Employee” means an employee who holds a position that, based on both the job requirements and the salary earned, does not entitle the employee to receive compensation at an overtime rate under applicable state or federal wage and hour laws.

18. "Full-time employees" means employees whose positions require the employee works at least 40 hours in a workweek. All positions shall be full-time unless otherwise designated, or unless the compensation is fixed upon the basis of part-time work.

19. "Layoff' means the separation of employees from the active work force due to lack of work or funds, or to the abolition of positions by the City Council for the above reasons or due to organization changes.

20. “Management Classification” means employees who are in the “management” group according to the City’s Position Classification Schedule adopted by the

Council Resolution No. 2022-60 on November 9, 2022, and as may be later amended by Council

21. “Non-exempt employee” means an employee who holds a position that, based on either the job requirements or the compensation earned, may entitle the employee to receive compensation at an overtime rate under applicable state or federal wage and hour laws.

22. "Personnel Officer" means the City Manager or their designee.

23. "Part-time employees" means employees whose positions work less than 1,000 hours per year, are paid on an hourly basis and only receive fringe benefits as provided by these Rules and as otherwise required by law.

24. "Position" means a group of duties and responsibilities in the service of the City requiring the full-time or part-time employment of one person.

25. "Promotion" means the movement of an employee from one class to another class having a higher maximum base rate of pay.

26. "Provisional appointment" means a temporary appointment, less than 960 hours in a fiscal year, of a non-employee who possesses the minimum qualifications established for a particular class and who has been appointed to a position in that class in the absence of available eligible employees.

27. "Reinstatement" means the restoration without examination of a former employee to a classification in which the employee formerly served.

28. "Suspension" means the temporary separation from service of an employee without pay for disciplinary purposes.

29. "Temporary employee" means an employee who is appointed to a position for a limited period of time and is only entitled to benefits as provided by resolution of the City Council and as required by law.

30. "Transfer" means the movement of an employee from one position to another position in the same class or to another class with the same maximum base rate of pay.

31. “Y-Rate” means a salary paid above the maximum salary of a range. A Y-rate may be used when an incumbent employee is reassigned or reclassified to a lower class or salary range but retains the higher salary rate of the former class. This Y-rate salary may be retained until the newly assigned class has a maximum rate equal to or higher than the Y-rate.

RULE III. NONDISCRIMINATION

A. Equal Employment Opportunity. The City is committed to a policy of equal employment opportunity for applicants and employees. It does not discriminate against qualified applicants or employees with respect to terms or conditions of employment based on race, color, ancestry, sex, gender, sexual orientation, gender identity, gender expression, age (over 40), religion, ethnicity, national origin, creed, physical or mental disability, medical condition, genetic information, marital status, pregnancy, reproductive health decision-making, childbirth or related medical conditions, breastfeeding, military or veteran's status, or any other characteristic protected by state or federal law or local ordinance.

Any technique or procedure used in recruitment and selection of employees will be designed to measure only the job-related qualifications of applicants. No recruitment or selection technique will be used which, in the opinion of the City Manager or designee, is not justifiably linked to successful job performance.

Employees who believe they have experienced any form of employment discrimination are encouraged to report this immediately, using the complaint procedure provided in the City's Harassment, Discrimination, and Retaliation Prevention Policy.Policy Against Harassment, Discrimination and Retaliation. City policy prohibits unlawful harassment and discrimination based on an employee's race, color, ancestry, sex, gender, sexual orientation, gender identity, gender expression, age (over 40), religion, ethnicity, national origin, creed, physical or mental disability, medical condition, genetic information, marital status, pregnancy, reproductive health decision-making, childbirth or related medical conditions, breastfeeding, military or veteran's status, or any other characteristic protected by state or federal law or local ordinance, or any combination of two or more protected classes. In addition, City policy prohibits retaliation because of the employee's opposition to a practice the employee reasonably believes to constitute employment discrimination or harassment or because of the employee's participation in an employment discrimination or harassment investigation, proceeding or hearing. The City's full Harassment, Discrimination, and Retaliation Policy is set forth in a council adopted policy.

C. Disabled Applicants and Employees. The City has a commitment to ensure equal opportunities for disabled applicants and City employees. Every reasonable effort will be made to provide an accessible work environment for such employees and applicants. Employment practices (e.g., hiring, training, testing, transfer, promotion, compensation, benefits, and discharge) will not discriminate unlawfully against disabled applicants or employees. The City provides employment-related reasonable accommodations to qualified individuals with disabilities within the meaning of the California Fair Employment and Housing Act ("FEHA") and the Americans with Disabilities Act ("ADA").

1. Request for Accommodation. An applicant or employee who desires a reasonable accommodation in order to perform essential job functions should make such a request in writing to the Human Resources Division. The request must identify: a) the job-related functions at issue; and b) the desired accommodation(s). Reasonable accommodation may include, but is not limited to, job restructuring, reassignment to a vacant position for which the employee is qualified and making facilities accessible.

2. Reasonable Documentation of Disability. Following receipt of the request, the Human Resources Division may require additional information, such as reasonable documentation of the existence of a disability or additional explanation as to the effect of the disability on the employee's ability to perform the employee's essential functions but will not require disclosure of diagnosis or genetic history.

3. Interactive Process. The City will engage in the interactive process, as defined by the FEHA and ADA, to determine whether an applicant or employee is able to perform the essential functions of their position. During this process, the City will examine potential reasonable accommodations that will make it possible for the employee or applicant to so perform. Such interactive process will include a meeting with the employee or applicant, the City, and, if necessary, the employee or applicant's health care provider.

4. Case-by-Case Determination. The City determines, in its sole discretion, whether reasonable accommodations(s) can be made, and the type of reasonable accommodations(s) to provide. The City will not provide an accommodation that would pose an undue hardship upon the City or that is not required by law. The City will inform the employee or applicant of any decisions made under this section in writing.

5. Light or Modified Duty. During the interactive process, the City may approve, at its sole discretion and subject to availability, the employee to perform light or modified duty for a limited period of time.

6. Fitness for Duty Leave. While the City is engaged in the interactive process with an employee, the City may require that the employee be placed on a fitness for duty leave in accordance with Rule XII.M.

D. Religious Accommodation. The City will make reasonable accommodations to the known religious creed of an applicant during the hiring process and of an employee in the course of employment, unless doing so would impose an undue hardship on the City.

E. Lactation Accommodation. The City provides lactation accommodation to employees as required by law. For additional details, employees should refer to the City's stand-alone Lactation Accommodation Administrative Policy.

RULE IV. CLASSIFICATION

A. Preparation of Plan. The Personnel Officer shall ascertain and record the duties, responsibilities, minimum standards, and minimum qualifications of all positions in the City and shall recommend a classification/compensation plan for all positions. The classification/compensation plan need not be contained in only one document but may be comprised of various documents. The classification/compensation plan shall consist of classes of positions defined by class specifications, including the title. The classification/compensation plan shall be so developed and maintained that all positions substantially similar with respect to duties, responsibilities, authority, and character of work are included within the same class, and that the same schedules of compensation may be made to apply with equity under similar working conditions to all positions in the same class. The classification/compensation plan will contain the general salary schedule and a general benefits schedule.

B. Adoption, Amendment and Revision of Plan. The classification/compensation plan shall be adopted by and may be amended from time to time by resolution of the City Council. At the time of consideration by the City Council, any interested party may appear and be heard. Revisions to the classification/compensation plan may consist of the addition, abolishment, consolidation, division, or amendment of existing classes.

C. Allocation of Positions. Following the adoption of the classification/compensation plan, the Personnel Officer shall allocate every position in the employ of the City to one of the classes established by the plan.

D. New Positions. A new position shall not be created and filled until the classification/compensation plan has been amended to provide for such position.

E. Job Descriptions. The Administrative Services Director, in consultation with Department Heads, will prepare written specifications for each classification of positions to the City Manager for review. Subject to City Council approval of the initial job description, the specifications, when approved by the City Manager, will constitute the official classification specifications, and will indicate the date of approval or last revision. Revisions to job descriptions do not require approval by the City Council. Each specification will include the classification title, a brief description of the scope, nature, and responsibility of the class, a description of the tasks or duties ordinarily performed in the positions allocated to the classification; a statement of the minimum qualifications considered necessary for proficient performance of the work, including education, experience, training, knowledge, skills, physical characteristics, and any additional factors considered pertinent. Specifications are not restrictive. The specifications shall not be construed as an all-inclusive list of tasks performed; or be interpreted as restricting the assignment of related tasks not specifically listed therein; or as limiting the authority of supervisory personnel to assign, direct and control the work of subordinate employees. A Department Head

may temporarily assign other related duties and responsibilities or otherwise direct the work of employees.

F. Reclassification. Positions, the assigned duties of which have been materially changed by the City so as to necessitate reclassification, whether new or already created, shall be allocated by the Personnel Officer to a more appropriate class. Reclassifications shall not be used for the purpose of avoiding restrictions concerning demotions and promotions, or to effect a change in salary in the absence of a significant change in assigned duties and responsibilities.

RULE V. COMPENSATION

A. Salary on Appointment.

1. New Employees. New employees shall be paid at the first step of the pay grade for the position to which the employee is appointed except as approved by the City Manager or their designee.

2. Advanced Step Hiring. The City Manager may appoint a new employee to an advanced step of the pay grade so long as the following considerations are made: the selected candidate has significantly high qualifications and outstanding experience, the availability of other qualified candidates, and the resulting salary relationships with similar positions and their experience and skills.

3. Reemployment/Reinstatement. A person who previously held a position with the City and resigned in good standing may, at the discretion of the City Manager, when re-employed in the same or a comparable position held at separation, be appointed at the same salary rate which was paid at the effective date of the person's termination or the nearest applicable step for the grade to which the person is appointed.

B. Salary Anniversary Dates. Employees shall have a salary anniversary date on the date of their most recent appointment, promotion, demotion, reinstatement or reemployment. The salary anniversary date may be modified by the action of the appointing authority under Rule X.

C. Increases Within Pay Grade. Employees will normally become eligible for a merit adjustment in pay after 12 months of service in their current position. Increases shall not be automatic, and are based on merit. The adjustment shall be made only if recommended by the applicable Department Head, and, if approved, by the City Manager. The subsequent adjustments are based on performance evaluation, to encourage an employee to perform at the employee's highest level, and to recognize increased skill on the job. Employees are normally eligible for these adjustments any

time after the completion of 12 months of service in their current position. This period may be modified in conjunction with the performance evaluation recommendations and as approved by the City Manager. Unless so modified, a granted merit adjustment will be effective on the employee's salary anniversary date. The City Manager, in their sole discretion, may determine that an increase within grade will be retroactive in effect to the employee's salary anniversary date or to another appropriate date.

D. Salary Upon Promotion. Except in instances where the granting of a full step increase would result in a salary in excess of the top step of the range, any employee who is promoted to a position in a class with a higher salary grade shall be placed on the step in the new higher grade which is at least equal to an advancement of a full step over the step the employee held in their former grade. If the maximum of the grade would be exceeded by such advancement, the employee shall receive the top step of the grade. An employee thus promoted is assigned to a new salary anniversary date effective on the date of promotion.

E. Salary Upon Transfer. Any employee who is transferred from one position to another position in the same class, or to another position in a class having the same pay grade, shall be compensated at the same step of the pay grade as the employee previously received and their salary anniversary date shall not change.

F. Salary on Change in Grade Assignment. Whenever a class is reassigned to either a higher or lower pay grade by the Council, the salary of each incumbent in such class on the date the reassignment is effective shall be adjusted to the same step in the new grade that corresponds to the step, not the rate, the employee was at in the former grade and the employee shall retain the same salary anniversary date. For example, if an incumbent is currently at grade 115, step C, and the class is reassigned to grade 118, the incumbent will move to grade 118, step C. If appropriate, the City Manager may choose to Y-rate the employee, if the pay grade is lower than what the employee was previously earning.

G. Salary on Reallocation of Position. If the position is reallocated to a class having the same pay grade, the salary and the salary anniversary date of the incumbent shall not change. If the position is reallocated to a class which has a higher pay grade, the City Manager shall adjust the salary of the incumbent employee to fit the higher pay grade which is at least as much as the employee was receiving in the former grade and the employee shall retain the same salary anniversary date. If the position is reallocated to a class with a lower pay grade, and the employee's salary exceeds the top step of the class to which their position is reallocated, their salary shall be Y-rated until it is exceeded by the top step of the class. The employee's salary anniversary date shall not change.

H. Salary on Demotion. Any employee who is demoted to a position in a class with a lower pay grade shall have their salary adjusted by one the following three methods:

1. If a disciplinary demotion, the employee's salary may be reduced. A new salary anniversary date shall be established on the basis of the demotion.

2. If a non-disciplinary demotion, the employee's salary may be reduced. The employee shall retain their salary anniversary date.

3. In the discretion of the City Manager, a demoted employee's salary may be Y-rated. A Y-rated salary is one that is paid above the maximum established salary range for the incumbent's classification. An employee whose salary is Y-rated will retain their current rate of pay until such time that the class has a higher maximum salary rate.

I. Acting Pay. An employee who is required on the basis of an acting appointment to serve in a class with a higher pay grade than that of the class in which the employee is normally assigned, shall receive the entrance salary rate of the higher pay grade or one rate higher than the rate the employee normally receives, whichever is greater, provided the employee shall perform all the duties and assume all the responsibilities of the higher class, and only after the employee has served for 10 consecutive working days when working a 5/8 schedule or 8 consecutive working days when working a 4/10 schedule in the higher classification.

J. Bilingual Pay. Employees in certain classifications, as determined at the City's sole discretion, may be eligible to receive $100.00 per month as bilingual pay premium.

To receive the bilingual pay premium, an employee must be regularly accessible to the public in-person and through alternative means of communication, including but not limited to on the phone and via email, and shall successfully complete a language proficiency examination, selected at the City's sole discretion. Upon successfully completing such proficiency examination, the eligible employee shall receive the bilingual pay premium effective on the first pay period of the month following the test date. Bilingual pay premium shall be paid in two payments each month, on the first and second pay period of each month at a rate of $50 per pay period.

The City, at its sole discretion, shall determine which languages qualify for bilingual premium pay.

K. Special Salary Adjustments. Notwithstanding anything in these Rules to the contrary, in order to correct gross inequities, or to reward outstanding achievement and performance, the City Manager may adjust the salary rate of an incumbent of a particular position to any step within the pay grade for the class to which the position is allocated.

L. Cost of Living Adjustment. Beginning June 12, 2024, City Council, at its sole discretion, will consider providing a Cost of Living Adjustment ("COLA") to all employees on an annual basis with any wage adjustment going into effect on July 1. City Council will review staff recommendation for the cost of living increase based

on the published Riverside-San Bernardino-Ontario, CA, Consumer Price Index – U 12-month percent changes on all items for the month of March to consider potential COLA adjustments. Except as otherwise supported by justifiable findings, including the City's budgetary status, such COLA shall be capped at 3% as approved by City Council.

M. Pay Periods. The salaries and wages of all employees shall be paid bi-weekly. In the event a payday falls on one of the holidays listed in these Rules, or on a Saturday or Sunday, the immediately previous working day shall become the payday.

N. Standby and Callback Pay.

1. Standby Pay. Standby Pay applies to all regular, non-exempt employees. When assigned to standby duty, the employee will receive thirty-five dollars ($35) per day for each day in which they assume standby duty. If the employee is unable to perform the duties prescribed in the Standby Duties Policy, the employee will not receive standby pay for the days in which they were not able to perform such duties.

2. Callback Pay. Callback pay applies to all regular, non-exempt employees and occurs when an employee is called back to work to perform services not in conjunction with a regularly scheduled work shift. Callback pay does not apply to hours worked as a continuation to the end of the shift (for example if an employee is required to stay an additional hour after their shift is over) or a shift scheduled to work at a different time, such as early mornings or late nights. If an employee is called to work early under this rule, callback pay will cease at the beginning of their normal shift, with a minimum of two (2) hours paid at the callback rate. All callback pay will be paid out to the employee and is not eligible to be credited towards any leave banks.

    a. Callback Rate for a Physical Response. The City shall pay non-exempt, regular employees at the premium rate of one and one-half (1½) times the employee's base pay for the actual hours worked, or a minimum of two (2) hours, whichever is greater. Callback pay is only applied when an employee leaves the work premises, and the employee is required to physically respond to the City to perform services outside of the employee's regular scheduled working hours. The callback time will commence from the time the employee leaves their residence or current location and is going directly to the incident or reporting location. The callback time will end when the employee leaves the incident or reporting location and is no longer conducting business on behalf of the City.

    b. Callback Rate for a Remote Response. A remote response may include answering a request by phone, laptop, or other remote device. Regular non-exempt employees who have a remote response will be

compensated in fifteen (15) minute intervals at one and one-half times their base rate of pay.

O. Severance Upon Termination. Upon termination without cause, employees who are either in the Executive Classification, or are Department Heads, shall receive severance payment, upon execution of a waiver and release of all claims acceptable to the City, and as allowed by law, equivalent to 90 days of their base salary.

However, in no event shall the total cash value of the Severance Pay exceed the value of the employee's monthly salary multiplied by eighteen (18), or multiplied by the month's remaining in employee's term, whichever is less.

1. Reimbursement Upon Conviction of Abuse of Office. In the event any employee is convicted of any crime involving an abuse of the employee's office or position, as defined by California Government Code Section 53243.4, the employee is not entitled to receive Severance Pay, and must reimburse the City for any Severance Pay received.

2. Effect of Termination for Cause. If an executive employee or a Department Head is terminated for cause, they shall not be entitled to receive severance pay. Cause for termination shall be deemed to exist if any of the following occurs:

    a. The City performs an administrative investigation based on charges against an employee by a prosecuting agency with any of the following criminal conduct: theft or attempted theft from the City; fraud or other type of criminal dishonesty; misuse or misappropriation of public funds; assault, battery or other criminal physical injury to another person; any felony; solicitation, prostitution, or other sexually oriented crime; or for violating Government Code §§ 1090 et seq. and/or § 53243.4, and such administrative investigation makes a finding, based on a preponderance of the evidence, that such conduct occurred and violated the City's Rules;

    b. The employee is fined by the Fair Political Practices Commission for a violation of the Political Reform Act or FPPC Regulation in an amount in excess of one thousand five hundred dollars ($1,500);

    c. An independent investigation sustains that the employee engaged in unlawful discrimination or harassment of an official, officer, employee or agent of City or a third party while conducting City business or violated any provisions of the City's Municipal Code;

    d. Unauthorized absence or leave;

e. Use or possession of illegal drugs;

f. Material acts of dishonesty;

g. Persistent failure to disclose material information regarding the business or operation of the City necessary for the City Council to undertake its obligation as the elected legislative body of the City;

h. Material failure to follow clear and legal directives of a majority of City Council provided in a duly noticed public meeting, including closed session while in the performance of City Manager duties or acting City Manager duties; or

i. Any other violation of these Rules, including a violation of a listed cause for discipline under Section XVI of these Rules, or other City policies or procedures.

RULE VI. APPLICATIONS, RECRUITMENT AND EXAMINATIONS

A. Vacancies. Except for the City Manager, Department Heads, Assistant City Manager, Deputy City Manager, and/or Assistant to the City Manager positions, vacant positions may be filled only by selection from an eligibility list, by acting appointment, provisional appointment, by transfer, by reinstatement, or by demotion. Each Department Head is entitled to select a candidate to fill a vacancy within their department subject to the provisions in this rule and approval by the City Manager.

The City Council shall select the City Manager. The City Manager, or designee, shall select the Department Heads, Assistant City Manager, Deputy City Manager and Assistant to the City Manager. These positions may be filled by the method selected by the City Council or the City Manager to obtain the best candidate for the position. The provisions of this rule are inapplicable to the filling of vacancies listed in this paragraph.

B. Announcement of Vacancies/Acceptance of Applications. When a position becomes vacant, the applicable Department Head shall notify the Personnel Officer. All positions shall be publicized by such methods as the Personnel Officer deems appropriate. The announcements shall specify the title and pay range of the class; the nature of the work to be performed; the experience and education requirements; the knowledge, skills, and abilities desirable for the performance of the work; how to apply; the application deadline date; that a post- offer, pre-employment physical examination is required, which may include a drug test; that upon receiving a conditional offer of employment, a criminal background check is required through the submission of fingerprints; and other relevant information. Applications will be available on the City's website.

C. Disqualification of Applicants. The Personnel Officer may reject any application which indicates on its face that the applicant does not possess the minimum qualifications required for the position, or because the applicant has failed to timely submit the application, fully complete the application, or submit all required materials.

D. Ineligibility for Employment. Further examination or consideration for employment of any applicant may be discontinued, and any employment of any person may be terminated, when any of the following has been determined by the Personnel Officer:

1. The individual does not meet the minimum qualifications established for the class or position to which they seek appointment;

2. The individual has made a false statement, misrepresentation, or omission of material fact, or actual or attempted deception, fraud or misconduct in connection with their application;

3. The application shows on its face that the applicant is physically or psychologically restricted from performing the essential functions of the position applied for, and the City determines that no reasonable accommodation can be made for such medical restrictions in the position applied for;

4. An employment history or personal conduct which demonstrates a lack of fitness for City employment, including dismissal for cause from prior public or private employment;

5. The individual has failed to submit a complete application within the prescribed time limit;

6. The individual has directly or indirectly obtained information regarding examinations to which applicants are not entitled;

7. The individual has been convicted, including pleas of guilty and nolo contendere, of any felony or misdemeanor, which was of such a nature as to reflect adversely and substantially on the applicant's ability to perform the duties of the position. The City Manager, or designee, may disregard such convictions of felonies or misdemeanors if it is found and determined by the City Manager that mitigating circumstances exist. In making such determination, the City Manager may consider the classification, including sensitivity, to which the person is applying or being certified and whether the classification is unrelated to the conviction; the nature and seriousness of the offense; the circumstances surrounding the offense; the length of time elapsed since the conviction; the age of the person at the time of conviction; the presence or absence of rehabilitation or efforts at rehabilitation; and/or contributing social or environmental conditions.

a. Unless otherwise required by law, the City will not ask an applicant for employment to disclose, orally or in writing, information concerning the conviction history of the applicant, until the City has issued a conditional offer of employment.

b. Applicants who receive a conditional offer of employment may be requested to complete a supplemental form regarding criminal conviction history for review by the City, and a background screening, as part of the application process. The Human Resources and Risk Manager will conduct an individual assessment, as may be required by law, for each applicant who has prior convictions before determining whether to disqualify the applicant and rescind the conditional offer of employment.

8. The individual has otherwise violated provisions of these Rules.

In addition, applicants with the least desirable background or qualifications among a large number of applicants may be denied further participation in the selection process through an evaluation of their qualifications, thus providing a reasonable number of the best qualified candidates for consideration.

Applicants disqualified from further participation in the selection process will be promptly notified to permit submission of additional information provided that the time limit for receiving applications has not expired. Notice will be mailed to the last known address and/or will be emailed to the email address provided by the applicant on the applicant's application; it will be the applicant's responsibility to keep the applicant's current physical address and email address on file. Whenever an application is rejected, the Personnel Officer will mail and/or email notice of such rejection to the applicant.

E. Selection Process. The selection process shall be impartial and relate to those subjects which, in the opinion of the Personnel Officer, fairly measure the relative capacities of the applicants to execute the duties and responsibilities of the class to which they seek to be appointed. The selection process may include but is not necessarily limited to achievement, aptitude, and other written tests, personal interview, performance tests, physical agility tests, evaluation of daily work performance, work samples, criminal background check (after the City has provided a conditional offer for employment), medical tests (possibly including a drug test) after a conditional offer for employment has been accepted, successful completion of prescribed training, or other selection techniques as determined by the Personnel Officer. The selection process shall be designed to provide equal opportunity to all candidates by being based on an analysis of the essential requirements of the class, covering only factors related to such requirements. The City also retains the right to conduct a thorough background check of each applicant, which may include a credit verification for certain classifications.

The Personnel Officer may enter into a contract with any competent agency or individual for the preparing and/or administering portions of the selection process. If the Personnel Officer does not contract these duties to an agency or individual, then the Personnel Officer shall ensure that such duties are performed.

F. Creation of Eligibility List. As soon as possible after the completion of a recruitment, the Personnel Officer shall prepare and maintain an eligibility list consisting of the names of candidates who qualified as finalists. Eligibility lists shall remain in effect for up to 6 months unless the Personnel Officer abolishes the eligibility list after determining that the abolition of the list is in the best interest of the City. The name of any person appearing on an eligibility list shall be removed by the Personnel Officer if the person requests in writing that their name be removed or if the person fails to respond to a notice of certification mailed to the last designated physical address or emailed to the last designated email address. Persons on eligibility lists as a result of an internal recruitment who leave the service of the City for any reason shall automatically be dropped from such lists.

G. Physician's Examination. Applicants may be required to submit to a physician's examination at the City's expense upon being made a conditional offer of employment. As set forth in more detail in the City's Drug-Free Workplace Policy, the physician's examination shall include a drug and alcohol test for positions that are (1) safety-sensitive; or (2) involve a position of influence over children. When a drug and alcohol test is required, applicants shall be made aware of that in the announcement published under Rule VI.B. No job commitment shall be made until a negative drug screen result is obtained and a physician has certified that the applicant is medically qualified to perform the essential functions of the position. When the applicant reports to the medical facility for the scheduled examination, personal identification shall be provided to the facility in the form of a photograph and verifiable signature (for example, a driver's license or state-issued identification card). All test results will be kept confidential. The applicant will be told whether the tests were passed or failed, but only the Personnel Officer and their assistant will have access to the test results. If required, the drug/alcohol examination shall be administered in accordance with the City's Drug-Free Workplace Policy.

RULE VII. APPOINTMENTS

A. Appointment of New Employee. The hire date of a new employee shall be that of the first day actually worked.

B. Provisional Appointments. It shall be the policy of the City to require all Department Heads and other appointing authorities, whenever possible to notify the Personnel Officer, of impending or anticipated vacancies in their departments sufficient in advance so as to allow for the establishment of an appropriate eligibility list. However, when the demands of the services are such that it is not practicable to give

such notification and if it is not practicable to delay appointment until a new eligibility list can be certified, the appointing authority may make a provisional appointment to the position, in accordance with the following:

1. As soon as practicable, but not longer than six months after a provisional appointment has been made, the Personnel Officer may cause an examination to be prepared, and all positions filled provisionally shall be filled by an appointment from an eligibility list.

2. A person appointed to a position on a provisional basis may be entitled to credit for the time served under the provisional appointment if the employee was performing the full range of duties.

3. No special credit shall be allowed in any examination or the establishment of any eligibility lists for services rendered under a provisional appointment.

4. Except as otherwise required by law, a provisional appointee, who is not already a current employee, will not be entitled to the rights and benefits afforded to employees under these Rules.

5. Except for retired annuitants, no person shall be employed by the City under provisional appointment for a total of more than six months in any fiscal year except that the Personnel Officer may extend the period of any provisional appointment for not more than 90 days; however, no provisional appointment shall cause any person to work more than 960 hours (if paid on an hourly basis) or 125 days (if paid on a per diem basis) in a fiscal year.

6. A person who has retired from a CalPERS employer ("retired annuitant") may only be appointed to a provisional appointment when all of the following conditions are met, unless otherwise allowed by CalPERS during extenuating circumstances:

    a. The City can show the retired annuitant has previous experience and the skill set needed to perform the work required.

    b. The appointment is made to fill a vacant position during the recruitment to permanently fill the vacancy, or during an emergency to prevent stoppage of public service. A recruitment to permanently fill the vacant position must be open before the retired annuitant is appointed.

    c. Retired annuitants cannot begin employment before the 181st day after their retirement date, unless the City certifies the nature of the employment and that the appointment is necessary to fill a critically needed position before 180 days has passed, and the City Council approves the appointment in a public meeting. The appointment may not be placed on a consent calendar.

d. If the retired annuitant is under the normal retirement age, he or she must have a bona fide separation in service. Further, the retired annuitant must not have received unemployment insurance payments for retired annuitant work with any public employer within the 12 months prior to the date of the provisional appointment, and he or she must certify to this in writing to the City.

e. A retired annuitant may only be appointed once to the position. Provisional appointments of retirees must specify a beginning date and an end date for the appointment, and the appointment term must not result in the retired annuitant working more than a combined 960 hours in a fiscal year for all CalPERS employers. If a retired annuitant works more the 960 hours in a fiscal year, he or she must be reinstated. The Personnel Officer may not extend any provisional appointment of a retired annuitant and must ensure the retired annuitant does not exceed the 960 hours limit.

f. The rate of pay for the retired annuitant must be consistent with the pay grade for the vacant position, and he or she may not receive any other benefit, incentive, compensation in lieu of benefits, or other form of compensation in addition to this base rate.

The City ensures the retiree is enrolled as a retired annuitant with CalPERS and that the pay rate and hours worked by the retired annuitant are reported to CalPERS.

C. Acting Appointments to a Higher Class. Acting appointments may be used to fill positions that are vacant or that are temporarily vacant, such as when an employee is on an extended leave of absence. Where applicable, upon the return of the incumbent from leave or disability, the acting appointment shall be immediately terminated, and the appointee shall resume regular duties, compensation and privileges as if the appointee had continued their duties in their regular classification. Acting appointments shall be subject to the following:

1. Whenever the needs of the City require an employee to temporarily perform the duties of a higher classification than that in which the employee is currently employed for a period of more than 10 consecutive working days when working a 5/8 schedule or 8 consecutive working days when working a 4/10 schedule, the employee shall receive the salary rate of the higher class in which the employee is performing the required duties. In such cases, the employee shall be paid at an appropriate step of the current salary schedule of the higher classification which will assure an increase of not less than 5% greater than the salary of the employee's current position, but in no case shall such salary exceed the top salary step of the higher classification.

The higher salary rate payable shall commence on the ninth or eleventh day as described in the paragraph above following the temporary reassignment to the performance of duties of the higher classification. The requirement for the performance of duties of the higher classification shall be placed in writing by the City Manager, or the City Manager's designee, following a recommendation by the affected Department Head. No employee shall be required to perform any of the duties of a higher classification unless that employee is deemed to possess the minimum qualification of the higher classification by the City Manager, or the City Manager's designee, as recommended by the affected Department Head.

2. In no case shall an employee serve as an acting appointee more than 960 hours in a fiscal year or six (6) total months, whichever comes first, in a higher classification.

3. An employee appointed in an acting capacity shall be eligible to receive performance increases in the permanent position during the acting appointment but shall not be entitled to performance increases in the position which the employee holds in an acting capacity, other than to address acting pay in accordance with Rule V. Compensation. I. Acting Pay.

4. The City Manager, or the City Manager's designee, shall obtain the employee's written consent for the temporary performance of any of the duties of the higher classification beyond a period of twelve (12) working days, prior to an employee assuming or continuing the duties and compensation of a higher classification, which consent shall clearly state that it is understood that employee's salary rate will revert to the salary rate in the employee's permanent position upon the expiration of the need for the performance of the duties of the higher classification.

D. Emergency Appointment. To meet the immediate requirements of an emergency condition, the Department Head, or any persons so authorized in advance by the City Manager, may employ such persons as may be needed for the duration of the emergency without regard to these Rules. As soon as possible, such employment will be reported promptly to the Administrative Services Director or designee. Emergencies are defined as fire, flood, earthquake, or other public calamity, which threatens life or property. The emergency appointee shall be considered a temporary employee and, except as otherwise required by law, shall not be entitled to the rights and benefits afforded to employees under these Personnel Rules. In the event that a Retired Annuitant is hired as an emergency employee, the appointment and employment of the Retired Annuitant will be governed by the applicable statutes and regulations of CalPERS or other applicable retirement system, to the extent such provisions remain in effect during the emergency. In the event that the City's rules and procedures on provisional employment are inconsistent with the applicable statutes and regulations governing the employment of retired annuitants, the statutes and regulations shall control.

E. Reinstatement. With the approval of the City Manager, an employee who has completed at least 12 months of service and who has resigned in good standing may be reinstated within one year of the effective date of resignation to a vacant position in the same or comparable class. For purposes of reinstatement, "good standing" shall mean that the employee was not terminated for cause under these Rules, did not resign in lieu of termination, provided at least two-weeks notice of resignation, and was evaluated at least as "Satisfactory" or an equivalent rating on the employee's last performance evaluation. No credit for former employment shall be granted in computing salary, vacation, sick leave, retirement benefits, or other benefits except on the specific written direction of the City Manager at the time of reinstatement. Such reinstatement action may, at the discretion of the City Manager, take precedence over any eligibility list except a reemployment list. An individual requesting reinstatement is required to successfully complete a background examination and physician's examination, as set forth in Rule VI.

F. Reemployment. An employee may be appointed from a reemployment list following layoff.

G. Promotion. It is the policy of the City to fill authorized vacant positions based on merit. Insofar as consistent with the best interest of the City, vacancies may be filled by promotion. All employees meeting the qualifications standard of a higher-grade position under the same or different job classification may be considered for promotion. Employees promoted to a new position will start at the salary step determined appropriate by the City Manager. The date of promotion will become the employee's new anniversary date for performance review and merit salary increase purposes. Employees receiving promotions will be reviewed after six months, one year, and annually thereafter, with the opportunity for the first merit salary increase at the one-year mark.

H. Demotion. The City Manager may voluntarily or involuntarily demote an employee. No employee will be demoted to a position for which the employee does not possess the minimum qualifications. An employee may also request a voluntary demotion. An employee who possesses the minimum qualifications may request a voluntary demotion to a lower position. An employee requesting a voluntary demotion will submit a memorandum to the employee's Department Head requesting a voluntary demotion and detailing the reasons for the request. Upon receipt of the request for voluntary demotion, the Department Head will notify the City Manager. If the request for voluntary demotion involves a change from one department to another, both Department Heads must consent thereto unless the City Manager orders the demotion. The employee's anniversary date will change to the effective date of the demotion. Demoted employees will have their salary reduced according to the appropriate salary range. Salary determinations for demoted employees are solely within the discretion of the City Manager.

I. Transfer. The Personnel Officer may transfer an employee from one position to another in the same class or a comparable class at the same salary level. While the

Personnel Officer retains the right to order the transfer, consideration will be given to the affected employee's and the Department Head's wishes.

J. Interactive Process Transfer. As part of the interactive process and in accordance with state and federal law, an employee who is unable to perform the essential functions of the employee's present classification may be placed in a vacancy in another class that does not result in a promotion without having to participate in the application process, if the employee can perform the essential functions of the vacant position, with or without reasonable accommodation.

RULE VIII. NEPOTISM AND CONSENSUAL ROMANTIC RELATIONSHIPS BETWEEN EMPLOYEES

A. Nepotism.

1. Definitions.

a. Applicant. A person who applies for a position at the City and is not a Current Employee.

b. Change of Status. A change in the legal status or personnel status of one or more Current Employees.

i. Changes in legal status include but are not limited to marriage, divorce, separation, or any such change through which a Current Employee becomes a Family Member or ceases to be a Family Member of another Current Employee.

ii. Changes in personnel status include but are not limited to promotion, demotion, transfer, resignation, retirement or termination of a Current Employee who is a Family Member of another Current Employee.

c. Current Employee. A person who is presently a City employee, or an elected or appointed City official.

d. Direct Supervision. One or more of the following roles, undertaken on a regular, acting, overtime, or other basis shall constitute Direct Supervision:

i. Occupying a position in an employee's direct line of supervision; or

ii. Functional supervision, such as a lead worker, crew leader, or shift supervisor; or

iii. Participating in personnel actions including, but not limited to, appointment, transfer, promotion, demotion, layoff, suspension, termination, assignments, approval of merit increases, evaluations, and grievance adjustments.

e. Family Member. A spouse, domestic partner (registered or not), parent, parent-in-law, stepparent, legal guardian, sister, half-sister, step-sister, sister-in-law, brother, half-brother, step-brother, brother-in-law, child, step-child, legal ward, daughter-in-law, son-in-law, grandchild, grandparent, niece, nephew, spouse's niece, spouse's nephew, domestic partner's child, domestic partner's niece, or domestic partner's nephew.

f. Prohibited Conduct. Conduct by Family Members including, but not limited to, one or more of the following:

i. Participation directly or indirectly in the recruitment or selection process for a position for which a Family Member is an Applicant.

ii. Direct Supervision of a Family Member that does not comply with limitations set forth in this Section;

iii. Conduct by one or more Family Members that has an adverse effect on supervision, safety, security or morale.

2. Department Head Authority. Department Heads are authorized to make initial determinations under this Rule, after reviewing the situation with the Human Resources and Risk Manager. Should the Department Head be related to the employee/applicant in question, the City Manager shall appoint another Department Head to execute the responsibilities under this Rule.

3. Applicants for Employment.

a. No qualified Applicant may be denied the right to file an application for employment and compete in the examination process. However, consistent with this Section, the City may reasonably regulate, condition, or prohibit the employment of an Applicant for a full-time position.

b. Disclosure of Relationship. Each Applicant is required to disclose the identity of any Family Member who is a Current Employee.

c. Review of Department Head. For each Applicant who has a Family Member who is a Current Employee, the Department Head shall assess, and review with the Human Resources and Risk Manager, whether any of the following circumstances exist:

i. Business reasons of supervision, safety, security or morale warrant the City's refusal to place the Applicant under Direct Supervision by the Family Member; or

ii. Business reasons of supervision, security, or morale that involve potential conflicts of interest or other hazards that are greater for Family Members than for other employees, which warrant the City's refusal to permit employment of Family Members in the same department, division, or facility.

d. Decision of the Department Head. If the Department Head determines that either of the above circumstances exist, the Department Head shall exercise his or her discretion, after review with the Human Resources and Risk Manager, to either reject the Applicant or consider the Applicant for employment in a position that does not present either of the above circumstances.

i. Following examination, if the Applicant is successfully certified as eligible pursuant to Rule VI, they may be employed in a position for which the Department Head has determined that neither circumstance exists pursuant to Rule VII.A.3.c.

ii. When an eligible Applicant is refused appointment by virtue of this Rule, their name shall remain on the eligibility list for openings in the same classification. For each opening, the Department Head shall make a determination consistent with Rule VII.A.3.c.

4. Guidelines for Current Employees.

a. Employees shall report a Change of Status to the Department Head and the Human Resources and Risk Manager within a reasonable time after the effective date of the Change of Status. Wherever feasible, Employees shall report a Change of Status in advance of the effective date.

b. Within thirty days from receipt of notice, in coordination with the Human Resources and Risk Manager, the Department Head shall undertake a case-by-case consideration and individualized assessment of the particular work situation to determine whether the Change of Status has the potential for creating an adverse impact on supervision, safety, security, or morale.

i. The Department Head shall make a good faith effort to regulate, transfer, condition or assign duties in such a way as to minimize potential problems of supervision, safety, security, or morale.

ii. Notwithstanding the above provisions, the City retains the right to exercise its discretion to determine that the potential for creating an adverse impact on supervision, safety, security, or morale cannot be sufficiently minimized and to take further action as set forth in Rule VII.A.5.b.

5. Monitoring by Department Head.

a. Following a Change of Status or new hire of a Family Member, affected Department Heads shall reasonably monitor and regulate both Family Members' conduct and performance for a period of one year from the date of the Department Head's determination. The Department Head shall document these actions. Successive Department Heads may re-visit such a determination at their discretion.

b. If the Department Head determines, subject to any applicable requirements of due process, that an employee has engaged in Prohibited Conduct, the Department Head shall reevaluate the Department Head's prior determination, and may take one or more of the following additional measures:

i. Transfer one of the Family Members to a similar position that would not be in violation of this policy. The transfer will be granted provided the Family Member qualifies and there is an opening to be filled. There can be no guarantee that the new position will be within the same classification or at the same salary level.

ii. If the situation cannot be resolved by transfer, one of the Family Members must separate from City employment. If one of the employees does not voluntarily resign, the employee with primary responsibility for the Prohibited Conduct will be discharged.

c. Department Heads who receive complaints from other employees that one or more Family Members has engaged in Prohibited Conduct shall respond in accordance with existing complaint and disciplinary procedures, where applicable.

d. Where situations exist prior to the effective date of this Section that may be in conflict with this Section, every effort shall be made to reasonably address the situation so as to avoid any future conflict.

6. Appeal of Department Head Determination. Current Employees and Applicants affected by the application of this Section, may appeal the action of the Department Head to the City Manager within ten days of the action. The City Manager shall hear the individual's concerns and issue a written decision within 30 days of the receipt of the individual's appeal. The decision of the

City Manager is final, and no other appeal may be had unless the employee is entitled to further administrative appeal under other provisions of these Rules.

7. Employee Complaints. Employees who believe that they have been adversely affected by Prohibited Conduct by one or more Family Member should submit complaints to a Department Head or to the Personnel Officer.

8. Savings Clause. Should any provision of this Section, or any application thereof, be unlawful by virtue of any federal, state, or local laws and regulations, or by court decision, such provision shall be effective and implemented only to the extent permitted by such law, regulation or court decision, but in all other aspects, the provisions of this Section shall continue in full force and effect.

B. Consensual Romantic Relationships Between Employees.

1. General. Consensual romantic or sexual relationships between City employees can lead to misunderstandings, complaints of favoritism, adverse effects on employee morale, and possible claims of sexual harassment during or after termination of the relationship. As a result, such relationships present existing or potential conflicts that adversely affect the efficient operation of the City. Relationships that present an actual conflict under this Section are therefore prohibited.

2. Application. This section shall apply to all City employees, regardless of gender or sexual orientation, who have a romantic or sexual relationship with another City employee. The provisions of Section A of this rule regarding nepotism shall govern employees who marry or become domestic partners with another City employee.

3. Definition of Conflict. For purposes of this section, a conflict exists if business issues of supervision, safety, security, and/or morale would be impacted by a romantic or sexual relationship between two employees.

4. Supervisor's Duty to Report. If a romantic or sexual relationship exists between a Supervisor and another employee (including another Supervisor), the Supervisor shall promptly disclose the relationship to the Personnel Officer and request a determination as to whether the relationship presents a conflict. The disclosure must identify the names and positions of both employees. A Supervisor's failure to comply with this section shall be grounds for discipline up to and including termination.

5. Determination by City Manager. Within five working days, the City Manager shall issue a written determination as to whether the relationship presents a

conflict and is thereby prohibited. The City Manager shall have exclusive discretion in making the determination.

6. Resolution of Conflicts. Subject to limitations imposed by the Municipal Code and applicable provisions of these Rules, the City Manager will attempt in good faith to work with the Supervisor and the other employee to consider options to eliminate the conflict, including removing the Supervisory authority that created the conflict, reassignment, transfer or voluntary demotion of a Supervisory employee, or where the City Manager determines that modification of a Supervisor's assignment is not feasible, reassignment, transfer or voluntary demotion of a non-Supervisory employee. The City Manager retains discretion to determine that the conflict may be resolved via voluntary resignation or termination only.

7. Prohibited On-Duty Conduct. All City employees are prohibited from engaging in intimate, physical, or other conduct in furtherance of a romantic or sexual relationship with another City employee at work locations, including off-site meetings, conferences, and similar activities. Moreover, upon termination of a sexual or romantic relationship with another City employee, employees are prohibited from engaging in behavior that adversely affects the working conditions of any City employee. In general, all employees are expected to observe appropriate standards of workplace conduct in their interactions with other City employees.

8. Complaints. Employees who believe that they have been adversely affected by romantic or sexual relationships between City employees should follow the complaint procedures provided under the City's Harassment, Discrimination, and Retaliation Prevention Policy. The complaint procedures are available to all employees regardless of their past or present participation in a romantic or sexual relationship with another City employee.

RULE IX. REPORTS AND RECORDS

A. Maintenance of Personnel Files. A personnel history folder shall be kept for each employee. Confidential medical records will be maintained in a separate file from other personnel files. The personnel history folders shall be maintained by the Human Resources and Risk Manager or designee, and shall contain a record of date of employment, promotions, performance reviews, disciplinary actions and such other information as the City Manager, or City Manager's designee, shall prescribe. All performance-related entries to personnel history folders shall be brought to the attention of the employee.

B. Review and Access of Personnel Files. Personnel records are confidential and, unless otherwise required by law, access to personnel records will be limited to current or former employees, authorized representatives of current or former employees, and authorized representatives of the City. Rights to access, inspect, and copy personnel records, as well as applicable procedures and limits upon such rights shall be consistent with the law. An individual wishing to review or access their personnel file must submit such request in writing to the Human Resources and Risk Manager, or designee. The Human Resources and Risk Manager, or designee, will schedule a date and time with the individual to review their personnel file. The date and time will be at reasonable intervals and at reasonable times, but not later than 30 calendar days from the date the employer receives a written request, unless the current or former employee, or their representative, and the employer agree in writing to a date beyond 30 calendar days to inspect the records, and the agreed-upon date does not exceed 35 calendar days from the employer's receipt of the written request, in accordance with Labor Code 1198.5. Upon request, the employee shall receive a copy of any materials in the personnel file provided that the cost for such copies is paid by the employee. An employee shall be furnished a copy of any statement written for inclusion in the employee's personnel file concerning the employee's conduct or performance.

The Human Resources and Risk Manager, or designee, may reveal the following information regarding an employee, or ex-employee, in response to outside inquiries:

1. Employee's name.
2. Classification title and department.
3. Status.
4. Salary Range.
5. Hire date and/or termination date.

This information is a matter of public record and is available to anyone.

C. Current Address. Employees are required to notify the Human Resources and Risk Manager of any change of name, address, or telephone number within five calendar days of change.

D. References. Any employee who receives a request for a personal reference by a former or current employee is required to forward that request to the Administrative Services Director and seek direction. Only the City Manager and the Administrative Services Director or their designees are authorized to provide references for former or current employees on behalf of the City. No other employee is authorized to provide such written or verbal references or recommendations for former or current employees. Further, no other employee is authorized to respond to questions from persons outside the City about former or current employees regarding their work performance.

E. Destruction of Records. Upon approval of the City Attorney, records relating to personnel may be destroyed as prescribed by law.

RULE X. PERFORMANCE EVALUATIONS

A. Policy. It is the policy of the City that regular evaluations be made as to the efficiency, competency, conduct and merit of its employees. To this end, it is the responsibility of the City Manager, the Department Heads, and their subordinate supervisors that these evaluations be completed. It is the responsibility of the Personnel Officer to provide and prescribe the forms and procedures to be used in such evaluations of performance and to assist in the training of supervisory personnel so that the program of performance evaluation will be carried on in a sound and effective manner.

B. Authority to Make Evaluations. The City Manager or their designee shall have the authority to prepare performance evaluations. The City Manager, or designee may, however, delegate such authority to such subordinate supervisory employees who are most familiar with work of the employees to be evaluated, provided that the City Manager, or designee, shall review and approve all performance evaluations of personnel under their jurisdiction.

C. Time for Performance Evaluation. An annual performance evaluation may be prepared and received before the employee's salary anniversary date, and shall evaluate the employee's performance in the last year. If the employee receives a rating of (or equivalent to) "improvement needed" or "unsatisfactory" in the employee's annual performance evaluation, their supervisor shall be responsible for conducting an additional performance evaluation three months from receiving such rating and again three months subsequent to that. In addition, the employee may be given a performance evaluation at any other time during the year at the discretion of the appointing authority.

D. Postponement of Performance Evaluation. Unless otherwise required by law, the use of any leave of absence in excess of 30 consecutive days shall cause the date of the employee's performance evaluation to be extended by the same period of time that the employee was absent.

E. Review with the Department Head. A performance evaluation must be submitted for review by, and be approved by, the Department Head before the performance evaluation is provided to or discussed with an employee.

F. Review with Employee. Each performance evaluation shall be presented by the supervisor who prepared it and discussed with the employee. The employee shall sign the evaluation to acknowledge its contents. Such signature shall not necessarily mean the employee endorses the content of the evaluation. Employees may not appeal or grieve the contents of a performance evaluation or the rating(s) received by the employee. Employees who disagree with the contents of their performance evaluation shall have the right to attach a written statement explaining the basis of their disagreement to the performance evaluation.

G. Retention of Performance Evaluation. After review and approval of the appointing authority, the performance evaluation, as well as any written statement provided by the employee, shall be made a part of the employee's personnel file.

H. Effects of "Improvement Needed" and "Unsatisfactory" Ratings.

1. Any employee who receives an "unsatisfactory" or "improvement needed" rating will not receive any merit salary increase during the period following the report, except as provided in Rule IX.H.2.

2. If an employee who has been denied a merit salary increase improves their performance to such an extent that the appointing authority believes a merit salary increase is now justified, the appointing authority shall indicate the improvement on a report of performance form and may specifically award a merit salary increase. Additionally, in awarding the merit salary increase under this subsection, the appointing authority may change the merit salary increase anniversary date to the date of the award of the merit salary increase or may permit the anniversary date to remain the same. Any merit salary increase awarded under this subsection shall not be made retroactive.

RULE XI. WORKWEEK, HOURS OF WORK AND OVERTIME

A. FLSA Classification. The Personnel Officer shall designate those positions which are exempted from the provisions of the Fair Labor Standards Act ("FLSA") based on an assessment of the duties of each position. This designation will be expressed in the job description for the position.

B. Work Schedules and Workweek. The City Work Schedules include a standard 5/8 schedule and an alternative 4/10 schedule.

a. Alternative 4/10 Workweek and Work Schedule.

i. The City has adopted a 4/10 work schedule for most employees, which consists of ten hours per day, four days per week.

ii. Employees assigned to work a 4/10 work schedule will work Monday through Thursday with Fridays off. At the direction of the City Manager, some employees may be required to work a different schedule due to the requirements of their job classifications or department responsibilities.

iii. The workweek for employees assigned to a 4/10 work schedule shall be seven consecutive 24-hour periods, starting at 12:00 a.m. on Saturday and ending at 11:59 p.m. on the following Friday. Time worked by non-exempt employees in excess of 40 hours in a workweek shall constitute overtime.

b. Standard Workweek and Work Schedule.

i. The standard 5/8 work schedule consists of eight hours per day, five days per week.

ii. Employees assigned to work a standard work schedule will work Monday through Friday. At the direction of the City Manager, some employees may be required to work a different schedule due to the requirements of their job classifications or department responsibilities.

iii. The workweek for employees on the standard work schedule shall be seven consecutive 24-hour periods, starting at 12:00a.m. on Saturday and ending at 11:59 p.m. on the following Friday. Time worked by non-exempt employees in excess of 40 hours in a workweek shall constitute overtime.

C. Recording of Work Hours. All employees are required to report their time using the prescribed timekeeping program. In the absences of any clocking-in/out system, employee time from 1 to 7 minutes shall be rounded down, and thus not counted as hours worked, but employee time from 8 to 14 minutes must be rounded up and counted as a quarter hour of work time.

D. Daily Hours of Work/Shifts. Daily hours of work or shifts for employees within departments shall be assigned by Department Heads as required to meet the operational requirements of such departments. The City reserves the right to regulate and/or change the designation of the specific hours or days to be worked by any employee, and no such change in the scheduling of days or hours worked shall be deemed to constitute overtime, provided the total number of hours and days

does not exceed those specified as constituting the standard work year, work period, workweek and workday hereunder.

E. Changes in Work Schedules. The City reserves the right to establish and modify work schedules in order to meet the varying needs of the different City departments. Except in the case of an emergency, Department Heads must provide employees with reasonable notice before changing an employee's work schedule. If the needs of the City require that a position be assigned to work a different work schedule or have a different workweek than set forth in this section, the City Manager, in consultation with the Department Head, may designate the work schedule and workweek for employees in that position in writing. Any additional alternative workweeks shall be designated by administrative policy adopted by the City Manager.

F. Meal Periods. Non-exempt employees are entitled to unpaid meal periods during which they shall be entirely relieved of responsibilities and restrictions. Such time shall not constitute hours worked.

1. Non-exempt employees shall be entitled to a 60-minute unpaid meal period during each work shift which equals or exceeds 8 hours; non-exempt employees shall be entitled to a 30-minute unpaid meal period during each work shift which exceeds 5 hours but is less than 8 hours.

2. Supervisors shall schedule meal periods to ensure appropriate coverage.

3. Employees shall take reasonable measures wherever feasible to avoid the need for work to be performed during meal periods. Where required, time spent on such work shall be kept to a minimum, and may only occur with the prior written authorization of a Department Head. Non-exempt employees who work during their meal periods shall be paid for time worked.

G. Rest Periods. Except where unusual operational demands prevent a rest break, non-exempt employees are entitled to two 15-minute paid rest periods during each work shift which equals or exceeds 8 hours, or one 15-minute paid rest period during each work shift which equals or exceeds 4 hours, but is less than 8 hours. Rest periods shall not be combined or added to employees' meal periods. Rest periods shall also not be added to the beginning or end of an employee's shift.

H. Overtime. Non-exempt employees shall be entitled to overtime at the rate of one and one-half of their regular hourly rate of pay for each hour worked in excess of 40 hours in any one workweek. Employees are not entitled to compensatory time off in lieu of overtime. Exempt employees are not eligible to receive overtime compensation.

1. Calculation of Hours Worked. For the purposes of overtime compensation, "hours worked" shall only include those periods of time that the employee is required to be on duty or to be on the City's premises or at a prescribed

workplace, and all time during which an employee is suffered or permitted to work. As such, paid time off, including for example, time spent on a paid leave of absence, sick leave, holidays and vacation, as well as time assigned as standby duty, shall not be included in the calculation of hours worked.

2. Approval of Overtime. It is the policy of the City to avoid the necessity for overtime work whenever possible. Employees shall take reasonable measures wherever feasible to avoid the need for work to be performed outside of their regularly scheduled shifts.

   Employees shall not perform work outside of their regularly scheduled shifts or in excess of 40 hours in a workweek unless requested to do so by their Department Head or with advance written authorization from their Department Head. This requirement applies to, but is not limited to:

   a. Work performed before the start of the shift;

   b. Work performed during meal periods;

   c. Work performed after the end of the shift; and

   d. Other work performed "off the clock" including work performed at home.

   Time spent on such work outside an employee's regularly scheduled shift shall be kept to a minimum. The City will compensate employees for all hours worked as required by law, including overtime hours worked without approval from the pertinent Department Head. However, employees that work overtime without receiving prior approval as required under this section, may be subject to disciplinary action, up to and including, termination of employment.

RULE XII. LEAVES OF ABSENCE

A. Effect of Leave of Absence.

1. Effect of Leave of Absence on Employment Benefits.

   a. Fully Paid Leave. Unless otherwise required by law, an employee on a leave of absence who continues to receive full compensation through the use of their accrued leave banks will continue to receive full employment benefits. Such employment benefits may include, but are not limited to, the accrual of paid leaves, accrual of seniority, and cafeteria contributions

which remain at the rate the employee would receive if the employee was working their normal work schedule.

b. Partially Paid Leave. Unless otherwise required by law, an employee on a paid leave of absence who is receiving less than full compensation from the City through the use of the employee's accrued paid leaves shall receive a prorated share of their employment benefits, including, but not limited to, the accrual of paid leaves, cafeteria contributions, or supplemental pay, when only partially paid leave has been received for two consecutive workweeks.

c. Unpaid Leave. Unless otherwise required by law, an employee on an unpaid leave of absence shall not accrue any employment benefits, including, but not limited to, the accrual of paid leaves, accrual of seniority, cafeteria contributions, and supplemental pay, when unpaid leave has been used for at least 40 hours in a pay period.

2. Effect of Leave on Performance Evaluations and Merit Increases. Unless otherwise required by law, the use of any leave of absence in excess of 30 consecutive days shall cause the date of the employee's performance evaluation, and merit increase, if relevant, to be extended by the same period of time that the employee was absent.

B. Unauthorized Absences. Any employee absent from their job for more than three consecutive working days without prior permission of the Department Head may be considered to have voluntarily resigned from their employment with the City. Any unauthorized absence may be cause for disciplinary action as provided in these personnel rules.

C. Holidays.

All full-time employees are eligible to receive paid holiday leave under this section. Part-time employees that were hired before September 1, 2023, are eligible for paid holiday leave under this section. Part-time employees hired on or after September 1, 2023, and temporary employees are not eligible for paid holiday leave under this section.

Employees scheduled to work on a holiday listed below will receive pay for actual hours worked as if it were not a holiday in accordance with the Rules, whether that is straight time or overtime as determined in Rule XI. Workweek, Hour of Work and Overtime, in addition to 8 or 10 hours (as described below) of holiday pay. Holiday pay provided under this Rule does not constitute hours worked. Banked holiday hours will no longer be accrued.

1. Holidays Observed for Employees on a 5/8 Work Schedule. As provided in Section B.1.b. of Rule XI, employees working a 5/8 work schedule, that are regularly scheduled Monday through Friday of each week with occasional Saturdays, shall receive 8 hours of pay for holidays observed and recognized under this subsection. Such employees are entitled to the following days as recognized and observed paid holidays:

    a. New Year's Day (January 1)
    b. Martin Luther King Jr. Day
    c. Presidents' Day
    d. Memorial Day
    e. Independence Day (July 4)
    f. Labor Day
    g. Veterans Day (November 11)
    h. Thanksgiving Day
    i. Day after Thanksgiving Day
    j. Each working day of the last calendar week of each calendar year, commencing December 24 and ending December 31

2. Holidays Observed for Employees on a 4/10 Work Schedule. As provided in Section B.1.a. of Rule XI, employees working a 4/10 work schedule, that are regularly scheduled Monday through Thursday of each week, shall receive 10 hours of pay for holidays observed and recognized under this subsection, if such holidays are observed on Monday, Tuesday, Wednesday, or Thursday. Such employees shall not receive holiday pay for holidays observed on a Friday. Such employees are entitled to the following days as recognized paid holidays, so long as the observed day falls on Monday, Tuesday, Wednesday, or Thursday:

    a. New Year's Day (January 1)
    b. Martin Luther King Jr. Day
    c. Presidents' Day
    d. Memorial Day
    e. Independence Day (July 4)
    f. Labor Day
    g. Thanksgiving Day
    h. Each working day of the last calendar week of each calendar year, commencing December 24 and ending December 31

D. Comprehensive Annual Leave

Comprehensive Annual Leave (CAL time) is to ensure that all employees have an adequate amount of time off each year for rest and relaxation, personal business, or personal/family illness. All full-time employees earn CAL time from the date of hire. Part-time employees are not eligible for CAL time; however, they will continue to

receive sick leave in accordance with state and federal laws as further detailed in section E of this Rule.

1. Computation of CAL Time

Employees covered by this plan will earn CAL time from the date of hire using the following accrual rates, prorated each pay period, as outlined below.

Months of Continuous Employment	CAL Time Hours (Annually)	Biweekly Accrual Rate (hours per pay period)	Maximum Accumulation (hours)
0 - 60	176	6.77	480
61 - 120	216	8.31	480
121+	256	9.85	480

The maximum balance of unused CAL time an employee may have at any one time is four hundred eighty (480) hours. The City Manager may grant an employee, on a case-by-case basis, the ability to accrue annual leave above the annual accrual limit for good cause shown.

2. Procedure for Use of CAL Time

Whenever possible, employees should request time off at least two weeks in advance, however, the advance notice does not guarantee the time off request will be approved. Supervisors, managers, and directors will make every effort to approve requests for time off, while ensuring business priorities are being met.

When an employee is unable to request time off in advance, such as for an illness or emergency, the employee shall notify their supervisor prior to the start of their shift, or as soon as reasonably practicable.

Any employee absent for more than five (5) consecutive work days due to illness or accident may, at the discretion of their supervisor and in coordination with human resources, be required to provide a medical certificate from the employee's medical provider indicating the day(s) of the illness/injury and that the illness/injury prevented the employee from being able to work.

An employee off work or contemplating to be off work due to illness or injury for an extended period equivalent to two (2) workweeks or more shall provide a medical certificate statement as to length of absence from the employee's health care provider stating the employee is either unable to work, or specifically describing any restrictions or light duty requirements.

If a holiday falls on a workday during an employee's CAL time, that day shall be considered as a paid holiday and not CAL time.

3. CAL Time Voluntary Cashout
So long as the employee has at least forty (40) hours of CAL time remaining after any cashout, an employee may cash out up to forty (40) hours of CAL time twice a year, for a maximum of 80 hours of CAL time per calendar year. The times at which CAL time may be cashed out will be determined by the City's Administrative Services Department. CAL time cashout shall be paid at the employee's base rate of pay at the time of the conversion. Each employee eligible for CAL time benefit under this section shall make an election no later than December 31 of each calendar year, as to whether the employee wishes to cash out CAL time accrued and unused during the subsequent calendar year. Should the employee elect to cash out their CAL time and they do not have 40 hours remaining after the cashout, their election will default to the available amount that would provide 40 hours of CAL time remaining. Such an election is irrevocable. If an employee fails to make an election as required by this subsection, such failure will be treated as an election to not cash out CAL time accrued and unused during the subsequent calendar year.

4. CAL Time Cashout at Termination
At termination of employment for any reason, the City shall compensate the employee for the employee's accumulated, but unused, CAL time at the employee's base rate of pay at the time of termination.

E. Sick Leave for Part-Time and Temporary Employees

1. Applicability. This section applies to part-time and temporary employees only. The City provides paid sick leave to part-time and temporary employees as required under California law. This section does not apply to retired annuitants working for the City.

2. Definitions.

a. Hours Worked. Hours worked shall include all time when a part-time or temporary employee is required to be on duty or to be on the City's premises or at a prescribed workplace, and all time when a part-time or temporary employee is suffered or permitted to work. Paid sick time is not considered time worked.

b. Family member means any of the following: a child (which means a biological child, adopted child, foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis. This definition of a child is applicable regardless of age or dependency status), a parent (which means a biological parent, adoptive parent, foster parent, stepparent, legal

guardian of an employee or registered domestic partner, or person who stood in loco parentis when the employee was a minor child), a spouse, a registered domestic partner, a grandparent, a grandchild, a sibling, or a designated person (which means a person identified by the employee at the time the employee requests paid sick leave. The City limits the employee to one designated person per 12-month period for paid sick leave).

3. Paid Sick Leave.

a. Eligibility for Sick Paid Sick Leave. Part-time and temporary employees are eligible for paid sick leave after they work for the City for at least thirty (30) days within a calendar year. Part-time and temporary employees who work fewer than thirty (30) days within a calendar year are not eligible for paid sick leave.

b. Accrual of Paid Sick Leave.

i. Part-time and temporary employees regularly scheduled to work 10 hours per day shall accrue paid sick leave at the rate of 3.58 hours for each pay period, resulting in 50 hours/5 working days by the employee's 200th day of employment. Once the part-time or temporary employee has accrued 50 hours of sick leave in a 12-month period, regardless of how much has been used, they will not accrue any additional leave until their annual hire date anniversary, at which time their accruals will begin again under this policy.

ii. Part-time and temporary employees regularly scheduled to work 8 hours per day or less shall accrue paid sick leave at the rate of 2.86 hours for each pay period, resulting in 40 hours/5 working days by the employee's 200th day of employment. Once the part-time or temporary employee has accrued 40 hours of sick leave in a 12-month period, regardless of how much has been used, they will not accrue any additional leave until their annual hire date anniversary, at which time their accruals will begin again under this policy.

c. Qualification Period Prior to Use of Paid Sick Leave. Part-time and temporary employees are entitled to use their accrued paid sick leave only after completing ninety (90) days of employment. Part-time and temporary employees who work fewer than 90 days are not entitled to take any paid sick leave.

d. Notice of Accrued Paid Sick Leave. All accrued paid sick leave will be reflected on each part-time and temporary employee's paystub, including the balance of paid sick leave available.

e. No Advance of Paid Sick Leave. The City will not “advance” or “lend” paid sick leave to a part-time or temporary employee before it has been accrued.

f. Sick Time Rate of Pay. Part-time and temporary employees shall be compensated for paid sick leave at their regular rate of pay for the position and schedule in which paid sick leave is utilized.

g. Annual Paid Sick Leave Use Limit. Part-time and temporary employees may use up to 40 hours or five days, whichever is more, of accrued paid sick leave during a calendar year.

h. Accrued Paid Sick Leave Carry-Over. Unused paid sick leave may be carried over from calendar year to calendar year with a maximum paid sick leave bank of 80 hours or ten working days, whichever is more.

i. Minimum Increments Paid Sick Leave. The minimum charge to a part-time or a temporary employee’s paid sick leave account shall be 30 minutes per workday.

j. Permitted Use of Sick Leave. Upon the oral or written request of a part-time or a temporary employee, the City shall permit the part-time or temporary employee to use accrued paid sick leave for the following purposes:

    - Diagnosis, care, or treatment of an existing health condition of, or preventative care for, an employee or an employee’s family member.

    - Part-time and temporary employees who are victims of crime, abuse, or qualifying act of violence may take time off as paid sick leave to obtain or attempt to obtain any relief. Relief includes, but is not limited to, a temporary restraining order, restraining order, or other injunctive relief, to help ensure the health, safety, or welfare of the employee or their child.

    - Part-time and temporary employees who are victims of crime, abuse, or qualifying act of violence may take time off as paid sick leave to seek medical attention for injuries caused by crime or abuse; to obtain services from a domestic violence shelter, program, rape crisis center, or victim services organization or agency as a result of the crime or abuse; to obtain psychological counseling or mental health services related to an experience of crime or abuse; or to participate in safety planning and take other actions to increase safety from future crime or abuse, including temporary or permanent relocation.

k. Request for Use of Paid Sick Leave.

- A part-time or temporary employee shall contact the employee's immediate supervisor prior to or within one hour of the commencement of their work shift to report the need for paid sick leave. If no immediate supervisor is available, an employee shall contact the Department Head. Consideration shall be given to emergency situations that restrict the employee from contacting the employee's immediate supervisor within the first hour of work including, but not limited to: accident, injury, or hospitalization. In such emergency situations, an employee shall contact the employee's supervisor as soon as practicable.

- If the need for paid sick leave unforeseeably arises, such as at a part-time or temporary employee's work site, the part-time or temporary employee shall notify the employee's immediate supervisor before leaving the work site or as soon as practicable.

- When a part-time or temporary employee has advance notice of the need for paid sick leave, such as when scheduling non-emergency medical and dental appointments, the part-time or temporary employee is required to notify the employee's supervisor at least three (3) days in advance of the employee's need for paid sick leave. Part-time and temporary employees are encouraged to schedule medical and dental appointments outside normal working hours if possible.

- A part-time or temporary employee is not responsible for searching for or finding another employee to cover the employee's shift in order to use paid sick leave.

l. Any employee absent for more than five (5) consecutive work days due to illness or accident may, at the discretion of their supervisor and in coordination with human resources, be required to provide a medical certificate from the employee's medical provider indicating the day(s) of the illness/injury and that the illness/injury prevented the employee from being able to work.

m. Unused Paid Sick Leave. No part-time or temporary employee shall be compensated for or allowed to exhaust any accrued paid sick leave upon resignation, including retirement, termination, layoff, or death.

n. Reinstatement of Unused Paid Sick Leave. Unused accrued paid sick leave for part-time or temporary employees at termination shall be reinstated upon return to active status occurring within no more than twelve (12) months of termination. For part-time or temporary employees

who return to the City within twelve (12) months from their previous separation, days worked prior to the previous separation will count toward the ninety (90) day qualification period.

o. Paid Sick Leave Accrual Upon Promotion to Full-Time Employee Status. If a part-time or temporary employee is promoted to full-time employee, the employee's accrued unpaid sick leave shall be converted to CAL time.

p. Records Documenting Hours Worked and Paid Sick Leave Accrued and Used. The City shall keep records documenting the hours worked and paid sick leave accrued and used by a part-time or temporary employee for three (3) years.

q. Employee Inspection of Records Pertaining to Paid Sick Leave. Upon reasonable request to the City's Human Resources Department, and within twenty-one (21) calendar days after the request, the City shall afford current and former part-time and temporary employees the right to inspect or copy records pertaining to their hours worked and paid sick leave accrued and used.

F. Bereavement Leave.

1. Eligibility and Available Leave. An employee is eligible to receive leave under this section if the employee has been employed by the City for at least thirty (30) days prior to commencement of leave. If an employee loses an immediate family member, as defined in this section below, the employee will be allowed to take up to five (5) days of leave per death. Leave days under this section need not be consecutive but shall be completed within three months of the date of death of the immediate family member. The City may request verification of death as permitted under the law.

2. Pay While on Leave. Each employee is eligible to receive up to 40 hours of pay per year while on bereavement leave as provided in this section. These 40 hours of pay for bereavement leave shall not be chargeable to any other leave balance. Once an employee exhausts available pay under this section, such employee may use other available accrued paid leave to receive pay during additional bereavement leave.

3. Immediate Family Member. For purposes of this section, immediate family shall mean father, father-in-law, mother, mother-in-law, stepparent, brother, half-brother, brother-in-law, stepbrother, sister, half-sister, sister-in-law, stepsister, spouse, domestic partner, child, grandparent, grandchild, legal guardian or legal ward.

G. Military Leave. Military leave with or without pay shall be granted in accordance with Section 395 of the California Military and Veteran's Code and the Uniformed Services

Employment and Reemployment Rights Act. In addition, leave for military exigency or military caregiver shall be granted in accordance with the Family and Medical Leave Act, as set forth in the City's FMLA/CFRA/PDL Administrative Policy.

H. Victims of Qualifying Act of Violence. Employees who are victims of, or an immediate family member of a victim of crime, abuse, or qualifying act of violence may take time off to obtain or attempt to obtain any relief. Relief includes, but is not limited to, a temporary restraining order, restraining order, or other injunctive relief, to help ensure the health, safety, or welfare of the employee or their child.

Employees who are victims of, or an immediate family member of a victim of crime, abuse, or qualifying act of violence may take time off to seek medical attention for injuries caused by crime or abuse; to obtain services from a domestic violence shelter, program, rape crisis center, or victim services organization or agency as a result of the crime or abuse; to obtain psychological counseling or mental health services related to an experience of crime or abuse; or to participate in safety planning and take other actions to increase safety from future crime or abuse, including temporary or permanent relocation.

Time taken off for this purpose is unpaid, however, you may use any available leave balances.

I. Jury Duty.

1. An employee summoned for jury duty will immediately notify the employee's department head. While serving on a jury, an employee will be given a leave of absence with pay for up to ten working days of jury duty. Such leave of absence with pay is conditional upon the employee returning to work upon their dismissal each day to complete their normal workday, as required at the employee's department head's sole discretion. Employees who fail to return to work, as required by their department head, are required to use other accrued paid leaves for that period of the employee's absence. Such leave is also conditional upon the employee's conveyance to the City of any compensation received as a juror, not including any travel allowance received.

2. An employee required to serve on a jury for longer than ten working days may elect to use any accrued paid leaves, other than sick leave, for the time spent on jury duty after the ten days of jury duty paid leave have been exhausted. An employee is not required to convey compensation received in excess of the ten days as a juror in this circumstance.

J. Pregnancy Disability Leave. Employees who are disabled due to pregnancy, childbirth, or related medical conditions shall be granted leave in accordance with the full provisions governing such leave set forth in an administrative policy.

K. Family Care and Medical Leave. Employees shall be granted family care or medical leave in accordance with the Family Medical Leave Act and the California Family Rights Act. The full provisions governing such leave will be set forth in an administrative policy.

L. Reproductive Loss Leave. Upon completion of thirty (30) days of employment with the City, all employees are eligible to receive reproductive loss leave as provided in this section.

1. Definitions applicable to this section.

a. Reproductive loss event: means the day or, for a multiple-day event, the final day of a failed adoption, failed surrogacy, miscarriage, stillbirth, or an unsuccessful assisted reproduction.

b. Failed adoption: means the dissolution or breach of an adoption agreement with the birth mother or legal guardian, or an adoption that is not finalized because it is contested by another party. This event applies to any person who would have been the parent if the adoption was completed.

c. Failed surrogacy: means the dissolution or breach of a surrogacy agreement, or a failed embryo transfer to the surrogate. This event applies to any person who would have been the parent if the child was born as a result of the surrogacy.

d. Miscarriage: means a miscarriage by a person, by the person's current spouse or domestic partner, or by another individual if the person would have been a parent of a child born as a result of the pregnancy.

e. Stillbirth: means a stillbirth resulting from a person's pregnancy, the pregnancy of a person's current spouse or domestic partner, or another individual, if the person would have been a parent of a child born as a result of the pregnancy that ended in stillbirth.

f. Unsuccessful assisted reproduction: means an unsuccessful round of intrauterine insemination or of an assisted reproductive technology procedure. This event applies to a person, the person's current spouse or domestic partner, or another individual, if the person would have been a parent of a child born as a result of the pregnancy.

2. Leave Entitlement. An employee is entitled to receive up to five (5) days of unpaid leave under this section following a reproductive loss event. If an employee experiences more than one reproductive loss event within a twelve (12)-month period, the City will grant additional reproductive loss leave, under this section, up to twenty (20) days within a twelve (12) month period. An

employee may use leave entitlement under this section nonconsecutively. Except as otherwise provided in subsection 3 “Impact of Other Leave” below, leave under this section shall be completed within three (3) months of the reproductive loss event.

3. Impact of Other Leave. If prior to or immediately following a reproductive loss event, an employee is on or chooses to go on leave under sections XII(I) or XII(J), or any other leave entitlement under state or federal law, the employee shall complete leave under this section within three (3) months of the end date of the other leave.

4. Use of Accrued Paid Leave. An employee may use CAL leave, sick leave, or other leave that is otherwise available to the employee to receive compensation while on leave under this section.

5. Nonretaliation. Noninterference. The City will not retaliate against an employee, including imposing any disciplinary action, because of the employee’s exercise of the right for leave under this section or an employee giving information or testimony as to their own reproductive loss leave, or another person’s reproductive loss leave. Further, the City will not interfere with, restrain, or deny the exercise of, or the attempt to exercise, any right provided under this section.

6. Confidentiality Provision. The City will maintain the confidentiality of any employee requesting leave under this section. Any information provided to the City pursuant to this section will be maintained as confidential and will not be disclosed except, as necessary, to internal personnel, legal counsel, or as may otherwise be required by law.

M. Leave of Absence Without Pay. In accordance with the procedures in this section, a temporary unpaid leave of absence for a defined period may be considered because of illness or disability not protected by law, or for other reason deemed acceptable at the City’s sole discretion. The department director may approve up to two weeks of leave without pay. Any amount of leave without pay beyond two weeks must be approved by the City Manager or their designee. This section does not govern leave protected by the law.

1. Exhaustion of Paid Leaves.

   a. Non-medical Leave of Absence Without Pay. An employee requesting leave under this section for nonmedical reasons is required to fully exhaust all of their paid leaves, except sick leave, in order to be eligible to receive a leave of absence without pay.

   b. Medical Leave of Absence Without Pay. An employee requesting leave under this section for medical reasons is required to fully exhaust all of

their paid leaves, including sick leave, in order to be eligible to receive a leave of absence without pay.

2. Accrual of Benefits. Leave of absence without pay shall not be construed as a break in service or employment, and rights accrued at the time leave is granted shall be retained by the employee; however, CAL time, sick leave (where applicable), increases in salary, health benefit allotments, allowances and other similar benefits shall not accrue to a person granted such leave during the period of absence. An employee reinstated after leave of absence without pay shall receive the same step in the salary range the employee received when they began their leave of absence. Time spent on such leave without pay shall not count toward service for increases within the salary range, and the employee's salary anniversary date shall be set forward by an amount equal to the days of unpaid leave taken by the employee.

   Failure of the employee to return to their employment upon the termination of any authorized leave of absence shall constitute an automatic termination from City service of that employee, unless such leave is extended.

N. Flex Leave. As compensation for the unique nature of their jobs, including after-hours meetings or work, the City provides Flex Leave as described below to Executive, Management and General positions classified as exempt on the City's Pay Plan. Flex Leave amounts are subject to modification from time to time at the City's sole discretion, as follows:

1. Employees in the Executive classification shall receive 80 hours of Flex Leave per fiscal year.

2. Employees in the Management classification shall receive 60 hours of Flex Leave per fiscal year.

3. Employees in the General classification which are classified as exempt shall receive 20 hours of Flex Leave per fiscal year.

Flex Leave shall be credited and vest on July 1st of each year. New eligible employees shall be credited with a prorated number of Flex Leave hours based on the number of months remaining in their first fiscal year as an eligible employee. One day worked in a particular month shall be considered as qualifying for that month.

Flex Leave cannot be carried forward from year to year, and any unused leave will be cashed out on June 30th of each year. At separation of employment for any reason, the City shall compensate the employee for the employee's accumulated, but unused, Flex Leave at the employee's base rate of pay at the time of separation.

O. Fitness for Duty Leave.

1. Purpose/Policy. Employees are expected to report to work fit for duty, which means able to perform their job duties in a safe, appropriate, and effective manner, free from adverse effects of physical, mental, emotional, and/or personal problems. This Rule is intended to provide a safe environment and protect the health and welfare of employees and the public. If an employee feels unfit to perform their duties, the employee must notify their supervisor immediately.

2. Reasons for Fitness for Duty Leave. In the discretion of the City, an employee may be placed on a paid Fitness for Duty Leave and a fitness for duty examination may be ordered in any of the following situations:

   a. An employee returns from a medical leave of absence of more than five working days.

   b. An employee is involved in the interactive process with the City under Rule III.C.

   c. Supervisor observes or receives a reliable report of an employee's possible lack of fitness for duty. Observations and reports may be based on, but are not limited to, employee's own self-report of potential unfitness, dexterity, coordination, alertness, speech, vision acuity, concentration, response to criticism, interactions with the public, co-workers, and supervisors.

   d. Fitness for duty examinations based on a reasonable suspicion that an employee is under the influence of illegal drugs or alcohol shall be conducted in accordance with the City's Drug-Free Workplace Policy.

3. Procedures for Ordering a Fitness for Duty Examination. When a supervisor becomes aware of or observes behavior that makes the supervisor reasonably suspect that an employee may not be fit for duty, the supervisor shall confer with the Personnel Officer to discuss the supervisor's basis for the reasonable suspicion that the employee may not be fit for duty. After such conference between the supervisor and the Personnel Officer, the Personnel Officer may request the supervisor to refer the employee to the Personnel Officer who will determine whether a fitness for duty examination is necessary and should be scheduled. If the circumstances warrant it, the Personnel Officer may place the employee on a paid or unpaid leave pending the results of the employee's fitness for duty examination. The examination shall be paid for by the City. If the employee is placed on Fitness for Duty leave while at work, under no circumstances is the employee to drive themselves to any secondary location, whether that is to the employee's home, an examination facility, or elsewhere.

4. Procedure Following Receipt of Examination Results. The doctor examining the employee shall be limited to finding the employee "fit for duty" or "fit for duty with restrictions" or "unfit for duty." In the case of finding an employee fit for duty, the doctor may issue work restrictions. In no case shall the doctor reveal the underlying cause of the fit or unfitness for duty without the employee's permission.

   a. Fit for Duty. If the doctor finds the employee is fit for duty, the employee shall return to work immediately and perform all duties of their position.

   b. Fit for Duty with Restrictions. If the doctor finds the employee is fit for duty with restrictions, the doctor shall specifically list what restrictions are necessary and for how long those restrictions are necessary. If the employee's restrictions are based on a disability as defined by the ADA and/or FEHA, the City shall engage in the interactive process as set forth in Rule III.C. The City shall then evaluate those restrictions and determine if the restrictions can be reasonably accommodated.

   c. Unfit for Duty. If the employee is found to be unfit for duty, the employee shall not be permitted to work. The Employee may request a leave of absence in accordance with the appropriate subsection of this Rule. If the employee can provide certification of fitness for duty prior to the exhaustion of all paid and unpaid leave that the employee is entitled to under these Rules, the employee shall be returned to work. However, if such certification is from the employee's own health care provider, the City may request a second opinion from a doctor of its choosing and at its cost to evaluate the employee under the requirements of this section. If the two certifications conflict, a third opinion will be sought from a doctor chosen by the City and the employee, at the expense of the City. The opinion of fit or unfit rendered by the third doctor shall be binding. If the employee's restrictions are based on a disability or a medical condition as defined by the ADA and/or FEHA, the City shall engage in the interactive process as set forth in Rule III.C.

P. Voting Leave. The City encourages eligible employees to register and vote in all federal, state and local elections. Employees of the City are expected to vote prior to or following their assigned working hours. In accordance with the *Election Code*, Sections 14000 and 14001, if a registered voter employee does not have sufficient time outside regular working hours within which to vote at statewide elections, the employee may take off such working time as will enable the employee to vote. A maximum of two hours may be taken with pay. To receive time off for voting, the employee must notify the employee's Department Head in advance. Employees who need Voting Leave, must take such leave at the beginning or end of the employee's work shift, based on the needs of the Department and the employee's schedule. The exact amount of time off work and the scheduling of time off shall be decided

between the employee and the employee's Department Head. Employees who use Voting Leave are required to present a voter's receipt to their Department Heads.

Q. Subpoenaed Absence. An employee who is subpoenaed or otherwise required under a court order to provide testimony as a witness, may receive the employee's regular pay during the employee's absence, whether such subpoena is related or unrelated to City business. An employee who receives a "Summons or Subpoena to Appear" for witness duty, must provide reasonable advance notice to the employee's supervisor and human resources and provide a copy of the original summons to human resources.

R. Personnel Action Leave. The City has the right to place an employee on leave at any time with full pay. An employee may be placed on personnel action leave pending investigation of misconduct, potential disciplinary action, or other reasons that the City Manager, in the City Manager's discretion, believes warrant such leave. If the City Manager is to be placed on personnel action leave, it will be done so at the discretion of the majority vote of the City Council. A personnel action leave shall not have any negative effect on the employee's benefits. Personnel action leave may also be referred to as "Relief of Duty." An employee assigned to personnel action leave shall be required to be available by phone during the employee's regular working hours. In addition, employees on a personnel action leave are prohibited from entering City facilities or property or communicating with City employees, except to the extent that non-employees may access City facilities, property, or employees. The City Manager may place other reasonable restrictions on an employee during the period of personnel action leave.

S. School Leave. The City will grant a leave of absence to an employee who is the parent, guardian, or grandparent of a child, in accordance with the following provisions.

1. Permissible Purposes:

a. To participate in the activities of the child's primary or secondary school or licensed childcare provider;

b. To find, or to enroll, or reenroll the child in, a primary or secondary school or licensed childcare provider.

c. To address an emergency, such as:

i. A request from childcare provider or school that the child be picked up.

ii. A provision in the attendance policy for the childcare provider or school, other than a planned holiday, that prohibits the child from attending.

iii. Closure or unexpected unavailability of the childcare provider or school, other than during planned holidays.

iv. A natural disaster, including, but not limited to, fire, earthquake, or flood.

d. To appear at the school of a suspended child pursuant to a request made by the child's school under California Education Code section 48900.1.

2. An employee may take up to 40 hours of leave per calendar year, but no more than eight or ten hours, based on their normal daily hours scheduled, in one calendar month. However, no limit shall be placed on the amount of leave taken under Section (R)(1)(d) of this rule. If more than one City employee requests leave in connection with the same child, only the first employee to provide notice is entitled to receive leave. The second employee may also be permitted to take a simultaneous leave of absence if the second employee obtains written supervisory approval. The amount of leave available is fixed at a maximum of 40 hours per calendar year, regardless of the number of children, grandchildren, or wards that an employee may have.

3. An employee must provide reasonable advance notice of the need for leave and must make all reasonable efforts to schedule the leave so as not to unduly disrupt the operations of the City. If an emergency makes such notice impossible, the employee shall notify the employee's Department Head as soon as possible. Employees returning from leave may be required to provide written verification from the school or childcare provider of the employee's need for leave at the specific time and date. If an employee fails to provide sufficient verification, the City may determine that the leave time was unauthorized.

4. Leave under this section is unpaid. However, an employee may choose to use any accrued CAL time when taking leave under this section.

T. Workers' Compensation. Workers' compensation applies to all employees who experience an injury or illness that arises out of the course and scope of employment. Employees must immediately report all injuries or illnesses related to the scope of their employment to their supervisor or human resources. If an employee is incapacitated and unable to immediately report their injury or illness, they must report their injury or illness as soon as they are reasonably able to do so.

Employees seeking immediate medical attention at the direction of their supervisor, or in emergency situations, shall receive payment for time spent waiting for and receiving treatment, through the end of their scheduled shift on the date of injury or the date which their supervisor sends them for treatment, only. Subsequent appointments are dictated by the doctor, and therefore time spent at the appointments are not paid for through temporary disability insurance. Employees

attending follow-up appointments may use their supplemental leave accruals for appointments for which they are unable to attend outside of working hours.

Before the start of benefits, injured employees shall serve a waiting period of three-calendar days. The waiting period need not be consecutive days. Partial days of absence for doctor appointments or authorized periods of disability may be accumulated to equal full days and charged to the waiting period. For the purpose of calculating the waiting period, the day of the injury shall be included unless the employee was paid full wages for that day. The waiting period is waived if the:

- Injury was caused by a criminal act of violence, or
- Employee is disabled more than 14 calendar days, or
- Employee is hospitalized as an inpatient for treatment required by the injury or illness.

RULE XIII. ATTENDANCE

A. Attendance. Employees will be in attendance on time at their workstation or location in accordance with the rules regarding hours of work, holidays, and leaves. Employees will make every effort to schedule personal appointments outside their working hours. Employee adherence to the rules governing attendance, leaves of absence and tardiness will be reviewed and evaluated during the employee's annual performance evaluation. All supervisors/managers will keep track of employee attendance records, which will be reported to Administrative Services by approval of electronic timesheets.

B. Tardiness. It is the responsibility of the employee to arrive at work on or before the assigned time each day. If for some reason beyond the control of the employee, it is not possible for the employee to come to work on time, arrangements in advance with the Department Head must be made at the earliest possible time. In no case will repeat tardiness be tolerated.

C. General Absences. Pre-authorized time off, authorized paid/unpaid leaves of absence due to bona fide illness or injury, jury duty, bereavement, or other City leaves are the only types of absences permitted. All others will be considered a violation of these Rules.

D. Unauthorized Absences. An employee who is absent for a full shift without notification or authorization may be subject to disciplinary action, up to and including, termination of employment.

RULE XIV. LAYOFF/SEPARATION/RETIREMENT

A. Layoff. Whenever, in the judgment of the City Council, it becomes necessary to abolish any position or employment, the employee holding such position or employment, may be laid off without disciplinary action and without the right of appeal, unless otherwise required by law. The City Manager shall determine the class and number of positions within each class to be affected, as well as the effective date of the layoff.

1. Notification. Employees to be laid off shall be given, whenever possible, at least 14 days prior notice.

2. Order of Layoff. In each class of position, employees shall be laid off according to the needs of the service as determined by the Department Head and the Personnel Officer.

3. Reemployment List. The names of persons laid off or demoted in accordance with this section shall be entered upon a reemployment list. Lists from different departments or at different times for the same class of position shall be combined into a single list. Such list shall be used by every Department Head when a vacancy arises in the same or lower class of position before certification is made from an eligible list or starting a recruitment. Names of persons laid off shall be carried on a reemployment list for one year, except that of persons appointed to a position of the same level as that which laid off, shall, upon such appointment, be dropped from the list. Persons who refuse reemployment shall be dropped from the list. Persons reemployed in a lower class, or on a temporary basis, shall be continued on the list for the higher position until a full year lapses following the layoff or demotion under this section.

B. Resignations. Employees may resign at any time. However, the City requests that resigning employees file a written resignation stating the effective date and reason(s) at least two weeks prior to leaving the City's service. The resignation date should be the last day the employee actually worked.

C. Terminations. The City may terminate any employee at any time with or without cause and with or without notice.

D. Retirement/Disability Retirement. In accordance with the City's contract with the California Public Employees' Retirement System (CalPERS), employees who meet the age and service credit minimums may qualify for a service retirement from CalPERS. Under CalPERS laws, an employee who is unable to perform their job

because of an illness or injury which is expected to be permanent or last indefinitely, may be entitled to receive a disability retirement.

RULE XV. ETHICAL STANDARDS

A. Outside Employment, Enterprise, or Activity. In accordance with California Government Code section 1125 et seq., no employees may engage in any outside employment, enterprise, or activity that is inconsistent, incompatible, in conflict with, or adverse to the employee's employment, their ability to perform their duties and responsibilities, including performance of overtime work and emergency duties, or any other aspect of City operations.

1. Employees are required to notify their Department Head in writing of all outside employment in which they are engaged, regardless of when that outside employment began, so that the City may assess whether such outside employment conflicts with the employee's City employment. An employee's outside employment, enterprise, or activity will be prohibited when any of the following are present:

   a. It involves the use for private gain or advantage of their City time, facilities, equipment and/or supplies; or the badge, uniform, prestige, or influence of their City employment;

   b. It involves the receipt or acceptance by the employee of any money or other consideration from anyone other than the City for the performance of an act which the employee, if not performing such act, would be required or expected to render in the regular course or hours of their City employment or as part of their duties as a City employee;

   c. It involves the performance of an act, in other than their capacity as a City employee, which may later be subject directly or indirectly to the control, inspection, review, audit, or enforcement of any other officer or employee of the City; or

   d. It involves the time demands as would render performance of their duties as a City employee less efficient.

2. When outside employment is reported to a Department Head, the Department Head, in consultation with the Human Resources and Risk Manager, shall determine whether the employee's outside employment conflicts with the performance of their duties and shall advise the employee of their determination in writing. An employee who is unsatisfied with the decision of the Department Head may appeal the decision to the City Manager. An employee wishing to appeal this determination must file a written appeal to

the City Manager within 10 days of receipt of the Department Head's decision. The City Manager shall meet with the employee and determine whether the employee's outside employment conflicts with the performance of their duties as a City employee. The City Manager shall advise the employee and the Department Head of the City Manager's determination in writing within 15 days of meeting with the employee. The City's Manager determination shall be final and binding on all parties.

B. Political Activities. Consistent with the provisions of California Government Code section 3201 et seq., employees may not engage in political activity during working hours, while on City property on which members of the public would not be entitled to engage in political activities, or while in uniform.

C. Solicitation of Political Contributions. Consistent with the provisions of California Government Code section 3201 et seq., no City employee may knowingly, directly or indirectly, solicit a political contribution from a City employee, City officer, or person on an employment list. However, this does not prohibit City employees from requesting political contributions if the solicitation is part of a solicitation made to a significant segment of the public, which may include City employees. This also does not prohibit a City employee from soliciting or receiving political funds or contributions to promote the passage of or defeat of a ballot measure which would affect the rate of pay, hours of work, retirement, civil service, or other working conditions of City employees, provided that such solicitation cannot occur during working hours or while on City property. For purposes of this section, "contribution" means a payment, a forgiveness of a loan, a payment of a loan by a third party, or an enforceable promise to make a payment except to the extent that full and adequate consideration is received, unless it is clear from the surrounding circumstances that it is not made for political purposes.

D. Contracts and Conflicts of Interest. In accordance with California Government Code section 1090 et seq., no City employee can be financially interested in any contract made by the employee in the employee's official capacity, or by any body or board of which the employee is a member.

E. Conduct During the Workday. During the workday, employees are expected to devote their full time to the performance of their assigned duties. Any approved outside work, hobbies, or personal business must be performed during off-duty hours.

F. Employees with Access to Confidential Information. In performing their duties, employees may have access to confidential information, including, but not limited to, employees' personnel files and the personal or financial information of other City employees or persons who do business with the City. In addition, some City employees will be involved in some communications with the City Attorney's Office, which can be protected by the attorney-client privilege. Employees with such access are required to keep such information confidential.

RULE XVI. DISCIPLINARY ACTIONS

A. Reason for Disciplinary Action. While the City maintains an at-will employment environment and may terminate any employee at any time with or without cause, the City also reserves the right to take disciplinary actions against any employee. Disciplinary measures may be taken for any good and sufficient cause. Cause may include, but is not limited to, any of the following:

1. Violation of the personnel ordinance or of these personnel rules.

2. Violation of any policies, procedures, personnel rules and/or regulations of the employee's department.

3. Any act of insubordination.

4. Act detrimental to the public service.

5. Refusal or inability to comply with the duties of the position occupied by the employee.

6. Any type of misfeasance, malfeasance or nonfeasance relating to their duties, office or position.

7. Fraud in securing employment or making a false statement on an application for employment or on any supporting documents furnished with or made a part of any application.

8. Dishonesty.

9. Incompetence, such as failure to comply with the minimum standards for an employee’s position.

10. Absence from the job during working hours without permission from the employee’s supervisor or Department Head.

11. Conviction of a misdemeanor relating to the employee’s fitness to perform assigned duties, or conviction of a felony.

12. Discourtesy to the public, employees, or other persons with whom the City maintains a relationship; or engaging in treatment that does not foster cooperation.

13. Malicious gossip and/or spreading rumors; engaging in behavior designed to create discord and lack of harmony; interfering with another employee on the job; or willfully restricting work output or encouraging others to do the same.

14. Misuse or abuse of City property or equipment.

15. Substandard job performance.

16. Failure to maintain any employment qualification.

17. Discrimination and/or harassment of employees or applicants based on a protected characteristic, as set forth in the City's Harassment, Discrimination and Retaliation Prevention Policy.

18. Failure or refusal to properly or satisfactorily perform assigned duties.

19. Theft or harm to City property or the personal property of another.

20. Inattention to duty, indolence, carelessness or negligence in the care or handling of City property.

21. Assault, battery, horseplay, or fighting while on duty or under the guise of office.

22. Gambling on City property or during working hours.

23. Sleeping on the job.

24. Improper use of City funds.

25. Acceptance or solicitation or bribes or extortion.

26. Abuse of CAL time or sick leave, repeated tardiness, or excessive absenteeism of any kind.

27. Acceptance from any source of any emolument, reward, gift or other form of remuneration in addition to the employee's regular compensation, as a personal benefit to the employee for actions performed in the normal course of the employee's assigned duties.

28. Refusal or failure to report to work in a disaster or an emergency.

29. Falsification of any City report or record, or of any report or record required to be filed by the employee.

30. Use of influence of position with the City for private gain or advantage, or the use of time, facilities, equipment or supplies for private gain or advantage.

31. Disclosure of confidential or proprietary City information to unauthorized persons, employees, or organizations.

32. Use of City tools, equipment, or other property for private, personal, unauthorized, or inappropriate purposes.

33. Use of City documents, software, or other information for personal use or for use other than City business.

B. Types of Disciplinary Actions. The City employs a disciplinary system, which includes a variety of levels of disciplinary actions, up to and including termination of employment. However, nothing in this disciplinary policy should be interpreted in any way that would affect the employee's at-will employment status. Notwithstanding any provision of this policy, all employees may be terminated at any time, with or without notice, and with or without cause. The City may take any of the following types of disciplinary actions against its employees:

1. Verbal Reprimand. Verbal reprimand as a disciplinary action means the employee is informed of their poor performance or misconduct verbally by their supervisor. Such verbal reprimand may be followed up with a written documentation memorializing the verbal reprimand.

2. Written Reprimand. Written reprimand as a disciplinary action means an official notification to the employee that there is cause for dissatisfaction with their services and that further disciplinary measures may be taken if such cause is not corrected. Official reprimand shall be given in the manner prescribed by the Personnel Officer, or designee. Reprimand notices shall be made a part of the employee's official personnel record.

3. Suspension Without Pay. Suspension without pay shall be a temporary separation from City service. Employees are ineligible to use any accrued leave during a suspension without pay.

4. Reduction In Range. Reduction in step within range as a disciplinary measure is the withdrawal of increments granted for merit, efficiency and length of service. Reduction in pay shall become effective on the first pay period following the effective date of the disciplinary action.

5. Involuntary Demotion. Demotion without consent shall include a reduction in classification or rank, with commensurate reduction in salary.

6. Termination. Termination is the dismissal of an employee from City service.

C. Authority for Disciplinary Actions.

1. The Department Heads and/or City Manager shall have authority to take disciplinary action and they may delegate to certain of their subordinate supervisory employees the authority to make verbal or written reprimands.

2. The Human Resources and Risk Manager or designee shall be notified of any contemplated disciplinary action prior to the time it is taken.

D. Notice of Disciplinary Action. When disciplinary action, other than verbal or written reprimand, is to be taken against an employee, the Department Head or City Manager shall notify the employee in writing of the disciplinary action to be taken, the reasons for the disciplinary action, and the effective date of such disciplinary action, if applicable. Because all employees are at-will, there is no right to appeal or challenge disciplinary action. However, in certain circumstances, the employee may be entitled to a name-clearing hearing before the Personnel Officer consistent with Rule XVI.E below. If the employee does not meet the criteria set forth in Rule XVI.E.1., then the employee is not entitled to any hearing, appeal, or waiting time before the disciplinary action is imposed on the employee, and such disciplinary action may be effective immediately.

E. Name-Clearing Hearing. In certain circumstances, an employee may be entitled to a name-clearing hearing before the disciplinary action is imposed by the City. In such circumstances, the employee will be entitled to a name-clearing hearing in accordance with this section.

1. Criteria for Entitlement to a Name-Clearing Hearing. In accordance with state and federal law, when the following three elements are present, the employee is entitled to a name-clearing hearing:

   a. A stigmatizing charge; and

   b. The employee's denial of the stigmatizing charge; and

   c. Public disclosure of the stigmatizing charge.

2. Name-Clearing Hearing. If the employee has satisfied all three criteria set forth in Rule XVI.E.1., based on the employee's Department Head or City Manager's determination, then the employee is entitled to a hearing in order to clear the employee's name. Under this limited circumstance, the City shall provide the employee with at least five days' notice of its intent to discipline the employee. During those five days, the employee may request a name-clearing hearing. If the employee desires a name-clearing hearing, the employee must file a written request with the Personnel Officer or designee within five days of receiving notice from the City of its intent to impose disciplinary action.

If the employee does not timely request a name-clearing hearing, then the employee will have been deemed to have waived their right to said hearing. If the employee requests a hearing then the Personnel Officer or designee will make all necessary arrangements for the hearing prior to imposing the disciplinary action. The hearing shall be before the Personnel Officer or designee. The employee is not entitled to a full evidentiary hearing but is only entitled to the opportunity to clear their name of the stigmatizing charge(s). All name-clearing hearings shall be held in private unless the employee requests a public hearing in writing.

RULE XVII. GRIEVANCE PROCEDURE

A. Purpose of the Grievance Procedure. The grievance procedure shall be used to resolve employee complaints regarding an alleged violation or interpretation of the City's personnel ordinance or these personnel rules. Specifically excluded from the grievance procedure are:

1. Performance evaluations, or performance improvement plans;

2. Deferred or denied merit salary increases;

3. Verbal counseling;

4. Policy decisions of the City Council;

5. Any disciplinary actions under Rule XVI.B, or procedure imposing such disciplinary action;

6. Transfer to another position without a loss of pay;

7. Any aspect of the employment examination or selection process; and

8. Matters for which there is a separate appeal.

B. Grievance Procedure.

Step 1 The employee shall inform, in writing, the employee's immediate supervisor of their grievance and relevant facts within seven days after the employee knew, or in the exercise of reasonable diligence should have known, of the events giving rise to the grievance. The grievance must include a statement of the event causing the grievance; the personnel rule or provision of the personnel ordinance alleged to have been violated; the relief sought by the employee; and any potential witnesses. Failure to provide complete grievance details may result in a delay in processing the

grievance. At least one conference shall be held between the employee and their immediate supervisor after the employee has expressed their grievance. The supervisor shall advise the employee of their decision within 14 days following notification of the grievance.

Step 2. If the grievance is not satisfactorily resolved in Step 1, the grievant may, within seven days after receipt of their supervisor's response, submit the grievance to their Department Head. Such submittal shall be on the City's designated grievance form and shall include details of the original grievance. The grievance must include a statement of the event causing the grievance; the personnel rule or provision of the personnel ordinance alleged to have been violated; the relief sought by the employee; and any potential witnesses. After receipt of the grievance form, the Department Head will meet with the grievant within seven days of receiving the grievance form and make such investigation as is required. Within seven days of their meeting with the grievant, the Department Head shall return the original of the grievance form to the employee along with their written decision on the grievance.

Step 3. If the grievance is not satisfactorily resolved in Step 2, the grievant may, within seven days of receipt of the Department Head's decision, submit the grievance for consideration by the City Manager or designee. Such submittal shall be on the grievance form, and shall include details of the original grievance; a statement of the event causing the grievance; the personnel rule or provision of the personnel ordinance alleged to have been violated; the relief sought by the employee; any potential witnesses; a written statement of any issues which are still in dispute; and the specific basis upon which the grievant takes issues with the position of their Department Head. The City Manager or designee shall take such review and investigative action as they deem necessary and inform the grievant of their decision within 14 days of receipt of the grievance. The decision of the City Manager is final and binding and no further appeal may be had by the employee.

C. General Provisions.

1. No retribution or prejudice shall be suffered by employees making good faith use of the grievance procedure. All parties will act in good faith while attempting to reach a solution at the earliest possible step of the procedure. The employee will have the assurance that filing a grievance will not result in reprisal of any nature. The City will not retaliate against any employee because of the employee's good faith use of the grievance procedure.

2. Failure by management at any step of this procedure to communicate the decision of the grievance within the specified time limits shall permit the

grievant to proceed to the next step. The grievant shall be entitled to be present at all steps of the procedure.

3. Failure at any step of this procedure to appeal a decision on a grievance within specified time limits shall be deemed acceptance of the decision rendered, and the grievant waives all further appeal of the matter.

4. The time limits specified at any step in this procedure may be extended by mutual written agreement.

5. The original of the grievance form shall accompany all requests for institution of the next step in the grievance procedure and shall be maintained in the employee's personnel file at the completion of the grievance procedure.

6. Communication with grievant shall be processed by personal signed receipt of document, certified mail or registered mail.

RULE XVIII. EMPLOYMENT BENEFITS

A. Health Benefits. Accident, health, hospital, dental and vision insurance to cover non-occupational injuries and sickness for full-time employees will be provided by the City, as set forth in the benefits flyer/schedule.

1. Any employee who does not use their full allotment for medical, dental and vision benefits may apply the remaining amount to cover the costs of other insurances, such as supplemental insurance plans, as allowed by IRS Code 125.

2. The City does not permit employees to take a “cash out” or “cash in lieu” of the medical, dental or vision insurance allotment.

3. The City contributes directly to the cost of health care premiums in accordance with Resolution 2010-48, or as may be subsequently amended.

4. The City reserves the right to modify the contribution amount or to terminate its participation in the Public Employees’ Medical & Hospital Care Act program (PEMHCA) at any time in accordance with the CalPERS rules.

B. Retirement Benefits. The City has contracted with the California Public Employees' Retirement System (CalPERS) for retirement benefits. Eligible Employees receive retirement benefits in accordance with CalPERS calculations and the Public Employees’ Retirement Law (PERL).

RULE XIX. EDUCATIONAL ASSISTANCE

A. Educational Reimbursement for Training and Advancement.

The responsibility for developing training programs for employees is with the City Manager and Department Heads, jointly. When an educational course to be taken by an employee will benefit the City, the City Manager may authorize reimbursement by the City of tuition charges and books. An "educational course" may include courses that are in furtherance of a degree, other college-credit courses, or training. In order to be eligible for educational reimbursement, the employee must obtain written approval of the City Manager prior to enrolling in any courses. Failure to receive written approval may result in funds not being available. Educational reimbursement shall not exceed $1,500.00 in any fiscal year and is not compensation reportable for retirement purposes.

Employee's may qualify for reimbursement provided that:

1. The employee has not received any evaluations indicating their overall rating is unsatisfactory or needs improvement;

2. The class or classes did not commence until after the employee's hire date; and

3. The employee receives a grade of "C" or better, or a "pass" or "credit" for those classes where a pass/fail or credit/no credit grading system is used.

   In order to receive reimbursement, the employee must submit a copy of their signed Tuition Reimbursement Request form, a copy of their grade (an unofficial transcript is acceptable) and receipts for their tuition and/or required materials. Any required materials must be described in a document provided by the instructor.

B. Licenses and Certification Assistance.

1. In cases of enrollment for any certification which is a condition of employment, the City shall pay required application fees in advance.

2. The cost of licensing fees, renewal fees, and test fees for all levels of certification related to the position currently held or for advancement within the City are reimbursable, upon receipt of the certification or license. To obtain reimbursement after successful completion of the test/renewal/license process, the employee is responsible for submitting proof of payment for test fees, renewal fees, and license fees, along with proof of the certification or license, to the City Manager or designee. In unusual circumstances, the City

Manager may authorize the payment of the test/renewal/license fees in advance.

RULE XX. WORKPLACE VIOLENCE PREVENTION

The City maintains a standalone administrative policy for workplace violence prevention: the City of Wildomar Workplace Violence Prevention Plan. Employees should refer to the stand-alone policy for details regarding the prevention of workplace violence.

RULE XXI. DRUG- and ALCOHOL-FREE WORKPLACE POLICY

It is the desire of the City that all work environments of employees be safe and productive and free of the influence of drugs and alcohol. The City is concerned with the physical safety of all employees, potential damage to property and equipment, mental and physical health of employees, productivity and work quality, medical insurance costs, and the harm done to employees and their families by drug and alcohol abuse. The full provisions regarding drugs and alcohol in the workplace will be set forth in an administrative policy.

RULE XXII. ELECTRONIC COMMUNICATIONS POLICY

The City provides its employees with certain electronic communications devices. Employees should be aware that no computer usage, including messages transmitted or received on the computer system are private or confidential. The City's full policy regarding the use of electronic communications equipment will be set forth in an administrative policy.

RULE XXIII. UNIFORMS AND EQUIPMENT

A. Uniforms. Certain employees are required to wear a uniform in the performance of their job duties. All uniforms are expected to be clean and in good repair. Some uniforms consist of specific City-issued polo shirts and pants; in these circumstances the employee will wash their own uniforms, however replacements will be provided by the City, as needed. Uniforms provided to the Facilities Contract Specialist, Maintenance Workers and Senior Maintenance Workers will be furnished to employees at the City's expense. The City will also be responsible for the maintenance, cleaning, and replacement of these uniforms, at the City's expense.

City uniforms are not suitable for everyday wear outside working hours, as such, employees shall wear the uniforms only while on duty and traveling to and from City work. Employees in the classifications required to wear uniforms shall wear the uniforms as a condition of employment while on City duty.

B. Equipment. The City shall provide employees with the essential equipment to perform the duties of their positions. Employees are responsible for requesting training on equipment that they are unfamiliar with. Also, employees are responsible for the proper operation and maintenance of all equipment.

C. Safety Equipment and Protective Clothing. Certain employees will be required to wear approved safety shoes and other safety equipment and protective clothing. Employees failing or refusing to wear such safety equipment and protective clothing as appropriate will be subject to disciplinary action up to and including termination. If any employee is unable to wear such safety equipment and protective clothing for medical reasons, the employee must submit to the City a healthcare provider's statement covering the reasons. Upon receiving such statement, the City will engage the employee in the interactive process as may be required by law and these Rules to determine whether a reasonable accommodation is available.

RULE XXIV. EMPLOYEE REIMBURSEMENTS AND ALLOWANCES

A. Reimbursement.

1. Electronic and Mileage Reimbursement. Employees who are required to use their personal electronic devices and/or personal automobiles during the course of their employment, and are not receiving an allowance for such item(s), will be entitled to receive reimbursement for the costs of actual expenses incurred in the performance of their duties. Employees are required to submit receipts in support of their claimed expenses.

2. Safety Shoe Reimbursement. Employees required to wear safety shoes shall be reimbursed for the purchase of such shoes, so long as they meet the appropriate requirements. Employees will be provided reimbursement for safety shoes up to $250 each fiscal year, on an as-needed basis for regular wear and tear. Employees may purchase more than one pair of safety shoes each fiscal year, as needed, within the annual $250 maximum. Any remaining balance will not carryover to the next fiscal year.

   In order to receive reimbursement, the employee must submit original receipts as proof of purchase, as well as verification that the shoes purchased meet the required safety standards to the Human Resources and Risk Manager to confirm the safety requirements are met. Verification of the safety standards can include

any document showing the shoe and its safety rating, which would match the shoe on the receipt. The Human Resources and Risk Manager will then send the reimbursement request to Finance for reimbursement. If during the course of work, an employee's safety shoes are destroyed due to unforeseen or accidental circumstances while working and the employee has used their maximum allowance, a supervisor may authorize one replacement pair of safety shoes up to $100 per fiscal year.

Safety shoes must meet the ANSI Z41-1999 and ASTM F2412-05 standards. The ANZI Z41-1999 is the standard on Protective footwear from 1999, and the ASTM is the American Society for Testing and Materials Foot Protection testing method from 2005. Most shoes show ASTM F2413—18, a standard that complies with ASTM F2312-05.

Below is a list of classifications authorized for reimbursement of safety shoes. Any classification not specifically listed below is not authorized by the Personnel Rules for reimbursement of safety shoes and must be approved on a case-by-case basis by the department director.

City of Wildomar Positions Designated for the Safety Shoes Reimbursement
Facilities Contract Specialist
Maintenance Worker I/II
Senior Maintenance Worker
Maintenance Manager
Public Works Inspector I/II
Associate Engineer
Senior Engineer
Engineering Division Manager
Building Inspector I/II
Senior Building Inspector
Chief Building Official
Code Enforcement Technician
Code Enforcement Officer I/II
Senior Code Enforcement Officer

Code Enforcement Supervisor
Code Enforcement Manager

B. Allowance. Certain employees may be provided with a monthly allowance to compensate the employee for the use of their personal electronic devices and/or personal automobile during the course of their employment. The City Manager, in their sole discretion will have the ability to determine which employees are eligible for such an allowance. If an employee receives an allowance under this section, the employee is not eligible for reimbursement under Section A.1 of this Rule, unless the employee provides receipts establishing that the allowance was insufficient to compensate the employee for all work-related use of their personal device and/or automobile. Allowances are not provided for voluntary benefits, such as voluntary remote work.

When eligible for an allowance, the following amounts may be provided:

1. Personal Cell Phone: $60/month
2. Personal Home/Mobile Internet: $60/month
3. Automobile: up to $500/month (varies per position and usage)

RULE XXV. DISASTER AND EMERGENCY SERVICE WORKERS

A. Employees Designated as Disaster Workers. The protection of the health and safety, and the preservation of lives and property from the effects of natural, man-made, or war-caused emergencies which result in conditions of disaster or extreme peril to life, property, and resources, is paramount to the City. When a disaster strikes, the Wildomar community looks to City employees for leadership and assistance in mitigating its effects. The assistance of City employees is vital to ensuring that this community recovers from a disaster as quickly as possible. It is important that all City employees be available to assist in responding to disasters, regardless of the position they hold. As such, in accordance with the provisions of Government Code sections 3100 et seq., all City employees are declared to be disaster service workers.

B. Oath or Affirmation. All employees are required to take and subscribe to the oath or affirmation set forth in Section 3 of Article XX of the Constitution of California at the commencement of their employment. The City Clerk shall maintain the oath or affirmation of all City employees for at least five years after the employee's termination of employment.

C. Declaration of Disaster or Emergency. Upon the declaration of a disaster or an emergency, employees are required to follow directions given in accordance with the City Emergency Management Plan.

D. Employee Disaster Responsibilities.

1. Off-Duty Procedures.

a. Employees With Pre-Designated Roles. After ensuring that their families are safe and any short-term arrangements have been made for their families' security, employees who have pre-designated emergency or disaster roles shall respond according to those established procedures.

b. Employees Without Pre-Designated Roles.

i. Communication Systems Not Functioning. When the telephones or other communication devices are not functioning, employees who do not have pre-designated emergency or disaster roles should gather information from radio and television broadcasts, as well as email and City social media websites such as Facebook and Instagram, and comply with any instructions given for City employees. Unless an employee cannot physically report to work, all City employees are expected to report to work at their normally scheduled time after ensuring the safety and security of their own families.

ii. Communication Systems Are Functioning. If the telephones or other communication devices are working, employees shall make every effort to contact their immediate supervisor for instructions as soon as possible. Unless otherwise instructed or if it is physically impossible for the employee to report to work, all City employees are expected to report to work at their normally scheduled time after ensuring the safety and security of their own families.

2. On-Duty Procedures.

a. Remain On Duty. All employees are expected to remain on duty at their normal work location or at a disaster location, unless dismissed by the proper authority. Every attempt possible will be made by the City to assist each employee in communicating with the pertinent employee's family.

b. Ongoing Disasters. For disasters extending beyond the normal workday, employees are required to follow the direction and order of the proper authority.

3. Employees Physically Unable to Report to Work. In the event that an employee is unable to return to work because road and transit conditions

prevent travel by automobile, public transit, or other conveyance, the employee has the option to become a disaster service worker in the City where the employee resides or is located at the time of the emergency. Any employee who cannot return to the City and serves as a disaster worker for another municipality is required to contact the personnel department of that municipality for further instructions and to obtain written documentation of the employee's assignment. The employee is required to notify the employee's own immediate supervisor of the employee's status of working in the other municipality.

a. Compensation for Work Performed at Another Municipality. Employees who are unable to report to work during a disaster will be entitled to receive compensation from the City for the service performed at another municipality, provided that the employee provide written proof from the other municipality of the amount of time the employee worked there. That information should be logged onto the employee's timesheet and submitted through the normal payroll process. Alternatively, the employee may present written proof from the other municipality that the employee offered the employee's services, but that the other municipality rejected the employee's assistance.

b. Returning to Wildomar. Employees are required to communicate with their supervisor as soon as possible and are required to return to their normal or disaster duties at the City as soon as travel, by any reasonable means, to the City is possible.

4. Timekeeping Requirements. All employees are required to complete special timekeeping forms daily, which will keep a record of the following information:

a. The kind of disaster work performed;

b. The number of hours worked; and

c. The location where work was performed.

5. Failure to Report to Work During a Disaster. An employee who fails to report to work as a disaster worker at the City or at another municipality will be considered on unpaid leave during the duration of the emergency, and may be subject to discipline, unless the employee submits documentation that supports justification to receive paid leave.

EMPLOYEE ACKNOWLEDGMENT OF RECEIPT OF

CITY OF WILDOMAR

PERSONNEL RULES AND REGULATIONS

This acknowledges that I have received my copy of the City of Wildomar ("City") Personnel Rules and Regulations ("Rules"). I recognize that the Rules supersede any related Personnel Rules, Employee Handbook, policy statements, manuals, and/or administrative policies previously issued by the City. I have read and agree to abide by all provisions set forth in the Rules and associated personnel policies. I understand that if any part of the Rules is unclear, it is my responsibility to seek clarification from my supervisor, director, Human Resources, or City Manager.

I understand that these Rules do not create a vested contractual right in the execution by City of any duties and responsibilities relating to these Rules or associated personnel policies. I also understand that my employment with the City is at-will, meaning either City or I may terminate my employment at any time with or without cause and with or without advance notice.

PRINT FULL NAME _____

SIGNED _____

DATE _____

[RETAIN IN EMPLOYEE PERSONNEL FILE]

City of Wildomar

Harassment, Discrimination and Retaliation Prevention Policy

Updated January 15, 2025

I. PURPOSE AND POLICY

The City of Wildomar ("City") is committed to preventing harassment, discrimination, and retaliation, and maintains a strict policy prohibiting all types of harassment, discrimination, or retaliation because of race, inclusive of traits associated with race, including, but not limited to, hair texture and protective hairstyles ["Protective hairstyles" includes, but is not limited to, such hairstyles as braids, locs, and twists], color, national origin, ancestry, religion, creed, sex, gender, gender identity, gender expression, genetic characteristics or information, physical or mental disability, medical condition, marital status, sexual orientation, age, pregnancy, reproductive health choices, childbirth, or related medical conditions, military or veteran status, or any other basis protected by applicable federal, state, or local law, including based on association with individuals with one or a combination of two or more of these characteristics or based on the perception that an individual has one or a combination of two or more of these characteristics. All such harassment, discrimination, or retaliation is prohibited.

This policy applies to all officials, employees, interns, and volunteers involved in the operations of the City, as well as to applicants for employment, or any participant of another limited duration program to provide unpaid work experience, and prohibits harassment and discrimination by any employee including supervisors and co-workers, and by others doing business with the City. This policy prohibits retaliation by any employee, including supervisors and co-workers. If harassment occurs on the job by someone not employed by the City, the procedures in this policy should be followed as if the harasser were an employee of the City.

Conduct that may not be prohibited under harassment, discrimination, or retaliation law may nevertheless violate this policy, violate other City policies, or other City standards of conduct.

II. DEFINITIONS

A. Discrimination Any action or conduct by which an employee is treated differently or less favorably than other employees similarly situated to the employee, because the employee is a member of a Legally Protected Category or Characteristic, or has a combination or two or more Characteristics. Examples of conduct that can constitute discrimination if based

on an individual's Legally Protected Category or Characteristic include, but are not limited to the following:

1. Failing or refusing to hire an individual based on their Legally Protected Category or Characteristic(s).
2. Terminating an individual from employment based on their Legally Protected Category or Characteristic(s).
3. Singling out or targeting an individual for different or less favorable treatment because of their Legally Protected Category or Characteristic(s).

B. Employee Any individual under the direction and control of the City under any appointment or contract of hire or apprenticeship, expressed or implied, oral or written. For purposes of this policy only, the term "employee" includes any individual who is an unpaid intern or volunteer of the City. The inclusion of any individual, including but not limited to unpaid interns and volunteers, in the definition of "employee" for purposes of this policy should not be interpreted to affect the applicability of any other policy or procedure of the City.

C. Harassment Unwelcome verbal, visual, or physical conduct based on membership in a Legally Protected Category or Characteristic(s) that creates an intimidating, offensive, or hostile work environment. Such conduct constitutes harassment when:

1. Submission to the conduct is made either an explicit or implicit condition of employment, or an unpaid internship or volunteer program;
2. Submission to or rejection of the conduct is used as the basis for an employment decision, or any decision related to an unpaid internship or volunteer program; or
3. The harassment unreasonably interferes with an employee's work performance or creates an intimidating, hostile, or offensive work environment.

Harassing conduct can take many forms and includes, but is not limited to, slurs, jokes, statements, gestures, leering, pictures, computer images, or cartoons regarding an employee's Legally Protected Category or Characteristic(s). Harassment is prohibited whether it involves a co-worker, subordinate, supervisor or manager, or third parties doing business with or for the City.

D. Legally Protected Category or Characteristic(s) Race, inclusive of traits associated with race, including, but not limited to, hair texture and protective hairstyles ["Protective hairstyles" includes, but is not limited to, such hairstyles as braids, locs, and twists], color, national origin, ancestry, religion, creed, sex, gender, gender identity, gender expression, genetic characteristics or information, physical or mental disability, medical condition, marital status, sexual orientation, age (40 and over), pregnancy, reproductive health

choices, childbirth, breastfeeding, or related medical conditions, military or veteran status, or any other basis protected by applicable federal, state, or local law.

E. Sexual Harassment Sexual advances, requests for sexual favors, or visual, verbal, or physical conduct of a sexual nature may all constitute sexual harassment when: (1) submission to such conduct is made a term or condition of employment, an unpaid internship, or volunteer program; or (2) submission to or rejection of such conduct is used as basis for employment decisions, or any decision relating to an unpaid internship or volunteer program, affecting the individual; or (3) such conduct has the purpose or effect of unreasonably interfering with an employee's work performance or creating an intimidating, hostile or offensive working environment. This definition includes potential forms of offensive behavior. The following is a non-exclusive list of some examples:

1. Unwanted sexual advances.
2. Offering employment benefits in exchange for sexual favors.
3. Making or threatening reprisals after a negative response to sexual advances.
4. Visual conduct, such as leering, making sexual gestures, displaying of sexually explicit jokes, comments about an employee's body or dress.
5. Verbal sexual advances or propositions.
6. Verbal abuse of a sexual nature, graphic verbal commentary about an individual's body, sexually degrading words to describe an individual, suggestive or obscene letters, notes, or invitations.
7. Physical conduct, such as touching, assault, impeding, or blocking movements.
8. Retaliation for reporting harassment or threatening to report harassment.
9. Electronic communications such as email, texts, or internet use, including online messaging and conferencing systems such as, but not limited to, Zoom and Microsoft Teams, that violate this policy.

Sexual harassment can occur between members of the same or opposite sex and need not be motivated by sexual desire or attraction. Sexual harassment can be based on pregnancy, childbirth, or related medical conditions where such conduct unreasonably interferes with the employee's work performance, affects or impacts an employee's terms and conditions or privileges of employment or creates an intimidating, hostile or offensive work environment. Sexual harassment on the job is prohibited whether it involves co-worker harassment, harassment by a supervisor or manager, harassment by a subordinate, or harassment by third parties doing business with or for the City.

F. Supervisor Any individual having the authority to hire, transfer, suspend, lay off, recall, promote, discharge, assign, reward, or discipline other employees or the responsibility to direct them, or to adjust their grievances, or to effectively recommend such action, if the

exercise of that authority is not of a merely routine or clerical nature, but requires the use of independent judgment.

G. Retaliation Taking adverse action against any employee because of the employee's opposition to a practice that the employee reasonably believes constitutes employment discrimination or harassment or because of the employee's participation in an employment discrimination or harassment investigation, proceeding or hearing. Retaliation also includes adverse action against an employee because of opposition or participation by a family member or close associate of the employee.

1. Examples of Opposition: Opposition to perceived harassment or discrimination includes threatening to file a discrimination complaint with the Equal Employment Opportunity Commission ("EEOC"), the California Civil Rights Department ("CRD"), union, or court, or complaining or protesting about alleged employment discrimination or harassment to a manager, union official, co-worker, or other official. Opposition also includes a complaint or protest made on behalf of another employee or made by the employee's representative. A complaint about an employment practice constitutes protected opposition only if the employee communicates to the City a reasonable good faith belief that the practice opposed constitutes employment discrimination or harassment. Opposition in a manner which disrupts the workplace, or which constitutes an unlawful activity, or engaging in badgering or threatening of employees or supervisors is not protected.
2. Examples of Participation: The City prohibits retaliation against any individual because the individual has filed a charge, testified, assisted or participated in any manner in an investigation, proceeding, hearing or litigation under federal or state employment discrimination or harassment statutes or at other hearings regarding protected employee rights, such as an application for unemployment benefits. The City also prohibits retaliation against somebody closely related to or associated with the employee exercising such rights.
3. Examples of Adverse Actions: For purposes of this policy, an adverse action includes the following acts, when the act is taken because of the employee's opposition to or participation in disciplinary actions, negative performance evaluations, undesirable transfer, undesirable assignments, negative comments, unwarranted criticism, undesirable change in benefits, undesirable change in work schedule, unwarranted exclusion from meetings or events, or undesirable change in work duties.

III. PROCEDURES

A. Training and Policy Dissemination:

1. Non-Supervisory Employees: All employees will be given a copy of this policy, and will receive guidance from the Human Resources Division on its provisions and the City's commitment to provide a harassment-free, discrimination-free, and retaliation-free workplace. All non-supervisory employees and temporary/seasonal employees will receive training in accordance with the requirements of the Fair Employment Housing Act (Government Code section 12950.1) and implementing regulations.

2. Supervisory Employees:
    a) All supervisors will be trained once every two years on matters relating to the prevention, reporting, and investigation of harassment, discrimination, and retaliation. Further, individuals appointed to supervisory positions from a non-supervisory position or as a new employee shall receive training within six months of their hiring or assumption of the supervisory position.
    b) Supervisory training will last for a minimum of two hours.
    c) Supervisory training will be conducted in a classroom or other interactive setting and will, at a minimum, cover the following topics:
        (i) Information and practical guidance regarding federal and state statutory laws about sexual harassment;
        (ii) Information about the correction of sexual harassment and the remedies available to victims of sexual harassment;
        (iii) Practical examples aimed at instructing supervisors in the prevention of harassment, discrimination, and retaliation; and
        (iv) Information and practical guidance regarding the prevention of abusive conduct, which is defined as follows: conduct of an employer or employee in the workplace, with malice, that a reasonable person would find hostile, offensive, and unrelated to an employer's legitimate business interests. Abusive conduct may include repeated infliction of verbal abuse, such as the use of derogatory remarks, insults, and epithets, verbal or physical conduct that a reasonable person would find threatening, intimidating, or humiliating, or the gratuitous sabotage or undermining of a person's work performance. A single act does not constitute abusive conduct, unless especially severe and egregious.

B. Preventing Harassment, Discrimination, and Retaliation: The City's complaint procedure provides for a prompt, thorough, impartial, and objective investigation of every harassment, discrimination, or retaliation claim, appropriate disciplinary action against one found to have engaged in prohibited harassment, discrimination, or retaliation, and appropriate remedies to any victim of harassment, discrimination, or retaliation. The City

encourages reporting of all perceived incidents of harassment, discrimination, and retaliation.

1. Optional Process: An employee who believes that another person has harassed, discriminated, or retaliated against the employee is encouraged to, but is not required to, confront this person and politely, but firmly inform the person of the conduct that the employee finds offensive or retaliatory and request that the person cease this behavior. If the employee does not wish to confront the person harassing, discriminating, or retaliating against the employee, or if the employee's attempts to do so have failed, the employee should file a complaint with the City.

2. Filing a Complaint: Employees should follow this procedure to notify the City of harassment, discrimination, or retaliation. Employees who believe they have been harassed, discriminated against, including by persons doing business with or for the City, or retaliated against on the job, should promptly report the complaint to their immediate supervisor, any supervisor, the Human Resources and Risk Manager, the Administrative Services Director, or to the City Manager as soon as possible.

In addition to being able to report potential harassment, discrimination, or retaliation to any supervisory employee, the following suggested reporting procedures are available when filing a complaint about certain individuals in the City:

- Complaints regarding a person within the employee's direct chain of command may be provided to the Human Resources and Risk Manager or the Administrative Services Director.
- Complaints regarding the Human Resources and Risk Manager may be provided to the Administrative Services Director or the City Manager.
- Complaints regarding the City Manager or the City Attorney may be submitted to the City Clerk for consideration by the City Council during closed session.
- Complaints regarding a member of the City Council may be reported to the City Manager or the City Attorney.

The complaints should be as detailed as possible, and should include: details of the incident(s), name(s) of individuals involved, and the name(s) of any witness(es). The employee should also attach any documentary evidence to the complaint. Employees may use the City of Wildomar Harassment, Discrimination and Retaliation Reporting Form, attached to this Policy as Attachment "A."

Notification to the City of potential harassment, discrimination, or retaliation is essential. The City assures employees that they will not be penalized in any way for filing a good faith complaint of potential discrimination, harassment, or retaliation.

Supervisors and managers must immediately refer all harassment, discrimination, or retaliation complaints to the City's Human Resources and Risk Manager, or the Administrative Services Director if the complaint is about the Human Resources and Risk Manager.

ALL EMPLOYEES SHOULD NOTE THAT THE FAILURE TO USE THE CITY'S COMPLAINT PROCEDURE MAY HAVE AN ADVERSE EFFECT ON ANY CLAIM UNDER THIS POLICY WHEN SUCH CLAIMS ARE LITIGATED.

3. Investigation of Complaints: All incidents of harassment, discrimination, and retaliation that are reported must be investigated. The Human Resources and Risk Manager, or other appropriate person if the circumstances warrant, will promptly undertake or direct an effective, thorough, and objective investigation of the harassment, discrimination, or retaliation allegations. The investigation will be completed and the determination regarding the harassment, discrimination, or retaliation alleged will be made and such determination will be communicated to the complainant and the accused.

   Employees may be placed on administrative leave during an investigation until the conclusion of a discrimination, harassment, or retaliation investigation.

4. Corrective Action: If the City determines that a policy violation has occurred, the City will take effective remedial action commensurate with the circumstances. Appropriate action will also be taken to deter any such future violation of the policy.

In light of the City's duty to prevent harassment, discrimination, and retaliation and in light of the City's desire to have a professional and productive work environment, the City reserves the right to take appropriate corrective action when an employee engages in inappropriate conduct that does not fully rise to the legal standards and definitions set forth in Section II but violates other City policy or standards of conduct. For example, the City may take appropriate corrective action for inappropriate conduct, even if such conduct was not subjectively unwelcome or offensive to another employee of the City.

C. Anonymity and Confidentiality:

1. While the City will investigate anonymous complaints, the City strongly discourages anonymous complaints. EMPLOYEES CHOOSING TO FILE A COMPLAINT ANONYMOUSLY MUST BE AWARE THAT ANONYMITY IN THE COMPLAINT PROCEDURE MAY COMPROMISE THE CITY'S ABILITY TO COMPLETE A THOROUGH INVESTIGATION. Employees should also be aware that should the City learn of the identity of an anonymous complainant, the City cannot guarantee that the complainant's identity will remain confidential, if the City determines in its discretion that disclosure is necessary to complete the investigation.

2. The City will take all reasonable steps available to maintain the confidentiality of all complaints of harassment, discrimination, and/or retaliation as well as all information gathered during an investigation. However, the City retains sole discretion to determine whether disclosure of information is necessary to complete the investigation or for other legitimate purposes.
3. In order to protect the integrity of the investigation and the privacy of the individuals involved, the City may direct that all employees involved in an investigation of harassment, discrimination, and/or retaliation complaints as complainant(s), witness(es), or accused are required to keep all information related to the investigation confidential. If so directed, an employee revealing such information is grounds for disciplinary action as provided for in the City's Personnel Rules and Regulations, except as expressly permitted by law, such as in discussion with a legal or employee representative.

D. Obligation to Cooperate: All employees involved in a workplace investigation into alleged harassment, discrimination, or retaliation are required to fully and truthfully cooperate with the investigation. Failure to fully and truthfully cooperate with the investigation is grounds for disciplinary action as provided for in the City's Personnel Rules and Regulations, up to and including termination.

E. Obligation to Report:
1. Supervisory Employees: Any supervisor who receives a complaint of harassment, discrimination, or retaliation, who witnesses harassment, discrimination, or retaliation or who has any reason to believe that harassment, discrimination, or retaliation may have occurred in the workplace is required to report the conduct immediately to the Human Resources and Risk Manager or the Administrative Services Director. Failure to report may result in disciplinary action being taken against the supervisor as provided for in the City's Personnel Rules and Regulations, up to and including termination.
2. Non-Supervisory Employees: While non-supervisory employees are not required under this policy to report potential harassment, discrimination, or retaliation, they are strongly encouraged to do so. If a non-supervisory employee elects to report potential harassment, discrimination, or retaliation, the employee may report to any supervisor or to the Human Resources and Risk Manager or the Administrative Services Director.

F. Intentionally False Complaints: Employees are prohibited from making an intentionally false complaint of harassment, discrimination, and/or retaliation. An intentionally false complaint is a complaint that the employee demonstrably does not believe to be true. Any employee making an intentionally false complaint is subject to disciplinary action, up to and including termination.

G. Additional Enforcement Information: In addition to the City's internal complaint procedure, employees should also be aware that the EEOC and the CRD investigate and prosecute complaints of harassment, discrimination, or retaliation in employment.

1. You can contact the EEOC as follows: Los Angeles District Office, 255 East Temple, 4th Floor, Los Angeles, California, 90012; 800-669-4000/800-669-6820 (TTY) or 213-894-1000; www.eeoc.gov.
2. You can contact the CRD as follows: 2218 Kausen Drive, Suite 100, Elk Grove, California 95758; 800-884-1684/800-700-2320 (TTY) or 916-478-7251; www.calcivilrights.ca.gov.

Employees should feel free, without fear of retaliation, to follow the procedures set forth above if they believe they have been harassed, discriminated or retaliated against as described in this policy.

For more information, contact the City's Human Resources Division.

IV. EXCEPTIONS

There are no exceptions to this policy without the expressed authorization of the City Manager.

V. AUTHORITY

By the authority of the City Manager.

Policy Established:	10/11/2023
Last Revision:	01/15/2025
Approved by:	

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, REVISING THE POSITION CLASSIFICATION SCHEDULE TO DESIGNATE THE CODE ENFORCEMENT SUPERVISOR, BUILDING INSPECTION SUPERIVOSR AND SUPERVISING PUBLIC WORKS INSPECTOR CLASSIFICATIONS AS NON-EXEMPT; AND AMENDING THE EXISTING PAY PLAN

WHEREAS, regular review of classification duties are necessary as the City evolves, in order to ensure classifications are appropriately designated in line with federal, state and local laws;

WHEREAS, The Fair Labor Standards Act (FLSA) is a federal law that sets minimum standards for wages, overtime pay, recordkeeping, and child labor;

WHEREAS, the FLSA provides direction on what types of duties must be conducted in order for a position to be considered exempt from overtime;

WHEREAS, one of the requirements to classify a position as Exempt is management of general operations of a department or subdivision of an organization;

WHEREAS, the Code Enforcement Supervisor, Building Inspection Supervisor, and Supervising Public Works Inspector classifications are current classified as exempt, however, do not meet the threshold of managing the department/subdivision for which they supervise; and

WHEREAS, the City wishes to designate the Code Enforcement Supervisor, Building Inspection Supervisor, and Supervising Public Works Inspector classifications as non-exempt according to the Fair Labor Standards Act.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wildomar, California, as follows:

SECTION 1. POSITION CLASSIFICATION SCHEDULE. Effective January 15, 2025, City Council adopts a revised Position Classification Schedule to reflect the designation of the Code Enforcement Supervisor, Building Inspection Supervisor, and Supervising Public Works Inspector classifications as exempt, attached to this Resolution as Exhibit “A.”

SECTION 4. PAY PLAN. Effective January 15, 2025, City Council adopts a revised City of Wildomar Pay Plan updating the Code Enforcement Supervisor Pay Grade to 124 and the Building Inspection Supervisor and Supervising Public Works Inspector to Pay Grade 126 to identify the Non-Exempt FLSA Status, attached to this Resolution as Exhibit “B”.

PASSED, APPROVED, AND ADOPTED this 15th day of January, 2025.

Ashlee DePhillippo

Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Janet Morales
City Clerk

Position Classification Schedule

effective January 15, 2025

Classification	FLSA Status	Group	Date
Accountant I	Non-Exempt	General	2/11/2023
Accountant II	Non-Exempt	General	2/11/2023
Accounting Specialist I	Non-Exempt	General	2/11/2023
Accounting Specialist II	Non-Exempt	General	2/11/2023
Administrative Assistant I	Non-Exempt	General	2/11/2023
Administrative Assistant II	Non-Exempt	General	2/11/2023
Administrative Services Director	Exempt	Executive	2/11/2023
Assistant City Clerk	Non-Exempt	General	2/11/2023
Assistant City Manager	Exempt	Executive	7/1/2023
Assistant Engineer	Non-Exempt	General	2/11/2023
Assistant Planner	Non-Exempt	General	2/11/2023
Assistant to the City Manager	Exempt	Executive	7/1/2023
Associate Engineer	Non-Exempt	General	2/11/2023
Associate Planner	Non-Exempt	General	2/11/2023
Building Inspection Supervisor	Non-Exempt	General	2/11/2023
Building Inspector I	Non-Exempt	General	2/11/2023
Building Inspector II	Non-Exempt	General	2/11/2023
Chief Building Official	Exempt	Management	2/11/2023
City Clerk	Exempt	Executive	2/11/2023
City Clerk - MMC Certified	Exempt	Executive	1/1/2025
City Manager	Exempt	Executive	2/11/2023
Code Enforcement Officer I	Non-Exempt	General	2/11/2023
Code Enforcement Officer II	Non-Exempt	General	2/11/2023
Code Enforcement Manager	Exempt	Management	2/11/2023
Code Enforcement Supervisor	Non-Exempt	General	7/1/2023
Code Enforcement Technician	Non-Exempt	General	2/11/2023
Community Development Director	Exempt	Executive	2/11/2023
Community Services Director	Exempt	Executive	2/11/2023
Community Services Manager	Exempt	Management	2/11/2023
Deputy City Clerk I	Non-Exempt	General	2/11/2023
Deputy City Clerk II	Non-Exempt	General	2/11/2023
Deputy City Manager	Exempt	Executive	7/1/2023
Development Services Technician I	Non-Exempt	General	2/11/2023
Development Services Technician II	Non-Exempt	General	2/11/2023
Economic Development Director	Exempt	Executive	2/11/2023
Engineering Division Manager	Exempt	Management	2/14/2024
Engineering Technician I	Non-Exempt	General	7/1/2023
Engineering Technician II	Non-Exempt	General	7/1/2023
Executive Assistant	Non-Exempt	General	7/1/2023
Facilities Contract Specialist	Non-Exempt	General	12/30/2023

Position Classification Schedule *(continued)*

effective January 15, 2025

Classification	FLSA Status	Group	Date
Field Supervisor	Non-Exempt	General	6/12/2024
Finance Manager	Exempt	Management	7/1/2023
Human Resources Analyst	Non-Exempt	General	7/1/2023
Human Resources & Risk Manager	Exempt	Management	7/1/2023
Human Resources Technician	Non-Exempt	General	7/1/2023
Intern I	Non-Exempt	General	2/11/2023
Intern II	Non-Exempt	General	2/11/2023
Maintenance Manager	Exempt	Management	2/14/2024
Maintenance Worker I	Non-Exempt	General	2/11/2023
Maintenance Worker II	Non-Exempt	General	2/11/2023
Management Analyst I	Non-Exempt	General	2/11/2023
Management Analyst II	Non-Exempt	General	2/11/2023
Planning Manager	Exempt	Management	1/1/2025
Plans Examiner I	Non-Exempt	General	7/1/2023
Plans Examiner II	Non-Exempt	General	7/1/2023
Principal Engineer	Exempt	Management	2/11/2023
Principal Planner	Exempt	Management	1/1/2025
Public Works Director	Exempt	Executive	2/11/2023
Public Works Director/City Engineer	Exempt	Executive	2/11/2023
Public Works Inspector I	Non-Exempt	General	2/11/2023
Public Works Inspector II	Non-Exempt	General	2/11/2023
Purchasing & Contracts Coordinator	Non-Exempt	General	2/13/2021
Recreation Leader I	Non-Exempt	General	2/11/2023
Recreation Leader II	Non-Exempt	General	2/11/2023
Senior Accountant	Exempt	General	2/14/2024
Senior Building Inspector	Non-Exempt	General	2/11/2023
Senior Code Enforcement Officer	Non-Exempt	General	2/11/2023
Senior Engineer	Exempt	Management	2/14/2024
Senior Financial Analyst	Exempt	General	2/11/2023
Senior Management Analyst	Exempt	General	2/11/2023
Senior Maintenance Worker	Non-Exempt	General	2/11/2023
Senior Planner	Exempt	General	2/14/2024
Senior Public Works Inspector	Non-Exempt	General	1/1/2025
Supervising Public Works Inspector	Non-Exempt	General	1/1/2025
Retired Annuitant Clerical Extra Help	Non-Exempt	General	1/1/2025

City of Wildomar Pay Plan

Effective January 15, 2025, unless otherwise noted with a later date.

Pay Grade	Position	FLSA Status	Group	1	2	3	A	B	C	D	E	F	G	H	I	J	
104	Intern I *(through June 30, 2025)*	Non Exempt	Part-time				$ 17.21	$ 17.64	$ 18.08	$ 18.53	$ 19.00	$ 19.47	$ 19.96	$ 20.46	$ 20.97	$ 21.49	Hourly
							$ 1,376.80	$ 1,411.20	$ 1,446.40	$ 1,482.40	$ 1,520.00	$ 1,557.60	$ 1,596.80	$ 1,636.80	$ 1,677.60	$ 1,719.20	Bi-weekly*
							$ 2,983.07	$ 3,057.60	$ 3,133.87	$ 3,211.87	$ 3,293.33	$ 3,374.80	$ 3,459.73	$ 3,546.40	$ 3,634.80	$ 3,724.93	Monthly*
							$ 35,796.80	$ 36,691.20	$ 37,606.40	$ 38,542.40	$ 39,520.00	$ 40,497.60	$ 41,516.80	$ 42,556.80	$ 43,617.60	$ 44,699.20	Annually*
105	Intern I *(effective July 1, 2025)*	Non Exempt	Part-time				$ 18.07	$ 18.52	$ 18.99	$ 19.46	$ 19.95	$ 20.45	$ 20.96	$ 21.48	$ 22.02	$ 22.57	Hourly
							$ 1,445.60	$ 1,481.60	$ 1,519.20	$ 1,556.80	$ 1,596.00	$ 1,636.00	$ 1,676.80	$ 1,718.40	$ 1,761.60	$ 1,805.60	Bi-weekly*
							$ 3,132.13	$ 3,210.13	$ 3,291.60	$ 3,373.07	$ 3,458.00	$ 3,544.67	$ 3,633.07	$ 3,723.20	$ 3,816.80	$ 3,912.13	Monthly*
							$ 37,585.60	$ 38,521.60	$ 39,499.20	$ 40,476.80	$ 41,496.00	$ 42,536.00	$ 43,596.80	$ 44,678.40	$ 45,801.60	$ 46,945.60	Annually*
106	Recreation Leader I	Non Exempt	Part-time				$ 18.97	$ 19.45	$ 19.93	$ 20.43	$ 20.94	$ 21.47	$ 22.00	$ 22.55	$ 23.12	$ 23.70	Hourly
							$ 1,517.60	$ 1,556.00	$ 1,594.40	$ 1,634.40	$ 1,675.20	$ 1,717.60	$ 1,760.00	$ 1,804.00	$ 1,849.60	$ 1,896.00	Bi-weekly*
							$ 3,288.13	$ 3,371.33	$ 3,454.53	$ 3,541.20	$ 3,629.60	$ 3,721.47	$ 3,813.33	$ 3,908.67	$ 4,007.47	$ 4,108.00	Monthly*
							$ 39,457.60	$ 40,456.00	$ 41,454.40	$ 42,494.40	$ 43,555.20	$ 44,657.60	$ 45,760.00	$ 46,904.00	$ 48,089.60	$ 49,296.00	Annually*
107							$ 19.92	$ 20.42	$ 20.93	$ 21.45	$ 21.99	$ 22.54	$ 23.10	$ 23.68	$ 24.27	$ 24.88	Hourly
							$ 1,593.60	$ 1,633.60	$ 1,674.40	$ 1,716.00	$ 1,759.20	$ 1,803.20	$ 1,848.00	$ 1,894.40	$ 1,941.60	$ 1,990.40	Bi-weekly*
							$ 3,452.80	$ 3,539.47	$ 3,627.87	$ 3,718.00	$ 3,811.60	$ 3,906.93	$ 4,004.00	$ 4,104.53	$ 4,206.80	$ 4,312.53	Monthly*
							$ 41,433.60	$ 42,473.60	$ 43,534.40	$ 44,616.00	$ 45,739.20	$ 46,883.20	$ 48,048.00	$ 49,254.40	$ 50,481.60	$ 51,750.40	Annually*
108	Intern II	Non Exempt	Part-time				$ 20.92	$ 21.44	$ 21.98	$ 22.53	$ 23.09	$ 23.67	$ 24.26	$ 24.87	$ 25.49	$ 26.12	Hourly
	Recreation Leader II	Non Exempt	Part-time				$ 1,673.60	$ 1,715.20	$ 1,758.40	$ 1,802.40	$ 1,847.20	$ 1,893.60	$ 1,940.80	$ 1,989.60	$ 2,039.20	$ 2,089.60	Bi-weekly*
							$ 3,626.13	$ 3,716.27	$ 3,809.87	$ 3,905.20	$ 4,002.27	$ 4,102.80	$ 4,205.07	$ 4,310.80	$ 4,418.27	$ 4,527.47	Monthly*
							$ 43,513.60	$ 44,595.20	$ 45,718.40	$ 46,862.40	$ 48,027.20	$ 49,233.60	$ 50,460.80	$ 51,729.60	$ 53,019.20	$ 54,329.60	Annually*
109	Maintenance Worker I *(through June 30, 2025)*	Non Exempt	General				$ 21.96	$ 22.51	$ 23.08	$ 23.65	$ 24.24	$ 24.85	$ 25.47	$ 26.11	$ 26.76	$ 27.43	Hourly
							$ 1,756.80	$ 1,800.80	$ 1,846.40	$ 1,892.00	$ 1,939.20	$ 1,988.00	$ 2,037.60	$ 2,088.80	$ 2,140.80	$ 2,194.40	Bi-weekly*
							$ 3,806.40	$ 3,901.73	$ 4,000.53	$ 4,099.33	$ 4,201.60	$ 4,307.33	$ 4,414.80	$ 4,525.73	$ 4,638.40	$ 4,754.53	Monthly*
							$ 45,676.80	$ 46,820.80	$ 48,006.40	$ 49,192.00	$ 50,419.20	$ 51,688.00	$ 52,977.60	$ 54,308.80	$ 55,660.80	$ 57,054.40	Annually*
110	Administrative Assistant I *(through June 30, 2025)*	Non Exempt	General				$ 23.06	$ 23.64	$ 24.23	$ 24.84	$ 25.46	$ 26.09	$ 26.74	$ 27.41	$ 28.10	$ 28.80	Hourly
							$ 1,844.80	$ 1,891.20	$ 1,938.40	$ 1,987.20	$ 2,036.80	$ 2,087.20	$ 2,139.20	$ 2,192.80	$ 2,248.00	$ 2,304.00	Bi-weekly*
							$ 3,997.07	$ 4,097.60	$ 4,199.87	$ 4,305.60	$ 4,413.07	$ 4,522.27	$ 4,634.93	$ 4,751.07	$ 4,870.67	$ 4,992.00	Monthly*
							$ 47,964.80	$ 49,171.20	$ 50,398.40	$ 51,667.20	$ 52,956.80	$ 54,267.20	$ 55,619.20	$ 57,012.80	$ 58,448.00	$ 59,904.00	Annually*
111	Maintenance Worker II *(through June 30, 2025)*	Non Exempt	General				$ 24.22	$ 24.82	$ 25.44	$ 26.08	$ 26.73	$ 27.40	$ 28.08	$ 28.78	$ 29.50	$ 30.24	Hourly
	Administrative Assistant I *(effective July 1, 2025)*	Non Exempt	General				$ 1,937.60	$ 1,985.60	$ 2,035.20	$ 2,086.40	$ 2,138.40	$ 2,192.00	$ 2,246.40	$ 2,302.40	$ 2,360.00	$ 2,419.20	Bi-weekly*
							$ 4,198.13	$ 4,302.13	$ 4,409.60	$ 4,520.53	$ 4,633.20	$ 4,749.33	$ 4,867.20	$ 4,988.53	$ 5,113.33	$ 5,241.60	Monthly*
							$ 50,377.60	$ 51,625.60	$ 52,915.20	$ 54,246.40	$ 55,598.40	$ 56,992.00	$ 58,406.40	$ 59,862.40	$ 61,360.00	$ 62,899.20	Annually*
112	Accounting Specialist I *(through June 30, 2025)*	Non Exempt	General				$ 25.43	$ 26.06	$ 26.71	$ 27.38	$ 28.07	$ 28.77	$ 29.49	$ 30.22	$ 30.98	$ 31.75	Hourly
	Code Enforcement Technician *(through June 30, 2025)*	Non Exempt	General				$ 2,034.40	$ 2,084.80	$ 2,136.80	$ 2,190.40	$ 2,245.60	$ 2,301.60	$ 2,359.20	$ 2,417.60	$ 2,478.40	$ 2,540.00	Bi-weekly*
	Maintenance Worker I *(effective July 1, 2025)*	Non Exempt	General				$ 4,407.87	$ 4,517.07	$ 4,629.73	$ 4,745.87	$ 4,865.47	$ 4,986.80	$ 5,111.60	$ 5,238.13	$ 5,369.87	$ 5,503.33	Monthly*
							$ 52,894.40	$ 54,204.80	$ 55,556.80	$ 56,950.40	$ 58,385.60	$ 59,841.60	$ 61,339.20	$ 62,857.60	$ 64,438.40	$ 66,040.00	Annually*
113	Administrative Assistant II *(through June 30, 2025)*	Non Exempt	General				$ 26.70	$ 27.36	$ 28.05	$ 28.75	$ 29.47	$ 30.20	$ 30.96	$ 31.73	$ 32.53	$ 33.34	Hourly
	Deputy City Clerk I *(through June 30, 2025)*	Non Exempt	General				$ 2,136.00	$ 2,188.80	$ 2,244.00	$ 2,300.00	$ 2,357.60	$ 2,416.00	$ 2,476.80	$ 2,538.40	$ 2,602.40	$ 2,667.20	Bi-weekly*
							$ 4,628.00	$ 4,742.40	$ 4,862.00	$ 4,983.33	$ 5,108.13	$ 5,234.67	$ 5,366.40	$ 5,499.87	$ 5,638.53	$ 5,778.93	Monthly*
							$ 55,536.00	$ 56,908.80	$ 58,344.00	$ 59,800.00	$ 61,297.60	$ 62,816.00	$ 64,396.80	$ 65,998.40	$ 67,662.40	$ 69,347.20	Annually*
114	Accounting Specialist II *(through June 30, 2025)*	Non Exempt	General				$ 28.03	$ 28.73	$ 29.45	$ 30.19	$ 30.94	$ 31.71	$ 32.51	$ 33.32	$ 34.15	$ 35.01	Hourly
	Code Enforcement Officer I *(through June 30, 2025)*	Non Exempt	General				$ 2,242.40	$ 2,298.40	$ 2,356.00	$ 2,415.20	$ 2,475.20	$ 2,536.80	$ 2,600.80	$ 2,665.60	$ 2,732.00	$ 2,800.80	Bi-weekly*
	Senior Maintenance Worker *(through June 30, 2025)*	Non Exempt	General				$ 4,858.53	$ 4,979.87	$ 5,104.67	$ 5,232.93	$ 5,362.93	$ 5,496.40	$ 5,635.07	$ 5,775.47	$ 5,919.33	$ 6,068.40	Monthly*
	Development Services Technician I	Non Exempt	General				$ 58,302.40	$ 59,758.40	$ 61,256.00	$ 62,795.20	$ 64,355.20	$ 65,956.80	$ 67,620.80	$ 69,305.60	$ 71,032.00	$ 72,820.80	Annually*
	Code Enforcement Technician *(effective July 1, 2025)*	Non Exempt	General														
	Maintenance Worker II *(effective July 1, 2025)*	Non Exempt	General														
	Accounting Specialist I *(effective July 1, 2025)*	Non Exempt	General														
115	Engineering Technician I *(through June 30, 2025)*	Non Exempt	General				$ 29.43	$ 30.17	$ 30.92	$ 31.70	$ 32.49	$ 33.30	$ 34.13	$ 34.99	$ 35.86	$ 36.76	Hourly
	Human Resources Technician *(through June 30, 2025)*	Non Exempt	General				$ 2,354.40	$ 2,413.60	$ 2,473.60	$ 2,536.00	$ 2,599.20	$ 2,664.00	$ 2,730.40	$ 2,799.20	$ 2,868.80	$ 2,940.80	Bi-weekly*
	Deputy City Clerk I *(effective July 1, 2025)*	Non Exempt	General				$ 5,101.20	$ 5,229.47	$ 5,359.47	$ 5,494.67	$ 5,631.60	$ 5,772.00	$ 5,915.87	$ 6,064.93	$ 6,215.73	$ 6,371.73	Monthly*
	Administrative Assistant II *(effective July 1, 2025)*	Non Exempt	General				$ 61,214.40	$ 62,753.60	$ 64,313.60	$ 65,936.00	$ 67,579.20	$ 69,264.00	$ 70,990.40	$ 72,779.20	$ 74,588.80	$ 76,460.80	Annually*
116	Code Enforcement Officer II *(through June 30, 2025)*	Non Exempt	General	$ 26.70	$ 28.03	$ 29.43	$ 30.90	$ 31.68	$ 32.47	$ 33.28	$ 34.11	$ 34.96	$ 35.84	$ 36.73	$ 37.65	$ 38.59	Hourly
	Development Services Technician II	Non Exempt	General	$ 2,136.00	$ 2,242.40	$ 2,354.40	$ 2,472.00	$ 2,534.40	$ 2,597.60	$ 2,662.40	$ 2,728.80	$ 2,796.80	$ 2,867.20	$ 2,938.40	$ 3,012.00	$ 3,087.20	Bi-weekly*
	Senior Maintenance Worker *(effective July 1, 2025)*	Non Exempt	General	$ 4,628.00	$ 4,858.53	$ 5,101.20	$ 5,356.00	$ 5,491.20	$ 5,628.13	$ 5,768.53	$ 5,912.40	$ 6,059.73	$ 6,212.27	$ 6,366.53	$ 6,526.00	$ 6,688.93	Monthly*
	Accounting Specialist II *(effective July 1, 2025)*	Non Exempt	General	$ 55,536.00	$ 58,302.40	$ 61,214.40	$ 64,272.00	$ 65,894.40	$ 67,537.60	$ 69,222.40	$ 70,948.80	$ 72,716.80	$ 74,547.20	$ 76,398.40	$ 78,312.00	$ 80,267.20	Annually*

Pay Grade	Position	FLSA Status	Group	1	2	3	A	B	C	D	E	F	G	H	I	J	
117	Assistant Planner *(through June 30, 2025)*	Non Exempt	General	$ 28.03	$ 29.43	$ 30.90	$ 32.45	$ 33.26	$ 34.09	$ 34.94	$ 35.82	$ 36.71	$ 37.63	$ 38.57	$ 39.54	$ 40.52	Hourly
	Engineering Technician II *(through June 30, 2025)*	Non Exempt	General	$ 2,242.40	$ 2,354.40	$ 2,472.00	$ 2,596.00	$ 2,660.80	$ 2,727.20	$ 2,795.20	$ 2,865.60	$ 2,936.80	$ 3,010.40	$ 3,085.60	$ 3,163.20	$ 3,241.60	Bi-weekly*
	Plans Examiner I *(through June 30, 2025)*	Non Exempt	General	$ 4,858.53	$ 5,101.20	$ 5,356.00	$ 5,624.67	$ 5,765.07	$ 5,908.93	$ 6,056.27	$ 6,208.80	$ 6,363.07	$ 6,522.53	$ 6,685.47	$ 6,853.60	$ 7,023.47	Monthly*
	Engineering Technician I *(effective July 1, 2025)*	Non Exempt	General	$ 58,302.40	$ 61,214.40	$ 64,272.00	$ 67,496.00	$ 69,180.80	$ 70,907.20	$ 72,675.20	$ 74,505.60	$ 76,356.80	$ 78,270.40	$ 80,225.60	$ 82,243.20	$ 84,281.60	Annually*
	Code Enforcement Officer I *(effective July 1, 2025)*	Non Exempt	General														
	Human Resources Technician *(effective July 1, 2025)*	Non Exempt	General														
118	Deputy City Clerk II *(through June 30, 2025)*	Non Exempt	General	$ 29.43	$ 30.90	$ 32.45	$ 34.07	$ 34.92	$ 35.80	$ 36.69	$ 37.61	$ 38.55	$ 39.51	$ 40.50	$ 41.51	$ 42.55	Hourly
	Management Analyst I *(through June 30, 2025)*	Non Exempt	General	$ 2,354.40	$ 2,472.00	$ 2,596.00	$ 2,725.60	$ 2,793.60	$ 2,864.00	$ 2,935.20	$ 3,008.80	$ 3,084.00	$ 3,160.80	$ 3,240.00	$ 3,320.80	$ 3,404.00	Bi-weekly*
	Purchasing & Contracts Coordinator *(through June 30, 2025)*	Non Exempt	General	$ 5,101.20	$ 5,356.00	$ 5,624.67	$ 5,905.47	$ 6,052.80	$ 6,205.33	$ 6,359.60	$ 6,519.07	$ 6,682.00	$ 6,848.40	$ 7,020.00	$ 7,195.07	$ 7,375.33	Monthly*
	Senior Code Enforcement Officer *(through June 30, 2025)*	Non Exempt	General	$ 61,214.40	$ 64,272.00	$ 67,496.00	$ 70,865.60	$ 72,633.60	$ 74,464.00	$ 76,315.20	$ 78,228.80	$ 80,184.00	$ 82,180.80	$ 84,240.00	$ 86,340.80	$ 88,504.00	Annually*
	Executive Assistant *(through June 30, 2025)*	Non Exempt	General														
	Engineering Technician II *(effective July 1, 2025)*	Non Exempt	General														
	Plans Examiner I *(effective July 1, 2025)*	Non Exempt	General														
119	Accountant I *(through June 30, 2025)*	Non Exempt	General	$ 30.90	$ 32.45	$ 34.07	$ 35.78	$ 36.67	$ 37.59	$ 38.53	$ 39.49	$ 40.48	$ 41.49	$ 42.52	$ 43.59	$ 44.68	Hourly
	Facilities Contract Specialist	Non Exempt	General	$ 2,472.00	$ 2,596.00	$ 2,725.60	$ 2,862.40	$ 2,933.60	$ 3,007.20	$ 3,082.40	$ 3,159.20	$ 3,238.40	$ 3,319.20	$ 3,401.60	$ 3,487.20	$ 3,574.40	Bi-weekly*
	Public Works Inspector I	Non Exempt	General	$ 5,356.00	$ 5,624.67	$ 5,905.47	$ 6,201.87	$ 6,356.13	$ 6,515.60	$ 6,678.53	$ 6,844.93	$ 7,016.53	$ 7,191.60	$ 7,370.13	$ 7,555.60	$ 7,744.53	Monthly*
	Building Inspector I	Non Exempt	General	$ 64,272.00	$ 67,496.00	$ 70,865.60	$ 74,422.40	$ 76,273.60	$ 78,187.20	$ 80,142.40	$ 82,139.20	$ 84,198.40	$ 86,299.20	$ 88,441.60	$ 90,667.20	$ 92,934.40	Annually*
	Code Enforcement Officer II *(effective July 1, 2025)*	Non Exempt	General														
	Purchasing & Contracts Coordinator *(effective July 1, 2025)*	Non Exempt	General														
120	Assistant Engineer *(through June 30, 2025)*	Non Exempt	General	$ 32.45	$ 34.07	$ 35.78	$ 37.56	$ 38.50	$ 39.46	$ 40.45	$ 41.46	$ 42.50	$ 43.56	$ 44.65	$ 45.77	$ 46.91	Hourly
	Building Inspector II	Non Exempt	General	$ 2,596.00	$ 2,725.60	$ 2,862.40	$ 3,004.80	$ 3,080.00	$ 3,156.80	$ 3,236.00	$ 3,316.80	$ 3,400.00	$ 3,484.80	$ 3,572.00	$ 3,661.60	$ 3,752.80	Bi-weekly*
	Deputy City Clerk II *(effective July 1, 2025)*	Non Exempt	General	$ 5,624.67	$ 5,905.47	$ 6,201.87	$ 6,510.40	$ 6,673.33	$ 6,839.73	$ 7,011.33	$ 7,186.40	$ 7,366.67	$ 7,550.40	$ 7,739.33	$ 7,933.47	$ 8,131.07	Monthly*
	Executive Assistant *(effective July 1, 2025)*	Non Exempt	General	$ 67,496.00	$ 70,865.60	$ 74,422.40	$ 78,124.80	$ 80,080.00	$ 82,076.80	$ 84,136.00	$ 86,236.80	$ 88,400.00	$ 90,604.80	$ 92,872.00	$ 95,201.60	$ 97,572.80	Annually*
	Assistant Planner *(effective July 1, 2025)*	Non Exempt	General														
	Accountant I *(effective July 1, 2025)*	Non Exempt	General														
	Management Analyst I *(effective July 1, 2025)*	Non Exempt	General														
121	Accountant II *(through June 30, 2025)*	Non Exempt	General	$ 34.07	$ 35.78	$ 37.56	$ 39.44	$ 40.43	$ 41.44	$ 42.47	$ 43.54	$ 44.62	$ 45.74	$ 46.88	$ 48.05	$ 49.26	Hourly
	Assistant City Clerk *(through June 30, 2025)*	Non Exempt	General	$ 2,725.60	$ 2,862.40	$ 3,004.80	$ 3,155.20	$ 3,234.40	$ 3,315.20	$ 3,397.60	$ 3,483.20	$ 3,569.60	$ 3,659.20	$ 3,750.40	$ 3,844.00	$ 3,940.80	Bi-weekly*
	Management Analyst II *(through June 30, 2025)*	Non Exempt	General	$ 5,905.47	$ 6,201.87	$ 6,510.40	$ 6,836.27	$ 7,007.87	$ 7,182.93	$ 7,361.47	$ 7,546.93	$ 7,734.13	$ 7,928.27	$ 8,125.87	$ 8,328.67	$ 8,538.40	Monthly*
	Public Works Inspector II	Non Exempt	General	$ 70,865.60	$ 74,422.40	$ 78,124.80	$ 82,035.20	$ 84,094.40	$ 86,195.20	$ 88,337.60	$ 90,563.20	$ 92,809.60	$ 95,139.20	$ 97,510.40	$ 99,944.00	$ 102,460.80	Annually*
	Senior Code Enforcement Officer *(effective July 1, 2025)*	Non Exempt	General														
122	Associate Planner *(through June 30, 2025)*	Non Exempt	General	$ 35.78	$ 37.56	$ 39.44	$ 41.41	$ 42.45	$ 43.51	$ 44.60	$ 45.71	$ 46.85	$ 48.03	$ 49.23	$ 50.46	$ 51.72	Hourly
	Human Resources Analyst *(through June 30, 2025)*	Non Exempt	General	$ 2,862.40	$ 3,004.80	$ 3,155.20	$ 3,312.80	$ 3,396.00	$ 3,480.80	$ 3,568.00	$ 3,656.80	$ 3,748.00	$ 3,842.40	$ 3,938.40	$ 4,036.80	$ 4,137.60	Bi-weekly*
	Plans Examiner II *(through June 30, 2025)*	Non Exempt	General	$ 6,201.87	$ 6,510.40	$ 6,836.27	$ 7,177.73	$ 7,358.00	$ 7,541.73	$ 7,730.67	$ 7,923.07	$ 8,120.67	$ 8,325.20	$ 8,533.20	$ 8,746.40	$ 8,964.80	Monthly*
	Accountant II *(effective July 1, 2025)*	Non Exempt	General	$ 74,422.40	$ 78,124.80	$ 82,035.20	$ 86,132.80	$ 88,296.00	$ 90,500.80	$ 92,768.00	$ 95,076.80	$ 97,448.00	$ 99,902.40	$ 102,398.40	$ 104,956.80	$ 107,577.60	Annually*
123	Associate Engineer *(through June 30, 2025)*	Non Exempt	General	$ 37.56	$ 39.44	$ 41.41	$ 43.48	$ 44.57	$ 45.68	$ 46.83	$ 48.00	$ 49.20	$ 50.43	$ 51.69	$ 52.98	$ 54.30	Hourly
	Field Supervisor	Non Exempt	General	$ 3,004.80	$ 3,155.20	$ 3,312.80	$ 3,478.40	$ 3,565.60	$ 3,654.40	$ 3,746.40	$ 3,840.00	$ 3,936.00	$ 4,034.40	$ 4,135.20	$ 4,238.40	$ 4,344.00	Bi-weekly*
	Senior Building Inspector	Non Exempt	General	$ 6,510.40	$ 6,836.27	$ 7,177.73	$ 7,536.53	$ 7,725.47	$ 7,917.87	$ 8,117.20	$ 8,320.00	$ 8,528.00	$ 8,741.20	$ 8,959.60	$ 9,183.20	$ 9,412.00	Monthly*
	Senior Public Works Inspector	Non Exempt	General	$ 78,124.80	$ 82,035.20	$ 86,132.80	$ 90,438.40	$ 92,705.60	$ 95,014.40	$ 97,406.40	$ 99,840.00	$ 102,336.00	$ 104,894.40	$ 107,515.20	$ 110,198.40	$ 112,944.00	Annually*
	Plans Examiner II *(effective July 1, 2025)*	Non Exempt	General														
	Associate Planner *(effective July 1, 2025)*	Non Exempt	General														
	Human Resources Analyst *(effective July 1, 2025)*	Non Exempt	General														
	Management Analyst II *(effective July 1, 2025)*	Non Exempt	General														
	Code Enforcement Supervisor *(through June 30, 2025)*	Non Exempt	General														
124	Assistant Engineer *(effective July 1, 2025)*	Non Exempt	General	$ 39.44	$ 41.41	$ 43.48	$ 45.66	$ 46.80	$ 47.97	$ 49.17	$ 50.40	$ 51.66	$ 52.95	$ 54.27	$ 55.63	$ 57.02	Hourly
	Assistant City Clerk *(effective July 1, 2025)*	Non Exempt	General	$ 3,155.20	$ 3,312.80	$ 3,478.40	$ 3,652.80	$ 3,744.00	$ 3,837.60	$ 3,933.60	$ 4,032.00	$ 4,132.80	$ 4,236.00	$ 4,341.60	$ 4,450.40	$ 4,561.60	Bi-weekly*
	Code Enforcement Supervisor (effective July 1, 2025)	Non Exempt	General	$ 6,836.27	$ 7,177.73	$ 7,536.53	$ 7,914.40	$ 8,112.00	$ 8,314.80	$ 8,522.80	$ 8,736.00	$ 8,954.40	$ 9,178.00	$ 9,406.80	$ 9,642.53	$ 9,883.47	Monthly*
				$ 82,035.20	$ 86,132.80	$ 90,438.40	$ 94,972.80	$ 97,344.00	$ 99,777.60	$ 102,273.60	$ 104,832.00	$ 107,452.80	$ 110,136.00	$ 112,881.60	$ 115,710.40	$ 118,601.60	Annually*
125				$ 41.41	$ 43.48	$ 45.66	$ 47.94	$ 49.14	$ 50.37	$ 51.63	$ 52.92	$ 54.24	$ 55.60	$ 56.99	$ 58.41	$ 59.87	Hourly
				$ 3,312.80	$ 3,478.40	$ 3,652.80	$ 3,835.20	$ 3,931.20	$ 4,029.60	$ 4,130.40	$ 4,233.60	$ 4,339.20	$ 4,448.00	$ 4,559.20	$ 4,672.80	$ 4,789.60	Bi-weekly*
				$ 7,177.73	$ 7,536.53	$ 7,914.40	$ 8,309.60	$ 8,517.60	$ 8,730.80	$ 8,949.20	$ 9,172.80	$ 9,401.60	$ 9,637.33	$ 9,878.27	$ 10,124.40	$ 10,377.47	Monthly*
				$ 86,132.80	$ 90,438.40	$ 94,972.80	$ 99,715.20	$ 102,211.20	$ 104,769.60	$ 107,390.40	$ 110,073.60	$ 112,819.20	$ 115,648.00	$ 118,539.20	$ 121,492.80	$ 124,529.60	Annually*
126	Associate Engineer *(effective July 1, 2025)*	Non Exempt	General	$ 43.48	$ 45.66	$ 47.94	$ 50.34	$ 51.60	$ 52.89	$ 54.21	$ 55.56	$ 56.95	$ 58.37	$ 59.83	$ 61.33	$ 62.86	Hourly
	Building Inspection Supervisor	Non Exempt	General	$ 3,478.40	$ 3,652.80	$ 3,835.20	$ 4,027.20	$ 4,128.00	$ 4,231.20	$ 4,336.80	$ 4,444.80	$ 4,556.00	$ 4,669.60	$ 4,786.40	$ 4,906.40	$ 5,028.80	Bi-weekly*
	Supervising Public Works Inspector	Non Exempt	General	$ 7,536.53	$ 7,914.40	$ 8,309.60	$ 8,725.60	$ 8,944.00	$ 9,167.60	$ 9,396.40	$ 9,630.40	$ 9,871.33	$ 10,117.47	$ 10,370.53	$ 10,630.53	$ 10,895.73	Monthly*
				$ 90,438.40	$ 94,972.80	$ 99,715.20	$ 104,707.20	$ 107,328.00	$ 110,011.20	$ 112,756.80	$ 115,564.80	$ 118,456.00	$ 121,409.60	$ 124,446.40	$ 127,566.40	$ 130,748.80	Annually*
127				$ 45.66	$ 47.94	$ 50.34	$ 52.85	$ 54.17	$ 55.53	$ 56.92	$ 58.34	$ 59.80	$ 61.29	$ 62.83	$ 64.40	$ 66.01	Hourly
				$ 3,652.80	$ 3,835.20	$ 4,027.20	$ 4,228.00	$ 4,333.60	$ 4,442.40	$ 4,553.60	$ 4,667.20	$ 4,784.00	$ 4,903.20	$ 5,026.40	$ 5,152.00	$ 5,280.80	Bi-weekly*
				$ 7,914.40	$ 8,309.60	$ 8,725.60	$ 9,160.67	$ 9,389.47	$ 9,625.20	$ 9,866.13	$ 10,112.27	$ 10,365.33	$ 10,623.60	$ 10,890.53	$ 11,162.67	$ 11,441.73	Monthly*
				$ 94,972.80	$ 99,715.20	$ 104,707.20	$ 109,928.00	$ 112,673.60	$ 115,502.40	$ 118,393.60	$ 121,347.20	$ 124,384.00	$ 127,483.20	$ 130,686.40	$ 133,952.00	$ 137,300.80	Annually*
128				$ 47.94	$ 50.34	$ 52.85	$ 55.50	$ 56.88	$ 58.31	$ 59.76	$ 61.26	$ 62.79	$ 64.36	$ 65.97	$ 67.62	$ 69.31	Hourly
				$ 3,835.20	$ 4,027.20	$ 4,228.00	$ 4,440.00	$ 4,550.40	$ 4,664.80	$ 4,780.80	$ 4,900.80	$ 5,023.20	$ 5,148.80	$ 5,277.60	$ 5,409.60	$ 5,544.80	Bi-weekly*
				$ 8,309.60	$ 8,725.60	$ 9,160.67	$ 9,620.00	$ 9,859.20	$ 10,107.07	$ 10,358.40	$ 10,618.40	$ 10,883.60	$ 11,155.73	$ 11,434.80	$ 11,720.80	$ 12,013.73	Monthly*
				$ 99,715.20	$ 104,707.20	$ 109,928.00	$ 115,440.00	$ 118,310.40	$ 121,284.80	$ 124,300.80	$ 127,420.80	$ 130,603.20	$ 133,868.80	$ 137,217.60	$ 140,649.60	$ 144,164.80	Annually*

Pay Grade	Position	FLSA Status	Group	1	2	3	A	B	C	D	E	F	G	H	I	J	
129				$ 50.34	$ 52.85	$ 55.50	$ 58.27	$ 59.73	$ 61.22	$ 62.75	$ 64.32	$ 65.93	$ 67.58	$ 69.26	$ 71.00	$ 72.77	Hourly
				$ 4,027.20	$ 4,228.00	$ 4,440.00	$ 4,661.60	$ 4,778.40	$ 4,897.60	$ 5,020.00	$ 5,145.60	$ 5,274.40	$ 5,406.40	$ 5,540.80	$ 5,680.00	$ 5,821.60	Bi-weekly*
				$ 8,725.60	$ 9,160.67	$ 9,620.00	$ 10,100.13	$ 10,353.20	$ 10,611.47	$ 10,876.67	$ 11,148.80	$ 11,427.87	$ 11,713.87	$ 12,005.07	$ 12,306.67	$ 12,613.47	Monthly*
				$ 104,707.20	$ 109,928.00	$ 115,440.00	$ 121,201.60	$ 124,238.40	$ 127,337.60	$ 130,520.00	$ 133,785.60	$ 137,134.40	$ 140,566.40	$ 144,060.80	$ 147,680.00	$ 151,361.60	Annually*
130				$ 52.85	$ 55.50	$ 58.27	$ 61.18	$ 62.71	$ 64.28	$ 65.89	$ 67.54	$ 69.22	$ 70.95	$ 72.73	$ 74.55	$ 76.41	Hourly
				$ 4,228.00	$ 4,440.00	$ 4,661.60	$ 4,894.40	$ 5,016.80	$ 5,142.40	$ 5,271.20	$ 5,403.20	$ 5,537.60	$ 5,676.00	$ 5,818.40	$ 5,964.00	$ 6,112.80	Bi-weekly*
				$ 9,160.67	$ 9,620.00	$ 10,100.13	$ 10,604.53	$ 10,869.73	$ 11,141.87	$ 11,420.93	$ 11,706.93	$ 11,998.13	$ 12,298.00	$ 12,606.53	$ 12,922.00	$ 13,244.40	Monthly*
				$ 109,928.00	$ 115,440.00	$ 121,201.60	$ 127,254.40	$ 130,436.80	$ 133,702.40	$ 137,051.20	$ 140,483.20	$ 143,977.60	$ 147,576.00	$ 151,278.40	$ 155,064.00	$ 158,932.80	Annually*
220				$ 32.45	$ 34.07	$ 35.78	$ 37.56	$ 38.50	$ 39.46	$ 40.45	$ 41.46	$ 42.50	$ 43.56	$ 44.65	$ 45.77	$ 46.91	Hourly
				$ 2,596.00	$ 2,725.60	$ 2,862.40	$ 3,004.80	$ 3,080.00	$ 3,156.80	$ 3,236.00	$ 3,316.80	$ 3,400.00	$ 3,484.80	$ 3,572.00	$ 3,661.60	$ 3,752.80	Bi-weekly*
				$ 5,624.67	$ 5,905.47	$ 6,201.87	$ 6,510.40	$ 6,673.33	$ 6,839.73	$ 7,011.33	$ 7,186.40	$ 7,366.67	$ 7,550.40	$ 7,739.33	$ 7,933.47	$ 8,131.07	Monthly*
				$ 67,496.00	$ 70,865.60	$ 74,422.40	$ 78,124.80	$ 80,080.00	$ 82,076.80	$ 84,136.00	$ 86,236.80	$ 88,400.00	$ 90,604.80	$ 92,872.00	$ 95,201.60	$ 97,572.80	Annually*
221				$ 34.07	$ 35.78	$ 37.56	$ 39.44	$ 40.43	$ 41.44	$ 42.47	$ 43.54	$ 44.62	$ 45.74	$ 46.88	$ 48.05	$ 49.26	Hourly
				$ 2,725.60	$ 2,862.40	$ 3,004.80	$ 3,155.20	$ 3,234.40	$ 3,315.20	$ 3,397.60	$ 3,483.20	$ 3,569.60	$ 3,659.20	$ 3,750.40	$ 3,844.00	$ 3,940.80	Bi-weekly*
				$ 5,905.47	$ 6,201.87	$ 6,510.40	$ 6,836.27	$ 7,007.87	$ 7,182.93	$ 7,361.47	$ 7,546.93	$ 7,734.13	$ 7,928.27	$ 8,125.87	$ 8,328.67	$ 8,538.40	Monthly*
				$ 70,865.60	$ 74,422.40	$ 78,124.80	$ 82,035.20	$ 84,094.40	$ 86,195.20	$ 88,337.60	$ 90,563.20	$ 92,809.60	$ 95,139.20	$ 97,510.40	$ 99,944.00	$ 102,460.80	Annually*
222				$ 35.78	$ 37.56	$ 39.44	$ 41.41	$ 42.45	$ 43.51	$ 44.60	$ 45.71	$ 46.85	$ 48.03	$ 49.23	$ 50.46	$ 51.72	Hourly
				$ 2,862.40	$ 3,004.80	$ 3,155.20	$ 3,312.80	$ 3,396.00	$ 3,480.80	$ 3,568.00	$ 3,656.80	$ 3,748.00	$ 3,842.40	$ 3,938.40	$ 4,036.80	$ 4,137.60	Bi-weekly*
				$ 6,201.87	$ 6,510.40	$ 6,836.27	$ 7,177.73	$ 7,358.00	$ 7,541.73	$ 7,730.67	$ 7,923.07	$ 8,120.67	$ 8,325.20	$ 8,533.20	$ 8,746.40	$ 8,964.80	Monthly*
				$ 74,422.40	$ 78,124.80	$ 82,035.20	$ 86,132.80	$ 88,296.00	$ 90,500.80	$ 92,768.00	$ 95,076.80	$ 97,448.00	$ 99,902.40	$ 102,398.40	$ 104,956.80	$ 107,577.60	Annually*
223	Senior Financial Analyst *(through June 30, 2025)*	Exempt	General	$ 37.56	$ 39.44	$ 41.41	$ 43.48	$ 44.57	$ 45.68	$ 46.83	$ 48.00	$ 49.20	$ 50.43	$ 51.69	$ 52.98	$ 54.30	Hourly
	Senior Management Analyst *(through June 30, 2025)*	Exempt	General	$ 3,004.80	$ 3,155.20	$ 3,312.80	$ 3,478.40	$ 3,565.60	$ 3,654.40	$ 3,746.40	$ 3,840.00	$ 3,936.00	$ 4,034.40	$ 4,135.20	$ 4,238.40	$ 4,344.00	Bi-weekly*
	Senior Accountant *(through June 30, 2025)*	Exempt	General	$ 6,510.40	$ 6,836.27	$ 7,177.73	$ 7,536.53	$ 7,725.47	$ 7,917.87	$ 8,117.20	$ 8,320.00	$ 8,528.00	$ 8,741.20	$ 8,959.60	$ 9,183.20	$ 9,412.00	Monthly*
				$ 78,124.80	$ 82,035.20	$ 86,132.80	$ 90,438.40	$ 92,705.60	$ 95,014.40	$ 97,406.40	$ 99,840.00	$ 102,336.00	$ 104,894.40	$ 107,515.20	$ 110,198.40	$ 112,944.00	Annually*
224	Senior Planner *(through June 30, 2025)*	Exempt	General	$ 39.44	$ 41.41	$ 43.48	$ 45.66	$ 46.80	$ 47.97	$ 49.17	$ 50.40	$ 51.66	$ 52.95	$ 54.27	$ 55.63	$ 57.02	Hourly
				$ 3,155.20	$ 3,312.80	$ 3,478.40	$ 3,652.80	$ 3,744.00	$ 3,837.60	$ 3,933.60	$ 4,032.00	$ 4,132.80	$ 4,236.00	$ 4,341.60	$ 4,450.40	$ 4,561.60	Bi-weekly*
				$ 6,836.27	$ 7,177.73	$ 7,536.53	$ 7,914.40	$ 8,112.00	$ 8,314.80	$ 8,522.80	$ 8,736.00	$ 8,954.40	$ 9,178.00	$ 9,406.80	$ 9,642.53	$ 9,883.47	Monthly*
				$ 82,035.20	$ 86,132.80	$ 90,438.40	$ 94,972.80	$ 97,344.00	$ 99,777.60	$ 102,273.60	$ 104,832.00	$ 107,452.80	$ 110,136.00	$ 112,881.60	$ 115,710.40	$ 118,601.60	Annually*
225				$ 41.41	$ 43.48	$ 45.66	$ 47.94	$ 49.14	$ 50.37	$ 51.63	$ 52.92	$ 54.24	$ 55.60	$ 56.99	$ 58.41	$ 59.87	Hourly
				$ 3,312.80	$ 3,478.40	$ 3,652.80	$ 3,835.20	$ 3,931.20	$ 4,029.60	$ 4,130.40	$ 4,233.60	$ 4,339.20	$ 4,448.00	$ 4,559.20	$ 4,672.80	$ 4,789.60	Bi-weekly*
				$ 7,177.73	$ 7,536.53	$ 7,914.40	$ 8,309.60	$ 8,517.60	$ 8,730.80	$ 8,949.20	$ 9,172.80	$ 9,401.60	$ 9,637.33	$ 9,878.27	$ 10,124.40	$ 10,377.47	Monthly*
				$ 86,132.80	$ 90,438.40	$ 94,972.80	$ 99,715.20	$ 102,211.20	$ 104,769.60	$ 107,390.40	$ 110,073.60	$ 112,819.20	$ 115,648.00	$ 118,539.20	$ 121,492.80	$ 124,529.60	Annually*
226	Code Enforcement Manager *(through June 30, 2025)*	Exempt	Management	$ 43.48	$ 45.66	$ 47.94	$ 50.34	$ 51.60	$ 52.89	$ 54.21	$ 55.56	$ 56.95	$ 58.37	$ 59.83	$ 61.33	$ 62.86	Hourly
	Senior Planner *(effective July 1, 2025)*	Exempt	General	$ 3,478.40	$ 3,652.80	$ 3,835.20	$ 4,027.20	$ 4,128.00	$ 4,231.20	$ 4,336.80	$ 4,444.80	$ 4,556.00	$ 4,669.60	$ 4,786.40	$ 4,906.40	$ 5,028.80	Bi-weekly*
	Senior Accountant *(effective July 1, 2025)*	Exempt	General	$ 7,536.53	$ 7,914.40	$ 8,309.60	$ 8,725.60	$ 8,944.00	$ 9,167.60	$ 9,396.40	$ 9,630.40	$ 9,871.33	$ 10,117.47	$ 10,370.53	$ 10,630.53	$ 10,895.73	Monthly*
	Senior Financial Analyst *(effective July 1, 2025)*	Exempt	General	$ 90,438.40	$ 94,972.80	$ 99,715.20	$ 104,707.20	$ 107,328.00	$ 110,011.20	$ 112,756.80	$ 115,564.80	$ 118,456.00	$ 121,409.60	$ 124,446.40	$ 127,566.40	$ 130,748.80	Annually*
	Senior Management Analyst *(effective July 1, 2025)*	Exempt	General														
227	Community Services Manager *(through June 30, 2025)*	Exempt	Management	$ 45.66	$ 47.94	$ 50.34	$ 52.85	$ 54.17	$ 55.53	$ 56.92	$ 58.34	$ 59.80	$ 61.29	$ 62.83	$ 64.40	$ 66.01	Hourly
				$ 3,652.80	$ 3,835.20	$ 4,027.20	$ 4,228.00	$ 4,333.60	$ 4,442.40	$ 4,553.60	$ 4,667.20	$ 4,784.00	$ 4,903.20	$ 5,026.40	$ 5,152.00	$ 5,280.80	Bi-weekly*
				$ 7,914.40	$ 8,309.60	$ 8,725.60	$ 9,160.67	$ 9,389.47	$ 9,625.20	$ 9,866.13	$ 10,112.27	$ 10,365.33	$ 10,623.60	$ 10,890.53	$ 11,162.67	$ 11,441.73	Monthly*
				$ 94,972.80	$ 99,715.20	$ 104,707.20	$ 109,928.00	$ 112,673.60	$ 115,502.40	$ 118,393.60	$ 121,347.20	$ 124,384.00	$ 127,483.20	$ 130,686.40	$ 133,952.00	$ 137,300.80	Annually*
228				$ 47.94	$ 50.34	$ 52.85	$ 55.50	$ 56.88	$ 58.31	$ 59.76	$ 61.26	$ 62.79	$ 64.36	$ 65.97	$ 67.62	$ 69.31	Hourly
				$ 3,835.20	$ 4,027.20	$ 4,228.00	$ 4,440.00	$ 4,550.40	$ 4,664.80	$ 4,780.80	$ 4,900.80	$ 5,023.20	$ 5,148.80	$ 5,277.60	$ 5,409.60	$ 5,544.80	Bi-weekly*
				$ 8,309.60	$ 8,725.60	$ 9,160.67	$ 9,620.00	$ 9,859.20	$ 10,107.07	$ 10,358.40	$ 10,618.40	$ 10,883.60	$ 11,155.73	$ 11,434.80	$ 11,720.80	$ 12,013.73	Monthly*
				$ 99,715.20	$ 104,707.20	$ 109,928.00	$ 115,440.00	$ 118,310.40	$ 121,284.80	$ 124,300.80	$ 127,420.80	$ 130,603.20	$ 133,868.80	$ 137,217.60	$ 140,649.60	$ 144,164.80	Annually*
229	Finance Manager *(through June 30, 2025)*	Exempt	Management	$ 50.34	$ 52.85	$ 55.50	$ 58.27	$ 59.73	$ 61.22	$ 62.75	$ 64.32	$ 65.93	$ 67.58	$ 69.26	$ 71.00	$ 72.77	Hourly
	Human Resources & Risk Manager *(through June 30, 2025)*	Exempt	Management	$ 4,027.20	$ 4,228.00	$ 4,440.00	$ 4,661.60	$ 4,778.40	$ 4,897.60	$ 5,020.00	$ 5,145.60	$ 5,274.40	$ 5,406.40	$ 5,540.80	$ 5,680.00	$ 5,821.60	Bi-weekly*
				$ 8,725.60	$ 9,160.67	$ 9,620.00	$ 10,100.13	$ 10,353.20	$ 10,611.47	$ 10,876.67	$ 11,148.80	$ 11,427.87	$ 11,713.87	$ 12,005.07	$ 12,306.67	$ 12,613.47	Monthly*
				$ 104,707.20	$ 109,928.00	$ 115,440.00	$ 121,201.60	$ 124,238.40	$ 127,337.60	$ 130,520.00	$ 133,785.60	$ 137,134.40	$ 140,566.40	$ 144,060.80	$ 147,680.00	$ 151,361.60	Annually*
230	Maintenance Manager	Exempt	Management	$ 52.85	$ 55.50	$ 58.27	$ 61.18	$ 62.71	$ 64.28	$ 65.89	$ 67.54	$ 69.22	$ 70.95	$ 72.73	$ 74.55	$ 76.41	Hourly
	Principal Planner	Exempt	Management	$ 4,228.00	$ 4,440.00	$ 4,661.60	$ 4,894.40	$ 5,016.80	$ 5,142.40	$ 5,271.20	$ 5,403.20	$ 5,537.60	$ 5,676.00	$ 5,818.40	$ 5,964.00	$ 6,112.80	Bi-weekly*
	Code Enforcement Manager *(effective July 1, 2025)*	Exempt	Management	$ 9,160.67	$ 9,620.00	$ 10,100.13	$ 10,604.53	$ 10,869.73	$ 11,141.87	$ 11,420.93	$ 11,706.93	$ 11,998.13	$ 12,298.00	$ 12,606.53	$ 12,922.00	$ 13,244.40	Monthly*
	Community Services Manager *(effective July 1, 2025)*	Exempt	Management	$ 109,928.00	$ 115,440.00	$ 121,201.60	$ 127,254.40	$ 130,436.80	$ 133,702.40	$ 137,051.20	$ 140,483.20	$ 143,977.60	$ 147,576.00	$ 151,278.40	$ 155,064.00	$ 158,932.80	Annually*
231	Engineering Division Manager	Exempt	Management	$ 55.50	$ 58.27	$ 61.18	$ 64.24	$ 65.85	$ 67.49	$ 69.18	$ 70.91	$ 72.68	$ 74.50	$ 76.36	$ 78.27	$ 80.23	Hourly
	Finance Manager *(effective July 1, 2025)*	Exempt	Management	$ 4,440.00	$ 4,661.60	$ 4,894.40	$ 5,139.20	$ 5,268.00	$ 5,399.20	$ 5,534.40	$ 5,672.80	$ 5,814.40	$ 5,960.00	$ 6,108.80	$ 6,261.60	$ 6,418.40	Bi-weekly*
	Human Resources & Risk Manager *(effective July 1, 2025)*	Exempt	Management	$ 9,620.00	$ 10,100.13	$ 10,604.53	$ 11,134.93	$ 11,414.00	$ 11,698.27	$ 11,991.20	$ 12,291.07	$ 12,597.87	$ 12,913.33	$ 13,235.73	$ 13,566.80	$ 13,906.53	Monthly*
				$ 115,440.00	$ 121,201.60	$ 127,254.40	$ 133,619.20	$ 136,968.00	$ 140,379.20	$ 143,894.40	$ 147,492.80	$ 151,174.40	$ 154,960.00	$ 158,828.80	$ 162,801.60	$ 166,878.40	Annually*

Pay Grade	Position	FLSA Status	Group	1	2	3	A	B	C	D	E	F	G	H	I	J	
232	Planning Manager	Exempt	Management	$ 58.27	$ 61.18	$ 64.24	$ 67.45	$ 69.14	$ 70.87	$ 72.64	$ 74.46	$ 76.32	$ 78.23	$ 80.18	$ 82.19	$ 84.24	Hourly
				$ 4,661.60	$ 4,894.40	$ 5,139.20	$ 5,396.00	$ 5,531.20	$ 5,669.60	$ 5,811.20	$ 5,956.80	$ 6,105.60	$ 6,258.40	$ 6,414.40	$ 6,575.20	$ 6,739.20	Bi-weekly*
				$ 10,100.13	$ 10,604.53	$ 11,134.93	$ 11,691.33	$ 11,984.27	$ 12,284.13	$ 12,590.93	$ 12,906.40	$ 13,228.80	$ 13,559.87	$ 13,897.87	$ 14,246.27	$ 14,601.60	Monthly*
				$ 121,201.60	$ 127,254.40	$ 133,619.20	$ 140,296.00	$ 143,811.20	$ 147,409.60	$ 151,091.20	$ 154,876.80	$ 158,745.60	$ 162,718.40	$ 166,774.40	$ 170,955.20	$ 175,219.20	Annually*
233	Senior Engineer	Exempt	Management	$ 61.18	$ 64.24	$ 67.45	$ 70.83	$ 72.60	$ 74.41	$ 76.27	$ 78.18	$ 80.13	$ 82.14	$ 84.19	$ 86.30	$ 88.45	Hourly
	Chief Building Official	Exempt	Management	$ 4,894.40	$ 5,139.20	$ 5,396.00	$ 5,666.40	$ 5,808.00	$ 5,952.80	$ 6,101.60	$ 6,254.40	$ 6,410.40	$ 6,571.20	$ 6,735.20	$ 6,904.00	$ 7,076.00	Bi-weekly*
				$ 10,604.53	$ 11,134.93	$ 11,691.33	$ 12,277.20	$ 12,584.00	$ 12,897.73	$ 13,220.13	$ 13,551.20	$ 13,889.20	$ 14,237.60	$ 14,592.93	$ 14,958.67	$ 15,331.33	Monthly*
				$ 127,254.40	$ 133,619.20	$ 140,296.00	$ 147,326.40	$ 151,008.00	$ 154,772.80	$ 158,641.60	$ 162,614.40	$ 166,670.40	$ 170,851.20	$ 175,115.20	$ 179,504.00	$ 183,976.00	Annually*
234				$ 64.24	$ 67.45	$ 70.83	$ 74.37	$ 76.23	$ 78.13	$ 80.09	$ 82.09	$ 84.14	$ 86.24	$ 88.40	$ 90.61	$ 92.87	Hourly
				$ 5,139.20	$ 5,396.00	$ 5,666.40	$ 5,949.60	$ 6,098.40	$ 6,250.40	$ 6,407.20	$ 6,567.20	$ 6,731.20	$ 6,899.20	$ 7,072.00	$ 7,248.80	$ 7,429.60	Bi-weekly*
				$ 11,134.93	$ 11,691.33	$ 12,277.20	$ 12,890.80	$ 13,213.20	$ 13,542.53	$ 13,882.27	$ 14,228.93	$ 14,584.27	$ 14,948.27	$ 15,322.67	$ 15,705.73	$ 16,097.47	Monthly*
				$ 133,619.20	$ 140,296.00	$ 147,326.40	$ 154,689.60	$ 158,558.40	$ 162,510.40	$ 166,587.20	$ 170,747.20	$ 175,011.20	$ 179,379.20	$ 183,872.00	$ 188,468.80	$ 193,169.60	Annually*
235	Principal Engineer	Exempt	Management	$ 67.45	$ 70.83	$ 74.37	$ 78.09	$ 80.04	$ 82.04	$ 84.09	$ 86.19	$ 88.35	$ 90.56	$ 92.82	$ 95.14	$ 97.52	Hourly
				$ 5,396.00	$ 5,666.40	$ 5,949.60	$ 6,247.20	$ 6,403.20	$ 6,563.20	$ 6,727.20	$ 6,895.20	$ 7,068.00	$ 7,244.80	$ 7,425.60	$ 7,611.20	$ 7,801.60	Bi-weekly*
				$ 11,691.33	$ 12,277.20	$ 12,890.80	$ 13,535.60	$ 13,873.60	$ 14,220.27	$ 14,575.60	$ 14,939.60	$ 15,314.00	$ 15,697.07	$ 16,088.80	$ 16,490.93	$ 16,903.47	Monthly*
				$ 140,296.00	$ 147,326.40	$ 154,689.60	$ 162,427.20	$ 166,483.20	$ 170,643.20	$ 174,907.20	$ 179,275.20	$ 183,768.00	$ 188,364.80	$ 193,065.60	$ 197,891.20	$ 202,841.60	Annually*
328				$ 47.94	$ 50.34	$ 52.85	$ 55.46	$ 56.84	$ 58.26	$ 59.72	$ 61.21	$ 62.74	$ 64.31	$ 65.92	$ 67.57	$ 69.26	Hourly
				$ 3,835.20	$ 4,027.20	$ 4,228.00	$ 4,436.80	$ 4,547.20	$ 4,660.80	$ 4,777.60	$ 4,896.80	$ 5,019.20	$ 5,144.80	$ 5,273.60	$ 5,405.60	$ 5,540.80	Bi-weekly*
				$ 8,309.60	$ 8,725.60	$ 9,160.67	$ 9,613.07	$ 9,852.27	$ 10,098.40	$ 10,351.47	$ 10,609.73	$ 10,874.93	$ 11,147.07	$ 11,426.13	$ 11,712.13	$ 12,005.07	Monthly*
				$ 99,715.20	$ 104,707.20	$ 109,928.00	$ 115,356.80	$ 118,227.20	$ 121,180.80	$ 124,217.60	$ 127,316.80	$ 130,499.20	$ 133,764.80	$ 137,113.60	$ 140,545.60	$ 144,060.80	Annually*
329				$ 50.34	$ 52.85	$ 55.50	$ 58.23	$ 59.68	$ 61.18	$ 62.71	$ 64.27	$ 65.88	$ 67.53	$ 69.22	$ 70.95	$ 72.72	Hourly
				$ 4,027.20	$ 4,228.00	$ 4,440.00	$ 4,658.40	$ 4,774.40	$ 4,894.40	$ 5,016.80	$ 5,141.60	$ 5,270.40	$ 5,402.40	$ 5,537.60	$ 5,676.00	$ 5,817.60	Bi-weekly*
				$ 8,725.60	$ 9,160.67	$ 9,620.00	$ 10,093.20	$ 10,344.53	$ 10,604.53	$ 10,869.73	$ 11,140.13	$ 11,419.20	$ 11,705.20	$ 11,998.13	$ 12,298.00	$ 12,604.80	Monthly*
				$ 104,707.20	$ 109,928.00	$ 115,440.00	$ 121,118.40	$ 124,134.40	$ 127,254.40	$ 130,436.80	$ 133,681.60	$ 137,030.40	$ 140,462.40	$ 143,977.60	$ 147,576.00	$ 151,257.60	Annually*
330	City Clerk *(through December 31, 2025)*	Exempt	Executive	$ 52.85	$ 55.50	$ 58.27	$ 61.14	$ 62.67	$ 64.24	$ 65.84	$ 67.49	$ 69.17	$ 70.90	$ 72.68	$ 74.49	$ 76.35	Hourly
	Assistant to the City Manager	Exempt	Executive	$ 4,228.00	$ 4,440.00	$ 4,661.60	$ 4,891.20	$ 5,013.60	$ 5,139.20	$ 5,267.20	$ 5,399.20	$ 5,533.60	$ 5,672.00	$ 5,814.40	$ 5,959.20	$ 6,108.00	Bi-weekly*
				$ 9,160.67	$ 9,620.00	$ 10,100.13	$ 10,597.60	$ 10,862.80	$ 11,134.93	$ 11,412.27	$ 11,698.27	$ 11,989.47	$ 12,289.33	$ 12,597.87	$ 12,911.60	$ 13,234.00	Monthly*
				$ 109,928.00	$ 115,440.00	$ 121,201.60	$ 127,171.20	$ 130,353.60	$ 133,619.20	$ 136,947.20	$ 140,379.20	$ 143,873.60	$ 147,472.00	$ 151,174.40	$ 154,939.20	$ 158,808.00	Annually*
331				$ 55.46	$ 58.23	$ 61.14	$ 64.20	$ 65.80	$ 67.45	$ 69.13	$ 70.86	$ 72.63	$ 74.45	$ 76.31	$ 78.22	$ 80.17	Hourly
				$ 4,436.80	$ 4,658.40	$ 4,891.20	$ 5,136.00	$ 5,264.00	$ 5,396.00	$ 5,530.40	$ 5,668.80	$ 5,810.40	$ 5,956.00	$ 6,104.80	$ 6,257.60	$ 6,413.60	Bi-weekly*
				$ 9,613.07	$ 10,093.20	$ 10,597.60	$ 11,128.00	$ 11,405.33	$ 11,691.33	$ 11,982.53	$ 12,282.40	$ 12,589.20	$ 12,904.67	$ 13,227.07	$ 13,558.13	$ 13,896.13	Monthly*
				$ 115,356.80	$ 121,118.40	$ 127,171.20	$ 133,536.00	$ 136,864.00	$ 140,296.00	$ 143,790.40	$ 147,388.80	$ 151,070.40	$ 154,856.00	$ 158,724.80	$ 162,697.60	$ 166,753.60	Annually*
332				$ 58.23	$ 61.14	$ 64.20	$ 67.41	$ 69.09	$ 70.82	$ 72.59	$ 74.40	$ 76.26	$ 78.17	$ 80.12	$ 82.13	$ 84.18	Hourly
				$ 4,658.40	$ 4,891.20	$ 5,136.00	$ 5,392.80	$ 5,527.20	$ 5,665.60	$ 5,807.20	$ 5,952.00	$ 6,100.80	$ 6,253.60	$ 6,409.60	$ 6,570.40	$ 6,734.40	Bi-weekly*
				$ 10,093.20	$ 10,597.60	$ 11,128.00	$ 11,684.40	$ 11,975.60	$ 12,275.47	$ 12,582.27	$ 12,896.00	$ 13,218.40	$ 13,549.47	$ 13,887.47	$ 14,235.87	$ 14,591.20	Monthly*
				$ 121,118.40	$ 127,171.20	$ 133,536.00	$ 140,212.80	$ 143,707.20	$ 147,305.60	$ 150,987.20	$ 154,752.00	$ 158,620.80	$ 162,593.60	$ 166,649.60	$ 170,830.40	$ 175,094.40	Annually*
333				$ 61.14	$ 64.20	$ 67.41	$ 70.78	$ 72.55	$ 74.36	$ 76.22	$ 78.12	$ 80.08	$ 82.08	$ 84.13	$ 86.23	$ 88.39	Hourly
				$ 4,891.20	$ 5,136.00	$ 5,392.80	$ 5,662.40	$ 5,804.00	$ 5,948.80	$ 6,097.60	$ 6,249.60	$ 6,406.40	$ 6,566.40	$ 6,730.40	$ 6,898.40	$ 7,071.20	Bi-weekly*
				$ 10,597.60	$ 11,128.00	$ 11,684.40	$ 12,268.53	$ 12,575.33	$ 12,889.07	$ 13,211.47	$ 13,540.80	$ 13,880.53	$ 14,227.20	$ 14,582.53	$ 14,946.53	$ 15,320.93	Monthly*
				$ 127,171.20	$ 133,536.00	$ 140,212.80	$ 147,222.40	$ 150,904.00	$ 154,668.80	$ 158,537.60	$ 162,489.60	$ 166,566.40	$ 170,726.40	$ 174,990.40	$ 179,358.40	$ 183,851.20	Annually*
334	Economic Development Director *(through December 31, 2025)*	Exempt	Executive	$ 64.20	$ 67.41	$ 70.78	$ 74.32	$ 76.17	$ 78.08	$ 80.03	$ 82.03	$ 84.08	$ 86.18	$ 88.34	$ 90.54	$ 92.81	Hourly
	City Clerk *(effective January 1, 2026)*	Exempt	Executive	$ 5,136.00	$ 5,392.80	$ 5,662.40	$ 5,945.60	$ 6,093.60	$ 6,246.40	$ 6,402.40	$ 6,562.40	$ 6,726.40	$ 6,894.40	$ 7,067.20	$ 7,243.20	$ 7,424.80	Bi-weekly*
				$ 11,128.00	$ 11,684.40	$ 12,268.53	$ 12,882.13	$ 13,202.80	$ 13,533.87	$ 13,871.87	$ 14,218.53	$ 14,573.87	$ 14,937.87	$ 15,312.27	$ 15,693.60	$ 16,087.07	Monthly*
				$ 133,536.00	$ 140,212.80	$ 147,222.40	$ 154,585.60	$ 158,433.60	$ 162,406.40	$ 166,462.40	$ 170,622.40	$ 174,886.40	$ 179,254.40	$ 183,747.20	$ 188,323.20	$ 193,044.80	Annually*
335				$ 67.41	$ 70.78	$ 74.32	$ 78.03	$ 79.98	$ 81.98	$ 84.03	$ 86.13	$ 88.28	$ 90.49	$ 92.75	$ 95.07	$ 97.45	Hourly
				$ 5,392.80	$ 5,662.40	$ 5,945.60	$ 6,242.40	$ 6,398.40	$ 6,558.40	$ 6,722.40	$ 6,890.40	$ 7,062.40	$ 7,239.20	$ 7,420.00	$ 7,605.60	$ 7,796.00	Bi-weekly*
				$ 11,684.40	$ 12,268.53	$ 12,882.13	$ 13,525.20	$ 13,863.20	$ 14,209.87	$ 14,565.20	$ 14,929.20	$ 15,301.87	$ 15,684.93	$ 16,076.67	$ 16,478.80	$ 16,891.33	Monthly*
				$ 140,212.80	$ 147,222.40	$ 154,585.60	$ 162,302.40	$ 166,358.40	$ 170,518.40	$ 174,782.40	$ 179,150.40	$ 183,622.40	$ 188,219.20	$ 192,920.00	$ 197,745.60	$ 202,696.00	Annually*
336	Community Services Director *(through December 31, 2025)*	Exempt	Executive	$ 70.83	$ 74.37	$ 78.09	$ 81.99	$ 84.04	$ 86.14	$ 88.29	$ 90.50	$ 92.76	$ 95.08	$ 97.46	$ 99.90	$ 102.39	Hourly
	Public Works Director *(through December 31, 2025)*	Exempt	Executive	$ 5,666.40	$ 5,949.60	$ 6,247.20	$ 6,559.20	$ 6,723.20	$ 6,891.20	$ 7,063.20	$ 7,240.00	$ 7,420.80	$ 7,606.40	$ 7,796.80	$ 7,992.00	$ 8,191.20	Bi-weekly*
				$ 12,277.20	$ 12,890.80	$ 13,535.60	$ 14,211.60	$ 14,566.93	$ 14,930.93	$ 15,303.60	$ 15,686.67	$ 16,078.40	$ 16,480.53	$ 16,893.07	$ 17,316.00	$ 17,747.60	Monthly*
				$ 147,326.40	$ 154,689.60	$ 162,427.20	$ 170,539.20	$ 174,803.20	$ 179,171.20	$ 183,643.20	$ 188,240.00	$ 192,940.80	$ 197,766.40	$ 202,716.80	$ 207,792.00	$ 212,971.20	Annually*
337	Administrative Services Director *(through December 31, 2025)*	Exempt	Executive	$ 74.37	$ 78.09	$ 81.99	$ 86.09	$ 88.24	$ 90.45	$ 92.71	$ 95.03	$ 97.40	$ 99.84	$ 102.33	$ 104.89	$ 107.51	Hourly
	Community Development Director *(through December 31, 2025)*	Exempt	Executive	$ 5,949.60	$ 6,247.20	$ 6,559.20	$ 6,887.20	$ 7,059.20	$ 7,236.00	$ 7,416.80	$ 7,602.40	$ 7,792.00	$ 7,987.20	$ 8,186.40	$ 8,391.20	$ 8,600.80	Bi-weekly*
	Public Works Director/City Engineer *(through December 31, 2025)*	Exempt	Executive	$ 12,890.80	$ 13,535.60	$ 14,211.60	$ 14,922.27	$ 15,294.93	$ 15,678.00	$ 16,069.73	$ 16,471.87	$ 16,882.67	$ 17,305.60	$ 17,737.20	$ 18,180.93	$ 18,635.07	Monthly*
				$ 154,689.60	$ 162,427.20	$ 170,539.20	$ 179,067.20	$ 183,539.20	$ 188,136.00	$ 192,836.80	$ 197,662.40	$ 202,592.00	$ 207,667.20	$ 212,846.40	$ 218,171.20	$ 223,620.80	Annually*
338	Deputy City Manager *(through December 31, 2025)*	Exempt	Executive	$ 78.09	$ 81.99	$ 86.09	$ 90.39	$ 92.65	$ 94.97	$ 97.34	$ 99.78	$ 102.27	$ 104.83	$ 107.45	$ 110.14	$ 112.89	Hourly
	Public Works Director *(effective January 1, 2026)*	Exempt	Executive	$ 6,247.20	$ 6,559.20	$ 6,887.20	$ 7,231.20	$ 7,412.00	$ 7,597.60	$ 7,787.20	$ 7,982.40	$ 8,181.60	$ 8,386.40	$ 8,596.00	$ 8,811.20	$ 9,031.20	Bi-weekly*
	Economic Development Director *(effective January 1, 2026)*	Exempt	Executive	$ 13,535.60	$ 14,211.60	$ 14,922.27	$ 15,667.60	$ 16,059.33	$ 16,461.47	$ 16,872.27	$ 17,295.20	$ 17,726.80	$ 18,170.53	$ 18,624.67	$ 19,090.93	$ 19,567.60	Monthly*
	Community Services Director *(effective January 1, 2026)*	Exempt	Executive	$ 162,427.20	$ 170,539.20	$ 179,067.20	$ 188,011.20	$ 192,712.00	$ 197,537.60	$ 202,467.20	$ 207,542.40	$ 212,721.60	$ 218,046.40	$ 223,496.00	$ 229,091.20	$ 234,811.20	Annually*
	City Clerk - MMC Certified *(effective January 1, 2026)*	Exempt	Executive														

Pay Grade	Position	FLSA Status	Group	1	2	3	A	B	C	D	E	F	G	H	I	J	
339	Assistant City Manager *(through December 31, 2025)*	Exempt	Executive	$ 81.99	$ 86.09	$ 90.39	$ 94.91	$ 97.29	$ 99.72	$ 102.21	$ 104.77	$ 107.39	$ 110.07	$ 112.82	$ 115.64	$ 118.53	Hourly
	Administrative Services Director *(effective January 1, 2026)*	Exempt	Executive	$ 6,559.20	$ 6,887.20	$ 7,231.20	$ 7,592.80	$ 7,783.20	$ 7,977.60	$ 8,176.80	$ 8,381.60	$ 8,591.20	$ 8,805.60	$ 9,025.60	$ 9,251.20	$ 9,482.40	Bi-weekly*
	Community Development Director *(effective January 1, 2026)*	Exempt	Executive	$ 14,211.60	$ 14,922.27	$ 15,667.60	$ 16,451.07	$ 16,863.60	$ 17,284.80	$ 17,716.40	$ 18,160.13	$ 18,614.27	$ 19,078.80	$ 19,555.47	$ 20,044.27	$ 20,545.20	Monthly*
	Public Works Director/City Engineer *(effective January 1, 2026)*	Exempt	Executive	$ 170,539.20	$ 179,067.20	$ 188,011.20	$ 197,412.80	$ 202,363.20	$ 207,417.60	$ 212,596.80	$ 217,921.60	$ 223,371.20	$ 228,945.60	$ 234,665.60	$ 240,531.20	$ 246,542.40	Annually*
340	Deputy City Manager *(effective January 1, 2026)*	Exempt	Executive	$ 86.09	$ 90.39	$ 94.91	$ 99.66	$ 102.15	$ 104.70	$ 107.32	$ 110.00	$ 112.75	$ 115.57	$ 118.46	$ 121.42	$ 124.46	Hourly
				$ 6,887.20	$ 7,231.20	$ 7,592.80	$ 7,972.80	$ 8,172.00	$ 8,376.00	$ 8,585.60	$ 8,800.00	$ 9,020.00	$ 9,245.60	$ 9,476.80	$ 9,713.60	$ 9,956.80	Bi-weekly*
				$ 14,922.27	$ 15,667.60	$ 16,451.07	$ 17,274.40	$ 17,706.00	$ 18,148.00	$ 18,602.13	$ 19,066.67	$ 19,543.33	$ 20,032.13	$ 20,533.07	$ 21,046.13	$ 21,573.07	Monthly*
				$ 179,067.20	$ 188,011.20	$ 197,412.80	$ 207,292.80	$ 212,472.00	$ 217,776.00	$ 223,225.60	$ 228,800.00	$ 234,520.00	$ 240,385.60	$ 246,396.80	$ 252,553.60	$ 258,876.80	Annually*
341				$ 90.39	$ 94.91	$ 99.66	$ 104.64	$ 107.26	$ 109.94	$ 112.69	$ 115.50	$ 118.39	$ 121.35	$ 124.39	$ 127.49	$ 130.68	Hourly
				$ 7,231.20	$ 7,592.80	$ 7,972.80	$ 8,371.20	$ 8,580.80	$ 8,795.20	$ 9,015.20	$ 9,240.00	$ 9,471.20	$ 9,708.00	$ 9,951.20	$ 10,199.20	$ 10,454.40	Bi-weekly*
				$ 15,667.60	$ 16,451.07	$ 17,274.40	$ 18,137.60	$ 18,591.73	$ 19,056.27	$ 19,532.93	$ 20,020.00	$ 20,520.93	$ 21,034.00	$ 21,560.93	$ 22,098.27	$ 22,651.20	Monthly*
				$ 188,011.20	$ 197,412.80	$ 207,292.80	$ 217,651.20	$ 223,100.80	$ 228,675.20	$ 234,395.20	$ 240,240.00	$ 246,251.20	$ 252,408.00	$ 258,731.20	$ 265,179.20	$ 271,814.40	Annually*
342	Assistant City Manager *(effective January 1, 2026)*	Exempt	Executive	$ 94.91	$ 99.66	$ 104.64	$ 109.87	$ 112.62	$ 115.44	$ 118.32	$ 121.28	$ 124.31	$ 127.42	$ 130.60	$ 133.87	$ 137.22	Hourly
				$ 7,592.80	$ 7,972.80	$ 8,371.20	$ 8,789.60	$ 9,009.60	$ 9,235.20	$ 9,465.60	$ 9,702.40	$ 9,944.80	$ 10,193.60	$ 10,448.00	$ 10,709.60	$ 10,977.60	Bi-weekly*
				$ 16,451.07	$ 17,274.40	$ 18,137.60	$ 19,044.13	$ 19,520.80	$ 20,009.60	$ 20,508.80	$ 21,021.87	$ 21,547.07	$ 22,086.13	$ 22,637.33	$ 23,204.13	$ 23,784.80	Monthly*
				$ 197,412.80	$ 207,292.80	$ 217,651.20	$ 228,529.60	$ 234,249.60	$ 240,115.20	$ 246,105.60	$ 252,262.40	$ 258,564.80	$ 265,033.60	$ 271,648.00	$ 278,449.60	$ 285,417.60	Annually*
343				$ 99.66	$ 104.64	$ 109.87	$ 115.37	$ 118.25	$ 121.21	$ 124.24	$ 127.34	$ 130.53	$ 133.79	$ 137.13	$ 140.56	$ 144.08	Hourly
				$ 7,972.80	$ 8,371.20	$ 8,789.60	$ 9,229.60	$ 9,460.00	$ 9,696.80	$ 9,939.20	$ 10,187.20	$ 10,442.40	$ 10,703.20	$ 10,970.40	$ 11,244.80	$ 11,526.40	Bi-weekly*
				$ 17,274.40	$ 18,137.60	$ 19,044.13	$ 19,997.47	$ 20,496.67	$ 21,009.73	$ 21,534.93	$ 22,072.27	$ 22,625.20	$ 23,190.27	$ 23,769.20	$ 24,363.73	$ 24,973.87	Monthly*
				$ 207,292.80	$ 217,651.20	$ 228,529.60	$ 239,969.60	$ 245,960.00	$ 252,116.80	$ 258,419.20	$ 264,867.20	$ 271,502.40	$ 278,283.20	$ 285,230.40	$ 292,364.80	$ 299,686.40	Annually*
344				$ 104.64	$ 109.87	$ 115.37	$ 121.14	$ 124.16	$ 127.27	$ 130.45	$ 133.71	$ 137.05	$ 140.48	$ 143.99	$ 147.59	$ 151.28	Hourly
				$ 8,371.20	$ 8,789.60	$ 9,229.60	$ 9,691.20	$ 9,932.80	$ 10,181.60	$ 10,436.00	$ 10,696.80	$ 10,964.00	$ 11,238.40	$ 11,519.20	$ 11,807.20	$ 12,102.40	Bi-weekly*
				$ 18,137.60	$ 19,044.13	$ 19,997.47	$ 20,997.60	$ 21,521.07	$ 22,060.13	$ 22,611.33	$ 23,176.40	$ 23,755.33	$ 24,349.87	$ 24,958.27	$ 25,582.27	$ 26,221.87	Monthly*
				$ 217,651.20	$ 228,529.60	$ 239,969.60	$ 251,971.20	$ 258,252.80	$ 264,721.60	$ 271,336.00	$ 278,116.80	$ 285,064.00	$ 292,198.40	$ 299,499.20	$ 306,987.20	$ 314,662.40	Annually*
345				$ 109.87	$ 115.37	$ 121.14	$ 127.19	$ 130.37	$ 133.63	$ 136.97	$ 140.40	$ 143.91	$ 147.50	$ 151.19	$ 154.97	$ 158.84	Hourly
				$ 8,789.60	$ 9,229.60	$ 9,691.20	$ 10,175.20	$ 10,429.60	$ 10,690.40	$ 10,957.60	$ 11,232.00	$ 11,512.80	$ 11,800.00	$ 12,095.20	$ 12,397.60	$ 12,707.20	Bi-weekly*
				$ 19,044.13	$ 19,997.47	$ 20,997.60	$ 22,046.27	$ 22,597.47	$ 23,162.53	$ 23,741.47	$ 24,336.00	$ 24,944.40	$ 25,566.67	$ 26,206.27	$ 26,861.47	$ 27,532.27	Monthly*
				$ 228,529.60	$ 239,969.60	$ 251,971.20	$ 264,555.20	$ 271,169.60	$ 277,950.40	$ 284,897.60	$ 292,032.00	$ 299,332.80	$ 306,800.00	$ 314,475.20	$ 322,337.60	$ 330,387.20	Annually*
346				$ 115.37	$ 121.14	$ 127.19	$ 133.55	$ 136.89	$ 140.31	$ 143.82	$ 147.41	$ 151.10	$ 154.88	$ 158.75	$ 162.72	$ 166.79	Hourly
				$ 9,229.60	$ 9,691.20	$ 10,175.20	$ 10,684.00	$ 10,951.20	$ 11,224.80	$ 11,505.60	$ 11,792.80	$ 12,088.00	$ 12,390.40	$ 12,700.00	$ 13,017.60	$ 13,343.20	Bi-weekly*
				$ 19,997.47	$ 20,997.60	$ 22,046.27	$ 23,148.67	$ 23,727.60	$ 24,320.40	$ 24,928.80	$ 25,551.07	$ 26,190.67	$ 26,845.87	$ 27,516.67	$ 28,204.80	$ 28,910.27	Monthly*
				$ 239,969.60	$ 251,971.20	$ 264,555.20	$ 277,784.00	$ 284,731.20	$ 291,844.80	$ 299,145.60	$ 306,612.80	$ 314,288.00	$ 322,150.40	$ 330,200.00	$ 338,457.60	$ 346,923.20	Annually*
347				$ 121.14	$ 127.19	$ 133.55	$ 140.23	$ 143.73	$ 147.33	$ 151.01	$ 154.79	$ 158.65	$ 162.62	$ 166.69	$ 170.85	$ 175.12	Hourly
				$ 9,691.20	$ 10,175.20	$ 10,684.00	$ 11,218.40	$ 11,498.40	$ 11,786.40	$ 12,080.80	$ 12,383.20	$ 12,692.00	$ 13,009.60	$ 13,335.20	$ 13,668.00	$ 14,009.60	Bi-weekly*
				$ 20,997.60	$ 22,046.27	$ 23,148.67	$ 24,306.53	$ 24,913.20	$ 25,537.20	$ 26,175.07	$ 26,830.27	$ 27,499.33	$ 28,187.47	$ 28,892.93	$ 29,614.00	$ 30,354.13	Monthly*
				$ 251,971.20	$ 264,555.20	$ 277,784.00	$ 291,678.40	$ 298,958.40	$ 306,446.40	$ 314,100.80	$ 321,963.20	$ 329,992.00	$ 338,249.60	$ 346,715.20	$ 355,368.00	$ 364,249.60	Annually*
401	City Manager	Exempt	Executive				$ 127.00					**Contract Position**				$ 127.00	Hourly
							$ 10,160.00									$ 10,160.00	Bi-weekly*
							$ 22,013.33									$ 22,013.33	Monthly*
							$ 264,160.00									$ 264,160.00	Annually*
501	Retired Annuitant Clerical Extra Help	Non-Exempt	Retired Annuitant				$ 22.00	$ 23.10	$ 24.26	$ 25.47	$ 26.74	$ 28.08	$ 29.48	$ 30.96	$ 32.50	$ 34.13	Hourly
502	Retired Annuitant Analyst Extra Help	Non-Exempt	Retired Annuitant				$ 44.00	$ 46.20	$ 48.51	$ 50.94	$ 53.48	$ 56.16	$ 58.96	$ 61.91	$ 65.01	$ 68.26	Hourly
503	Retired Annuitant Supervisory Extra Help	Non-Exempt	Retired Annuitant				$ 46.00	$ 48.30	$ 50.72	$ 53.25	$ 55.91	$ 58.71	$ 61.64	$ 64.73	$ 67.96	$ 71.36	Hourly
504	Retired Annuitant Project Lead Extra Help	Non-Exempt	Retired Annuitant				$ 55.00	$ 57.75	$ 60.64	$ 63.67	$ 66.85	$ 70.20	$ 73.71	$ 77.39	$ 81.26	$ 85.32	Hourly
505	Retired Annuitant Management Extra Help	Non-Exempt	Retired Annuitant				$ 62.00	$ 65.10	$ 68.36	$ 71.77	$ 75.36	$ 79.13	$ 83.09	$ 87.24	$ 91.60	$ 96.18	Hourly
506	Retired Annuitant Executive Extra Help	Non-Exempt	Retired Annuitant				$ 80.00	$ 75.00	$ 78.75	$ 82.69	$ 86.82	$ 91.16	$ 95.72	$ 100.51	$ 105.53	$ 110.81	Hourly
507	Retired Annuitant City Manager Extra Help	Non-Exempt	Retired Annuitant				$ 110.00	$ 115.50	$ 121.28	$ 127.34	$ 133.71	$ 140.39	$ 147.41	$ 154.78	$ 162.52	$ 170.65	Hourly

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.11
Meeting Date: January 15, 2025

SUBJECT: Tri-Party Consultant Service Agreement for the Paragon Framing Industrial Project Mitigated Negative Declaration (PLN 24-0086)

SUBMITTED BY: Matthew Bassi, Community Development Director

PREPARED BY: Matthew Bassi, Community Development Director

ACTION:
1. Authorize the City Manager to execute a Tri-Party Consultant Services Agreement (Attachment A) between the City of Wildomar, Lakeside Properties CA, LLC and PlaceWorks, Inc. for preparation of a Mitigated Negative Declaration for the Paragon Framing Industrial Project; and

2. Authorize the City Manager to execute a Consultant Services Agreement/Contract between the City of Wildomar and PlaceWorks, Inc. for preparation of a Mitigated Negative Declaration for the Paragon Framing Industrial Project.

BACKGROUND:
The Planning Department, on November 18, 2024, received a formal Plot Plan application package (PLN 24-0086) from Lakeside Properties CA, LLC to establish the "Paragon Framing Industrial" project. Paragon Framing is a construction company that specializes in the fabrication and installation of lumber packages for both residential and commercial projects. Fabrication will take place at the 6.44-acre site located on Corydon Road at the terminus of Cereal Street (APN's: 370-060-015; 370-060-018 & 370-060-019) while installation is at various locations throughout Southern California.

Paragon Framing has about 31 employees currently and they provide all services for the estimating, designing, and management of lumber packages for those projects, as well as administrative staff for daily operations of the company itself (approximately 500 - 700 employees at various jobsites). The facility will operate Monday through Friday, from 6:00 am to 6:00 pm.

The project itself is to be divided into three (3) separate phases. Phase I includes the concrete tilt-up main building, street improvements, parking lot, driveway entrances, outdoor storage yard, and related site work. This will allow for the office operations noted above as well as vehicle maintenance and shop space for cutting lumber to size. Phase II, to be completed approximately three (3) years after Phase I, depending on demand and other economic factors, and will include the pre-engineered metal shop building, parking expansion, and related site work that will allow the shop area in Phase I to be relocated to a separate building on site, as well as expanding the production of the company (anticipating additional 35 employees). Phase III, to be completed three (3) years after Phase II, includes the concrete

tilt-up lease building, parking expansion, outdoor storage yard, and related site work.

The project will require the following applications for consideration by the Planning Commission.

1) CEQA/IS/MND: In accordance with CEQA Guidelines Section 15070, the proposed expansion project will require the preparation of several technical studies leading to an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP).

2) Plot Plan No. 24-0086: The project will require approval of a Plot Plan by the Planning Commission to establish the construction and fabrication facility (with administrative office and storage area on the 6.44-acre site to be built in three (3) phases as described above.

DISCUSSION:
In accordance with Section 15070 of the California Environmental Quality Act (CEQA), the Planning Department has determined that the proposed development project will require the preparation and processing of an Initial Study/Mitigated Negative Declaration (IS/MND) based on review of the proposed development application and size of the project site.

Once the determination was made that an MND was needed, staff asked our on-call CEQA consultant (PlaceWorks) to submit a Scope of Work and Budget to prepare the IS/MND. The scope of work and budget were sent to the Applicant (Paragon Framing) for review. Based on the information provided, the Applicant has agreed to move forward with the MND and accompanying technical studies.

To prepare the IS/MND, City Council must approve a Tri-Party Services agreement between the City of Wildomar, Lakeside Properties CA, LLC, and PlaceWorks, Inc. The MND contract agreement for PlaceWorks, Inc. is proposed for a total compensation of a “not-to-exceed” amount of $70,003. With the City’s standard administrative MND charge and City Attorney review fees ($20,362), the total cost to prepare the IS/MND is $90,365.

In accordance with the provisions of the agreement, the Applicant is required to deposit 50% of the total MND cost ($48,182.50) within ten (10) business days after the effective date of the agreement. This will allow PlaceWorks to begin the MND process. Further, within thirty (30) business days after the effective date, the applicant is required to deposit the remaining 50% of the MND cost ($48,182.50). The estimated time frame to prepare and process the IS/MND and Plot Plan application is approximately six (6) months.

FISCAL IMPACT:
The cost associated with preparation of the IS/MND document is the sole responsibility of the Applicant, thus, there is no fiscal impact to the City’s General Fund.

ATTACHMENTS:
Attach A-MND-Tri Party Agreement-final [1-6-25].pdf

CEQA DOCUMENT PREPARATION
AND DEPOSIT TRI-PARTY AGREEMENT/CONTRACT

This CEQA Document Preparation and Deposit Contract ("Contract") is made and entered into as of **January 15, 2025**, by and among the City of Wildomar, a California municipal corporation, ("City"), Lakeside Properties CA, LLC ("Applicant"), and PlaceWorks, Inc. ("Consultant"). Hereafter, City, Applicant and Consultant may be collectively referred to as the "Parties."

RECITALS

A. The California Environmental Quality Act ("CEQA") [Public Resources Code § 21000 et seq.] makes lead agencies responsible for determining whether an Environmental Impact Report ("EIR"), a Mitigated Negative Declaration ("MND"), or Negative Declaration ("ND"), is to be required for any project. CEQA also provides that any such EIR, MND, or ND be prepared directly by, or under contract to, the legal agency.

B. Applicant is applying to the City for one or more land use approvals for that project ("Project") more particularly described in the "Project Description" attached hereto and incorporated herein by reference as Exhibit "A".

C. City is the lead agency under CEQA for the Project. Based on its preliminary review and consultation with Applicant, City has determined that a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) ("CEQA Document") is required for the Project to adequately assess its potentially significant impacts. Pursuant to Public Resources Code § 21080.1(a) City's determination that this particular CEQA Document required for the Project is final and conclusive.

D. Consultant is a qualified environmental and/or land use planning firm. City, in consultation with Applicant, has selected Consultant to prepare the CEQA Document and any related studies, surveys, and reports as may be required to comply with CEQA. Consultant has prepared a "Scope of Work" attached hereto and incorporated herein by reference as Exhibit "B", outlining the breadth of analysis and the tasks to be performed to prepare the CEQA Document.

E. Applicant and Consultant acknowledge that as the lead agency, City is responsible for complying with CEQA and the State CEQA Guidelines ("CEQA Guidelines") [14 Cal. Code Regs. § 15000 et seq], that the City is responsible for the adequacy of its environmental documents, that the City cannot rely on comments from other public agencies or private citizens as a substitute for work CEQA requires, and that this particular CEQA Document must reflect the independent judgment of the City. Applicant and Consultant further acknowledge that as a result of these responsibilities, the CEQA Document is to be prepared and completed to reflect City's independent judgment, to comply with CEQA and the CEQA Guidelines, and to comport with all applicable professional standards.

F. CEQA authorizes City, as the lead agency, to charge and collect a reasonable fee from Applicant to recover the estimated costs incurred in preparing the CEQA Document and for procedures necessary to comply with CEQA regarding the Project. Applicant acknowledges that it is responsible for the payment of these costs as provided in this Contract.

G. City and Consultant acknowledge that CEQA and the CEQA Guidelines encourage the completion of the CEQA Document within certain time limits and that lead agencies should reduce delay and paperwork in the preparation of CEQA Documents.

H. Based on the foregoing Recitals, Applicant, City, and Consultant now desire to enter into this Contract for the preparation of the CEQA Document determined to be necessary for the Project.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the above recitals and the mutual covenant hereafter set forth, the parties agree as follows:

Article 1.0 Applicants Obligations

1.1 CEQA Document Costs. Applicant shall pay all costs incurred for the preparation and completion of the CEQA Document.

1.2 Consultant Charges. The consultant's estimated charge for services and reimbursable expenses for preparation and completion of the CEQA MND Document, including the required technical studies pursuant to that Consultant Services Agreement between Consultant and City, a copy of which is attached hereto as Exhibit C are **$70,003**.

1.3 City Charges. The city's administrative charge, including City Attorney review fees for preparation of the CEQA/MND is **$20,362**.

1.4 Deposits. Applicant acknowledges that the Consultant estimated charges, and the City estimated charges are estimated only and the actual costs may be higher. Applicant agrees to pay all Consultant charges and City charges even if those charges exceed the cost estimates provided in this Contract. To ensure timely payment and performance, Applicant shall deposit the Consultant's and City's estimated charges (Total Estimated Cost) with the City as follows:

1.4.1 Initial Deposit. Within ten (10) business days (Jan. 27, 2025) after the Effective Date of this Contract, the Applicant shall deposit **$45,182.50** with the City, being an amount equal to one half (1/2) of the Total Estimated Cost. Within thirty (30) business days (Feb. 13, 2025) after the Effective Date of this Contract, the Applicant shall deposit with the City the remaining balance of the Total Estimated Cost, which is **$45,182.50.** At the Applicant's discretion, the entire amount of **$90,365** may be paid in full at one time.

1.4.2 Subsequent Deposits. The applicant shall be responsible for making subsequent deposits with the City if necessary. At such time as the Initial Deposit is reduced to either ten percent (10%) of its original amount or $5,000, whichever is greater, City shall invoice the Applicant for a subsequent deposit in an amount determined to be sufficient by the City to complete the next logical phase of work on the CEQA Document. Applicant shall deposit the invoiced amount with City within ten (10) business days after receipt of such invoice.

1.4.3 Return of Excess Deposits. Any excess of the amount deposited over the actual cost incurred by City in connection with preparation of the CEQA Document shall be refunded by City to Applicant within 15 days from the date a Notice of Determination in connection with the subject proposed Project is filed with the County Clerk.

1.4.4 No Obligation for City to Complete. Applicant understands and agrees that City shall have no obligation complete the CEQA Document, consider the CEQA Documents for approval, or to pay or incur any costs related thereto, in the event that the Applicant fails to deposit the funds required under Article 1.0 of this Contract. In no event shall City have any responsibility to incur or pay any cost for the preparation and completion of the CEQA Document, or any other activities associated with public review, comment, and consideration (such as preparing, posting, and filing notices, circulating copies of the CEQA Documents, or reviewing and recommending the CEQA Document for approval), except to the extent that Applicant has provided the deposits and funds to pay for such activities as provided under this Contract.

1.5 Communication. Applicant hereby agrees that its officers, employees, contractors, agencies, or other representatives shall not communicate with, or discuss any matters relating to the CEQA Document with the Consultant engaged by City to prepare the CEQA Document without prior approval from the Planning Director or his duly authorized representative. Applicant further agrees that all questions regarding scheduling, content, or distribution of the CEQA Document, or any related matters, shall be addressed to the City staff, not the Consultant. The purpose of this provision is to ensure that the CEQA Document prepared will be objective and prepared on behalf of the City, and not a document prepared for purposes of advocating approval of the private proposed project to which it relates.

1.6 Representations. Applicant understands and acknowledges that, although City shall use reasonable efforts to see that the CEQA Document is completed in compliance with the requirements of CEQA and the State CEQA Guidelines, City does not guarantee, warranty, or in any way represent that the CEQA Document will or would be found legally valid by a court of competent jurisdiction in the event of a legal challenge to the CEQA Document by any litigant, and no term of this Contract is intended to be, or shall be, construed to express or imply such guarantee, warranty, or representation. Applicant further understands and acknowledges that neither City's receipt of the amounts specified under this Contract from Applicant, nor any other term of this Contract, is intended to be, or shall be, construed to express or imply that City agrees or intends to assume or reimburse the cost of attorney's fees, or any other cost, expense or obligation,

that would be incurred in undertaking, in whole or in part, the legal defense to any lawsuit or other legal action challenging the validity of the CEQA Document by any litigant.

1.7 Peer Review. Applicant agrees to pay all costs associated with peer review of any document prepared in connection with the CEQA Document if a valid public controversy arises with respect to the CEQA Document. Peer review shall be conducted by the Applicant hiring an environmental consulting firm approved by the City to critique the adequacy of the CEQA Document (or any technical document pertaining thereto) so that the appropriate approval body can make an informed decision with respect to the environmental effects of the Project. For purposes of this section, a valid public controversy shall mean any of the following:

(1) submission of other differing scientific opinions with respect to the CEQA Document;

(2) submission of credible evidence in opposition to evidence contained within the CEQA Document;

(3) submission of additional credible information which was omitted from the CEQA Document.

Article 2.0 Consultants Obligations

2.1 Preparation of CEQA Document. Consultant shall prepare the CEQA Document identified in Recital C of this Contract (i.e., Mitigated Negative Declaration), including the Final MND/Response to Comments document.

2.2 Attendance at Public Hearings. The Consultant shall attend all public hearings in connection with the subject proposed Project.

2.3 City Documents. The City shall maintain ownership, custody and control over all documents prepared by Consultant including, but not limited to, all CEQA Documents.

2.4 Meetings. Both Applicant and Consultant agree not to hold meetings concerning the subject proposed Project without the City present.

Article 3.0 City Obligations

3.1 Review Materials. The City shall review and analyze all materials submitted in connection with the CEQA Documents as timely as practicable under the circumstances. City shall timely notify and work with Consultant regarding changes or modifications to any CEQA Documents.

3.2 Coordinate Meetings of Parties. The City shall use its best efforts to coordinate and arrange meetings between City, Consultant and Applicant from time to time as the need arises.

3.3 Submit to Approval Body. Upon the satisfactory completion of the CEQA Document and all other City application processing requirements, City shall submit the Project for a hearing to the appropriate approval body of the City.

Article 4.0 Indemnity

4.1 Indemnity. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Article 5.0 General Provisions.

5.1 Attorney's Fees. In the event any action is instituted to enforce the terms of this Contract, including any action to recover damages, to obtain injunctive relief, or to appeal any judgment or order of the court, the prevailing party in such action shall be entitled to entry of judgment for an amount equal to its reasonable attorneys' fees, expert witness fees and costs, and costs of suit in addition to such other relief to which it may be entitled. The provisions of this subsection shall in no way limit the scope of either party's obligations under this Contract.

5.2 Assignment. This Contract and any and all rights, duties and obligations set forth herein shall not be assigned or transferred by any party.

5.3 Amendments. This Contract may be amended only by a document in writing and signed by each of the parties to this Contract.

5.4 Entire Agreement. This Contract contains the entire agreement and understanding between the parties relating to the transaction contemplated hereby and all prior or contemporaneous agreements, understandings, representations and

statements oral or written, are merged herein, and shall be of no force or effect. California law shall govern the interpretation and enforcement of this Contract.

5.5 Severability. If any covenant, term or condition of this Contract or any application thereof shall be invalid or unenforceable, the remainder of this Contract shall not be affected thereby.

5.6 Authority. The parties hereto warrant and represent that each has the legal right, power and authority to enter into this Contract and to perform all of its obligations hereunder and that the execution and delivery of this Contract have been duly authorized.

5.7 Effective Date of Contract. This Contract shall not become effective until the date it has been executed by the appropriate authorities of City, Consultant & Applicant.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the effective date set forth above.

"CITY"

City of Wildomar

By:

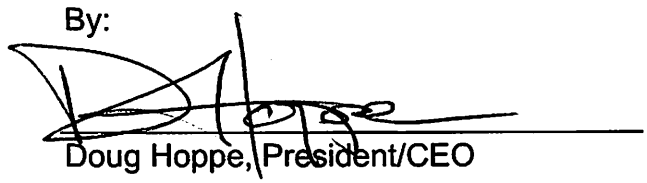
_____

Daniel York, City Manager

"APPLICANT"

Lakeside Properties CA, LLC

By:



Doug Hoppe, President/CEO

"CONSULTANT"

PlaceWorks, Inc.

By: _____

Kara Kosel, CFO

"CONSULTANT"

PlaceWorks, Inc.

By: _____

Randal W. Jackson, President

ATTEST:

_____

Janet Morales, CMC
City Clerk

APPROVED AS TO FORM:

_____

Thomas D. Jex, City Attorney

EXHIBIT "A"

Project Description

PARAGON FRAMING FACILITY
PROJECT DESCRIPTION AND STATEMENT OF OPERATIONS

Paragon Framing is a construction company that specializes in the fabrication and installation of lumber packages for both residential and commercial projects. Fabrication will take place at the 6.44-acre site (APN's: 370-060-015; 370-060-018 & 370-060-019) while installation is at various locations throughout Southern California. Our staff of 31 employees, currently, provide all services for the estimating, designing, and management of lumber packages for those projects, as well as administrative staff for daily operations of the company itself (approximately 500 - 700 employees at various jobsites). The facility will operate Monday through Friday, from 6:00 am to 6:00 pm.

The project itself is to be divided into three (3) separate phases. Phase I includes the concrete tilt-up main building, street improvements, parking lot, driveway entrances, outdoor storage yard, and related site work. This will allow for the office operations noted above as well as vehicle maintenance and shop space for cutting lumber to size. Phase II, to be completed approximately three (3) years after Phase I, depending on demand and other economic factors, and will include the pre-engineered metal shop building, parking expansion, and related site work that will allow the shop area in Phase I to be relocated to a separate building on site, as well as expanding the production of the company (anticipating additional 35 employees). Phase III, to be completed three (3) years after Phase II, includes the concrete tilt-up lease building, parking expansion, outdoor storage yard, and related site work.

The project will require the following applications for consideration by the Planning Commission.

1) CEQA/IS/MND: In accordance with CEQA Guidelines Section 15070, the proposed expansion project will require the preparation of several technical studies leading to an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP).
2) Plot Plan No. 24-0086: The project will require approval of a Plot Plan by the Planning Commission to establish the construction and fabrication facility (with administrative office and storage area on the 6.44-acre site to be built in three (3) phases as described above.

EXHIBIT “B”
PlaceWorks, Inc. Scope of Work/Budget
for
Paragon Framing Facility Project IS/MND

December 18, 2024

Matthew C. Bassi
Community Development Director
City of Wildomar
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595

Subject: MND Proposal for the Paragon Lumber and Fabrication Project (PLN 24-0086)

Dear Mr. Bassi:

Thank you for this opportunity to provide our scope and cost to prepare environmental documentation for the proposed Paragon Lumber and Fabrication Project consisting of a Plot Plan. We have based this scope and cost on the following technical studies:

- Air Quality and Greenhouse Gas Assessment for Paragon Framing, Lilburn Corporation, August 2024
- Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis for the Paragon Framing Development, Jennings Environmental, June 2024
- A Phase I Cultural Resources Assessment for the Paragon Framing Project, BFSA Environmental Services, December 19, 2023
- Paleontological Assessment for the Paragon Framing Project, BFSA Environmental Services, December 19, 2023
- Preliminary Geotechnical Investigation, South Shore Testing and Environmental, June 9, 2023
- Phase I Environmental Site Assessment – Paragon Framing, Lilburn Corporation, July 2024
- Preliminary Drainage Study for Paragon Framing, Blaine A. Womer Civil Engineering, October 27, 2024
- Onsite Stormwater Infiltration System Investigation, South Shore Testing and Environmental, June 14, 2023
- Preliminary Project Specific Water Quality Management Plan, Blaine Womer Civil Engineering, October 21, 2024
- Paragon Framing Noise Impact Analysis, Ganddini, September 5, 2024
- Paragon Framing Traffic Impact Analysis, TJW Engineering, Inc., August 1, 2024

Our preliminary review of the studies that have been submitted suggests that they support preparation of an initial study followed by a mitigated negative declaration (IS/MND). However, if the technical studies do not result in less than significant impacts (with or without mitigation measures), then an Environmental Impact Report would be prepared. In that event, the IS/MND

would be used to scope out issues in the Notice of Preparation for an Environmental Impact Report, if needed. This scope and budget do not account for the preparation of an Environmental Impact Report; the scope and budget would be revised accordingly.

Section 15183 Exemption

As the proposed project is consistent with the General Plan designation and zoning for the property, it may be eligible for CEQA streamlining under Section 15183 of the CEQA Guidelines. The exemption would rely on the City's General Plan EIR (SCH# 2023090064). As part of our initial task, PlaceWorks will review the proposed project against the requirements for the exemption to determine if it qualifies. Should the project qualify for the exemption, the timing for CEQA compliance would be substantially reduced and we will amend the scope and cost accordingly.

Project Understanding

The proposed project would establish a fabrication and installation business specializing in lumber packages for both residential and commercial projects on a 6.44-acre site in the M-I (Manufacturing/Industrial) zone. The company currently has 31 employees providing services for the estimating, designing, and management of lumber packages for those projects, as well as administrative staff for daily operations of the company, including approximately 500-700 employees at various jobsites. The company would operate Monday through Friday from 6 a.m. to 6 p.m. Fabrication would take place onsite, while installation would occur at various locations throughout Southern California. The proposed project would consist of three phases:

- Phase I: Concrete tilt-up main building (24,027 square feet), street improvements, parking lot, driveway entrances, outdoor storage yard, and related site work.
- Phase II: To be completed three years after Phase I depending on demand and economic factors – Pre-engineering metal shop building (20,453 square feet), parking expansion, and related site work that will allow the shop area in Phase I to be relocated to a separate building onsite, as well as expand the production of the company (anticipating additional 35 employees).
- Phase III: To be completed three years after Phase II – Concrete tilt-up lease building (15,725 square feet), parking expansion, outdoor storage yard, and related site work.

The project site is at the southeast corner of Corydon Road, at the terminus of Cereal Street (APN: 370-060-015, -018, -019) and is designated Light Industrial (LI) in the General Plan. The property is zoned M-I, and per the Development Code, this is a permitted use within the M-I zone district.

Scope for CEQA Compliance

TASK 1 – PROJECT INITIATION

Research and Investigation

PlaceWorks will obtain all project data and information to date from federal, state, and local agencies that may be affected by the project to acquire relevant environmental data, previous

studies for the area and other available files, exhibits, maps, and reference documents. The PlaceWorks team will evaluate the necessary information with respect to the proposed project and identify any data gaps.

PlaceWorks will contact the Tribes on file with the City for compliance with AB 52. The contact will be using letters prepared for the Director's signature on City letterhead. Consultation, if required, is usually conducted by conference call therefore an in-person meeting is not scoped or budgeted. As the project does not require a general plan amendment tribal consultation pursuant SB 18 is not required.

TASK 2 – TECHNICAL STUDY PEER REVIEW

PlaceWorks will conduct a review of the technical reports prepared for the project. We will review each study to determine whether it addresses the applicable CEQA checklist questions and ensure that conclusions are based on the appropriate level of analysis, findings are adequately substantiated, and mitigation is adequate and CEQA compliant. This level of review does not involve modeling to replicate results and assumes that we can rely on engineering review of the traffic analysis, storm drainage, and similar engineering-based reports. Review comments will be provided to the City and applicant, and our cost estimate is based on a maximum of one round of comments/review for the technical review comments. Additional fee may be requested if additional reviews are required.

Air Quality and Greenhouse Gas Emissions

Nicole Vermilion, Principal, Air Quality, GHG, & Noise Services, will conduct a review of the air quality and GHG modeling and analysis. Nicole is up to date on the latest threshold methodology and case law for GHG emissions and has completed numerous GHG emissions analyses for CEQA projects. In addition, she is a member of the Association of Environmental Professional's Climate Change Committee and actively involved in development of GHG emissions thresholds approaches for development projects, and most recently, participated in the development of a white paper on establishing GHG reduction targets and thresholds for post-2020 GHG emissions analyses. The review of the GHG analysis will confirm the appropriate use of accepted thresholds of significance considering *the Center for Biological Diversity v. California Department of Fish and Wildlife (Newhall Ranch)*, and *Golden Door Properties, LLC v. County of San Diego/Sierra Club, LLC v. County of San Diego (2018) 27 Cal.App.5th 892.* PlaceWorks will review that the technical modeling assumptions for construction and operational activities were conducted in accordance with the South Coast AQMD methodology, include an internal consistency evaluation of the modeling assumptions with the project description and traffic report, and evaluate recommended measures to reduce significant impacts of the project (if needed). PlaceWorks will summarize the findings in a memorandum. This scope of work assumes no more than one round of peer review and comment.

Biological Resources

ECORP will conduct a peer review of the Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis Report (June 2024) prepared by Jennings Environmental, LLC. The report will be evaluated to determine if appropriate standard methods

and applicable agency protocols were used to complete the studies. Requirements for additional studies or analyses will be determined and, if applicable, noted in the review, but will not be conducted by ECORP under this scope of work. Conclusions, impacts, significance thresholds, recommendations, and mitigation measures will be reviewed for technical requirements and content, and a determination will be made as to whether they are in conformance with all the California Environmental Quality Act (CEQA) and Multiple Species Habitat Conservation Plan (MSHCP) guidelines. Any identified mitigation measures recommended to avoid potential impacts or reduce them to a less than significant level will also be reviewed. A summary of the findings will be provided to the City in a brief letter report. ECORP will provide one electronic copy (PDF) of the report delivered by email.

Costs for this task include peer review of the report prepared for the proposed project and preparation of a comment letter. It is assumed that the report will require minimal comments from ECORP's Senior Biologist. No survey work, coordination with regulatory agencies, preparation of permit applications, or other reporting outside of what is described above is included in this task. ECORP assumes one round of review of the technical report will be necessary.

Noise

Chris Shields, Senior Associate – Noise and Vibration, will conduct a third-party technical review of the noise technical study and associated modeling prepared for the proposed project. The review will confirm the use of accepted thresholds of significance, confirm that the technical modeling assumptions for construction and operational activities were conducted in accordance with industry standards and best practices evaluate internal consistency between the modeling assumptions and the project description and traffic report, and review recommended measures to reduce significant impacts of the project (if necessary). PlaceWorks will summarize the findings of the third-party technical evaluation in a memorandum. The technical analysis for noise is assumed to be complete and contain all information necessary to adequately evaluate impacts associated with the proposed project. This scope of work assumes one (1) round of peer review and comment.

Deliverable(s):

- CEQA adequacy review technical memorandum to be provided for AQ/GHG, Biological Resources, and Noise

TASK 3 – ADMINISTRATIVE DRAFT IS/MND

PlaceWorks will prepare an Initial Study with the latest CEQA Appendix G checklist that will include a description of the proposed project and detailed analysis of each of the project phases and their respective impacts on the below environmental areas:

Aesthetics	Hazards and Hazardous Materials	Transportation
Agriculture and Forestry Resources	Hydrology/Water Quality	Tribal Cultural Resources
Air Quality	Land Use and Planning	Utilities and Service Systems
Biological Resources	Mineral Resources	Wildfire
Cultural Resources	Noise	Mandatory Findings of Significance

Energy Geology and Soils Greenhouse Gas Emissions	Population and Housing Public Services Recreation	

The IS/MND will include detailed explanations of all CEQA checklist determinations and discussions of potential environmental impacts. The analysis shall be in accordance with Sections 15063, 15070 and 15072 of the CEQA Guidelines. The IS/MND will identify and discuss the project location, environmental setting, existing uses onsite and in the vicinity, a project description, relevant background/history information, and previous environmental documentation, as applicable.

The IS/MND will be prepared utilizing the City's preferred format. A discussion of the existing environmental baseline conditions will be provided for each issue area. The IS/MND will identify and evaluate the following: (1) potentially significant impacts; (2) potentially significant impacts unless mitigated; (3) less than significant impacts; and (4) issues resulting in no impacts. The IS will consider relevant direct, indirect, and cumulative impacts. Findings will be clearly substantiated for each checklist question to explain the basis for the assessment of No Impact, Less Than Significant Impact, Less Than Significant with Mitigation Incorporated, or Potentially Significant Impact. The IS/MND will identify mitigation measures, where applicable, to reduce impacts to less than significant, as well as identify conditions that future development applications would have to comply with per the City's direction.

The analysis will be based on available literature, including but not limited to the City's newly adopted General Plan and Municipal Code; consultation with local public service and utility providers; and technical analyses listed above. PlaceWorks will submit the first screen check draft IS/MND to the City for review and comment. PlaceWorks will respond to the first screen check draft of the City and applicant.

TASK 4 – PUBLIC DRAFT IS/MND

PlaceWorks will revise the screen check draft IS/MND and prepare the Public Review Draft IS/MND and will submit a "proof" draft to the City for approval prior to release for the 30-day public review period. This task includes preparation of the Notice of Availability (NOA) for Public Review. PlaceWorks will prepare and submit the NOC to the State Clearinghouse and the NOA to the City for proper noticing and distribution. In addition, PlaceWorks will draft an Agency Letter, similar in text to the NOA, and mail the information to allow agencies to review the project information from the City's website. The state requires that all submittals to the Office of Land Use and Climate Innovation (LCI) to be electronic. PlaceWorks will prepare all submittals for upload to the state site and will print 5 copies of the IS/MND, if needed.

TASK 5 – RESPONSE TO COMMENTS, MMRP & NOD

Upon completion of the public review period, PlaceWorks will provide written responses to written comments received on the Draft IS/MND during the public review period. Following City review of the Responses to Comments, PlaceWorks will make final revisions based on one round of City comments. The estimate of the level of effort in responding to comments is based on a low level of public controversy.

PlaceWorks will respond to one round of comments from the City and will revise the responses prepared as needed. PlaceWorks will make final revisions to the response to comments and IS/MND, as appropriate. PlaceWorks will prepare a "proof" Final IS/MND for approval by the City. The Final IS/MND will include the responses to comments, any text changes to the IS/MND shown in strikeout/underline format, and the Mitigation Monitoring and Reporting Program (MMRP).

Mitigation Monitoring and Reporting Program

A MMRP will be developed by PlaceWorks for all mitigation measures identified because of significant project impacts. The MMRP will include a framework to implement the monitoring program including monitoring qualifications, specific monitoring activities, timing of monitoring activities, and a reporting system. The MMRP will be prepared for inclusion in the staff report as required by the City.

Notice of Determination

PlaceWorks will prepare a Notice of Determination (NOD) for the project, based on the findings of the Initial Study/Mitigated Negative Declaration. PlaceWorks assumes the City will file the NOD with the County Clerk within 5 business days of project approval and adoption of the MND. PlaceWorks also assumes the City, or the applicant, will be responsible for all filing fees.

TASK 6 – PROJECT MEETINGS AND PUBLIC HEARINGS

Project meetings and hearings include, but are not limited to, the following:

- Conference Call Meeting with City staff to review comments on Administrative Draft Initial Study #1
- Meeting with City staff to responses to comments
- AB 52 Consultation Calls (Typically two Tribes)
- Planning Commission Hearing
- City Council Hearing

Additional meeting attendance by PlaceWorks will be billed on a time-and-materials basis in accordance with the hourly rates for the personnel involved.

TASK 7 – PROJECT MANAGEMENT AND COORDINATION

PlaceWorks' project manager will coordinate closely with the City, public agencies, and the project team to ensure that the CEQA documents are legally defensible, accurate, and useful tools for decision makers when considering the approval of the project. The project manager will be the key contact for the City and will be responsible for (1) task scheduling and assignment, management of resources, monitoring of costs, and schedule adherence; (2) consultation and coordination with local, state, and federal agencies relative to the environmental document and the environmental review process; (3) coordination and communications with the project team to ensure that City policies, procedures, and any applicable codes are complied with and, where applicable, are incorporated into the environmental documents; (4) ensuring that the environmental review process satisfies the statutes and guidelines of CEQA and the City's CEQA

procedures; and (5) representing the consultant team in public meetings and project progress meetings if requested by the City.

If the schedule is extended beyond the anticipated schedule for reasons beyond the control of PlaceWorks, additional time for ongoing project management would be incurred, and an adjustment to our cost estimate may be required.

Proposed Schedule

Table 1, *Proposed Schedule,* provides a breakdown of the CEQA schedule. Note that the timeline does not include time for applicant or City review and revision. The CEQA schedule would begin once PlaceWorks receives the notice to proceed.

Table 1. Proposed CEQA Schedule

TASK	APPROX. DURATION WEEKS
Task 1 – Project Initiation & AB 52	3
Task 2 – Technical Study Peer Review	4
Task 3 – Admin Draft IS/MND	6
Task 4 – Public Review Draft & Distribution	6
Task 5 – Response to Comments, MMRP & NOD	4
Task 6 – Project Meetings and Public Hearings	Ongoing
Task 7 – Project Management and Coordination	Ongoing
Approximate Total Time from Authorized Start Date	23 [b]

[a] prepared concurrent with other tasks and does not affect schedule.

[b] does not include review time by City or Applicant

Cost Estimate

The proposed fee assumes the preparation of one Initial Study to support either a Negative Declaration or Mitigated Negative Declaration for the project. PlaceWorks projects a cost to not exceed $70,003 (see Table 2, *Proposed Fee*). As previously mentioned, we are willing to refine our scope of work and associated cost estimates to best meet the City's needs.

Table 2. Proposed Fee

TASK	COST
Task 1 – Project Initiation & AB 52	$2,950
Task 2 - Technical Study Peer Review	$10,488
Ecorp – Biology Subconsultant for Biological Resources Document Review	*$4,978*
Task 3 – Admin Draft IS/MND	$30,075
Task 4 – Public Draft IS/MND & Distribution	$5,795
Task 5. – Response to Comments, MMRP & NOD	$6,585
Task 6. - Project Meetings and Public Hearings	$4,950
Task 7 – Project Management & Coordination	$8,360
Subtotal: Labor	**$69,203**
REIMBURSABLES (COPIES & MAILING ONLY)	
Misc. Printing, Postage, Deliveries, Mileage	$800
Subtotal: Reimbursables	$800
GRAND TOTAL	**$70,003**

Note: Budget does not include filing the NOD or the CDFW fee for filing the NOD.
Printing, postage, delivery, and mileage costs are estimates and will be charged at actual cost.

Acknowledgment

This proposal shall remain valid for a period of 90 days from the time of submittal. We look forward to working with you to bring about the successful completion of this project. If you have any questions regarding the contents of this proposal, please feel free to contact me at 858.776.554.

Thank you for the opportunity to propose on this project.

Respectfully submitted,

PLACEWORKS

Mark Teague, AICP
Managing Principal

EXHIBIT “C”

Consultant Services Agreement between

PlaceWorks, Inc. and the City

AGREEMENT FOR SERVICES

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

PLACEWORKS, INC.

a California Corporation

AGREEMENT FOR SERVICES
BETWEEN THE CITY OF WILDOMAR, CALIFORNIA
AND PLACEWORKS, INC

This Agreement for Services ("Agreement") is entered into as of this 15th day of January, 2025 by and between the City of Wildomar, a municipal corporation ("City") and PlaceWorks, Inc., a California Corporation ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought from its established on-call CEQA Service Provider, PlaceWorks, Inc., a Scope of Services and Budget to prepare a Mitigated Negative Declaration (MND) for the Paragon Framing Project (PLN 24-0086) the performance of the services defined and described particularly in Section 2 of this Agreement.

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

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

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

OPERATIVE PROVISIONS

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

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for the timeframe outlined in the Scope of Services (Exhibit A) or until the IS/MND is adopted by the Planning Commission.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) Scope of Services. Service Provider agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

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

SECTION 3. ADDITIONAL SERVICES.

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

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit "B" "Compensation" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed seventy thousand, and three dollars ($70,003), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. In accordance with California Government Code Section 8546.7, if the Not to Exceed Amount exceeds TEN THOUSAND DOLLARS ($10,000.00), this Agreement and the Service Provider's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

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

charges or expenses are disputed by City, the original invoice shall be returned by City to Service Provider for correction and resubmission.

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

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

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

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

SECTION 6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; WARRANTY

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

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise

disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

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

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

SECTION 7. SERVICE PROVIDER'S BOOKS AND RECORDS.

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

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

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Service Provider's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such

documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

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

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

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

SECTION 9. STANDARD OF PERFORMANCE.

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

performance or performance criteria, the specific standard or criteria shall prevail over the general.

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

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

SECTION 11. PREVAILING WAGE LAWS

It is the understanding of City and Service Provider that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, “construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

SECTION 12. NONDISCRIMINATION.

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

SECTION 13. UNAUTHORIZED ALIENS.

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

SECTION 14. CONFLICTS OF INTEREST.

(a) Service Provider covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Service Provider’s performance of the Services. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an

officer, employee, agent or subcontractor without the express written consent of the City Manager. Service Provider agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

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

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

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Service Provider gives City notice of such court order or subpoena.

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

Service Provider shall promptly notify City should Service Provider, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Service Provider or be present at any deposition, hearing or similar proceeding. Service Provider agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Service Provider. However, this right to review any such response does not imply or

mean the right by City to control, direct, or rewrite said response. Service Provider shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

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

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

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

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

SECTION 17. INSURANCE.

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

SECTION 18. ASSIGNMENT.

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

SECTION 19. CONTINUITY OF PERSONNEL.

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

SECTION 20. TERMINATION OF AGREEMENT.

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

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

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

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

SECTION 21. DEFAULT.

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

SECTION 22. EXCUSABLE DELAYS.

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

SECTION 23. COOPERATION BY CITY.

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

SECTION 24. NOTICES.

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

To City:	City of Wildomar Attn: City Manager 23873 Clinton Keith Rd., Suite 110 Wildomar, CA 92595
To Service Provider:	PlaceWorks, Inc. Attn: Kara L. Kosel, CFO 3 MacArthur Place, Suite # 1100 Santa Ana, CA 92707

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

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

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

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

SECTION 27. BINDING EFFECT.

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

SECTION 28. AMENDMENT.

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

Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 29. WAIVER.

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

SECTION 30. LAW TO GOVERN; VENUE.

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

SECTION 31. ATTORNEY'S FEES, COSTS AND EXPENSES.

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

SECTION 32. ENTIRE AGREEMENT.

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

SECTION 33. SEVERABILITY.

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

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

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

CITY OF WILDOMAR

_____
Daniel A. York
City Manager

ATTEST:

_____
Janet Morales, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

"SERVICE PROVIDER"
PLACEWORKS, INC.

By: _____
Kara Kosel, CFO

By: _____
Randal W. Jackson, President

NOTE: **SERVICE PROVIDER'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO SERVICE PROVIDER'S BUSINESS ENTITY.**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On January 7, 2025 before me, Jennifer Martinez, Notary Public
(insert name and title of the officer)

personally appeared Kara Kosel,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Martinez (Seal)

JENNIFER MARTINEZ
Notary Public - California
Orange County
Commission # 2441478
My Comm. Expires Apr 13, 2027

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On January 7, 2025 before me, Jennifer Martinez, Notary Public
(insert name and title of the officer)

personally appeared Randal Jackson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JENNIFER MARTINEZ
Notary Public - California
Orange County
Commission # 2441478
My Comm. Expires Apr 13, 2027

Signature Jennifer Martinez (Seal)

EXHIBIT "A" - SCOPE OF SERVICES

I. Service Provider will perform the following Services:

A. Refer to Attached Scope of Services

II. As part of the Services, Service Provider will prepare and deliver the following tangible work products to the City:

A. Refer to Attached Scope of Services

III. During performance of the Services, Service Provider will keep the City appraised of the status of performance by delivering the following status reports:

A. Refer to Attached Scope of Services

IV. The tangible work products and status reports will be delivered to the City pursuant to the following schedule:

A. Refer to Attached Scope of Services

V. Service Provider will utilize the following personnel to accomplish the Services:

A. Refer to Attached Scope of Services

VI. Service Provider will utilize the following subcontractors to accomplish the Services:

A. Refer to Attached Scope of Services

December 18, 2024

Matthew C. Bassi
Community Development Director
City of Wildomar
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595

Subject: MND Proposal for the Paragon Lumber and Fabrication Project (PLN 24-0086)

Dear Mr. Bassi:

Thank you for this opportunity to provide our scope and cost to prepare environmental documentation for the proposed Paragon Lumber and Fabrication Project consisting of a Plot Plan. We have based this scope and cost on the following technical studies:

- Air Quality and Greenhouse Gas Assessment for Paragon Framing, Lilburn Corporation, August 2024
- Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis for the Paragon Framing Development, Jennings Environmental, June 2024
- A Phase I Cultural Resources Assessment for the Paragon Framing Project, BFSA Environmental Services, December 19, 2023
- Paleontological Assessment for the Paragon Framing Project, BFSA Environmental Services, December 19, 2023
- Preliminary Geotechnical Investigation, South Shore Testing and Environmental, June 9, 2023
- Phase I Environmental Site Assessment – Paragon Framing, Lilburn Corporation, July 2024
- Preliminary Drainage Study for Paragon Framing, Blaine A. Womer Civil Engineering, October 27, 2024
- Onsite Stormwater Infiltration System Investigation, South Shore Testing and Environmental, June 14, 2023
- Preliminary Project Specific Water Quality Management Plan, Blaine Womer Civil Engineering, October 21, 2024
- Paragon Framing Noise Impact Analysis, Ganddini, September 5, 2024
- Paragon Framing Traffic Impact Analysis, TJW Engineering, Inc., August 1, 2024

Our preliminary review of the studies that have been submitted suggests that they support preparation of an initial study followed by a mitigated negative declaration (IS/MND). However, if the technical studies do not result in less than significant impacts (with or without mitigation measures), then an Environmental Impact Report would be prepared. In that event, the IS/MND

would be used to scope out issues in the Notice of Preparation for an Environmental Impact Report, if needed. This scope and budget do not account for the preparation of an Environmental Impact Report; the scope and budget would be revised accordingly.

Section 15183 Exemption

As the proposed project is consistent with the General Plan designation and zoning for the property, it may be eligible for CEQA streamlining under Section 15183 of the CEQA Guidelines. The exemption would rely on the City's General Plan EIR (SCH# 2023090064). As part of our initial task, PlaceWorks will review the proposed project against the requirements for the exemption to determine if it qualifies. Should the project qualify for the exemption, the timing for CEQA compliance would be substantially reduced and we will amend the scope and cost accordingly.

Project Understanding

The proposed project would establish a fabrication and installation business specializing in lumber packages for both residential and commercial projects on a 6.44-acre site in the M-I (Manufacturing/Industrial) zone. The company currently has 31 employees providing services for the estimating, designing, and management of lumber packages for those projects, as well as administrative staff for daily operations of the company, including approximately 500-700 employees at various jobsites. The company would operate Monday through Friday from 6 a.m. to 6 p.m. Fabrication would take place onsite, while installation would occur at various locations throughout Southern California. The proposed project would consist of three phases:

- Phase I: Concrete tilt-up main building (24,027 square feet), street improvements, parking lot, driveway entrances, outdoor storage yard, and related site work.
- Phase II: To be completed three years after Phase I depending on demand and economic factors – Pre-engineering metal shop building (20,453 square feet), parking expansion, and related site work that will allow the shop area in Phase I to be relocated to a separate building onsite, as well as expand the production of the company (anticipating additional 35 employees).
- Phase III: To be completed three years after Phase II – Concrete tilt-up lease building (15,725 square feet), parking expansion, outdoor storage yard, and related site work.

The project site is at the southeast corner of Corydon Road, at the terminus of Cereal Street (APN: 370-060-015, -018, -019) and is designated Light Industrial (LI) in the General Plan. The property is zoned M-I, and per the Development Code, this is a permitted use within the M-I zone district.

Scope for CEQA Compliance

TASK 1 – PROJECT INITIATION

Research and Investigation

PlaceWorks will obtain all project data and information to date from federal, state, and local agencies that may be affected by the project to acquire relevant environmental data, previous

studies for the area and other available files, exhibits, maps, and reference documents. The PlaceWorks team will evaluate the necessary information with respect to the proposed project and identify any data gaps.

PlaceWorks will contact the Tribes on file with the City for compliance with AB 52. The contact will be using letters prepared for the Director's signature on City letterhead. Consultation, if required, is usually conducted by conference call therefore an in-person meeting is not scoped or budgeted. As the project does not require a general plan amendment tribal consultation pursuant SB 18 is not required.

TASK 2 – TECHNICAL STUDY PEER REVIEW

PlaceWorks will conduct a review of the technical reports prepared for the project. We will review each study to determine whether it addresses the applicable CEQA checklist questions and ensure that conclusions are based on the appropriate level of analysis, findings are adequately substantiated, and mitigation is adequate and CEQA compliant. This level of review does not involve modeling to replicate results and assumes that we can rely on engineering review of the traffic analysis, storm drainage, and similar engineering-based reports. Review comments will be provided to the City and applicant, and our cost estimate is based on a maximum of one round of comments/review for the technical review comments. Additional fee may be requested if additional reviews are required.

Air Quality and Greenhouse Gas Emissions

Nicole Vermilion, Principal, Air Quality, GHG, & Noise Services, will conduct a review of the air quality and GHG modeling and analysis. Nicole is up to date on the latest threshold methodology and case law for GHG emissions and has completed numerous GHG emissions analyses for CEQA projects. In addition, she is a member of the Association of Environmental Professional's Climate Change Committee and actively involved in development of GHG emissions thresholds approaches for development projects, and most recently, participated in the development of a white paper on establishing GHG reduction targets and thresholds for post-2020 GHG emissions analyses. The review of the GHG analysis will confirm the appropriate use of accepted thresholds of significance considering *the Center for Biological Diversity v. California Department of Fish and Wildlife (Newhall Ranch)*, and *Golden Door Properties, LLC v. County of San Diego/Sierra Club, LLC v. County of San Diego (2018) 27 Cal.App.5th 892.* PlaceWorks will review that the technical modeling assumptions for construction and operational activities were conducted in accordance with the South Coast AQMD methodology, include an internal consistency evaluation of the modeling assumptions with the project description and traffic report, and evaluate recommended measures to reduce significant impacts of the project (if needed). PlaceWorks will summarize the findings in a memorandum. This scope of work assumes no more than one round of peer review and comment.

Biological Resources

ECORP will conduct a peer review of the Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis Report (June 2024) prepared by Jennings Environmental, LLC. The report will be evaluated to determine if appropriate standard methods

and applicable agency protocols were used to complete the studies. Requirements for additional studies or analyses will be determined and, if applicable, noted in the review, but will not be conducted by ECORP under this scope of work. Conclusions, impacts, significance thresholds, recommendations, and mitigation measures will be reviewed for technical requirements and content, and a determination will be made as to whether they are in conformance with all the California Environmental Quality Act (CEQA) and Multiple Species Habitat Conservation Plan (MSHCP) guidelines. Any identified mitigation measures recommended to avoid potential impacts or reduce them to a less than significant level will also be reviewed. A summary of the findings will be provided to the City in a brief letter report. ECORP will provide one electronic copy (PDF) of the report delivered by email.

Costs for this task include peer review of the report prepared for the proposed project and preparation of a comment letter. It is assumed that the report will require minimal comments from ECORP's Senior Biologist. No survey work, coordination with regulatory agencies, preparation of permit applications, or other reporting outside of what is described above is included in this task. ECORP assumes one round of review of the technical report will be necessary.

Noise

Chris Shields, Senior Associate – Noise and Vibration, will conduct a third-party technical review of the noise technical study and associated modeling prepared for the proposed project. The review will confirm the use of accepted thresholds of significance, confirm that the technical modeling assumptions for construction and operational activities were conducted in accordance with industry standards and best practices evaluate internal consistency between the modeling assumptions and the project description and traffic report, and review recommended measures to reduce significant impacts of the project (if necessary). PlaceWorks will summarize the findings of the third-party technical evaluation in a memorandum. The technical analysis for noise is assumed to be complete and contain all information necessary to adequately evaluate impacts associated with the proposed project. This scope of work assumes one (1) round of peer review and comment.

Deliverable(s):

- CEQA adequacy review technical memorandum to be provided for AQ/GHG, Biological Resources, and Noise

TASK 3 – ADMINISTRATIVE DRAFT IS/MND

PlaceWorks will prepare an Initial Study with the latest CEQA Appendix G checklist that will include a description of the proposed project and detailed analysis of each of the project phases and their respective impacts on the below environmental areas:

Aesthetics	Hazards and Hazardous Materials	Transportation
Agriculture and Forestry Resources	Hydrology/Water Quality	Tribal Cultural Resources
Air Quality	Land Use and Planning	Utilities and Service Systems
Biological Resources	Mineral Resources	Wildfire
Cultural Resources	Noise	Mandatory Findings of Significance

Energy Geology and Soils Greenhouse Gas Emissions	Population and Housing Public Services Recreation	

The IS/MND will include detailed explanations of all CEQA checklist determinations and discussions of potential environmental impacts. The analysis shall be in accordance with Sections 15063, 15070 and 15072 of the CEQA Guidelines. The IS/MND will identify and discuss the project location, environmental setting, existing uses onsite and in the vicinity, a project description, relevant background/history information, and previous environmental documentation, as applicable.

The IS/MND will be prepared utilizing the City's preferred format. A discussion of the existing environmental baseline conditions will be provided for each issue area. The IS/MND will identify and evaluate the following: (1) potentially significant impacts; (2) potentially significant impacts unless mitigated; (3) less than significant impacts; and (4) issues resulting in no impacts. The IS will consider relevant direct, indirect, and cumulative impacts. Findings will be clearly substantiated for each checklist question to explain the basis for the assessment of No Impact, Less Than Significant Impact, Less Than Significant with Mitigation Incorporated, or Potentially Significant Impact. The IS/MND will identify mitigation measures, where applicable, to reduce impacts to less than significant, as well as identify conditions that future development applications would have to comply with per the City's direction.

The analysis will be based on available literature, including but not limited to the City's newly adopted General Plan and Municipal Code; consultation with local public service and utility providers; and technical analyses listed above. PlaceWorks will submit the first screen check draft IS/MND to the City for review and comment. PlaceWorks will respond to the first screen check draft of the City and applicant.

TASK 4 – PUBLIC DRAFT IS/MND

PlaceWorks will revise the screen check draft IS/MND and prepare the Public Review Draft IS/MND and will submit a "proof" draft to the City for approval prior to release for the 30-day public review period. This task includes preparation of the Notice of Availability (NOA) for Public Review. PlaceWorks will prepare and submit the NOC to the State Clearinghouse and the NOA to the City for proper noticing and distribution. In addition, PlaceWorks will draft an Agency Letter, similar in text to the NOA, and mail the information to allow agencies to review the project information from the City's website. The state requires that all submittals to the Office of Land Use and Climate Innovation (LCI) to be electronic. PlaceWorks will prepare all submittals for upload to the state site and will print 5 copies of the IS/MND, if needed.

TASK 5 – RESPONSE TO COMMENTS, MMRP & NOD

Upon completion of the public review period, PlaceWorks will provide written responses to written comments received on the Draft IS/MND during the public review period. Following City review of the Responses to Comments, PlaceWorks will make final revisions based on one round of City comments. The estimate of the level of effort in responding to comments is based on a low level of public controversy.

PlaceWorks will respond to one round of comments from the City and will revise the responses prepared as needed. PlaceWorks will make final revisions to the response to comments and IS/MND, as appropriate. PlaceWorks will prepare a "proof" Final IS/MND for approval by the City. The Final IS/MND will include the responses to comments, any text changes to the IS/MND shown in strikeout/underline format, and the Mitigation Monitoring and Reporting Program (MMRP).

Mitigation Monitoring and Reporting Program

A MMRP will be developed by PlaceWorks for all mitigation measures identified because of significant project impacts. The MMRP will include a framework to implement the monitoring program including monitoring qualifications, specific monitoring activities, timing of monitoring activities, and a reporting system. The MMRP will be prepared for inclusion in the staff report as required by the City.

Notice of Determination

PlaceWorks will prepare a Notice of Determination (NOD) for the project, based on the findings of the Initial Study/Mitigated Negative Declaration. PlaceWorks assumes the City will file the NOD with the County Clerk within 5 business days of project approval and adoption of the MND. PlaceWorks also assumes the City, or the applicant, will be responsible for all filing fees.

TASK 6 – PROJECT MEETINGS AND PUBLIC HEARINGS

Project meetings and hearings include, but are not limited to, the following:

- Conference Call Meeting with City staff to review comments on Administrative Draft Initial Study #1
- Meeting with City staff to responses to comments
- AB 52 Consultation Calls (Typically two Tribes)
- Planning Commission Hearing
- City Council Hearing

Additional meeting attendance by PlaceWorks will be billed on a time-and-materials basis in accordance with the hourly rates for the personnel involved.

TASK 7 – PROJECT MANAGEMENT AND COORDINATION

PlaceWorks' project manager will coordinate closely with the City, public agencies, and the project team to ensure that the CEQA documents are legally defensible, accurate, and useful tools for decision makers when considering the approval of the project. The project manager will be the key contact for the City and will be responsible for (1) task scheduling and assignment, management of resources, monitoring of costs, and schedule adherence; (2) consultation and coordination with local, state, and federal agencies relative to the environmental document and the environmental review process; (3) coordination and communications with the project team to ensure that City policies, procedures, and any applicable codes are complied with and, where applicable, are incorporated into the environmental documents; (4) ensuring that the environmental review process satisfies the statutes and guidelines of CEQA and the City's CEQA

procedures; and (5) representing the consultant team in public meetings and project progress meetings if requested by the City.

If the schedule is extended beyond the anticipated schedule for reasons beyond the control of PlaceWorks, additional time for ongoing project management would be incurred, and an adjustment to our cost estimate may be required.

Proposed Schedule

Table 1, *Proposed Schedule,* provides a breakdown of the CEQA schedule. Note that the timeline does not include time for applicant or City review and revision. The CEQA schedule would begin once PlaceWorks receives the notice to proceed.

Table 1. Proposed CEQA Schedule

TASK	APPROX. DURATION WEEKS
Task 1 – Project Initiation & AB 52	3
Task 2 – Technical Study Peer Review	4
Task 3 – Admin Draft IS/MND	6
Task 4 – Public Review Draft & Distribution	6
Task 5 – Response to Comments, MMRP & NOD	4
Task 6 – Project Meetings and Public Hearings	Ongoing
Task 7 – Project Management and Coordination	Ongoing
Approximate Total Time from Authorized Start Date	23 [b]

[a] prepared concurrent with other tasks and does not affect schedule.

[b] does not include review time by City or Applicant

Cost Estimate

The proposed fee assumes the preparation of one Initial Study to support either a Negative Declaration or Mitigated Negative Declaration for the project. PlaceWorks projects a cost to not exceed $70,003 (see Table 2, *Proposed Fee*). As previously mentioned, we are willing to refine our scope of work and associated cost estimates to best meet the City's needs.

Table 2. Proposed Fee

TASK	COST
Task 1 – Project Initiation & AB 52	$2,950
Task 2 - Technical Study Peer Review	$10,488
Ecorp – Biology Subconsultant for Biological Resources Document Review	*$4,978*
Task 3 – Admin Draft IS/MND	$30,075
Task 4 – Public Draft IS/MND & Distribution	$5,795
Task 5. – Response to Comments, MMRP & NOD	$6,585
Task 6. - Project Meetings and Public Hearings	$4,950
Task 7 – Project Management & Coordination	$8,360
Subtotal: Labor	**$69,203**
REIMBURSABLES (COPIES & MAILING ONLY)	
Misc. Printing, Postage, Deliveries, Mileage	$800
Subtotal: Reimbursables	$800
GRAND TOTAL	**$70,003**

Note: Budget does not include filing the NOD or the CDFW fee for filing the NOD.
Printing, postage, delivery, and mileage costs are estimates and will be charged at actual cost.

Acknowledgment

This proposal shall remain valid for a period of 90 days from the time of submittal. We look forward to working with you to bring about the successful completion of this project. If you have any questions regarding the contents of this proposal, please feel free to contact me at 858.776.554.

Thank you for the opportunity to propose on this project.

Respectfully submitted,

PLACEWORKS

Mark Teague, AICP
Managing Principal

EXHIBIT "B"

COMPENSATION

I. Service Provider shall use the following rates of pay in the performance of the Services:

A. Refer to Scope of Services for Budget/Compensation

II. Service Provider may utilize sub-contractors as indicated in this Agreement. The hourly rate for any subcontractor does not exceed the amount outlined in the Scope of Services for Budget/Compensation.

III. The total compensation for the Services shall not exceed $70,003, as provided in Section 4 “Compensation and Method of Payment” of this Agreement.

Exhibit C

Insurance Requirements

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

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

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

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

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

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

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

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

Other Insurance Provisions

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

The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Service Provider including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Service Provider's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Coverage

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

Notice of Cancellation

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

Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Service Provider, its employees, agents and subcontractors.

Self-Insured Retentions

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

Acceptability of Insurers

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

Verification of Coverage

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

Subcontractors

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

Special Risks or Circumstances

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

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.12
Meeting Date: January 15, 2025

SUBJECT: Acceptance of FY2023-24 Measure Z Annual Report

SUBMITTED BY: Daniel Torres

PREPARED BY: Daniel Torres, Community Services Director

ACTION:
Approve the Measure Z Oversight Advisory Committee Annual Report for FY 2023-24.

SUMMARY:
Staff has prepared the FY 2023-2024 Annual Report for Measure Z with comments and edits by Measure Z Committee members. The final report is presented for City Council Acceptance.

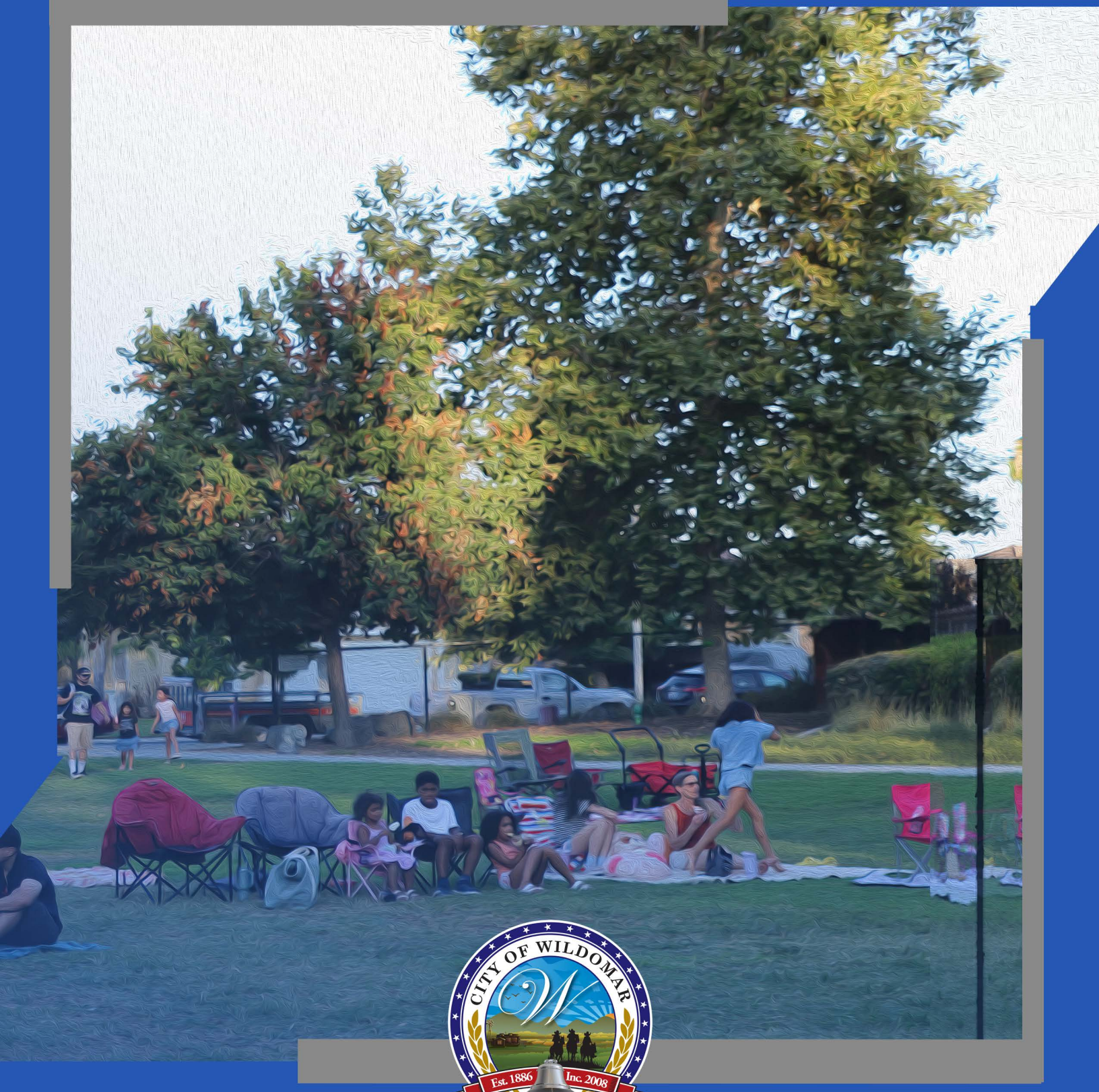
BACKGROUND:
In according to reporting requirements, an annual report shall be prepared and shall contain: (A) the amount of funds collected and expended; and (B) the status of the community park and community park facilities, programs and services funded by the tax proceeds raised pursuant to this chapter, including the costs of staff, utilities, materials, contract services and other items related to the repair and maintenance of community parks and community park facilities.

DISCUSSION:
During the August 22, 2024 meeting, the Committee chose to follow the Annual Report writing process as listed below.

1. 08-22-2024: Establishment of a Measure Z FY2023-24 Annual Report Subcommittee.
2. 11-21-2024: Provide review and comments regarding the Annual Park Inspections.
3. 12-05-2024: Review draft Annual Report which includes audited financial statements and the committee members written comments regarding the conditions of park facilities and a maintenance operations report.

FISCAL IMPACT:
This item is only for acceptance of the report and does not contain any additional appropriations or budget adjustments.

ATTACHMENTS:
ATTACHMENT A - Measure Z Annual Report FY 23-24



Measure Z Annual Report
Fiscal Year 2023 - 2024

1332

CITY OF WILDOMAR
FY 2023-24

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

Daniel York
City Manager

Thomas D. Jex
City Attorney

Measure Z Oversight and Advisory Committee

Nolan King – Chair
Sergio Rodriguez - Vice Chair
Kristi Bergdahl - Committee Member
James Howey - Committee Member
Timothy Underdown - Committee Member

Community Services and Parks Operations Staff

Daniel Torres, Community Services Director
Sherri Stanton, Management Analyst II
Annelle Rosales, Administrative Assistant II
Josh Cortez, Senior Maintenance Worker
Christy Bowen, Maintenance Worker II
Alejandro Cibrian, Maintenance Worker I
Paul Guerrero, Maintenance Worker I
Janet Morales, City Clerk

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Measure Z Oversight and Advisory Committee Comments Summary.....Pg. 15
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Financial Information.....Pg. 88

INTRODUCTION

The purpose of this report is to provide the City Council of the City of Wildomar with the amount of funds collected and expended, the status of the community parks and community park facilities, programs and services funded by the tax proceeds raised by Measure Z, including the costs of staff, utilities, materials, contract services and other items related to the repair and maintenance of community parks and community park facilities.

Specifically as stated in Ordinance 71 and Municipal Code section 3.18:

> ***3.18.020 Purpose.***
> *The tax authorized by this chapter is solely for the purpose of raising revenue to pay for the availability of and the funding, repair, operating and maintenance of community parks and community park related facilities, programs and services within the City of Wildomar. The tax is not imposed as an ad valorem tax on real property, nor a transaction tax or sales tax on the sale of real property. The proceeds of the tax will be deposited in a special fund and shall be restricted for the purposes stated above. As such, the tax is a special tax. (Ord. 71 § 1, 2012)1*
>
> ***3.18.030 Use of proceeds.***
> *Tax proceeds raised pursuant to this chapter may only be used for Wildomar community park purposes as specified in Section 3.18.020, including, but not limited to, maintaining clean public restrooms, maintaining safe playground equipment, restoring safety lighting, removing graffiti, maintaining sports fields, and maintaining landscaping and public structures situated in Wildomar community parks. Tax proceeds raised pursuant to this chapter may also be used for audit reports as set forth in this chapter. (Ord. 71 § 1, 2012)*
>
> ***3.18.040 Annual report.***
> *An annual report shall be prepared and filed with the City Council of the City as provided in Sections 50075.1 and 50075.3 of the California Government Code, and shall contain: (A) the amount of funds collected and expended; and (B) the status of the community park and community park facilities, programs and services funded by the tax proceeds raised pursuant to this chapter, including the costs of staff, utilities, materials, contract services and other items related to the repair and maintenance of community parks and community park facilities. (Ord. 71 § 1, 2012)*
>
> ***3.18.050 Annual audit.*** *The Director of Finance shall cause the City's independent auditor to perform an annual audit of the expenditure of the proceeds of the tax imposed by this chapter. (Ord. 71 § 1, 2012)*

On November 6, 2012, Wildomar residents voted and approved a $28 annual parcel tax (Measure Z) to assist in the funding of park operations and related park activities. By Statute, the passage of Measure Z triggered a number of tasks, one of which was establishing the Parks Funding Measure Z Citizen's Oversight Advisory Committee. At the completion of the Fiscal Year 2023-24, the committee members were:

Nolan King – Chair
Sergio Rodriguez - Vice Chair
Kristi Bergdahl - Committee Member
James Howey - Committee Member
Timothy Underdown - Committee Member

Committee Meetings for FY 2023-24, were held:

- August 24, 2023
- October 03, 2023
- December 07, 2023
- February 22, 2024
- May 23, 2024

This report includes a description of the four City of Wildomar parks, a report stating the Maintenance and Operations performed during the year, a recap of the Measure Z Funded Special Event, an inspection of the parks conditions and operations by each of the committee members and the Wildomar Measure Z Park Fund Financial Statements for the Year Ended June 30, 2024 as provided by the independent audit firm of Roger Anderson, Malody & Scott, LLP.

DESCRIPTION OF WILDOMAR PARKS

MARNA O'BRIEN PARK

20505 Palomar Street

The largest of the city parks with a total of 9 acres and is often the site of many of the City's special events. The park facilities consist of three baseball fields with spectator and player benches, two full basketball court, and two large multi-use soccer fields along with sports field lighting, a tot-lot for ages 2-5 yrs., a Little Free Library, three picnic shelters, a concrete walking trail, parking lot and permanent restrooms and a concession stand which is used for special events.

REGENCY HERITAGE PARK

20171 Autumn Oaks Place

This neighborhood park for the residents of Wildomar includes a tot-lot play area for ages 5-12 yrs., two basketball half courts, picnic shelters, park benches and a dog park. The park is designed with a direct access so that its facilities can be shared with neighborhood school.

WINDSONG PARK

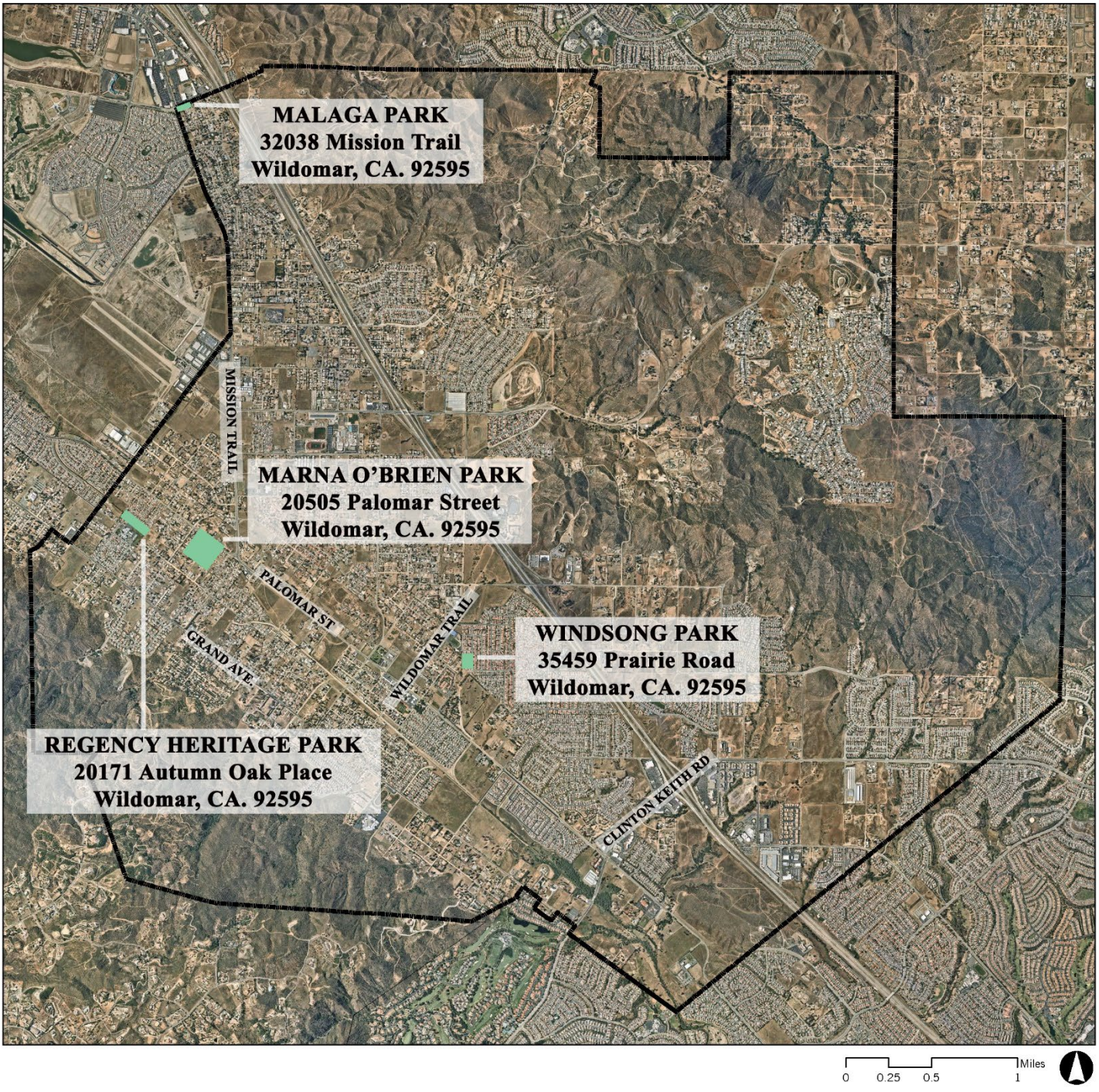
35459 Prairie Road

This neighborhood park is in the Windsong area of Wildomar. The park includes tot-lot for ages 2-5 yrs., basketball court, a Little Free Library, concrete walkway around the perimeter of the park, picnic tables and picnic shelters.

MALAGA PARK

32038 Mission Trail

The newest of the city parks and it serves as a gateway to the City of Wildomar when traveling from the City of Lake Elsinore. The park amenities include a perimeter walkway, wooden shade arbors, a decorative rock feature near the Welcome to Wildomar/Malaga Park Monument, a Little Free Library, and has a beautiful view of the Cleveland National Forest Mountains.


MALAGA PARK
32038 Mission Trail
Wildomar, CA. 92595
MISSION TRAIL
MARNA O'BRIEN PARK
20505 Palomar Street
Wildomar, CA. 92595
PALOMAR ST
GRAND AVE.
WILDOMAR TRAIL
WINDSONG PARK
35459 Prairie Road
Wildomar, CA. 92595
REGENCY HERITAGE PARK
20171 Autumn Oak Place
Wildomar, CA. 92595
CLINTON KEITH RD
0 0.25 0.5 1 Miles

MAINTENANCE AND OPERATIONS SUMMARY

The daily upkeep of the four city parks is performed by contracted landscape, janitorial, and security services. These services are vital to the overall appearance and maintenance of each park locations assets. City Staff performs a daily walk thru to confirm that the parks are at an adequate service level for use.

During FY23-24 the following contractors provided routine services:

- Inland Empire Landscape
- Commercial Building Management
- AIS Security

Throughout the year larger maintenance items and projects are conducted to provide the most utility from each park location. The following pages highlight these items as well as reporting the water usage for each park.

MARNA O'BRIEN

The regular landscape services that were performed at Marna O'Brien during this period includes weekly mowing during the warm season, leaf and debris removal during the fall season quarterly turf fertilization, shrub trimming, irrigation oversight, and upkeep of the parking lot and curbing.

For FY 23-24, Marna O'Brien received additional asset maintenance throughout the park including the playground received a replenishment of wood fiber. The foul ball netting south of softball field 3 was replaced and the three fields were graded. The blue recycling receptacles received new lids while the little free library was replaced.

REGENCY HERITAGE

The landscape contracted provide weekly services to this location that include ground cover maintenance, shrub trimming, cleaning to swale way and Trailwood Court drainage channel.

The janitorial contractor conducts a daily service that includes removal and replacing trash can liners, debris removal throughout the park, and confirming gate access during and after rain events.

The dog parks DG surface was repaired after rain events throughout the year. This year, this service was conducted by both city maintenance staff and contractors. The repairs would include the leveling and compacting any ruts created by the weather in both large and small dog park gated locations.

WINDSONG

The landscape contractor performed weekly services that include the mowing during warm seasons, leaf and debris removal during the fall season quarterly turf fertilization, shrub trimming, and irrigation oversight.

The janitorial contractor performed daily services to Windsong Park that includes the removal and replacement of trash can liners, clearing of all debris within park, and clearing of walkway. Windsong Park's portable restroom and handwashing station are serviced weekly.

This site did receive some additional repairs including creek maintenance, fence repair, and playground fiber replenishment.

MALAGA "GATEWAY" PARK

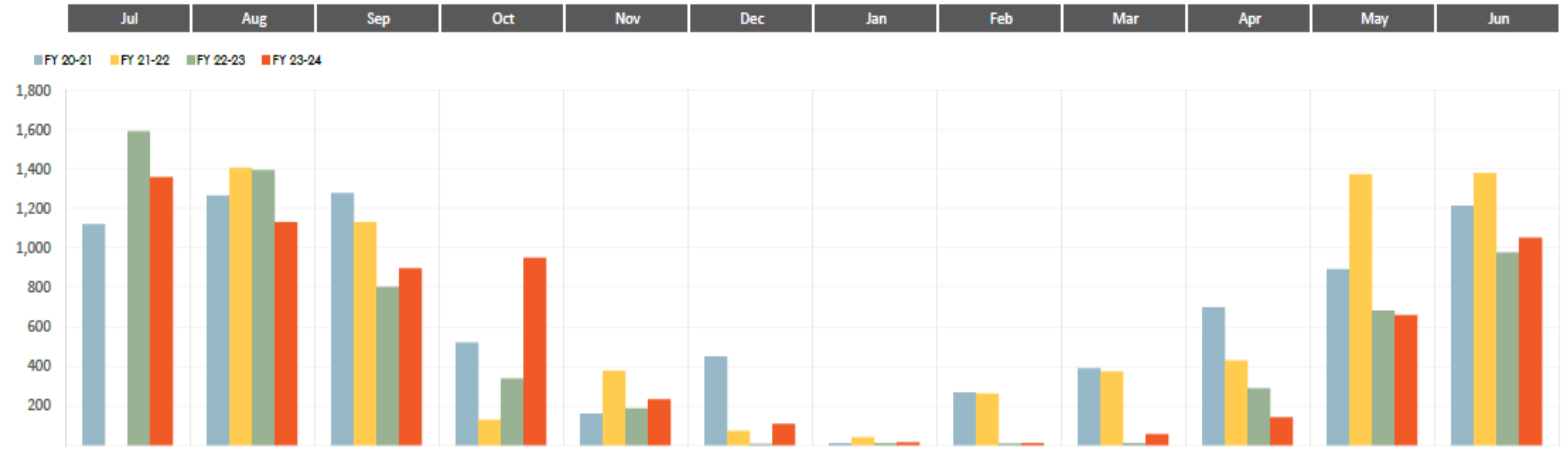
The landscape contractor performed weekly services the include shrub trimming, DG walkway maintenance, and irrigation oversight.

The janitorial contractor provides daily services that include removal and replacement of trash can liners, debris removal throughout the site, and DG walkway upkeep.

There was no additional maintenance services conducted on this site.

WATER USAGE

CENTUM CUBIC FEET (CCF) USED - MARNA O'BRIEN PARK

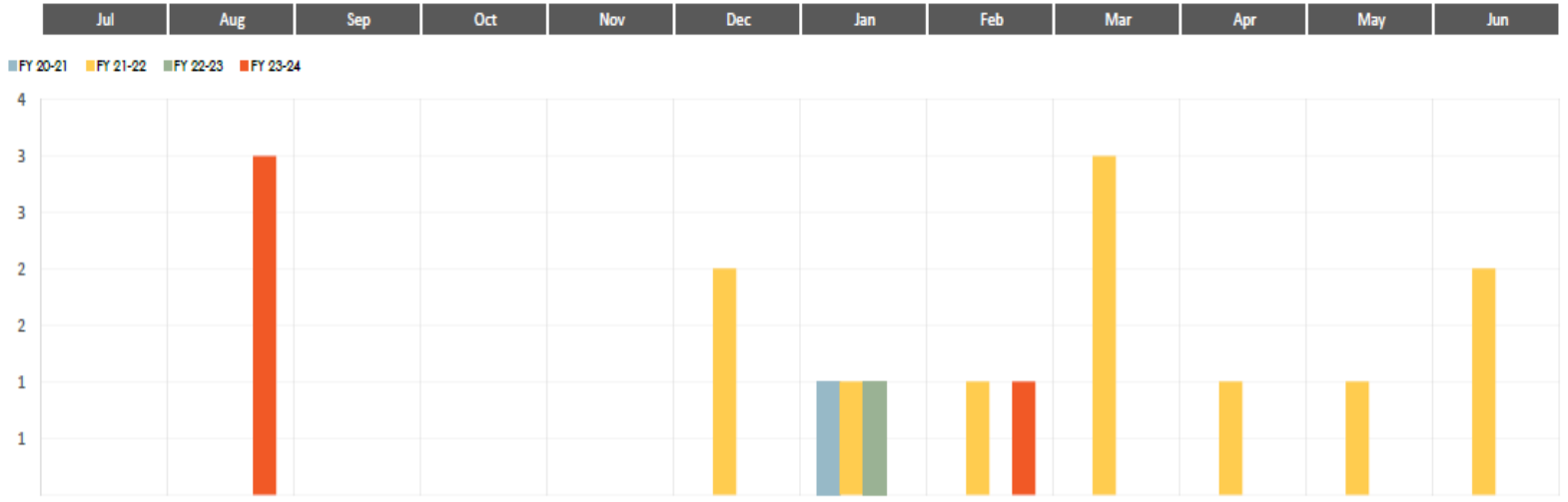


FISCAL YEAR	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
FY 20-21	1,122.00	1,266.00	1,279.00	521.00	161.00	450.00	10.00	268.00	389.00	699.00	891.00	1,215.00
FY 21-22		1,406.00	1,132.00	128.00	377.00	72.00	40.00	261.00	373.00	430.00	1,374.00	1,380.00
FY 22-23	1,592.00	1,396.00	803.00	339.00	187.00	6.00	10.00	8.00	10.00	288.00	684.00	978.00
FY 23-24	1,360.00	1,131.00	896.00	950.00	232.00	107.00	16.00	11.00	55.00	141.00	660.00	1,052.00

Landscape Irrigation Rates			
	FY 23-24	FY 22-23	Change
Tier 1:	$3.90	$3.55	$0.35
Tier 2:	$7.49	$6.82	$0.67
Tier 3:	$10.50	$9.56	$0.94

WATER USAGE

CENTUM CUBIC FEET (CCF) USED - REGENCY HERITAGE PARK

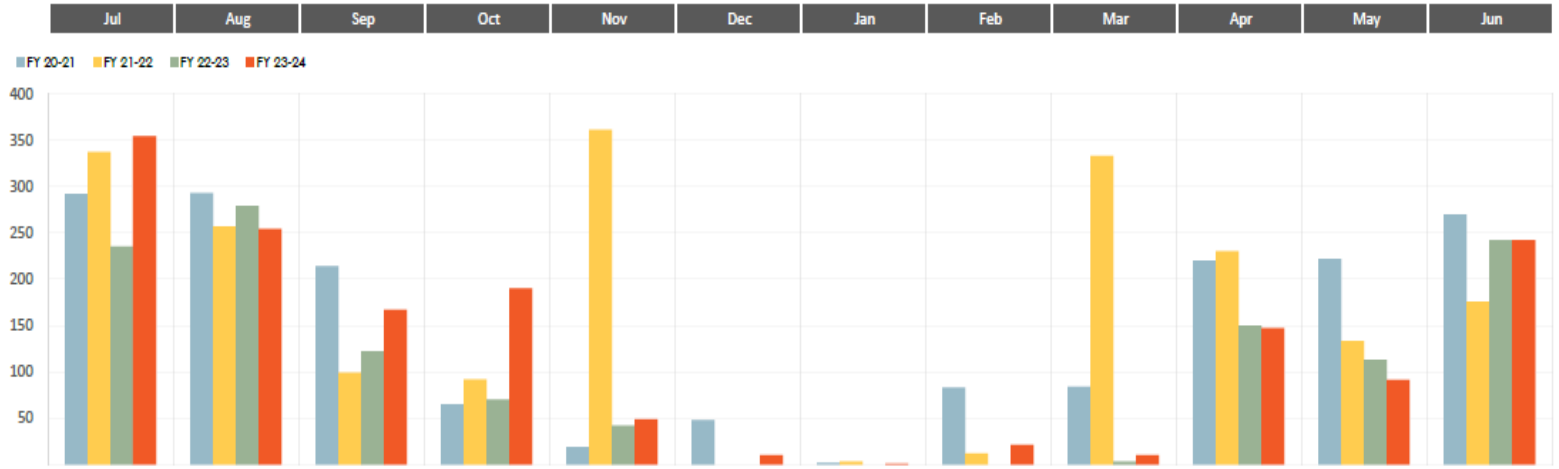


FISCAL YEAR	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
FY 20-21	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
FY 21-22	0.00	0.00	0.00	0.00	0.00	2.00	1.00	1.00	3.00	1.00	1.00	2.00
FY 22-23	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
FY 23-24	0.00	3.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00

Landscape Irrigation Rates			
	FY 23-24	FY 22-23	Change
Tier 1:	$3.90	$3.55	$0.35
Tier 2:	$7.49	$6.82	$0.67
Tier 3:	$10.50	$9.56	$0.94

WATER USAGE

CENTUM CUBIC FEET (CCF) USED - WINDSONG PARK

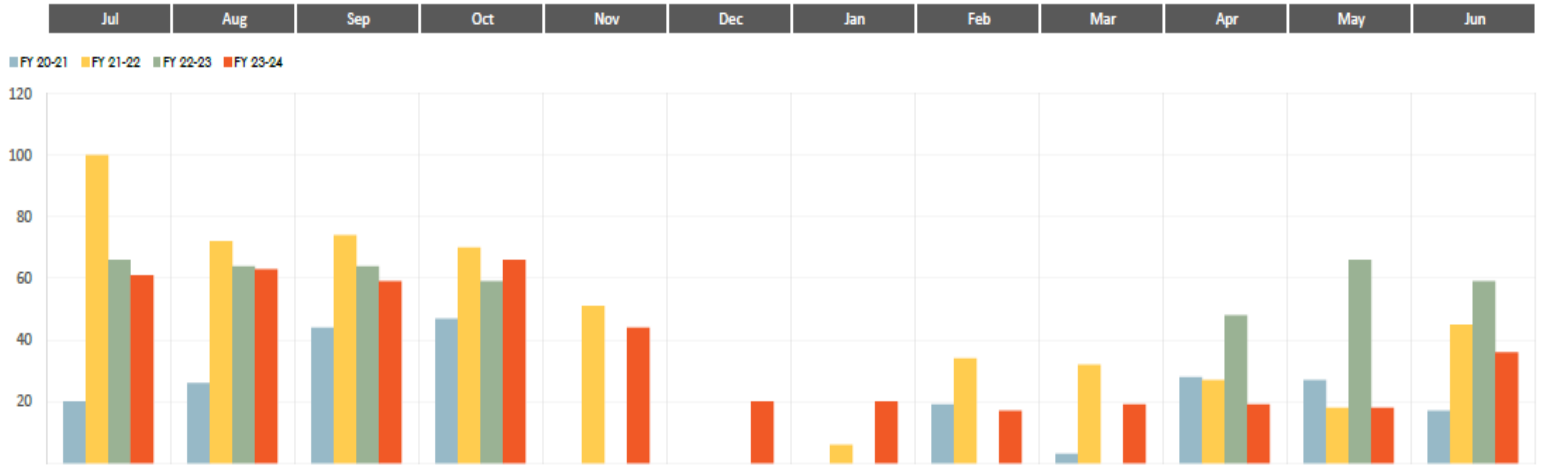


FISCAL YEAR	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
FY 20-21	292.00	293.00	214.00	65.00	19.00	48.00	2.00	83.00	84.00	220.00	222.00	270.00
FY 21-22	337.00	257.00	99.00	92.00	361.00	0.00	3.00	12.00	333.00	230.00	133.00	176.00
FY 22-23	235.00	279.00	122.00	70.00	42.00	0.00	0.00	0.00	3.00	150.00	113.00	242.00
FY 23-24	354.00	254.00	167.00	190.00	49.00	10.00	1.00	21.00	10.00	147.00	91.00	242.00

Landscape Irrigation Rates			
	FY 23-24	FY 22-23	Change
Tier 1:	$2.70	$2.66	$0.04
Tier 2:	$4.65	$4.58	$0.07
Tier 3:	$5.96	$5.87	$0.09

WATER USAGE

CENTUM CUBIC FEET (CCF) USED - MALAGA PARK



FISCAL YEAR	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
FY 20-21	20.00	26.00	44.00	47.00	0.00	0.00	0.00	19.00	3.00	28.00	27.00	17.00
FY 21-22	100.00	72.00	74.00	70.00	51.00	0.00	6.00	34.00	32.00	27.00	18.00	45.00
FY 22-23	66.00	64.00	64.00	59.00	0.00	0.00	0.00	0.00	0.00	48.00	66.00	59.00
FY 23-24	61.00	63.00	59.00	66.00	44.00	20.00	20.00	17.00	19.00	19.00	18.00	36.00

Landscape Irrigation Rates			
	FY 23-24	FY 22-23	Change
Tier 1:	$3.90	$3.55	$0.35
Tier 2:	$7.49	$6.82	$0.67
Tier 3:	$10.50	$9.56	$0.94

MEASURE Z FUNDED SPECIAL EVENTS

City Sponsored Special Events for calendar year 2023 were approved by City Council during the regular meeting held on December 14, 2022. Special Event funded through Measure Z for fiscal year 2023-2024 are listed below. In 2024 all Special Events were funded through the Community Services General Fund.

2023

CITY OF WILDOMAR BIRTHDAY CELEBRATION

Saturday, July 01, 2023
Marna O'Brien Park

The City celebrated its 15th year of Incorporation at Marna O'Brien Park in partnership with the Wildomar Historical Society and bell ringing ceremony prior to the event start. The night featured a Van Halen Tribute band.



Event Sponsors Included:

SOUTHERN CALIFORNIA EDISON Energy for What's Ahead™ | burke BURKE, WILLIAMS & SORENSEN, LLP | CR&R INCORPORATED environmental services the face of a greener generation | Faith Bible Church

CONCERT IN THE PARK

Saturday, July 29, 2023
Marna O'Brien Park

A long-awaited return for Concert in the Park occurred this year with a 90's alternative tribute show.



ASTRONOMY NIGHT

Saturday, August 19, 2023
Marna O'Brien Park

The all-time favorite Astronomy Night was held for a summer night edition in partnership with the Temecula Valley Astronomers.



Sponsors Included:

MARIACHI NIGHT

Saturday,
September 16, 2023
Marna O'Brien Park

A community favorite, Mariachi Night was held at Marna O'Brien Park with participants partaking in live mariachi themed music, food trucks and activities.



PICNIC IN THE PARK

Saturday,
September 30, 2023
Marna O'Brien Park

This event provides activities for adults with special need. This year INCLUDE EDUCATION provided interactive robotic activities prior to the movie, "Big Hero Six" being presented.



Sponsors Included:

TRUNK OR TREAT

Saturday, October 21, 2023
Marna O'Brien Park

The City has partnered with Southwest Health Care to provide the community with a robust trunk or treat event. The event included live music, entertainment, and a multitude of vendor booths from businesses and organizations within the valley. Participants were encouraged to wear their Halloween costumes.



VETERANS DAY EVENT

Saturday, November 11, 2023
Marna O'Brien Park

In partnership with American Legion Post 200 and VFW Post 1508, the City presented a family event to honor those who services in the US Armed Forces with live music, car show, and a free hot dog or hamburger lunch.



Sponsors Included:

AMERICAN LEGION

BREAKFAST WITH SANTA

Saturday, December ,2023
Marna O'Brien Park

The annual Breakfast with Santa was held at Marna O'Brien with breakfast served by Wildomar Rotary. Families were able to take photos with Santa and receive a digital copy.



Sponsors Included:
DUNKIN'

MEASURE Z'S OVERSIGHT AND ADVISORY COMMITTEE MEMBER COMMENTS

Consistent with the requirements of City of Wildomar Municipal Code 3.18.040 – Annual Report, the following are comments from the Committee (presiding at 6-30-2021) regarding "…(a) the amount of funds collected and expended, and (b) the status of the community park and community park facilities, programs and services funded by the tax proceeds raised pursuant to this chapter, including the costs of staff, utilities, materials, contract services and other items related to the repair and maintenance of community parks and community park facilities."

The first installment of this section is a summary of the combined Advisory Committee Member comments for each park location. The later pages are comments from the below listed committee members. The committee members provided their inspections of park locations after the transition of Kathleen Kovich and Shelia Urlaub.

ATTACHMENT A – Kristi Bergdahl
ATTACHMENT B – James Howey
ATTACHMENT C – Timothy Underdown
ATTACHMENT D – Sergio Rodriguez

City of Wildomar
Measure Z - Parks Annual Inspection
FY 23-24 Summary
Marna O'Brien Park

		KRISTI BERGDAHL Rating	JAMES HOWEY Rating	NOLAN KING Rating	SERGIO RODRIGUEZ Rating	TIMOTHY UNDERDOWN Rating
1	***Landscape Detail***					
1.1	Turf Maintenance	E	B	-	A	B
1.2	Shrub Gardens	A	A	-	E	A
1.3	Trees	E	A	-	E	A
1.4	Baseball Diamonds/ Dugouts/Bleachers	E	A	-	A	A
2	***Structural Detail***					
2.1	Building Appearance	A	A	-	A	B
2.2	Restrooms	A	A	-	A	A
2.3	Snack Bar Area	E	A	-	A	B
2.4	Gazebos	E	A	-	A	A
2.5	Playground	A	A	-	E	A
2.6	Water Tower	E	A	-	E	A
2.7	Fencing	E	A	-	E	A
3	***Park Assets***					
3.1	Basketball Courts	E	A	-	-	A
3.2	Exercise Equipment	E	A	-	A	A
3.3	Parking Lot	E	A	-	E	B
3.4	Light Poles	-	A	-	E	A
3.5	Picnic Tables and Benches	E	B	-	A	A
3.6	Drinking Fountains	E	A	-	E	B
3.7	Trash Cans	E	A	-	E	A
3.8	Dog Bag Dispenser	-	A	-	E	A
3.9	Little Free Library	E	A	-	E	A

***Rating**
E - Excellent A- Average B - Below Average P - Poor

City of Wildomar
Measure Z - Parks Annual Inspection
FY 23-24 Summary
Windsong Park

	KRISTI BERGDAHL	JAMES HOWEY	NOLAN KING	SERGIO RODRIGUEZ	TIMOTHY UNDERDOWN
	Rating	Rating	Rating	Rating	Rating
1 Landscape Detail					
1.1 Turf Maintenance	E	A	-	E	A
1.2 Shrub Gardens	A	A	-	E	A
1.3 Trees	E	A	-	E	A
1.4 Creek Garden	A	B	-	E	A
2 Structural Detail					
2.1 Gazebos	E	A	-	A	A
2.2 Playground	-	A	-	E	A
2.3 Trash Cans	E	A	-	E	A
2.4 Fencing	E	A	-	E	A
3 Park Assets					
3.1 Basketball Courts	A	A	-	A	A
3.2 Light Poles	A	A	-	E	A
3.3 Picnic Tables and Benches	E	A	-	A	A
3.4 Dog Bag Dispenser	E	A	-	E	A
3.5 Rocks	-	A	-	E	A
3.6 Little Free Library	E	A	-	E	A

***Rating**
E - Excellent A- Average B - Below Average P - Poor

City of Wildomar
Measure Z - Parks Annual Inspection
FY 23-24 Summary
Heritage Regency Park

		KRISTI BERGDAHL	JAMES HOWEY	NOLAN KING	SERGIO RODRIGUEZ	TIMOTHY UNDERDOWN
		Rating	Rating	Rating	Rating	Rating
1	***Landscape Detail***					
1.1	Groundcover Maintenance	-	P	-	E	A
1.2	Shrub Gardens	-	A	-	E	A
1.3	Trees	-	A	-	E	A
1.4	Swale	-	P	-	A	E
2	***Structural Detail***					
2.1	Gazebos	-	B	-	A	P
2.2	Shade Structure	-	B	-	E	A
2.3	Playground	-	A	-	E	B
2.4	Dog Park	-	A	-	A	A
2.5	Fencing	-	A	-	E	A
3	***Park Assets***					
3.1	Basketball Courts	-	B	-	E	A
3.2	Picnic Tables and Benches	-	B	-	A	B
3.3	Trash Cans	-	A	-	E	A
3.4	Dog Bag Dispenser	-	A	-	E	A

***Rating**
E - Excellent A- Average B - Below Average P - Poor

City of Wildomar
Measure Z - Parks Annual Inspection
FY 23-24 Summary
Malaga Park

		KRISTI BERGDAHL	JAMES HOWEY	NOLAN KING	SERGIO RODRIGUEZ	TIMOTHY UNDERDOWN
		Rating	Rating	Rating	Rating	Rating
1	***Landscape Detail***					
1.1	Groundcover and Tree Maintenance	-	A	-	E	A
1.2	Shrub Gardens	-	A	-	E	A
1.3	DG Walkway	-	A	-	E	A
2	***Structural Detail***					
2.1	Shade Structures	-	A	-	E	A
2.2	Signage	-	E	-	E	A
2.3	Fencing	-	A	-	E	A
3	***Park Assets***					
3.1	Benches and Trash Cans	-	A	-	E	A
3.2	Little Free Library	-	A	-	E	A

***Rating**
E - Excellent A- Average B - Below Average P - Poor

ATTACHMENT A

Measure Z Oversight Advisory Committee
July 2023 - June 2024

Wildomar parks annual inspections
conducted by the presiding committee members:

Kristi Bergdahl

City of Wildomar
Measure Z Oversight Advisory Committee

Wildomar Parks
Annual Inspection Guide

2023 / 2024

Nolan King - Chair
Sergio Rodriguez - Vice Chair
Kristi Bergdahl - Committee Member
James Howey - Committee Member
Timothy Underdown - Committee Member

Marna O'Brien Park
20505 Palomar Street
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by turf, trees, shrubs, and bark. This detail also includes the baseball diamonds and dugouts. Majority of these locations are maintained by the parks landscape contractor.

1.1 Turf Maintenance

"Field" turf used by baseball, football, and soccer leagues.
"Park" turf found alongside the Gazebos and Tot lots.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

1.2 Shrub Gardens

The shrub gardens are located throughout perimeter of the park and parking lot.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments: Shrubs look great overall there are just some that are brown on the side of the street.

_____

1.3 Trees

This section pertains to the overall health and appearance of the trees on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

1.4 Baseball Diamonds / Dugouts / Bleachers

There are 3-Baseball Diamonds; each with 2-Dugout and spectator bleachers.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.0 STRUCTURAL DETAIL

The structural detail pertains to the building located in the center of the park. The building contains two restrooms, a snack bar, and picnic benches. Also included in this detail are 3-Gazebos, Playground and Water Tower.

2.1 Building Appearance

This pertains to the overall appearance of the building such as paint, doors, benches, stainless roll-up doors, vents, and rain gutters.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: The building for the bathrooms could use some paint touch-up (minor peeling around bulding and in ladies restroom).

2.2 Restrooms

Men's: 2-stalls and 1- urinal with 2-sinks
Women's: 3-stalls with 2-sinks

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: I inspected the ladies room only. Could use a paint touch up.

2.3 Snack Bar Area

This area contains 2-roll up doors with counter tops and 4-Picnic Tables / Benches.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Items are there.

2.4 Gazebos

There are 3-Gazebos at this location; each with 2-Picnic Tables w/ Benches, BBQ's, and Trash Can.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Picnic tables have some sun damage, but otherwise the gazebos and benches are well maintained

2.5 Playground

The Playground is for the age group of 2-5 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: The playground sign states 5-12 years old. Also, peeling on the playground and black stains on slides. I went at night so that's what I could see.

2.6 Water Tower

The Water Tower is in the center of the parking lot in front of the building structure.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Looks great.

2.7 Fencing

This consists of the vinyl fencing located along Palomar Street.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:

3.0 PARK ASSETS

This category consists of park play equipment, water fountains, benches and trash containers. Most of these items are serviced by the janitorial contractor.

3.1 Basketball Courts

This park contains 2-courts with 4-hoops on a Plexi-pave surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:

3.2 Exercise Equipment

This location has 3-exercise devices around the Park Turf area.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

3.3 Parking Lot

The parking lot has two entrances from Palomar and may hold up to 149 vehicles.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

3.4 Light Poles

The 71 light poles vary from 14 -20 feet tall with a plastic base cover. The poles are located throughout the park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments: I went at 7pm, so it was hard to see, I wasn't able to count all the lights (many were off).

_____

3.5 Picnic Tables and Benches

The Picnic Table are in the Gazebos, Snack Bar, and Park Turf.
The Bench are located around the Basketball Court, and Playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

3.6 Drinking Fountains

The drinking fountains are located by the Snack Bar and Basketball Courts.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

3.7 Trash Cans

The Trash Cans are located at the Gazebos, Playground, Snack Bar, Basketball Court and Field Turf walkway.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: _____

_____

3.8 Dog Bag Dispenser

There are 3 – Dispensers in this park which are located around the Field Turf walkway.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: I was one by the little library, but otherwise I walked the area and I couldn't see the other two.

At 7 pm it's hard to see the entire park.

3.9 Little Free Library

The little free library is located between the parking lot and basketball courts.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Great condition.

_____

Windsong Park
35459 Prairie Road
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by turf, trees, shrubs, and bark. This detail also includes the creek behind the chain link fence on the west side of the park. These areas are maintained by the parks landscape contractor.

1.1 Turf Maintenance

The turf at this park site is irrigated with reclaimed / recycled water from EVMWD.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

1.2 Shrub Gardens

The Shrub Gardens are located on the perimeter of this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: I asked a resident who lives across the park, and they would like more shrubs, looks bare.

_____

1.3 Trees

This section pertains to the overall health and appearance of the tree on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

1.4 Creek Garden

This area is not accessible to the public. It is sectioned off by 450 linear feet of fencing.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: I went at 6:30 pm and it was hard to see. I asked a resident who goes often and they stated they never really noticed it.

_____

2.0 STRUCTURAL DETAIL

This detail is based on the structures that are on this park location which consists of the Playground and 3-Gazebos.

2.1 Gazebos

There are 3-Gazebos at this location, Picnic Tables, BBQ's, and Trash Can. The Gazebo closest to the creek has 2-BBQ grills but does not contain any Picnic Tables to reduce vandalism and after hours usage.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: _____

_____

2.2 Playground

The playground is for the age group of 2-5 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: I couldn't see anything. The park only had two lights at 6:30 pm.

_____

2.3 Trash Cans

The Trash Cans are in each of the Gazebos.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Resident states trash cans look great.

_____

2.4 Fencing

This Park location is sectioned off by chain link fencing. This detail consists of 450 linear feet that separate the west side creek, and 41 linear feet at the south entry.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Resident states the fencing is in good condition.

_____

3.0 PARK ASSETS

This category consists of park play equipment, benches, tables, and landscape features. Most of these items are serviced by the janitorial contractor.

3.1 Basketball Court

This park contains 1-court with 2-hoops on a Plexi-pave surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: The resident states they can't see at night so they can't use the court.

3.2 Light Poles

The 3-light poles on this location are 14ft tall and require a plastic base cover. The poles are found on the west side along the fence line.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Only two lights were on.

3.3 Picnic Tables and Benches

The Picnic Table are in the Gazebos.
The Bench are located at the North Entry, and South of Playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:

3.4 Dog Bag Dispenser

There are 2 – Dispensers in this that are located at each entrance.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Resident would like more signs to keep dog on leash (dog was attacked by pitbull). Also, people speed on this street and it's dangerous. Resident suggests a speed limit sign.

3.5 Rocks

Surrounding the east side (Prairie Road) of this park location. There are 38 rocks that act as décor and safety barrier.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Could not see, was unable to count all rocks but the rocks that I could see looked great, and the resident likes the rocks.

3.6 Little Free Library

The little free library is located under the sycamore tree north of the playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Resident states it's often vandalized, but right now it looks excellent.

Heritage Regency Park
20171 Autumn Oak Place
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by groundcover, trees, shrubs, and the swale that runs along the entire park. These areas are maintained by the parks landscape contractor.

1.1 Groundcover Maintenance

This pertains to the 30,248 sq. ft. of vegetation that acts as groundcover. The reasoning behind the vegetation growth is to prevent dirt from washing into the swale during rain or rain runoff.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

1.2 Shrub Gardens

The shrubs area consists of hillside that is located around the northern walls and southern wall from the Dog Park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

1.3 Trees

This pertains to the over health and appearance of the trees located on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

1.4 Swale

This area pertains to the drain that runs along the 950 linear feet of park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.0 STRUCTURAL DETAIL

This detail is based on the structures on this site that consist of the Playground, Gazebos and Shade Structure.

2.1 Gazebos

There are 2-Gazebos at this location; each with 3-Picnic Tables and Trash Can.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.2 Shade Structure

The shade structure is in the center of the park with 3-Picnic Tables.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.3 Playground

The Playground is labeled for the age group of 5 -12 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.4 Dog Park

This area pertains to the 12,177sqft. of DG that is split into two separate sections: Large Dogs and Small Dogs.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.5 Fencing

Most of this park is enclosed by chain link fencing. The Dog Park sectionals are also enclosed by black vinyl coated fencing.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

3.0 PARK ASSETS

This category consists of park assets that require maintenance or servicing.

3.1 Basketball Court

This park contains 2-half courts with 2-hoops on a concrete surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

3.2 Picnic Tables and Benches

The Picnic Tables are in Gazebos, and Shade Structure

The Benches are located around the Playground, East Walkway, Large Dog Park, Small Dog Park

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

3.3 Trash Cans

The Trash Cans are in the Gazebos, Shade Structure, and Large Dog Park

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

3.4 Dog Bag Dispenser

The Dispensers are at the Autumn Oak entrance, and Small Dog Park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

Malaga Park
32308 Mission Trial
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by groundcover, trees, shrubs, and bark. This detail also includes the DG walkway. This location is maintained by the parks landscape contractor.

1.1 Groundcover and Tree Maintenance

This pertains to the Plants and Trees located throughout the park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

1.2 Shrub Gardens

The shrubs area is located along south perimeter of park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

1.3 DG Walkway

The pathway crosses through the center of the park starting on Wildomar Road leading up to Mission Trial.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.0 STRUCTURAL DETAIL

This section pertains to the Shade Structures and Concrete Sign on this park site.

2.1 Shade Structures

There are two standalone wooden pergolas.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.2 Signage

This pertains to the curved concrete sign on the corner of Wildomar Road and Malaga.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.3 Fencing

This is pertaining to the wooden post and rope fencing along the Malaga Street.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

3.0 PARK ASSETS

This category consists of park benches, trash containers and other features. These items are serviced by the janitorial contractor.

3.1 Benches and Trash Cans

The benches and trash containers are located under each wooden pergola.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

3.2 Little Free Library

The little free library is located next to the southern shade structure.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

ATTACHMENT B

Measure Z Oversight Advisory Committee
July 2023 - June 2024

Wildomar parks annual inspections
conducted by the presiding committee members:

James Howey

City of Wildomar
Measure Z Oversight Advisory Committee

Wildomar Parks
Annual Inspection Guide

2023 / 2024

Nolan King - Chair
Sergio Rodriguez - Vice Chair
Kristi Bergdahl - Committee Member
James Howey - Committee Member
Timothy Underdown - Committee Member

Marna O'Brien Park
20505 Palomar Street
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by turf, trees, shrubs, and bark. This detail also includes the baseball diamonds and dugouts. Majority of these locations are maintained by the parks landscape contractor.

1.1 Turf Maintenance

"Field" turf used by baseball, football, and soccer leagues.
"Park" turf found alongside the Gazebos and Tot lots.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

1.2 Shrub Gardens

The shrub gardens are located throughout perimeter of the park and parking lot.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments: Shrubs look great overall there are just some that are brown on the side of the street.

_____

1.3 Trees

This section pertains to the overall health and appearance of the trees on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

1.4 Baseball Diamonds / Dugouts / Bleachers

There are 3-Baseball Diamonds; each with 2-Dugout and spectator bleachers.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.0 STRUCTURAL DETAIL

The structural detail pertains to the building located in the center of the park. The building contains two restrooms, a snack bar, and picnic benches. Also included in this detail are 3-Gazebos, Playground and Water Tower.

2.1 Building Appearance

This pertains to the overall appearance of the building such as paint, doors, benches, stainless roll-up doors, vents, and rain gutters.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: The building for the bathrooms could use some paint touch-up (minor peeling around bulding and in ladies restroom).

2.2 Restrooms

Men's: 2-stalls and 1- urinal with 2-sinks
Women's: 3-stalls with 2-sinks

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: I inspected the ladies room only. Could use a paint touch up.

2.3 Snack Bar Area

This area contains 2-roll up doors with counter tops and 4-Picnic Tables / Benches.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Items are there.

2.4 Gazebos

There are 3-Gazebos at this location; each with 2-Picnic Tables w/ Benches, BBQ's, and Trash Can.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Picnic tables have some sun damage, but otherwise the gazebos and benches are well maintained

2.5 Playground

The Playground is for the age group of 2-5 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: The playground sign states 5-12 years old. Also, peeling on the playground and black stains on slides. I went at night so that's what I could see.

2.6 Water Tower

The Water Tower is in the center of the parking lot in front of the building structure.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Looks great.

2.7 Fencing

This consists of the vinyl fencing located along Palomar Street.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:

3.0 PARK ASSETS

This category consists of park play equipment, water fountains, benches and trash containers. Most of these items are serviced by the janitorial contractor.

3.1 Basketball Courts

This park contains 2-courts with 4-hoops on a Plexi-pave surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:

3.2 Exercise Equipment

This location has 3-exercise devices around the Park Turf area.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: _____

_____

3.3 Parking Lot

The parking lot has two entrances from Palomar and may hold up to 149 vehicles.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: _____

_____

3.4 Light Poles

The 71 light poles vary from 14 -20 feet tall with a plastic base cover. The poles are located throughout the park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: I went at 7pm, so it was hard to see, I wasn't able to count all the lights (many were off).

_____

3.5 Picnic Tables and Benches

The Picnic Table are in the Gazebos, Snack Bar, and Park Turf.
The Bench are located around the Basketball Court, and Playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: _____

_____

3.6 Drinking Fountains

The drinking fountains are located by the Snack Bar and Basketball Courts.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: _____

_____

3.7 Trash Cans

The Trash Cans are located at the Gazebos, Playground, Snack Bar, Basketball Court and Field Turf walkway.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: _____

_____

3.8 Dog Bag Dispenser

There are 3 – Dispensers in this park which are located around the Field Turf walkway.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: I was one by the little library, but otherwise I walked the area and I couldn't see the other two.

At 7 pm it's hard to see the entire park.

3.9 Little Free Library

The little free library is located between the parking lot and basketball courts.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Great condition.

_____

Windsong Park
35459 Prairie Road
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by turf, trees, shrubs, and bark. This detail also includes the creek behind the chain link fence on the west side of the park. These areas are maintained by the parks landscape contractor.

1.1 Turf Maintenance

The turf at this park site is irrigated with reclaimed / recycled water from EVMWD.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

1.2 Shrub Gardens

The Shrub Gardens are located on the perimeter of this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments: I asked a resident who lives across the park, and they would like more shrubs, looks bare.

_____

1.3 Trees

This section pertains to the overall health and appearance of the tree on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

1.4 Creek Garden

This area is not accessible to the public. It is sectioned off by 450 linear feet of fencing.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments: I went at 6:30 pm and it was hard to see. I asked a resident who goes often and they stated they never really noticed it.

2.0 STRUCTURAL DETAIL

This detail is based on the structures that are on this park location which consists of the Playground and 3-Gazebos.

2.1 Gazebos

There are 3-Gazebos at this location, Picnic Tables, BBQ's, and Trash Can. The Gazebo closest to the creek has 2-BBQ grills but does not contain any Picnic Tables to reduce vandalism and after hours usage.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: _____

_____

2.2 Playground

The playground is for the age group of 2-5 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: I couldn't see anything. The park only had two lights at 6:30 pm.

_____

2.3 Trash Cans

The Trash Cans are in each of the Gazebos.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Resident states trash cans look great.

_____

2.4 Fencing

This Park location is sectioned off by chain link fencing. This detail consists of 450 linear feet that separate the west side creek, and 41 linear feet at the south entry.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Resident states the fencing is in good condition.

_____

3.0 PARK ASSETS

This category consists of park play equipment, benches, tables, and landscape features. Most of these items are serviced by the janitorial contractor.

3.1 Basketball Court

This park contains 1-court with 2-hoops on a Plexi-pave surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: The resident states they can't see at night so they can't use the court.

3.2 Light Poles

The 3-light poles on this location are 14ft tall and require a plastic base cover. The poles are found on the west side along the fence line.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Only two lights were on.

3.3 Picnic Tables and Benches

The Picnic Table are in the Gazebos.
The Bench are located at the North Entry, and South of Playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:

3.4 Dog Bag Dispenser

There are 2 – Dispensers in this that are located at each entrance.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Resident would like more signs to keep dog on leash (dog was attacked by pitbull). Also, people speed on this street and it's dangerous. Resident suggests a speed limit sign.

3.5 Rocks

Surrounding the east side (Prairie Road) of this park location. There are 38 rocks that act as décor and safety barrier.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Could not see, was unable to count all rocks but the rocks that I could see looked great, and the resident likes the rocks.

3.6 Little Free Library

The little free library is located under the sycamore tree north of the playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: Resident states it's often vandalized, but right now it looks excellent.

Heritage Regency Park
20171 Autumn Oak Place
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by groundcover, trees, shrubs, and the swale that runs along the entire park. These areas are maintained by the parks landscape contractor.

1.1 Groundcover Maintenance

This pertains to the 30,248 sq. ft. of vegetation that acts as groundcover. The reasoning behind the vegetation growth is to prevent dirt from washing into the swale during rain or rain runoff.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

1.2 Shrub Gardens

The shrubs area consists of hillside that is located around the northern walls and southern wall from the Dog Park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

1.3 Trees

This pertains to the over health and appearance of the trees located on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

1.4 Swale

This area pertains to the drain that runs along the 950 linear feet of park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.0 STRUCTURAL DETAIL

This detail is based on the structures on this site that consist of the Playground, Gazebos and Shade Structure.

2.1 Gazebos

There are 2-Gazebos at this location; each with 3-Picnic Tables and Trash Can.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.2 Shade Structure

The shade structure is in the center of the park with 3-Picnic Tables.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.3 Playground

The Playground is labeled for the age group of 5 -12 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.4 Dog Park

This area pertains to the 12,177sqft. of DG that is split into two separate sections: Large Dogs and Small Dogs.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.5 Fencing

Most of this park is enclosed by chain link fencing. The Dog Park sectionals are also enclosed by black vinyl coated fencing.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

3.0 PARK ASSETS

This category consists of park assets that require maintenance or servicing.

3.1 Basketball Court

This park contains 2-half courts with 2-hoops on a concrete surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

3.2 Picnic Tables and Benches

The Picnic Tables are in Gazebos, and Shade Structure

The Benches are located around the Playground, East Walkway, Large Dog Park, Small Dog Park

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

3.3 Trash Cans

The Trash Cans are in the Gazebos, Shade Structure, and Large Dog Park

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments:_____

_____

3.4 Dog Bag Dispenser

The Dispensers are at the Autumn Oak entrance, and Small Dog Park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

Malaga Park
32308 Mission Trial
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by groundcover, trees, shrubs, and bark. This detail also includes the DG walkway. This location is maintained by the parks landscape contractor.

1.1 Groundcover and Tree Maintenance

This pertains to the Plants and Trees located throughout the park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

1.2 Shrub Gardens

The shrubs area is located along south perimeter of park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

1.3 DG Walkway

The pathway crosses through the center of the park starting on Wildomar Road leading up to Mission Trial.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.0 STRUCTURAL DETAIL

This section pertains to the Shade Structures and Concrete Sign on this park site.

2.1 Shade Structures

There are two standalone wooden pergolas.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.2 Signage

This pertains to the curved concrete sign on the corner of Wildomar Road and Malaga.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

2.3 Fencing

This is pertaining to the wooden post and rope fencing along the Malaga Street.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

3.0 PARK ASSETS

This category consists of park benches, trash containers and other features. These items are serviced by the janitorial contractor.

3.1 Benches and Trash Cans

The benches and trash containers are located under each wooden pergola.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

3.2 Little Free Library

The little free library is located next to the southern shade structure.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◯	◯	◯	◯

Comments:_____

_____

ATTACHMENT C

Measure Z Oversight Advisory Committee
July 2023 - June 2024

Wildomar parks annual inspections
conducted by the presiding committee members:

Timothy Underdown

City of Wildomar
Measure Z Oversight Advisory Committee

Wildomar Parks
Annual Inspection Guide

2023 / 2024

Nolan King - Chair
Sergio Rodriguez - Vice Chair
Kristi Bergdahl - Committee Member
James Howey - Committee Member
Timothy Underdown - Committee Member

Marna O'Brien Park
20505 Palomar Street
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by turf, trees, shrubs, and bark. This detail also includes the baseball diamonds and dugouts. Majority of these locations are maintained by the parks landscape contractor.

1.1 Turf Maintenance

"Field" turf used by baseball, football, and soccer leagues.
"Park" turf found alongside the Gazebos and Tot lots.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	◉	○	○

Comments: Lots of dead areas

1.2 Shrub Gardens

The shrub gardens are located throughout perimeter of the park and parking lot.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:

1.3 Trees

This section pertains to the overall health and appearance of the trees on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:

1.4 Baseball Diamonds / Dugouts / Bleachers

There are 3-Baseball Diamonds; each with 2-Dugout and spectator bleachers.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:

2.0 STRUCTURAL DETAIL

The structural detail pertains to the building located in the center of the park. The building contains two restrooms, a snack bar, and picnic benches. Also included in this detail are 3-Gazebos, Playground and Water Tower.

2.1 Building Appearance

This pertains to the overall appearance of the building such as paint, doors, benches, stainless roll-up doors, vents, and rain gutters.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	◉	○	○

Comments: Plaque missing on wall, needs paint if there are no plans to replace.

2.2 Restrooms

Men's: 2-stalls and 1- urinal with 2-sinks
Women's: 3-stalls with 2-sinks

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: Womans restromm has out of order sign.

2.3 Snack Bar Area

This area contains 2-roll up doors with counter tops and 4-Picnic Tables / Benches.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	◉	○	○

Comments: Paint is chipping on concesion stand counter, needs paint.

2.4 Gazebos

There are 3-Gazebos at this location; each with 2-Picnic Tables w/ Benches, BBQ's, and Trash Can.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:

2.5 Playground

The Playground is for the age group of 2-5 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: _____

_____

2.6 Water Tower

The Water Tower is in the center of the parking lot in front of the building structure.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: _____

_____

2.7 Fencing

This consists of the vinyl fencing located along Palomar Street.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: _____

_____

3.0 PARK ASSETS

This category consists of park play equipment, water fountains, benches and trash containers. Most of these items are serviced by the janitorial contractor.

3.1 Basketball Courts

This park contains 2-courts with 4-hoops on a Plexi-pave surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: _____

_____

3.2 Exercise Equipment

This location has 3-exercise devices around the Park Turf area.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.3 Parking Lot

The parking lot has two entrances from Palomar and may hold up to 149 vehicles.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	◉	○	○

Comments: Disabled parking spots need paint.

_____

3.4 Light Poles

The 71 light poles vary from 14 -20 feet tall with a plastic base cover. The poles are located throughout the park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.5 Picnic Tables and Benches

The Picnic Table are in the Gazebos, Snack Bar, and Park Turf.
The Bench are located around the Basketball Court, and Playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.6 Drinking Fountains

The drinking fountains are located by the Snack Bar and Basketball Courts.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	◉	○	○

Comments: 3 out of 4 work.

_____

3.7 Trash Cans

The Trash Cans are located at the Gazebos, Playground, Snack Bar, Basketball Court and Field Turf walkway.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.8 Dog Bag Dispenser

There are 3 – Dispensers in this park which are located around the Field Turf walkway.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.9 Little Free Library

The little free library is located between the parking lot and basketball courts.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

Windsong Park
35459 Prairie Road
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by turf, trees, shrubs, and bark. This detail also includes the creek behind the chain link fence on the west side of the park. These areas are maintained by the parks landscape contractor.

1.1 Turf Maintenance

The turf at this park site is irrigated with reclaimed / recycled water from EVMWD.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

1.2 Shrub Gardens

The Shrub Gardens are located on the perimeter of this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

1.3 Trees

This section pertains to the overall health and appearance of the tree on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

1.4 Creek Garden

This area is not accessible to the public. It is sectioned off by 450 linear feet of fencing.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.0 STRUCTURAL DETAIL

This detail is based on the structures that are on this park location which consists of the Playground and 3-Gazebos.

2.1 Gazebos

There are 3-Gazebos at this location, Picnic Tables, BBQ's, and Trash Can. The Gazebo closest to the creek has 2-BBQ grills but does not contain any Picnic Tables to reduce vandalism and after hours usage.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.2 Playground

The playground is for the age group of 2-5 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.3 Trash Cans

The Trash Cans are in each of the Gazebos.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.4 Fencing

This Park location is sectioned off by chain link fencing. This detail consists of 450 linear feet that separate the west side creek, and 41 linear feet at the south entry.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.0 PARK ASSETS

This category consists of park play equipment, benches, tables, and landscape features. Most of these items are serviced by the janitorial contractor.

3.1 Basketball Court

This park contains 1-court with 2-hoops on a Plexi-pave surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.2 Light Poles

The 3-light poles on this location are 14ft tall and require a plastic base cover. The poles are found on the west side along the fence line.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.3 Picnic Tables and Benches

The Picnic Table are in the Gazebos.
The Bench are located at the North Entry, and South of Playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.4 Dog Bag Dispenser

There are 2 – Dispensers in this that are located at each entrance.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.5 Rocks

Surrounding the east side (Prairie Road) of this park location. There are 38 rocks that act as décor and safety barrier.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.6 Little Free Library

The little free library is located under the sycamore tree north of the playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

Heritage Regency Park
20171 Autumn Oak Place
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by groundcover, trees, shrubs, and the swale that runs along the entire park. These areas are maintained by the parks landscape contractor.

1.1 Groundcover Maintenance

This pertains to the 30,248 sq. ft. of vegetation that acts as groundcover. The reasoning behind the vegetation growth is to prevent dirt from washing into the swale during rain or rain runoff.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

1.2 Shrub Gardens

The shrubs area consists of hillside that is located around the northern walls and southern wall from the Dog Park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

1.3 Trees

This pertains to the over health and appearance of the trees located on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

1.4 Swale

This area pertains to the drain that runs along the 950 linear feet of park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

2.0 STRUCTURAL DETAIL

This detail is based on the structures on this site that consist of the Playground, Gazebos and Shade Structure.

2.1 Gazebos

There are 2-Gazebos at this location; each with 3-Picnic Tables and Trash Can.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	◉	○	○	○

Comments: Gazebos need paint sanded and restained.
***Meant to mark Below Average but could not change it.

_____

2.2 Shade Structure

The shade structure is in the center of the park with 3-Picnic Tables.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.3 Playground

The Playground is labeled for the age group of 5 -12 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	◉	○	○

Comments: Needs shade cover.

_____

2.4 Dog Park

This area pertains to the 12,177sqft. of DG that is split into two separate sections: Large Dogs and Small Dogs.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.5 Fencing

Most of this park is enclosed by chain link fencing. The Dog Park sectionals are also enclosed by black vinyl coated fencing.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.0 PARK ASSETS

This category consists of park assets that require maintenance or servicing.

3.1 Basketball Court

This park contains 2-half courts with 2-hoops on a concrete surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.2 Picnic Tables and Benches

The Picnic Tables are in Gazebos, and Shade Structure
The Benches are located around the Playground, East Walkway, Large Dog Park, Small Dog Park

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	◉	○	○

Comments: Table damaged by dog park._____

_____

3.3 Trash Cans

The Trash Cans are in the Gazebos, Shade Structure, and Large Dog Park

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.4 Dog Bag Dispenser

The Dispensers are at the Autumn Oak entrance, and Small Dog Park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

Malaga Park
32308 Mission Trial
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by groundcover, trees, shrubs, and bark. This detail also includes the DG walkway. This location is maintained by the parks landscape contractor.

1.1 Groundcover and Tree Maintenance

This pertains to the Plants and Trees located throughout the park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

1.2 Shrub Gardens

The shrubs area is located along south perimeter of park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

1.3 DG Walkway

The pathway crosses through the center of the park starting on Wildomar Road leading up to Mission Trial.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.0 STRUCTURAL DETAIL

This section pertains to the Shade Structures and Concrete Sign on this park site.

2.1 Shade Structures

There are two standalone wooden pergolas.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.2 Signage

This pertains to the curved concrete sign on the corner of Wildomar Road and Malaga.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.3 Fencing

This is pertaining to the wooden post and rope fencing along the Malaga Street.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.0 PARK ASSETS

This category consists of park benches, trash containers and other features. These items are serviced by the janitorial contractor.

3.1 Benches and Trash Cans

The benches and trash containers are located under each wooden pergola.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.2 Little Free Library

The little free library is located next to the southern shade structure.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

ATTACHMENT D

Measure Z Oversight Advisory Committee
July 2023 - June 2024

Wildomar parks annual inspections
conducted by the presiding committee members:

Sergio Rodriguez

City of Wildomar
Measure Z Oversight Advisory Committee

Wildomar Parks
Annual Inspection Guide

2023 / 2024

Nolan King - Chair
Sergio Rodriguez - Vice Chair
Kristi Bergdahl - Committee Member
James Howey - Committee Member
Timothy Underdown - Committee Member

Marna O'Brien Park
20505 Palomar Street
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by turf, trees, shrubs, and bark. This detail also includes the baseball diamonds and dugouts. Majority of these locations are maintained by the parks landscape contractor.

1.1 Turf Maintenance

"Field" turf used by baseball, football, and soccer leagues.
"Park" turf found alongside the Gazebos and Tot lots.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

1.2 Shrub Gardens

The shrub gardens are located throughout perimeter of the park and parking lot.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

1.3 Trees

This section pertains to the overall health and appearance of the trees on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

1.4 Baseball Diamonds / Dugouts / Bleachers

There are 3-Baseball Diamonds; each with 2-Dugout and spectator bleachers.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.0 STRUCTURAL DETAIL

The structural detail pertains to the building located in the center of the park. The building contains two restrooms, a snack bar, and picnic benches. Also included in this detail are 3-Gazebos, Playground and Water Tower.

2.1 Building Appearance

This pertains to the overall appearance of the building such as paint, doors, benches, stainless roll-up doors, vents, and rain gutters.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: _____

_____

2.2 Restrooms

Men's: 2-stalls and 1- urinal with 2-sinks
Women's: 3-stalls with 2-sinks

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: _____

_____

2.3 Snack Bar Area

This area contains 2-roll up doors with counter tops and 4-Picnic Tables / Benches.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: _____

_____

2.4 Gazebos

There are 3-Gazebos at this location; each with 2-Picnic Tables w/ Benches, BBQ's, and Trash Can.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: _____

_____

2.5 Playground

The Playground is for the age group of 2-5 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: _____

_____

2.6 Water Tower

The Water Tower is in the center of the parking lot in front of the building structure.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: _____

_____

2.7 Fencing

This consists of the vinyl fencing located along Palomar Street.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: _____

_____

3.0 PARK ASSETS

This category consists of park play equipment, water fountains, benches and trash containers. Most of these items are serviced by the janitorial contractor.

3.1 Basketball Courts

This park contains 2-courts with 4-hoops on a Plexi-pave surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	○

Comments: _____

_____

3.2 Exercise Equipment

This location has 3-exercise devices around the Park Turf area.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.3 Parking Lot

The parking lot has two entrances from Palomar and may hold up to 149 vehicles.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

3.4 Light Poles

The 71 light poles vary from 14 -20 feet tall with a plastic base cover. The poles are located throughout the park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

3.5 Picnic Tables and Benches

The Picnic Table are in the Gazebos, Snack Bar, and Park Turf.
The Bench are located around the Basketball Court, and Playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.6 Drinking Fountains

The drinking fountains are located by the Snack Bar and Basketball Courts.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

3.7 Trash Cans

The Trash Cans are located at the Gazebos, Playground, Snack Bar, Basketball Court and Field Turf walkway.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: _____

_____

3.8 Dog Bag Dispenser

There are 3 – Dispensers in this park which are located around the Field Turf walkway.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: Dispensers are full and maintained.

_____

3.9 Little Free Library

The little free library is located between the parking lot and basketball courts.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: _____

_____

Windsong Park
35459 Prairie Road
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by turf, trees, shrubs, and bark. This detail also includes the creek behind the chain link fence on the west side of the park. These areas are maintained by the parks landscape contractor.

1.1 Turf Maintenance

The turf at this park site is irrigated with reclaimed / recycled water from EVMWD.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

1.2 Shrub Gardens

The Shrub Gardens are located on the perimeter of this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

1.3 Trees

This section pertains to the overall health and appearance of the tree on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

1.4 Creek Garden

This area is not accessible to the public. It is sectioned off by 450 linear feet of fencing.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

2.0 STRUCTURAL DETAIL

This detail is based on the structures that are on this park location which consists of the Playground and 3-Gazebos.

2.1 Gazebos

There are 3-Gazebos at this location, Picnic Tables, BBQ's, and Trash Can. The Gazebo closest to the creek has 2-BBQ grills but does not contain any Picnic Tables to reduce vandalism and after hours usage.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

2.2 Playground

The playground is for the age group of 2-5 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

2.3 Trash Cans

The Trash Cans are in each of the Gazebos.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

2.4 Fencing

This Park location is sectioned off by chain link fencing. This detail consists of 450 linear feet that separate the west side creek, and 41 linear feet at the south entry.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

3.0 PARK ASSETS

This category consists of park play equipment, benches, tables, and landscape features. Most of these items are serviced by the janitorial contractor.

3.1 Basketball Court

This park contains 1-court with 2-hoops on a Plexi-pave surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: _____

_____

3.2 Light Poles

The 3-light poles on this location are 14ft tall and require a plastic base cover. The poles are found on the west side along the fence line.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: _____

_____

3.3 Picnic Tables and Benches

The Picnic Table are in the Gazebos.
The Bench are located at the North Entry, and South of Playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: _____

_____

3.4 Dog Bag Dispenser

There are 2 – Dispensers in this that are located at each entrance.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: Dispensers are full and maintained.

_____

3.5 Rocks

Surrounding the east side (Prairie Road) of this park location. There are 38 rocks that act as décor and safety barrier.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

3.6 Little Free Library

The little free library is located under the sycamore tree north of the playground.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

Heritage Regency Park
20171 Autumn Oak Place
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by groundcover, trees, shrubs, and the swale that runs along the entire park. These areas are maintained by the parks landscape contractor.

1.1 Groundcover Maintenance

This pertains to the 30,248 sq. ft. of vegetation that acts as groundcover. The reasoning behind the vegetation growth is to prevent dirt from washing into the swale during rain or rain runoff.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

1.2 Shrub Gardens

The shrubs area consists of hillside that is located around the northern walls and southern wall from the Dog Park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

1.3 Trees

This pertains to the over health and appearance of the trees located on this park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

1.4 Swale

This area pertains to the drain that runs along the 950 linear feet of park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: Some standing water

2.0 STRUCTURAL DETAIL

This detail is based on the structures on this site that consist of the Playground, Gazebos and Shade Structure.

2.1 Gazebos

There are 2-Gazebos at this location; each with 3-Picnic Tables and Trash Can.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:

2.2 Shade Structure

The shade structure is in the center of the park with 3-Picnic Tables.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:

2.3 Playground

The Playground is labeled for the age group of 5 -12 years old.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:

2.4 Dog Park

This area pertains to the 12,177sqft. of DG that is split into two separate sections: Large Dogs and Small Dogs.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments: Starting to show some wear and tear, but still acceptable for a dog park.

2.5 Fencing

Most of this park is enclosed by chain link fencing. The Dog Park sectionals are also enclosed by black vinyl coated fencing.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

3.0 PARK ASSETS

This category consists of park assets that require maintenance or servicing.

3.1 Basketball Court

This park contains 2-half courts with 2-hoops on a concrete surface.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

3.2 Picnic Tables and Benches

The Picnic Tables are in Gazebos, and Shade Structure
The Benches are located around the Playground, East Walkway, Large Dog Park, Small Dog Park

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	◉	○

Comments:_____

_____

3.3 Trash Cans

The Trash Cans are in the Gazebos, Shade Structure, and Large Dog Park

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

3.4 Dog Bag Dispenser

The Dispensers are at the Autumn Oak entrance, and Small Dog Park.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: Dispensers are full and maintained.

Malaga Park
32308 Mission Trial
Wildomar, CA. 92595

1.0 LANDSCAPE DETAIL

The landscape detail consists of areas that are covered by groundcover, trees, shrubs, and bark. This detail also includes the DG walkway. This location is maintained by the parks landscape contractor.

1.1 Groundcover and Tree Maintenance

This pertains to the Plants and Trees located throughout the park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

1.2 Shrub Gardens

The shrubs area is located along south perimeter of park site.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

1.3 DG Walkway

The pathway crosses through the center of the park starting on Wildomar Road leading up to Mission Trial.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments:_____

_____

2.0 STRUCTURAL DETAIL

This section pertains to the Shade Structures and Concrete Sign on this park site.

2.1 Shade Structures

There are two standalone wooden pergolas.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: _____

_____

2.2 Signage

This pertains to the curved concrete sign on the corner of Wildomar Road and Malaga.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: _____

_____

2.3 Fencing

This is pertaining to the wooden post and rope fencing along the Malaga Street.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: _____

_____

3.0 PARK ASSETS

This category consists of park benches, trash containers and other features. These items are serviced by the janitorial contractor.

3.1 Benches and Trash Cans

The benches and trash containers are located under each wooden pergola.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: _____

_____

3.2 Little Free Library

The little free library is located next to the southern shade structure.

	Poor	Below Average	Average	Excellent
Please rate the overall appearance and maintenace.	○	○	○	◉

Comments: Library has books this time! _____

_____

ANNUAL FINANCIAL SUMMARY

Total Measure Z revenues for FY 2023-24 were $372,687, a decrease of $13,995 from last year's $386,682. The expenditures were $382,585, which is a decrease of $126,487 from $509,072. The decrease in expenditures is primarily due to the removal of special events from Measure Z and the utilization of the park maintenance portion of CFD assessments.

The fund balance on June 30, 2024, was -$33,562, a decrease of $9,898 from last year's -$23,664.

The following Audited Financial Statements were prepared by the City's external auditors Roger, Anderson, Malody & Scott, LLP.

WILDOMAR MEASURE Z PARK FUND
CITY OF WILDOMAR, CALIFORNIA

FUND FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2024

Prepared By:

The City of Wildomar
Finance Department

City of Wildomar
Wildomar Measure Z Park Fund
Fund Financial Statements

For the year ended June 30, 2024

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ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

PARTNERS
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
Bradferd A. Welebir, CPA, MBA, CGMA
Jenny W. Liu, CPA, MST
Gardenya Duran, CPA, CGMA
Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)
Terry P. Shea, CPA (Partner Emeritus)

MANAGERS / STAFF
Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA
Monica Wysocki, CPA
Jacob Weatherbie, CPA, MSA
Bolim Han, CPA, MAcc
Anny Gonzalez, CPA

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Independent Auditor's Report

To the Honorable Mayor and Members
of the City Council
City of Wildomar, California

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Measure Z Park Fund (the Fund), a special revenue fund of the City of Wildomar, California, as of and for the year ended June 30, 2024, and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Fund as of June 30, 2024, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Fund, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Measure Z Special Revenue Fund and do not purport to, and do not, present fairly the financial position of the City of Wildomar, California, as of June 30, 2024, or the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the fund financial statements. Such missing information, although not a part of the fund financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the fund financial statements in an appropriate operational, economic, or historical context. Our opinion on the fund financial statements is not affected by this missing information.

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents, be presented to supplement the fund financial statements. Such information is the responsibility of management and, although not a part of the fund financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the fund financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the fund financial statements, and other knowledge we obtained during our audit of the fund financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 26, 2024, on our consideration of the Fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Fund's internal control over financial reporting and compliance.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
November 26, 2024

FUND FINANCIAL STATEMENTS

Balance Sheet
Governmental Fund
June 30, 2024

ASSETS		
Due from other governments	$	14,228
Total assets	$	14,228
LIABILITIES		
Accounts payable	$	33,740
Accrued liabilities		4,748
Due to other funds		9,302
Total liabilities		47,790
FUND BALANCE (DEFICIT)		
Restricted for:		
Culture and recreation		(33,562)
Total fund balance		(33,562)
Total liabilities and fund balance	$	14,228

The accompanying notes are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Fund
For the year ended June 30, 2024

REVENUES		
Intergovernmental	$	361,916
Charges for services		10,771
Total revenues		372,687
EXPENDITURES		
Current:		
Culture and recreation		374,049
Debt service:		
Principal retirement		862
Interest		768
Capital outlay		6,906
Total expenditures		382,585
Net change in fund balance		(9,898)
FUND BALANCE (DEFICIT)		
Beginning of year		(23,664)
End of year	$	(33,562)

The accompanying notes are an integral part of this statement.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of the Reporting Entity

The Wildomar Measure Z Park Fund (the Fund) was established on November 6, 2012, pursuant to voter-approved annual parcel assessment to assist in the funding of park operations and related activities. On February 13, 2013, the City Council approved Resolution 2013-5 establishing the Measure Z Oversight and Advisory Committee and appointing 5 residents as committee members.

The Measure Z Park Fund is included as a special revenue fund of the City of Wildomar (the City) and, accordingly, the accompanying fund financial statements are included as a special revenue fund of the fund financial statements prepared by the City. The accompanying financial statements are intended to reflect the financial position of operations for the Measure Z Park Fund, under the *current financial resources* measurement focus and the modified accrual basis of accounting only and do not purport to, and do not, present the financial position of the City of Wildomar, California. Separate financial statements are prepared for the City of Wildomar, and may be obtained from the City.

B. Measurement Focus, Basis of Accounting and Financial Statements Presentation

Governmental fund financial statements are reported using the *current financial resources* measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

C. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Fund Balance

Cash and Investments

The Fund currently pools it cash and investments with the City of Wildomar and follows the City's investment policies. The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. For financial statement presentation purposes, cash and investments are shown as both restricted and unrestricted cash and investments in the governmental funds.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Fund Balance (continued)

Investments are reported at fair value. The City's policy is to hold investments until maturity or until market values equal or exceed cost. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

Deferred Outflows/Inflows of Resources

In addition to assets, the balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. Currently, the Fund does not report any deferred outflows of resources.

In addition to liabilities, the balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Currently, the Fund does not report any deferred inflows of resources.

Fund Balance

In the fund financial statements, government funds report the following fund balance classification:

Nonspendable include amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted include amounts that are constrained on the use of resources by either, (a) external creditors, grantors, contributions, or laws of regulations of other governments or (b) by law through constitutional provisions or enabling legislation.

Committed include amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest authority, the City Council. The formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution.

Assigned include amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. The City Manager is authorized to assign amounts to a specific purpose, which was established by the governing body in Resolution No. 2011-32 approved on June 21, 2011.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Fund Balance (continued)

Unassigned include the residual amounts that have not been restricted, committed, or assigned to specific purposes.

When both restricted and unrestricted resources are available for use, it is the Fund's policy to use restricted resources first, and then unrestricted resources as they are needed. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is used first, followed by assigned fund balance. Unassigned fund balance is applied last.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and deferred outflows/inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reported period. Actual results could differ from those estimates.

Functional Classifications

Expenditures of the governmental funds are classified by function. Functional classifications are defined as follows:

- ***Culture and Recreation*** which includes activities which provide recreation, cultural and educational services.

Encumbrances

Encumbrances are estimations of costs related to unperformed contracts for goods and services. These commitments are recorded for budgetary control purposes in the fund. Encumbrances represent the estimated amount of the expenditure ultimately to result if unperformed contracts in process at year-end are completed. They do not constitute expenditures or estimated liabilities.

Budget Basis of Accounting

Budgets for governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Fund Balance (continued)

Lease expenditure

The Fund currently makes lease principal and interest payments. See the City's notes for details.

2) CASH AND INVESTMENTS

The Measure Z Park Fund's cash is pooled with the City of Wildomar's cash and investments in order to generate optimum interest earnings. The information required by accounting standards related to authorized investments, credit risk, etc. is available in the annual comprehensive financial report of the City. Currently, the Fund has a cash deficit of $9,302 in pooled cash and investments, which is reported as due to other funds.

3) FAIR VALUE MEASUREMENTS

Accounting standards currently provide the framework for measuring fair value. The framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value with Level 1 given the highest priority and Level 3 the lowest priority. The three levels of the fair value hierarchy are as follows:

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the organization has the ability to access at the measurement date.

Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. Level 2 inputs include the following:

- Quoted prices for similar assets or liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in markets that are not active.
- Inputs other than quoted prices that are observable for the asset or liability (for example, interest rates and yield curves observable at commonly quoted intervals, volatilities, prepayment speeds, loss severities, credit risks, and default rates).
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means (market-corroborated inputs).

Level 3 inputs are unobservable inputs for the asset or liability.

3) FAIR VALUE MEASUREMENTS (continued)

As explained in Note 2, the Measure Z Fund has its investments pooled with the City. The cash and investments reflected is a portion of the City's overall cash and investments. Refer to the City's financial statements for additional information relating to categorization of investment types.

4) COMMITMENTS AND CONTINGENCIES

As of June 30, 2024, in the opinion of the City's Administration, there are no outstanding matters which would have a significant effect on the financial condition of the Measure Z Park Fund.

REQUIRED SUPPLEMENTARY INFORMATION

Notes to Required Supplementary Information
For the year ended June 30, 2024

Budgetary Comparison Information

General Budget Policies

The City Council approves each year's budget prior to the beginning of the new fiscal year. Public hearings are conducted prior to its adoption by the Council. Supplemental appropriations, where required during the period, are also approved by the Council. In most cases, expenditures may not exceed appropriations at the function level. At fiscal year-end, all operating budget appropriations lapse. The following functions had expenditures which exceeded budgeted appropriations:

	Final budget	Actual amount	Variance
Debt service:			
Principal retirement	$ -	$ 862	$ (862)
Interest	-	768	(768)

Encumbrances

Encumbrances are estimations of costs related to unperformed contracts for goods and services. These commitments are recorded for budgetary control purposes in the fund. Encumbrances represent the estimated amount of the expenditure ultimately to result if unperformed contracts in process at year-end are completed. They do not constitute expenditures or estimated liabilities.

Budget Basis of Accounting

Budgets for governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).

Budgetary Comparison Schedule
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary fund balance, beginning of year	$ (23,664)	$ (23,664)	$ (23,664)	$ -
Resources (Inflows):				
Intergovernmental	404,000	404,000	361,916	(42,084)
Charges for services	12,100	12,100	10,771	(1,329)
Investment earnings	100	100	-	(100)
Amounts available for appropriations	392,536	392,536	349,023	(43,513)
Charges to Appropriations (Outflows):				
Current:				
Culture and recreation	382,700	386,100	374,049	12,051
Debt service:				
Principal retirement	-	-	862	(862)
Interest	-	-	768	(768)
Capital outlay	7,500	7,500	6,906	594
Total charges to appropriations	390,200	393,600	382,585	11,015
Budgetary fund balance, end of year	$ 2,336	$ (1,064)	$ (33,562)	$ (32,498)

ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

PARTNERS
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
Bradferd A. Welebir, CPA, MBA, CGMA
Jenny W. Liu, CPA, MST
Gardenya Duran, CPA, CGMA
Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)
Terry P. Shea, CPA (Partner Emeritus)

MANAGERS / STAFF
Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA
Monica Wysocki, CPA
Jacob Weatherbie, CPA, MSA
Bolim Han, CPA, MAcc
Anny Gonzalez, CPA

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Independent Auditor's Report

To the Honorable Mayor and Members
of the City Council
City of Wildomar, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Measure Z Park Fund (the Fund), a special revenue fund of the City of Wildomar, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Fund's financial statements, and have issued our report thereon dated November 26, 2024.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Fund's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, we do not express an opinion on the effectiveness of the Fund's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Fund's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Fund's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Fund's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



San Bernardino, California
November 26, 2024

City of Wildomar
23873 Clinton Keith Road
Suite 110
Wildomar, CA. 92595

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.13
Meeting Date: January 15, 2025

SUBJECT: Adoption of 2025 Annual Investment Policy

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Adopt a Resolution entitled:

RESOLUTION 2025 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A STATEMENT OF INVESTMENT POLICY FOR 2025

SUMMARY:
Adoption of Annual Investment Policy for Calendar Year 2025

BACKGROUND:
Pursuant to California Government Code Sections 53600 and 53630 et seq. and 53646, the City of Wildomar must adopt an annual investment policy by resolution. The Statement of Investment Policy sets forth policies that govern the investment of the City's funds. It will be used by the City's Administrative Services Director and other City officials and staff, as well as all other third-party providers of investment or investment-related services. Its purpose is to direct the prudent investment and protection of the City's funds and investment portfolio.

The City's Investment Policy was last updated in January 2023. Since that update the City has contracted with PFM Asset Management LLC (PFMAM) to be it's Investment Advisor and has established an investment portfolio.

DISCUSSION:
This policy is required to be adopted annually regardless of whether there are changes. Currently, there are no changes being proposed.

FISCAL IMPACT:
Although the Policy does not have a fiscal impact in its adoption, the changes made within the Policy can and will have a fiscal impact on the City's Investments. These impacts can be short-term or long-term, depending on the investment selections. The City, through the services of its Investment Advisor PFM, intends to invest safely, have liquidity when and where needed, and receive the best return possible.

ATTACHMENTS:
Attachment A-2025 Statement of Investment Policy.pdf
Attachment B-Resolution Statement of Investment Policy 2025.docx

CITY OF WILDOMAR

STATEMENT OF INVESTMENT POLICY

I. INTRODUCTION

The City Council of the City of Wildomar (the "City") and its subsidiary district, the Wildomar Cemetery District, recognizes its responsibility to prudently direct the investment of the City's funds on behalf of the City's existing and future residents while conforming to all state and local statutes governing the investment of public funds. The City Council further recognizes that the City's investment assets are essential to the City's financial strength, the effective implementation of long-range financial plans, and ultimately its ability to respond to the needs of the community.

The investment policies and practices of the City of Wildomar take into consideration that California statutes authorize the City of Wildomar to finance acquisition or construction of various projects and capital assets through the issuance and sale of municipal securities, including but not limited to general obligation bonds and revenue bonds. Depending on the type and the authority for the issuance and sale of the bond, the City's general fund and/or certain sources of city revenue may be pledged as security for the bonds. The bonding and the resulting security interest in city funds and revenue may supersede all or portions of this Policy.

This Statement sets forth policies which shall govern the investment of the City's funds. It will be used by the City's Administrative Services Director and other City officials and staff, as well as all other third-party providers of investment or investment-related services. Its purpose is to direct the prudent investment and protection of the City's funds and investment portfolio.

II. SCOPE

This Investment Policy applies to all financial assets of the City of Wildomar. The following funds are covered by this Investment Policy and are accounted for in the City's Annual Comprehensive Financial Report:

A) General Fund
B) Special Revenue Funds
C) Debt Service Funds
D) Capital Project Funds
E) Enterprise Funds
F) Internal Services Funds
G) Trust and Agency Funds
H) Any new funds created by the City Council

This Investment Policy does not apply to proceeds of bond issues and retirement funds held in trusts.

III. PRUDENCE

Investments shall be made in the context of the "Prudent Investor" standard pursuant to Government Code Section 53600.3 which states in relevant part that:

"When investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency."

All investments purchased shall have daily liquidity or a final stated maturity date, upon which the full principal value of the security will be received. Although the investment will mature at full principal value, it is recognized that the market will vary throughout the life of the security. In a diversified portfolio it must be further recognized that occasional measured losses are inevitable due to economic, bond market, or individual security credit analysis. These occasional losses must be evaluated and considered within the context of the overall return.

The "Prudent Investor" standard shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

IV. OBJECTIVE

The intent of the investment program is to ensure City funds are available to meet the short- and long-term cash flow demands of the City. To achieve this intent, the primary objectives for City's investment activities, in priority order, shall be:

A. Safety of Principal

Safety of principal is the foremost objective of the City of Wildomar. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. Each investment transaction shall seek to ensure that capital losses are avoided, whether from securities default, broker-dealer default, or erosion of market value. To attain this objective, the City will diversify its investments by investing funds among a variety of securities

and approved financial institutions. The City shall seek to preserve principal by mitigating the two types of risk in order of importance: credit risk and market risk.

1. **Credit Risk** Credit risk, defined as the risk of loss due to failure of an issuer of a security, shall be mitigated by purchasing U.S. Treasuries or high-grade securities. All investments beyond Treasury securities will be diversified so that the failure of any one issuer would not unduly harm the City's cash flow. Credit risk shall also be mitigated by prequalifying financial institutions, broker/dealers, intermediaries, and advisors with which the City does business.

2. **Market or Interest Rate Risk** Interest rate risk is the risk that the market value of securities in the portfolio will fall due to changes in general interest rates. Interest rate risk may be mitigated by structuring investments so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity, and by investing operating funds primarily in shorter-term securities. The cash flow is updated on a daily basis and will be considered prior to the investment of securities, which will reduce the necessity to sell investments for liquidity purposes. Long-term securities shall not be purchased for the sole purpose of short-term speculation. .

B. Liquidity

This refers to the ability to "cash in" at any moment in time with a minimal chance of losing some portion of principal or accrued interest. Liquidity is an important quality especially when the need for unexpected funds occurs. The City's cash management system is designed to accurately monitor and forecast expenditures and revenues to enable the City to invest its funds to the fullest extent possible while ensuring appropriate liquidity is maintained to City to meet all operating requirements which might be reasonably anticipated.

C. Return On Investments

The City’s investment portfolio shall be designed with the objective of attaining a benchmark rate of return throughout budgetary and economic cycles, commensurate with the City’s investment risk constraints and the cash flow characteristics of the portfolio. A benchmark does not imply that the Administrative Services Director will add additional risk to the portfolio in order to attain or exceed the benchmark.

V. DELEGATION OF AUTHORITY

The City Council on an annual basis adopts a resolution approving the Investment Policy. The Investment Policy authorizes the Administrative Services Director to invest or deposit the City's funds in accordance with California Government Code Sections 53600 and 53630 et seq. and all related State and Federal laws.

In the Administrative Services Director's absence, and subject to City Council approval, the Administrative Services Director may assign investment responsibilities to the City Manager. The Administrative Services Director will provide prior written notification to the City Manager and the City Council regarding the assignment of responsibilities. In the event that the Administrative Services Director is unable to assign responsibility, the City Manager may select a designee. In addition, at the discretion of the Administrative Services Director, cash monitoring and investment responsibilities can be assigned to a designated assistant and a surety bond will be obtained by the City for said assistant.

The responsibility for establishing, monitoring, and maintaining a strong system of investment controls and directing an independent audit of the investment function is delegated to the City Manager. The City Manager's designee(s) may assist in carrying out these functions.

The City Council's primary responsibilities over the investment function include establishing investment policies, annually reviewing such policies, reviewing monthly investment reports issued by the Administrative Services Director and authorizing any deviations from the City's Investment Policy.

As permitted by Government Code 53601, the Administrative Services Director may delegate day-to-day investment decision making and execution authority to an investment advisor. Eligible investment advisors must be registered with the Securities and Exchange Commission (SEC) under the Investment Advisors Act of 1940. The advisor will follow the Policy and such other written instructions as are provided.

VI. ETHICS AND CONFLICTS OF INTEREST

The Administrative Services Director and other employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial investment decisions. The Administrative Services Director and investment employees shall disclose any material interests in financial institutions with which they conduct business within their jurisdiction. They shall further disclose any large personal financial/investment positions that could be related to the performance of the investment portfolio and shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City. The Administrative Services Director and investment employees are required to file annual disclosure statements as required by the Fair Political Practices Commission (FPPC). During the course of the year, if there is an event subject to disclosure that could impair the ability of the Administrative Services Director or investment employees to make

impartial decisions, the City Council will be notified in writing within 10 days of the event.

VII. QUALIFIED DEALERS

The City shall transact investments only with banks, savings and loans, investment security dealers and the State of California Local Agency Investment Fund. The purchase by the City of any investment, other than those purchased directly from the issuer, shall be purchased directly from an institution licensed by the State as a broker/dealer, as defined in Section 25004 of the Corporations Code, who is a member of the Financial Industry Regulatory Authority (FINRA), or a member of a Federally regulated securities exchange, a National or State Chartered Bank, a Federal or Savings Association, or a brokerage firm designated as a Primary Government Dealer by the Federal Reserve Bank. Exceptions to this rule will be made only after thorough research and documented confirmation of financial strength and reputation and after approval by the City Manager. Investment staff shall investigate dealers who wish to do business with the City in order to determine if they are adequately capitalized, market securities appropriate to the City's needs, and are recommended by managers of portfolios similar to the City's.

The City shall at least annually send a copy of the current investment policy to all dealers approved to do business with the City. Confirmation of receipt of this policy shall be considered as evidence that the dealer understands the City's investment policies and intends to show the City only appropriate investments.

If the City has contracted with an investment advisor to provide investment services, the investment advisor may use their own list of approved issuers, brokers/dealers, and financial institutions with which to conduct transactions on the City's behalf.

VIII. AUTHORIZED AND SUITABLE INVESTMENTS

The investments set forth in this section are authorized investments pursuant to Section 53601 et seq. of the Government Code and are authorized investments for the City subject, however, to the prohibitions set forth in Section X of this Investment Policy. In the event an apparent discrepancy is found between this Policy and the Government Code, the more restrictive parameters will take precedence. Percentage holding limits listed in this Policy apply at the time the security is purchased. Credit ratings, where shown, specify the minimum credit rating category required at purchased. In the event a security held by the City is subject to a credit rating change that brings it below the minimum credit ratings specified in this Policy, the Administrative Services Director should notify City Council of the change in the next monthly investment report. The course of action to be followed will then be decided on a case-by-case basis, considering such factors as the reason for the change, prognosis for recovery or further rate drops, and the market price of the security.

A. **U.S. Treasury Instruments.** United States Treasury notes, bonds, bills, or certificates of indebtedness, or those for which the faith and credit of the United States are pledged for the payment of principal and interest. There is no limitation as to the percentage of the portfolio that may be invested in this category.

B. **Federal Agency Securities**. Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There is no limitation as to the percentage of the portfolio that may be invested in this category.
.

C. **Municipal Bonds**

City Bonds – Bonds issued by the city, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the City or by a department, board, agency, or authority of the City that is rated in a rating category of "A" long term, or "A-1" short term, the equivalent or higher by a nationally recognized statistical rating organization (NRSRO).

California State Bonds – Registered state warrants or treasury notes or bonds of the State of California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the State or by a department, board, agency, or authority of the State that are rated in a rating category of "A" long term, or "A-1" short term, the equivalent or higher by a NRSRO.

CA Local Agency Bonds. Bonds, notes, warrants, or other evidences of indebtedness of a local agency within this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency that are rated in a rating category of "A" long term, or "A-1" short term, the equivalent or higher by a NRSRO.

Other 49 States' Bonds – Bonds, notes, warrants, or other evidences of indebtness of any local agency within the State of California and any of the other 49 states, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency that are rated in a rating category of "A" long term, or "A-1" short term, the equivalent or higher by a NRSRO.

A maximum of 30% of the portfolio may be invested in this category.

D. **Supranational Obligations**. United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the

International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated in a rating category of "AA" or its equivalent or better by a NRSRO. A maximum of 30% of the portfolio may be invested in this category.

E. Medium-Term Notes. Medium-term notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States. Purchases are limited to securities rated in a rating category of "A" or its equivalent or better by an NRSRO. A maximum of 30% of the portfolio may be invested in this category.

F. Asset-Backed Securities. A mortgage passthrough security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable passthrough certificate, or consumer receivable-backed bond with a maximum remaining maturity of five years or less. Securities shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO. A maximum of 20% of the City's portfolio may be invested in this category.

G. Deposits. FDIC insured or fully collateralized bank deposits, including, but not limited to, demand deposit accounts, savings accounts, market rate accounts, and certificates of deposits in financial institutions located in California. The amount on deposit in any financial institution shall not exceed the shareholder's equity. To be eligible to receive City deposits, the financial institution must have received a minimum overall satisfactory rating, under the Community Redevelopment Act, for meeting the credit needs of California Communities in its most recent evaluation. Bank deposits are required to be collateralized as specified under Government Code Section 53630 et seq. The Finance Director may waive the collateralization requirements for any portion that is covered by federal deposit insurance. The City shall have a signed agreement with any depository accepting City funds per Government Code Section 53649. There is no limit on the percentage of the portfolio that may be invested in this category. However, a maximum of 10 percent of the portfolio may be invested in time deposits.

H. Negotiable Certificates of Deposit. Negotiable certificates of deposit issued by a nationally or state-chartered bank, a savings association, or a federal association (as defined by section 5102 of the Financial Code), a state or federal credit union, or by a federally licensed or state-licensed branch of a foreign bank. Purchases are limited to securities rated in a rating category of "A" (long-term) or "A-1" (short-term) or their equivalents or better by an NRSRO. A maximum of 30% of the portfolio may be invested in this category.

I. **Bankers' Acceptance Notes.** Bankers' acceptances otherwise known as bills of exchange or time drafts that are drawn on and accepted by a commercial bank. Purchases of bankers' acceptances shall not exceed 180 days' maturity or 40 percent of the agency's moneys that may be invested pursuant to this section.

J. **Commercial Paper.** Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical rating organization (NRSRO). The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (1) or (2):

(1) The entity meets the following criteria: (A) Is organized and operating in the United States as a general corporation; (B) Has total assets in excess of five hundred million dollars ($500,000,000), and (C) Has debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or better by an NRSRO.

(2) The entity meets the following criteria: (A) Is organized within the United States as a special purpose corporation, trust, or limited liability company, (B) Has program-wide credit enhancements including, but not limited to, overcollateralization, letters of credit, or a surety bond, and (C) Has commercial paper that is rated "A-1" or better, or the equivalent, by an NRSRO.

Purchases are limited to securities that have a maximum maturity of 270 days. A maximum of 25% of the portfolio may be invested in this category.

K. **Money Market Funds ("MMF")**. Purchases are restricted to Government Money Market Funds. Furthermore, these Money Market Funds must have met either of the following criteria: (A) Attained the highest ranking or the highest letter and numerical rating provided by not less than two NRSROs, or (B) Retained an investment advisor with not less than five years' experience and registered or exempt from registration with the SEC, with assets under management in excess of five hundred million dollars ($500,000,000). Whenever the City has any funds invested in a MMF, the Finance Director shall maintain on file a copy of the MMF's current information statement. A maximum of 20% of the portfolio may be invested in this category.

L. **State of California's Local Agency Investment Fund (LAIF)**. The maximum amount invested in this category may not exceed the limit set by LAIF for operating accounts.

M. **Joint Powers Authority Investment Pools.** Joint Powers Authority Investment Pools are organized pursuant to Section 6509.7 of the Government Code that invests in the securities and obligations under Sections 53601 of the California Government Code. To be eligible for City investments, the joint powers authority issuing the shares shall have retained an investment adviser that is registered or exempt from registration with the Securities and Exchange Commission, the

adviser has not less than five years of experience investing in the securities and obligations authorized in under Section 53601 and the adviser has assets under management in excess of five hundred million dollars ($500,000,000). There is no limitation as to the percentage of the portfolio that may be invested in this category.

IX. PROHIBITED INVESTMENTS AND TRANSACTIONS

The City shall not invest in any investment authorized by the Government Code, but not explicitly listed in this Policy without the prior approval of the City Council. Furthermore, range notes, reverse repurchase agreements, zero coupon bonds, inverse floaters, common stocks, futures, options, mortgage-derived, interest-only strips and derivatives are prohibited from use in the City's investment portfolio.

The City shall not engage in securities lending, short selling, or other hedging strategies. The City shall not purchase or sell securities on margin.

X. SAFEKEEPING AND CUSTODY

All deliverable security transactions entered into by the City shall be conducted on a delivery-versus-payment basis. Securities will be held by a third party custodial designated by the Administrative Services Director and evidenced by safekeeping receipts.

XI. DIVERSIFICATION

The City operates its investment pool with many State and self-imposed constraints. It does not speculate. Assets shall be diversified to eliminate the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer, or a specific class of securities.

The City will diversify its investments by security type, institution, and maturity/call dates. With the exception of U.S. Treasury securities, federal agency securities, Supranational securities, and authorized pools, no more than 5% of the City's total investment portfolio will be invested in a single security type or with a single financial institution.

XII. MAXIMUM MATURITIES

To the extent possible, the City will attempt to match its investments with anticipated cash flow requirements. For those investment types for which this Policy does not specify a maturity limit, no individual investment shall exceed a maturity of five years from the

date of purchase unless the City Council has granted express authority to make that investment either specifically or as a part of an investment program approved by the City Council no less than three months prior to the investment.. The weighted average maturity of the funds will be limited to three years or less.

Debt service reserve funds may be invested in securities exceeding five years if the maturity of such investments is made to coincide as nearly as practicable with the expected use of the funds.

XIII. INTERNAL CONTROL

The Administrative Services Director shall establish an annual process of independent review by an external auditor. This review will provide internal control by assuring compliance with the City's Investment Policy and for establishing internal controls that are designed to prevent losses due to fraud, negligence, and third-party misrepresentation.

Internal controls deemed most important shall include (but not limited to): avoidance of collusion; separation of duties and administrative controls; separating transaction authority from accounting and record keeping; custodial safekeeping; clear delegation of authority; management approval and review of investment transactions; specific limitations regarding securities losses and remedial action; written confirmation of telephone transactions; documentation of investment transactions and strategies; and monitoring of results.

XIV. PERFORMANCE STANDARDS

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs. An appropriate performance benchmark shall be established against which portfolio performance shall be compared on a regular basis. The selected performance benchmark shall be representative of the City's overall investment objectives and liquidity requirements.

The City may employ an active management approach that allows for the sale of securities prior to their scheduled maturity dates for purposes of improving the portfolio's credit quality, liquidity, or return in response to changing market conditions or the City's circumstances.

XV. REPORTING

The Administrative Services Director shall provide the City Council monthly investment reports which provide a clear picture of the status of the current investment portfolio. The management report shall include a list of transactions, the type of investments, the issuers, maturity dates, par values, and the current market values of each component of

the portfolio, including funds managed for the City by third party safekeeping custodians. The report will also include the source of the portfolio valuation. As specified in California Government Code Section 53646 (e), if all funds are placed in LAIF or FDIC-insured accounts, the foregoing report elements may be replaced by copies of the latest statements from such institutions. The report must also include a certification that the City will meet its expenditure obligations for the next six months as required by California Government Code Section 53646 (b)(3) and that the City's portfolio is in compliance with this investment policy, or the manner in which the portfolio is not in compliance as required by California Government Code Section 53646 (b)(2). The Administrative Services Director shall maintain a complete and timely record of all investment transactions.

XVI. INVESTMENT POLICY ADOPTION

The City's investment policy shall be adopted annually by resolution of the City Council. The policy shall be reviewed annually by the City Council and any modifications made thereto must be approved by the City Council.

RESOLUTION 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A STATEMENT OF INVESTMENT POLICY FOR 2025

WHEREAS, the City Council of the City of Wildomar ("City") has established a Statement of Investment Policy to set forth and identify policies of the City Council which may not otherwise be established in ordinances of the City, or which are restated to further amplify existing City policy; and

WHEREAS, all policies included in the Statement of Investment Policy are adopted by resolution; and

WHEREAS, such policy will provide for the safety of City investments, and secondarily ensure liquidity and yield, and

WHEREAS, such policy will enforce strict investment guidelines with regards to investments, external portfolio managers, and capital wherewithal of brokering firms.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council approves the adoption of the “Statement of Investment Policy" as attached hereto as Attachment "A",

SECTION 2. This policy will take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 15th day of January 2025.

_____
Ashlee DePhillippo
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

CITY OF WILDOMAR
MEETING (CCR)
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: January 15, 2025

SUBJECT: FY2025-26 and FY2026-27 Biennial Budget Goals Discussion

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Discuss and provide direction to staff.

SUMMARY:
Discussion on Goals and Priorities for the FY2025-26 & FY2026-27 Biennial Budget

DISCUSSION:
As part of the City's Biennial Budget process, the City establishes City goals and priorities which will guide the departments in setting their objectives and budgets. Part of this process involves a public survey, the results of which are shown in the presentation. By utilizing public input and referencing previous goals, staff have developed several proposed priorities and goals on which Council input is requested. The Council may request to alter or add goals. Staff will then incorporate this input into the final City and department narratives and bring them to the February Council meeting for approval.

For reference purposes, the current approved budget objectives for FY2024/25 along with their status at mid-year are included.

FISCAL IMPACT:
This is only a discussion to give staff direction on setting goals for the FY2025/26 & FY2026/27 Biennial Budget. The final Budget Adoption will not occur until June 11th, 2025. Until the budget is adopted, there is no fiscal impact.

ATTACHMENTS:
FY2026 & FY2027 Budget Goals Discussion Presentation.pdf
FY2024-25 Mid-Year Department Updates.pdf

CITY OF WILDOMAR

FY2025/26 & FY2026/27 BIENNIAL BUDGET

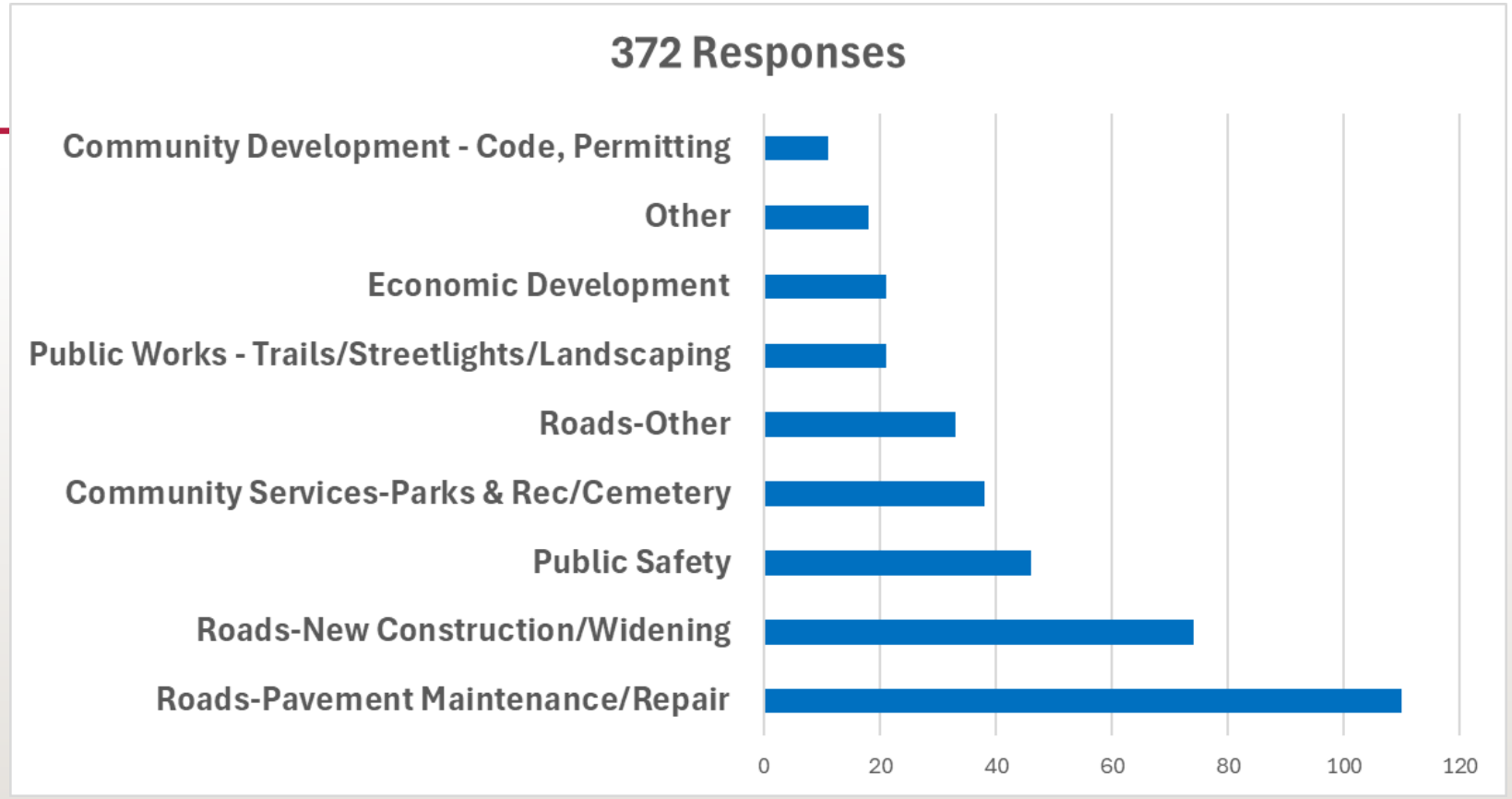
CITY GOALS & PRIORITIES WORKSHOP

ADAM JANTZ – FINANCE MANAGER

JANUARY 15TH, 2025

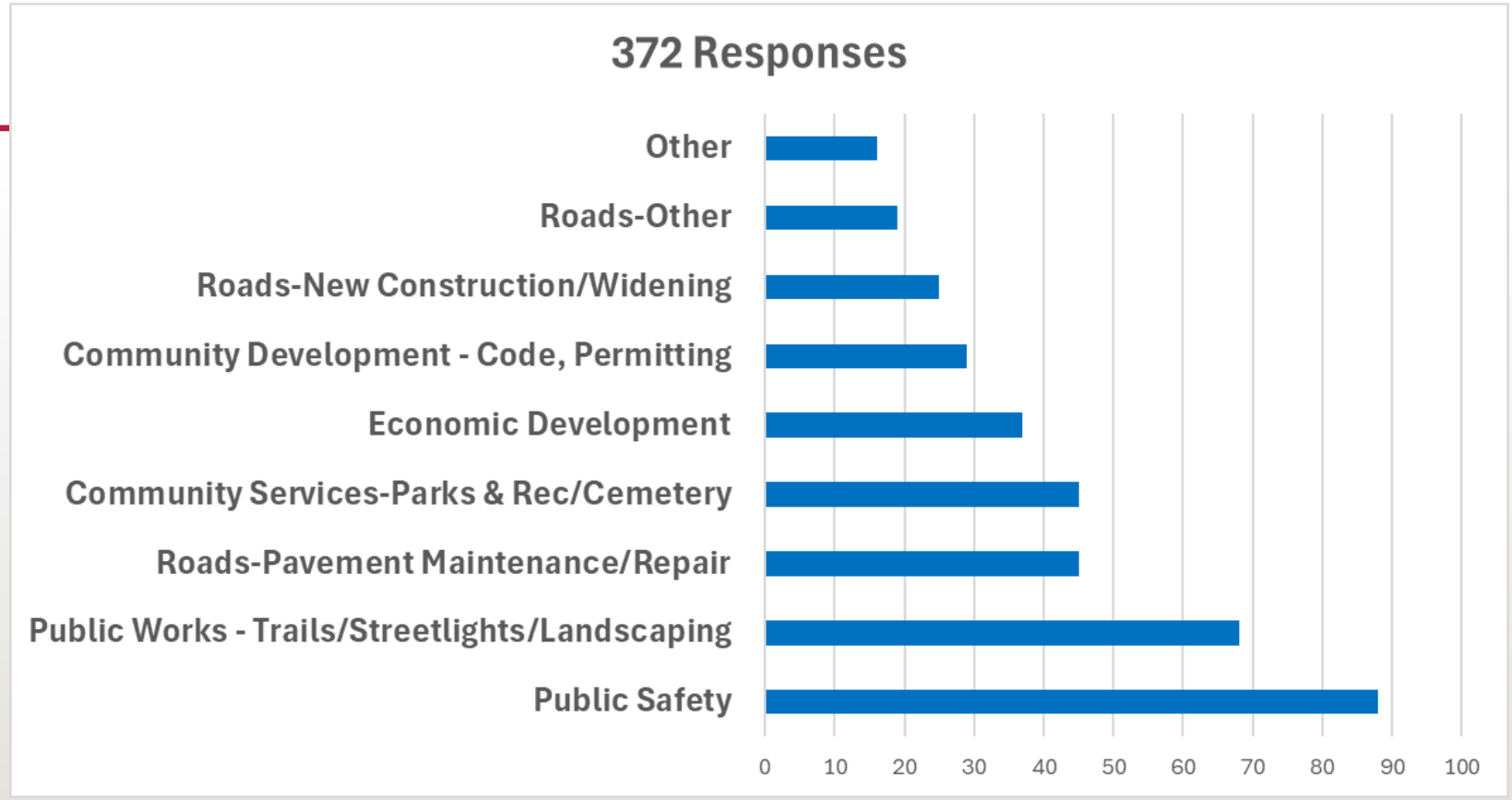
FY2025/26 & FY2026/27 SURVEY RESULTS

HIGHEST PRIORITY



FY2025/26 & FY2026/27 SURVEY RESULTS

SECOND PRIORITY



THE VISION

The City of Wildomar will be a safe and active community, responsibly grown, with quality infrastructure while keeping a hometown feel.

RECOMMENDED PRIORITIES

1. Economic Health
2. Road Infrastructure
3. Provide Healthy & Safe Environment
4. Responsible Growth and Development
5. Community Services

ECONOMIC HEALTH

ACCOMPLISHMENTS

- Obtain Additional Revenue Streams – Hotel in Progress
- Improve the General Fund Reserve Balance – New Reserve Policy Established; Converted to Fixed Fee System from Deposit-Based

PROPOSED FY2026 & FY2027 GOALS

- Optimize Current Revenue Streams
- Mitigate Pension Unfunded Liabilities
- Enhance Policy on Committed Reserves

ROAD INFRASTRUCTURE

ACCOMPLISHMENTS

- Bundy Canyon Rd Widening – Phase I Complete
- Palomar Rd Widening – Phase II Contractor Approved and Construction Scheduled for 2025

PROPOSED FY2026 & FY2027 GOALS

- Complete Road Widening Projects
- Enhance Pavement Management Program
- Expand Street Sweeping Program

PROVIDE HEALTHY & SAFE ENVIRONMENT

ACCOMPLISHMENTS

- Increase Policing - Additional Motor Officer Approved
- Increased Homeless Saturation Patrols

PROPOSED FY2026 & FY2027 GOALS

- Improve Traffic Safety
- Improve Fire Safety & Prevention

RESPONSIBLE GROWTH & DEVELOPMENT

ACCOMPLISHMENTS

- General Plan – Adopted along with Development Code Update

PROPOSED FY2026 & FY2027 GOALS

- General Plan Implementation

COMMUNITY SERVICES

ACCOMPLISHMENTS

- Improve Community Support Services – Supportive Housing Contract Established; Obtained New Outreach Services Contract; New Park Scheduled to Open in FY2024-25; Civic Center Purchased;

PROPOSED FY2026 & FY2027 GOALS

- Increase Park Facilities
- Establish Public Right-of-Way Maintenance Program
- Expand Homeless Support Services

POTENTIAL 3-5 YEAR LONG-TERM GOALS

- City Beautification
- Explore Infrastructure Financing Options
- Interchange Improvements
- Enhance Community Services Revenues & Amenities
- Streamline Internal Workflows & Processes

DISCUSSION



Biennial Budget Calendar

December 2nd, 2024 – Public Budget Priority Survey Sent Out

January 2nd, 2025 – Survey Closes

January 15th, 2025 – Biennial Budget Citywide Goals Discussion

February 12th, 2025 – First Budget Workshop with City Council
City Goals, Council Priorities, and Department Goals for Budget Cycle

March 12th, 2025 – Second Biennial Budget Workshop with City Council
General Government Budget Workshop

April 9th, 2025 - Third Biennial Budget Workshop with City Council
Community Development and Public Works Budget Workshop

May 14th, 2025 – Final Biennial Budget Workshop with City Council
Public Safety Departments Budget Workshop

June 11th, 2025 – Biennial Budget, GANN, and CIP Plan taken to the City Council
Budget Adoption

July 1st, 2025 – First year of Biennial Budget goes into effect

FY2024-25 Mid-Year Budget Department Updates

City Council

Objective:	Continue to increase funding for street improvements and pavement maintenance.
Mid-Year Status:	The City awarded a contract to complete a Pavement Management Report which will enable the City to target the roads most in need for the next pavement rehab program.
Objective:	Adopt a General Plan Update.
Mid-Year Status:	The General Plan Update and the development code updates were adopted at the December Council meeting.
Objective:	Open a new park facility.
Mid-Year Status:	Targeting opening a first phase park facility by end of FY2024/25.
Objective:	Execute a Purchase and Sale Agreement for a City-owned City Hall Building; or Execute a Lease Purchase Agreement with a developer for a new City Hall Building; or extend the existing lease of the current City Hall facility. Options are dependent on funding and negotiations.
Mid-Year Status:	City Hall was purchased. The City is currently looking to make minor renovations so that the building will better suite the City's needs.

City Manager

Objective:	Negotiate and present a long-term fiscally sound option for a publicly owned City Hall through either: *Purchase and Sale Agreement of the existing City Hall. *An extended lease of the existing City Hall while establishing a strong bond rating. *A Lease Purchase agreement of a developer-built City Hall.
Mid-Year Status:	City Hall was purchased. The City is currently looking to make minor renovations so that the building will better suite the City's needs.
Objective:	Continue the operational assessment and refinement of departmental processes and best practices while hiring select positions and reducing certain contract labor positions.
Mid-Year Status:	The City is in the process of hiring the new positions beginning in FY2024/25. A Field Supervisor has been onboarded and an in-house maintenance crew to replace the contract crew is being recruited for.
Objective:	Responsibly monitor current economic projections that anticipate slower growth or reduction in various revenue streams while balancing inflationary impacts to the operating budget.
Mid-Year Status:	Successfully completed for FY2024. The City obtained a surplus in excess of $3.5 million over FY2023/24.

FY2024-25 Mid-Year Budget Department Updates

City Clerk

Objective:	Complete the City's Electronic Document Management System Implementation, scanning and indexing to centralize records, increase record availability to the public, and reduce paper storage.
Mid-Year Status:	Scanning of Planning and Public Works records have begun.
Objective:	Complete the implementation of the City's retention schedule.
Mid-Year Status:	Updating the retention schedule again January/February 2025.
Objective:	Coordinate the City's Municipal Council Election for November 2024.
Mid-Year Status:	Completed.
Objective:	Update the City's Meeting Video/audio/Livestream to a more seamless application.
Mid-Year Status:	Completed.
Objective:	Implement Electronic Document Recording on behalf of the Riverside County Recorder's Office for more efficient processing of documents that need to be recorded.
Mid-Year Status:	Completed.

City Attorney

Objective:	Active participation in agenda and other staff meetings to stay informed on pending City issues and specific implementation of City policies.
Mid-Year Status:	The City Attorney office actively participates in City meeting and provided legislative updates for items that could potentially impact the City.
Objective:	Provide high quality and cost-effective legal services.
Mid-Year Status:	Ongoing.
Objective:	Help City secure long-term City Hall solution.
Mid-Year Status:	The City has entered into its own contracts for all former services provided by the prior landlord and the agreemtn has now ended. One tenant has left and the City has entered into a 3-year lease with with the remaining tenant.
Objective:	Assist with implementation and administration of the new waste hauler franchise agreement.
Mid-Year Status:	Still provides support in the administration of the franchise agreement. Exhibit B of the agreement was recently amended to reflect the purchase of the City Hall facility.

FY2024-25 Mid-Year Budget Department Updates

Economic Development

Objective:	Encourage high-end, mixed-use development that complements the “Temecula Valley Wine Country” atmosphere.
Mid-Year Status:	New developments continue to be underway - still working with Marriott and Sprouts. The new wine bar "Fuhgeddaboudit" has been open since March 2024.
Objective:	Work with industrial developers to bring high-end development to Wildomar that will encourage placement of manufacturing for jobs and entertainment (distilleries, breweries, and wineries with tasting rooms).
Mid-Year Status:	We have been working with this industrial project to bring in a very high use for the project. Will know more in early 2025.
Objective:	Encourage hotel development on Clinton Keith and Wildomar Trail.
Mid-Year Status:	Marriott is continuing to secure their funding and working towards a beginning construction.
Objective:	Support Mt. San Jacinto College’s vision of “Regenerative Agriculture” for their Wildomar campus, encouraging the expansion and success of wineries and farm-to-table eateries.
Mid-Year Status:	MSJC has been focused on bringing Cal State San Marcos to their Temecula facility, but we continue to work with them on future plans in Wildomar.
Objective:	Encourage unique entertainment opportunities that do not exist and/or are in demand in this valley.
Mid-Year Status:	We continue to encourage this type of development in Wildomar.
Objective:	Create a new and engaging website that will facilitate a better end-user (public) experience and encourage better community engagement.
Mid-Year Status:	Completed.
Objective:	Expand marketing efforts to Orange County developers to entice and encourage high-end development for vacant commercial land in the City.
Mid-Year Status:	The department has been actively marketing and attending networking events with developers in surrounding counties.

FY2024-25 Mid-Year Budget Department Updates

Administrative Services - Human Resources

Objective:	Implement Quarterly Wellness Program for Employees.
Mid-Year Status:	Project is still under review for best options, will revamp for the Spring.
Objective:	Complete remaining Prioritized Items from the HR Assessment.
Mid-Year Status:	All prioritized items will be completed by July 1, 2025. A few policies still need to be developed.
Objective:	Prepare robust onboard program and structured new hire orientation.
Mid-Year Status:	Completed.
Objective:	Implement applicant tracking software.
Mid-Year Status:	Completed. Will be ongoing for as needed updates.

Administrative Services - Risk Management

Objective:	Consolidate the Risk Management programs utilized by the City and the Wildomar Cemetery District under one Risk Management Agency.
Mid-Year Status:	Completed.
Objective:	Create and maintain policies and procedures needed by the City, Cemetery District, and its employees.
Mid-Year Status:	Completed. Will be ongoing for as needed updates.
Objective:	Update the City's Claim form.
Mid-Year Status:	Completed.
Objective:	Create a full Safety Program for staff.
Mid-Year Status:	Hired Field Supervisor instead of Maint Manager. Will work on implementation by April 1, 2025.

Administrative Services - IT Services

Objective:	Update Operating software on all computers.
Mid-Year Status:	This is completed and software continues to be automatically updated through Pulseway.
Objective:	Replace staff desktop computers.
Mid-Year Status:	Some of the computer replacement funds were reallocated for servers this Fiscal Year. In FY 2024-2025, plan to order and replace the remaining 13 of 24 desktop computers.
Objective:	Continue to refine Cybersecurity process and procedures.
Mid-Year Status:	Software measures and interactive training system have been implemented.
Objective:	Assist in the implementation of the City's new ERP software.
Mid-Year Status:	Still assisting with the Permitting system. Will assist with go-live when implementation is complete. Finance system is live although there have been requests for data from prior system.
Objective:	Establish a biannual Cybersecurity training schedule.
Mid-Year Status:	Provided first Citywide training on cybersecurity. Working on scheduling next training.
Objective:	Assist in implementing move to new Website content management platform and Laserfiche document management system.
Mid-Year Status:	Laserfiche document management system will be completed by end of Fiscal Year.

FY2024-25 Mid-Year Budget Department Updates

Administrative Services - Finance

Objective:	Complete the implementation of a new Enterprise Resource Planning (ERP) program.
Mid-Year Status:	EDEN was used for the audit of FY2023-24. The NetSuite Finance module went live on 9/16/2024 and the payroll module on 12/5/2024. The implementation of the Planning & Budgeting module commenced in November 2024.
Objective:	Update all Financial Policies and Procedures.
Mid-Year Status:	A revised purchasing policy was introduced at the November Council meeting. The City also opted into the California Uniform Public Construction Cost Accounting Act which establishes a set of purchasing policies for public works capital projects. The credit card policies is currently being reviewed.
Objective:	Create a complete Capital Asset listing of the City and Wildomar Cemetery District.
Mid-Year Status:	Staff are continuing to work on compiling a listing of assets.
Objective:	Establish an ACH Payment program for vendor payments.
Mid-Year Status:	The City set up ACH capabilities with the bank and used it for payroll. A non-payroll ACH program is still in development.
Objective:	Implement new automated P-Card accounting system to improve efficiency.
Mid-Year Status:	The City set up a credit card receipt program with US Bank utilizing their P-Card system. Work is currently underway to integrate it with NetSuite.
Objective:	Complete phase out of developer deposit projects and conversion of existing projects to fixed fee.
Mid-Year Status:	Staff have been reconciling and closing out developer deposit projects on an ongoing basis. A larger batch of write-offs and unclaimed monies will be brought forth at a future meeting.
Objective:	Review and update banking service increase automation and efficiency.
Mid-Year Status:	Staff are working on implementing automated bank reconciliations.
Objective:	Establish an automated contract management system by FY2024/25.
Mid-Year Status:	An accounting specialist was hired to help oversee purchasing and they will be working with the City Clerk to build out the contract management system.

FY2024-25 Mid-Year Budget Department Updates

Community Services - Cemetery

Objective:	Establish final section of burials site within developed cemetery.
Mid-Year Status:	The contract with Lee and Associates to update the Master Plan has been approved by Council and it is anticipated to begin the process over the next several months.
Objective:	Provide online burial searches.
Mid-Year Status:	On schedule for new aquisiton to be completed by end of fiscal year.

Community Services - Services

Objective:	Engage residents on the east side of the I-15 Freeway with events and activities.
Mid-Year Status:	Reviewing potential updates to joint use agreements and other venues.
Objective:	Develop a revenue sharing agreement for Contract Class Providers.
Mid-Year Status:	On going - Program pilots are schedule for this fiscal year. Programs aimed for FY25/26.
Objective:	Update Community Services user fees.
Mid-Year Status:	On going - projection for FY25/26.
Objective:	Add capability for off-site electronic and credit card payments.
Mid-Year Status:	Aquired for future use.

Community Services - Parks

Objective:	Conduct all landscape maintenance services in-house.
Mid-Year Status:	In house services kick off August 2024.
Objective:	Continue Park amenities enhancements and replacements.
Mid-Year Status:	Site amendities at existing parks that need replacement are to begin resembling future park amenities. This would establish a cohesive maintenance schedule and appearance.

Community Services - Special Events

Objective:	Remodel annual special events to incorporate cost recovery.
Mid-Year Status:	Cost recovery has been place on hold. Current focus is to engage the city with parnterships and joint collaborative goals.
Objective:	Broaden partnerships to enhance tier 4 special events.
Mid-Year Status:	Developed Tier 4 pop events that focus on familys and community engagement. Presented during 2025 calendar of events.
Objective:	Acquire special event equipment and amenities.
Mid-Year Status:	Completed.

FY2024-25 Mid-Year Budget Department Updates

Community Development Administration

Objective:	Provide quality public information services to the residents of Wildomar, development community and general public thorough the front counter activities of the planning, building & safety and code enforcement divisions.
Mid-Year Status:	Achieved and On-Going.
Objective:	Enhance the quality of the city's residential neighborhoods, commercial retail areas and business park/industrial areas through pro-active code enforcement work and increased communication of the city's laws and ordinances related to code enforcement.
Mid-Year Status:	Achieved and On-Going.
Objective:	Complete the Planning Department's General Plan Update "Envision Wildomar 2040" project and complete the accompanying Zoning Ordinance Update to create goals and policies that will provide balanced and responsible growth with preservation of the city's rural character, open spaces, and historical resources.
Mid-Year Status:	Complete. Planning Commission recommended approval on Nov. 20, 2024. City Council apprpoved on December 9, 2024.
Objective:	Complete and recommend to Planning Commission and City Council the proposed "Wildomar Meadows" 750-acre Specific Plan project (Farm Specific Plan Amendment #5).
Mid-Year Status:	This proejct will start back up in January 2025 with completion by December 2025.
Objective:	Complete and recommend to Planning Commission and City Council the proposed "Bluffs at Hidden Springs Specific Plan/Mixed Use project" (160-acre Oxman property).
Mid-Year Status:	This revised Specific Plan project was resubmitted in August 2024. Completion expected in December 2025.
Objective:	Work with Administrative Services department to establish and implement a fixed fee-based based system for planning and building projects, thereby relacing the developer deposit-based system that allows more accurate accounting of revenues and expenditures for these divisions.
Mid-Year Status:	Fixed fees have been impemented since Feb. 2025 and are ongoing.

FY2024-25 Mid-Year Budget Department Updates

Planning Commission

Objective:	Completed and recommended to City Council the city's General Plan Update "Envision WIldomar 2040".
Mid-Year Status:	Completed by the Commission on November 20, 2024.
Objective:	Completed and recommended to City Council the city's Zoning Code Update (part of the GP update).
Mid-Year Status:	Completed by the Commission on November 20, 2024.
Objective:	Completed and recommended to City Council the "Wildomar Meadows" 750-acre Specific Plan (Farm Specific Plan Amendment #5).
Mid-Year Status:	This private development project was placed on hold by the Applicant in early 2024 to allow the General Plan to be completed. Anticipate completion by Dec. 2025.
Objective:	Completed and recommended to City Council "The Bluffs at Hidden Springs Specific Plan/Mixed Use Project" (160-acre Oxman property).
Mid-Year Status:	This revised Specific Plan project was resubmitted in August 2024. Completion expected in December 2025.
Objective:	Take part in quarterly training with the Planning Department and City Attorney.
Mid-Year Status:	No training has occurred in the 1st half of FY 24/25.
Objective:	Attended and participated in the annual League of Cities Planning Commissioner's Academy conference.
Mid-Year Status:	Registration has opened for the 2025 PC Academy Conference. Anticipate all 5 Commissioners attending.

Building & Safety

Objective:	Hire full-time city staff building inspector (pending budget approval by Council).
Mid-Year Status:	The City hired the second full time building inspector.
Objective:	Manuever away from contract staff (inspection and administrative) other than necessary plan check services.
Mid-Year Status:	City stopped using contract staff for anything other than plan review.
Objective:	Begin RFP for plan checking services.
Mid-Year Status:	Going out in early January 2025.
Objective:	Adopt and implement valuation based (i.e., fixed fee) permitting fees.
Mid-Year Status:	Fees have been implemented.
Objective:	Implement new permitting software to better serve our residents, private developers, and business owners (pending budget approval by Council).
Mid-Year Status:	Still pending a go live date, building is doing all we can to assist.
Objective:	Begin developing a city facilities maintenance department (pending budget approval by Council).
Mid-Year Status:	This will be overseen by the Community Services department.
Objective:	Perform inspections of city-owned facilities.
Mid-Year Status:	During the TI items identified during this inspection will be addressed.
Objective:	Provide training opportunities for staff in order to improve their ability to serve the citizens of Wildomar.
Mid-Year Status:	This is a continual annual training.

FY2024-25 Mid-Year Budget Department Updates

Planning Division

Objective:	Completion of the city's first comprehensive General Plan Update "Envision Wildomar 2040".
Mid-Year Status:	Completed by the Commission on November 20, 2024. City Council expected to approve on December 9, 2024.
Objective:	Completion of the city's first comprehensive Zoning Code Update (part of the GP update).
Mid-Year Status:	Completed by the Commission on November 20, 2024. City Council expected to approve on December 9, 2024.
Objective:	Completion and recommendation to Planning Commission and City Council on the proposed "Wildomar Meadows" 750-acre Specific Plan project (Farm Specific Plan Amendment #5).
Mid-Year Status:	Project to restart in January 2025 with completion by December 2025
Objective:	Completion and recommendation to Planning Commission and City Council on the proposed "Bluffs at Hidden Springs Specific Plan/Mixed Use project" (160-acre Oxman property).
Mid-Year Status:	This revised Specific Plan project was resubmitted in August 2024. Completion expected in December 2025.
Objective:	Continue with quarterly training sessions for the Planning Commission.
Mid-Year Status:	No training has occurred in the 1st half of FY 24/25.
Objective:	Attendance and participation in the annual Cal APA Conference, including local APA training sessions.
Mid-Year Status:	Registration has opened for the 2025 PC Academy Conference. Anticipate all 5 Commissioners attending.

FY2024-25 Mid-Year Budget Department Updates

Code Enforcement

Objective:	Establish a parking enforcement program.
Mid-Year Status:	Code enforcement has achieved their goal and now is Officially part of the Riverside County Abandoned Vehicle Abatement program (AVA).
Objective:	Hire additional staff (code enforcement, administrative analyst, etc.).
Mid-Year Status:	Due to the great success with City Net, we have not hired additional code enforcement staff. In fact, we have just agreed to a new Memorandum of Understanding (MOU) with City Net. With these two allocated positions, I would like to hire two part-time code enforcement officers to cover nights and weekends.
Objective:	Working on getting the city's code enforcement department in compliance with the new safety standards regarding SB 296.
Mid-Year Status:	My New Code Enforcement Goal My focus will be on implementing AB 548. This legislation requires local enforcement agencies to establish policies and procedures for inspecting multiple units within a building when an inspector or code enforcement officer determines that at least one unit is substandard or violates state habitability standards. I have not received a notice of completion from human resources regarding SB296 safety manual.
Objective:	Working on policies and procedures manual for code enforcement.
Mid-Year Status:	I am currently working on the code enforcement policy procedure manual, but progress has been slow. I plan to submit the Chain of Command policy and the vehicle maintenance policy to Human Resources within the next few months. I have been in communication with them, and they have requested that I submit each policy individually.
Objective:	Continue to provide monthly inspections for future marijuana dispensary stores.
Mid-Year Status:	Code enforcement continues its efforts to inspect two of our permitted dispensaries. The planning division has informed me that there are two more dispensaries scheduled to open soon, which will increase our inspection activities. We are also continuing our efforts to eradicate all unpermitted illegal dispensaries and marijuana grows within our city.

FY2024-25 Mid-Year Budget Department Updates

Office of Emergency Management

Objective:	Attend conferences and training to begin hosting our own in-house training.
Mid-Year Status:	Continuing to attend online training and monthly meetings.
Objective:	Monitor and ensure Covid – Protocols are observed within public facilities.
Mid-Year Status:	Completed.
Objective:	Update the Emergency Operation Center.
Mid-Year Status:	The OEM budget has been finalized. Currently conducting a comprehensive inventory of all supplies in the existing EOC and identifying additional needs for future purchasing in preparation for the new EOC location.
Objective:	Build a culture of preparedness by maintaining a constant state of readiness, which involves a series of planning steps to ensure individuals, families, and businesses are ready for all types of disasters.
Mid-Year Status:	Developed a "Great ShakeOut" questionnaire and test to help staff practice response strategies for unexpected events. Also implemented the first EOC email activation drill, which successfully highlighted departmental areas needing improvement and readiness enhancements.
Objective:	Maintain and build a partnership with neighboring cities, State and Federal Agencies.
Mid-Year Status:	From these partnerships, OEM is part of the Special District Emergency Managers group, including representatives from Lake Elsinore, Murrieta, Temecula, Menifee, the Water District, CalOES, and LEUSD. These meetings continue to provide valuable insights and strengthen collaboration for the city's Office of Emergency Management.
Objective:	Maintain community outreach by posting preparedness information on social media.
Mid-Year Status:	Consistently created and posted bilingual (English/Spanish) flyers on topics such as fire awareness, earthquake preparedness, summer/heat safety, winter safety, disaster supply kits, and pet safety. Additionally, participated in safety fairs within the community to promote disaster awareness and preparedness.
Objective:	Develop a robust CERT program for the public.
Mid-Year Status:	Continuing training for this achievement. The State has postponed training as they are revamping the program.

FY2024-25 Mid-Year Budget Department Updates

Public Works/Engineering- PW Traffic Engineering

Objective:	Maintenance: oBegin transitioning maintenance services from contract staff to City employees. oDevelop an initial Field Operations Center for City maintenance crews and equipment. oEvaluate creating a new City-wide Pavement Patching Program, to provide for quicker and longer-term repairs of pavement failures that do not warrant a full repair project. oEnhance public reporting of maintenance service requests via an updated service request portal online.
Mid-Year Status:	- Hired a Field Supervisor to begin transitioning maintenance services to City employees. Next steps include hiring maintenance works to develop a full maintenance crew. - In-lieu of a Field Operations Center, the City will utilize rental equipment to assist during the initial maintenance transition while a longer-term project is developed for a Field Operations Center. However, the City has prepared plans for City Hall to provide for a maintenance office, lockers, and showers for maintenance personnel. - Staff is currently evaluating a new Service Request and Work Order tracking software.
Objective:	Traffic Engineering: oApprove updated design standards for traffic signals. oBegin implementation of recommendations from the adopted Local Roadway Safety Plan (LRSP), as appropriate and necessary.
Mid-Year Status:	- Approvied updated design standards for Traffic Signal Street Name Signs. Requested an updated proposal from on-call consultant for preparation of traffic signal and streetlight design standards. - Began and continuing with implementation of recommendations from the LRSP.

FY2024-25 Mid-Year Budget Department Updates

Public Works/Engineering- Capital Projects Division

Objective:	Continue annual Pavement Rehab Project and annual Slurry Seal Project, advertising and constructing one of each type of project each year.
Mid-Year Status:	- Developing PS&E for road repair on Bundy Canyon Rd. and beginning planning for road rehab/slurry seal in residential streets.
Objective:	Prepare a new Pavement Management Program (PMP) Report, re-evaluating the current condition of all streets City-wide. Include updated and innovative pavement repair strategies in the report. Include a systematic approach, based on various budget scenarios, to schedule all City streets for repair.
Mid-Year Status:	- Awarded a contract for an updated PMP and kicked-off project.
Objective:	Project-Specific Goals: ***Bundy Canyon Rd.:** -Secure funding needed for the Bundy Canyon Rd. Improvement Project, Segment 2 (from Oak Canyon Dr. to the Farm Rd.) and construct the project. -Design and construct the Bundy Canyon Rd. (west) Widening and ATP Improvements Project (from Mission Trail to the I-15). ***Clinton Keith Rd.:** Complete the design for the Clinton Keith Rd. Widening Project (from the I-15 to Copper Craft Ct.) and construct the project. ***Palomar St.:** Complete the design of the Palomar St. Phase 2 Project (from Gruwell St. to Wildomar Trail) and construct the project.
Mid-Year Status:	- Continuing design and utility coordination for Bundy Canyon Rd. Advertised an RFQ for on-call engineering services, which will allow the City to then advertise an RFP for Bundy Canyon Rd. (west). - Continuing design for Clinton Keith Rd. Design is at 90%, with anticipated construction start in FY 24/25. - Design completed and construction contract awarded for Palomar St. Phase 2 project.

Development Engineering

Objective:	Transition from deposit based to fixed fees cost recovery process.
Mid-Year Status:	Implementing new fixed fees.
Objective:	Continue updating Engineering processes and procedures.
Mid-Year Status:	On-going. Continuing to update forms, process, and procedures throughout the year during the normal course of business to improve efficiency and consistency.
Objective:	Finalize and publish Entitlement and Development Engineering booklets.
Mid-Year Status:	City advertised an RFQ for on-call engineering services. Staff plan to request proposal from on-call consultants, once under contract, and begin the development and adoption of City-specific Engineering and Design Standards/Guidelines.
Objective:	Assist in finalizing expanded circulation element within City's General Plan Upate.
Mid-Year Status:	Complete and approved by Planning Commission. Pending approval by City Council.

FY2024-25 Mid-Year Budget Department Updates

Police Services

Objective:	Maintain adequate law enforcement services to keep up with the growing population of nearly 38,000.
Mid-Year Status:	Calls have remained constant as projected and we are on target to meed out 7 min response time goal.
Objective:	Provide a safe driving environment through effective traffic enforcement and driver safety programs, to include bicycle safety and child car seat safety.
Mid-Year Status:	All OTS operations were completed.
Objective:	Maintain a productive and collaborative relationship with city leaders through frequent and meaningful communications and transparency.
Mid-Year Status:	The Sheriff's Office remains responsive to the needs of city staff and council.
Objective:	Provide the highest level of training and professional development for our department members.
Mid-Year Status:	We continue to provide the stated training and are constantly looking for new training as it becomes available.
Objective:	Continue to engage with the community through community programs, events, personal interactions, and open lines of communication.
Mid-Year Status:	We have expanded out community service events and work with the Wildomar community services team on joint events.
Objective:	Build upon the volunteer program by actively recruiting to increasing the number of station volunteers, Citizens on Patrol, and youth Explorers.
Mid-Year Status:	The community services team has been established and has worked diligently to improve in these areas.
Objective:	Establish a crime-free multifamily housing program to help deter criminal activity.
Mid-Year Status:	Two CSO have attended the Crime Prevention Through Environmental Design training and are now able to do inspections.

Fire Services

Objective:	Maintain an average emergency response time of 5 minutes or less.
Mid-Year Status:	4.8 Minute Response Time.
Objective:	Increase community education and engagement.
Mid-Year Status:	Crews have particpated in the Wildland Safety Fair (Marna O'Brien Park), Trunk or Treat (Ronald Regan Elementary), State of the City, Cornerstone Car Show, and Patriot Day (Wildomar Elementary).
Objective:	Maintain a 10-day average plan review turn-around time.
Mid-Year Status:	Staff averaged 11.27-day turnaround time.
Objective:	Provide new construction inspections within 2 Business days.
Mid-Year Status:	Staff averaged 2.75-day turnaround time.
Objective:	Develop a "Fire-Wise Community" plan for the City utilizing Cal-Fire grant funding for community risk reduction.
Mid-Year Status:	Application for funding has been sent and is awaiting a decision.

CITY OF WILDOMAR
MEETING (CCR)
GENERAL BUSINESS
Agenda Staff Report # 3.2
Meeting Date: January 15, 2025

SUBJECT: Planning Commission Appointments

SUBMITTED BY: Janet Morales

ACTION:
Mayor DePhillippo, Mayor Pro Tem Marquez, Councilmember Moore and Councilmember Nigg nominate a resident to serve as a Planning Commissioner, subject to ratification by a majority vote of the City Council.

SUMMARY:
The Planning Commission is comprised of five Wildomar residents appointed by the City Council. The Commission's primary role is to review and make decisions on various land use development applications such as, but not limited to, conditional use permits, plot plans, variances, parcel maps, and tract maps. The Commission also makes recommendations to the City Council regarding amendments to the City's General Plan and Zoning Ordinance.

Qualifications for membership:
1. Members of the Commission shall be residents of the City and shall be qualified electors within the City.
2. Each member shall be a resident of the City for the year immediately preceding the inception of his or her term.
3. No member of the Commission may be an employee or officer of the City.

BACKGROUND:
One of the duties of a City Council Member is to appoint a citizen to serve on the Planning Commission with the appointment having a term of office running concurrent with the appointing Council Member's term.
In December, Councilmember Nigg and Councilmember Moore were re-elected for a 4-year term and desired to open the process for applications to appoint a planning commissioner for a term ending December 2028.

At the December 11, 2024 meeting, Mayor Pro Tem Marquez directed the City Clerk to advertise for applications for his Planning Commission appointment for a term ending December 2026.

Mayor DePhillippo's Planning Commissioner resigned effective January 1st, creating a vacancy for her appointment, with a term ending December 2026.

DISCUSSION:
Applications for all 4 seats were advertised and all applications were submitted to the entire City Council for review.

At this time it would be appropriate for the 4 City Councilmembers to make their nominations to the Planning Commission. The appointment will be subject to ratification by a majority of the City Council. The appointment will take effect immediately and will run concurrent with the appointing Council Member's term of office. The appointees will se sworn be at the first Planning Commission meeting following the appointment.

ATTACHMENTS:

Adams, Joel redacted.pdf
Ballard, Lisa redacted.pdf
Banks, Arrin_Redacted.pdf
Bergdahl, Kristi redacted.pdf
Bernard, Brianna redacted.pdf
Burchartz, Wesley redacted.pdf
Cambero, Rene_Redacted.pdf
Castorena, Paula redacted.pdf
Dicus, Thomas redacted.pdf
Elliott, Eric redacted.pdf
Golden, Charles W. redacted.pdf
Hahn-Coulston, Dulce_Redacted.pdf
King, Nolan redacted.pdf
Langworthy, Veronica redacted.pdf
LaPointe, Bridget redacted.pdf
Mattox, Will_Redacted.pdf
Mobley, Justine_Redacted.pdf
Montague, Raphael redacted.pdf
Mountain- Castro, Jennelle redacted.pdf
Navarro, Maria redacted.pdf
Robertson, Bryan redacted.pdf
Rodriguez, Sergio redacted.pdf
Rubio, Alredo redacted.pdf
Saunders, Don_Redacted.pdf
Tahl, Brandon redacted.pdf
Whitlock, Anna redacted.pdf

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Joel Adams

Residence Address: [redacted]

Telephone: [redacted] Home [redacted] Cell [redacted] Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 2 years, coming up on 3.

EDUCATION:

Highest year completed Is this about education? If so, BA Highest Degree received BA History

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Pharmacy Technician
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes, my schedule is reasonably flexible, work 6AM to 14:30, have leave available to use..

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Joel Adams Date: 12/23/2024

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CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Joel Adams

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Joel Adams — Signature

12/23/2024 — Date

1. Please describe your experience as it relates to this position.

I have planned many projects, although little in relation to a township. I love this town and am willing to study or learn, and have a wide knowledge of civics and government organization / policy through my degree. I enjoy spending time "in the stacks" or researching archives and documents.

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

No I have not, but I have been to local council meetings in previous areas I lived in as a resident.

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

I applied because I believe I can bring a reasonable perspective with a level head to the committee. I want what is best for Wildomar, and I believe that our world is greatest when we plant trees we know we will never enjoy the shade of.

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I have worked numerous jobs, and have an understanding of business in general, have managed restaurants and pharmacies. I understand the community and its struggles, and I want it to continue to grow. I want to build a wildomar that works for the people that live there, as well as the people here for other reasons.

5. What is your understanding of the role and responsibilities of the Planning Commission?

I have little understanding of this, besides going to a regular meeting and assisting in the planning of the township (I would prefer that the committee did not rubber stamp 10x more car washes)

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6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Traffic / growth that has not been properly planned for
economic distress due to housing bubble collapse/economic difficulties
increased energy needs for cooling
increased water diversion as more rain comes in a shorter period

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I would do my best to consider whether the resident is looking to purely benefit themselves, or the whole, and attempt to help the resident either way, but always put the whole as the highest priority.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Lisa Ballard

Residence Address: [redacted]

Telephone: None (Home) [redacted] (Cell) None (Work)

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes
2. How long have you lived in Wildomar? 10 years

EDUCATION:

Highest year completed Bachelor of Arts Highest Degree received Bachelor of Arts

EMPLOYMENT:

None
Employer's name & address

None
Employer's phone number/Type of Business

Self Employed Baseball Umpire
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: [signature] Date: 12/24/2024

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CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Lisa Ballard

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Signature

12/24/2024
Date

1. Please describe your experience as it relates to this position.

In the past I worked in banking and at law offices so I am very detail orientated. I love to read. I would be a good fit for the position because of these qualities.

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

No I haven't but I would look forward to the chance.

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

I would like to get more involved in the city and community.

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4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I am detail orientated and a quick learner. I love the city and think I would be a good representative.

5. What is your understanding of the role and responsibilities of the Planning Commission?

I understand there are lots of things to review and read and I am ready to do that.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

I think the changing population is a big issue. I think that the small city we love is growing and we have to address to to keep the small town charm while adjusting to a new generation is important.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I think being willing to listen to residents and trying to find the balance and explaining that is key.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Arrin Banks

Residence Address: [redacted] Wildomar, CA 92595

Telephone: _____ [redacted] _____ [redacted]
Home Cell

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 8 years

EDUCATION:

Highest year completed BS - Management/Computer Information Systems, 5/2001 Highest Degree received BS - Management/Computer Information Syste

EMPLOYMENT:

[redacted] 2503
Employer's name & address

[redacted]
Employer's phone number/Type of Business

[redacted]
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes, my schedule allows for flexibility for special meetings and I am able to attend regular meetings.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Arrin Banks Date: 1/8/2025

Docusign Envelope ID: 6D84D93F-6335-44D7-8C79-5A9BE74F83BF

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Arrin Banks

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Arrin Banks
Signature

1/8/2025
Date

1. Please describe your experience as it relates to this position.

I have been a Planning Commissioner for the City of Wildomar since 2020. I have gained a greater knowledge and understanding of zoning districts, regulations, an development planning during this time. I have also completed some training to better understand my responsibilities.

In my positions as Chair of the Measure K Citizens' Oversight Committee for Murrieta Valley Unified School District for 3 years, Chair and Vice-Chair for the Murrieta Community Steering Committee for 2 terms, Chair and Vice-Chair for the Community Services Commission, and Chair and Vice-Chair for the Murrieta Parks and Recreation Commission for 6 years, has helped me to understand the decision-making processes of the Planning Commission. In my role as a member of the Oversight Committee, I reviewed and reported on proper expenditures, advised the public on compliance, ensured bond revenues were expended for construction, rehabilitation, furnishings, equipment, acquire or lease of property for school facilities, and ensured no funds were used for teacher or administrative salaries or other school operating expenses. In my professional position as an Administrative Manager and Contracts and Grants Analyst, I am accustomed to reviewing applications, plans, permits, and ordinances as it applied to the projects I was responsible for. I have experience with engaging the public to get feedback, and providing recommendations to my Executive Management. This experience has been an asset to me as a Planning Commissioner.

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

I have served as a Planning Commissioner for Wildomar for the last four (4) years. I have fulfilled my role as a Planning Commissioner by reviewing and making decisions on various land use development applications, conditional use permits, plot plans, variances, parcel maps and tract maps. I have also made recommendations to the City Council regarding amendments to the City's General Plan and Zoning Ordinance. What I have learned as a Planning Commissioner is that listening to your community and being present in your community is just as important as making decisions. This also helps to make better decisions for your community.

My experience also includes my roles as the Chair of the Measure K Citizens' Oversight Committee for Murrieta Valley Unified School District for 3 years, Chair and Vice-Chair for the Murrieta Community Steering Committee for 2 terms, Chair and Vice-Chair for the Community Services Commission, and Chair and Vice-Chair for the Murrieta Parks and Recreation Commission for 6 years. My role as a member of the Oversight Committee included reviewing and reporting on proper expenditures, advise public on compliance, ensure bond revenues are expended for construction, rehabilitation, including furnishings and equipping, and acquire or lease of property for school facilities, and ensuring no funds are used for teacher or administrative salaries or other school operating expenses. We reviewed annual independent performance and financial audits, inspected school facilities and grounds ensuring bond expenditure compliance and reviewed efforts by school district to maximize bond revenues by implementing cost savings measures. What I learned from being a member of the Oversight Committee was the responsibility of following through on the purpose of the committee and the importance of ensuring the public is aware of all progress made. There was no misuse or mismanagement of funds, all funds were exhausted and all projects were completed. As a commissioner and committee member, my role was to work with staff and the community to help fulfill the needs of the community.

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

I am applying for a second term as a Planning Commissioner because I want to continue my service to the community and continue to fulfill the need and responsibility of the Commission. Having lived in Wildomar for almost 9 years now, I have a better sense of the community and would like to see it continue to grow and blossom. As long as I can be of service,
I will continue to be an active member of my community.

Being a part of the Murrieta community for over 23 years, I watched the city grow and I was a very active volunteer in my community. Having participated in community forums regarding the planning of the community, I feel this experience has put me in a good place to provide guidance and information to the city planners based on my experience.

What I hope to accomplish by my continued participation on the Planning Commission is meeting the responsibilities of the Commission and making the best possible decisions and recommendations to the City Council on behalf of the citizens of Wildomar.

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4. What qualities or experience would you bring that would be an asset to the Planning Commission?

The qualities I have that would be an asset to the Planning Commission are my work ethic, integrity and dedication to the community I live in. As a community member, I am always willing to do my part to help build this community responsibly. Wildomar is a young city. The citizens of Wildomar took a big step in the direction of moving toward responsible growth by approving the Measure AA tax. The Planning Department, with the help of the Planning Commission play a big role in the land use development and zoning, which are the building blocks for the infrastructure of the city. Doing the advance planning to ensure we are complying with State mandated regulations and environmental guidelines will ensure we are addressing these issues in advance. My professional experience with planning and facilitating would also be an asset to the Planning Commission.

5. What is your understanding of the role and responsibilities of the Planning Commission?

My understanding of the role and responsibilities of the Planning Commission are as follows:

- Our primary role is to review and make decisions on various land use development applications such as, but not limited to, conditional use permits, plot plans, variances, parcel maps, and tract maps.
- Makes recommendations to the City Council regarding amendments to the City's General Plan and Zoning Ordinance.

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6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

The City of Wildomar will be celebrating it's 17th year as a city in 2025. It has grown from 28,000 residents to 37,145. It is still going through some growing pains, but all young cities do. One of the key issues I still see facing the City in the next 5 to 10 years is it's "branding". We are still trying to find our "niche". Temecula has the wine country. Murrieta is the "Gem of the Valley". Lake Elsinore has "The Storm". What will we be known for? It is important that we get this right. Another key issue facing the City in the next 5 to 10 years is responsible growth. We have been doing a great job on this and hope that it continues. Wildomar will never have the population of its surrounding cities, but we must be smart about how this growth is planned. Business development continues to be a key factor in the success of Wildomar moving forward. Getting more of the community engaged would be helpful. Since it is still a growing community, having more input from the growing families coming into the community will help to ensure we continue to plan for our future.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I would balance residents' concerns with overall City goals and long-term benefits by working collaboratively with my fellow Commissioners and being an active listener. We represent the Planning Commission as well as our residents. We are residents of this community. Working collaboratively will provide a better sounding board for the long-term goals and benefits for our community.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Kristi Bergdahl

Residence Address: [redacted]

Telephone: [redacted] Home [redacted] Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 2 years

EDUCATION:

Highest year completed Master's degree Highest Degree received MBA

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Management Analyst
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes, I get off work at 5 p.m. in Riverside. If there are no accidents and no road closures, I can get there in 45 minutes.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Kristi Bergdahl Date: 1/2/2025

Docusign Envelope ID: 39F8810A-CC36-4502-8F5B-978E3C5E4500

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Kristi Bergdahl

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Kristi Bergdahl
Signature

1/2/2025
Date

1. Please describe your experience as it relates to this position.

I work with the Water District's Director of Operations to analyze current situations related to contracts, fleet, maintenance, and asset management and provide alternative solutions. Additionally, I serve on the I have my PMP and would like to use that certification to grow in project management skills. I also enjoy volunteering and love my city, so I would like to be a part of the decision-making process when it comes to approving new developments in Wildomar.

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

Yes, the Measure Z committee for Wildomar. I have learned that I can survey residents to receive their feedback on parks, and now I would like to gather their perspectives on development ideas. This can be used for data analysis and presented to the committee for discussion.

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

I want to be part of the committee because, like many residents, I have concerns about the location of low-income housing. I was not involved in the approval process and was unaware of these developments, so I would like to be active and engaged moving forward. I plan to live in this city long-term, and I want to help maintain the hometown feel while ensuring our city thrives. It's important to avoid overdevelopment, think long-term with our development plans, and protect homes and wildlife. We live in a beautiful city, and I want to see it flourish.

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4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I have extensive study skills in data analysis and project management, and I want to bring these skills to my city. Also, I am easy going and eager to learn. I genuinely enjoy being around people and am open-minded to new ideas and perspectives.

5. What is your understanding of the role and responsibilities of the Planning Commission?

This role involves reviewing and making decisions on new land development projects and plans. From what I understand, these projects/plans will be presented to this committee for approval and/or recommendations to the City Council.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Population growth due to affordable housing. Orange County and San Diego, areas that have plenty of jobs have housing that is out of reach for many people so people are moving inland and commuting so they can afford housing. This will affect traffic, such as Bundy Road is packed with many people trying to exit after work, and other cities like Temecula have traffic issues because their roads weren't planned accordingly to accommodate for the commuters. Another major issue is pushing wildlife out of their homes due to new developments and wildlife getting hit by traffic. We don't have roads to protect them to safely cross (I've heard Europe has developed these kinds of roads). Also, homelessness has been a major issue in other more populated cities, this may sound inappropriate, but our wildlife will prevent this from becoming an issue because camping outdoors is dangerous due to poisonous snakes and coyotes. If we remove those elements, then homelessness will become more of an issue. Also, I enjoy the hometown feel and love to see small businesses thrive. I would encourage this rather than welcoming large corporations. For example, I enjoy the family-owned coffee shops, and I believe the boba shop is family owned. There is a charm to these businesses.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I am aware this is a two-year term, so I plan to carry this out. I would conduct surveys to gain feedback from residents, I would study to see what other cities are doing, and I would also align this with the Cities' strategic plans for the next 5-10 years. If the city has a clear vision and mission and values, then I will have clear goals that will align with the city.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Brianna Bernard

Residence Address: [redacted]

Telephone: [redacted]
Home Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 13 years

EDUCATION:

Highest year completed College Highest Degree received Bachelors of Science with a concentration in Er

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Senior Project Manager / Senior Biologist
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes. However there are times when I have work planning commissions and city council meeting I need to attend. for my job

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Brianna Bernard Date: 1/4/2025

Docusign Envelope ID: F678DFE5-C0BB-4FBB-9188-E05D4B846F8E

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Brianna Bernard

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Brianna Bernard
Signature

1/4/2025
Date

1. Please describe your experience as it relates to this position.

I have served as a planning commissioner for the City of Wildomar for the last five years. Furthermore, as part of my day job I am involved in presenting projects to various City's Planning Commissions and City Councils. Being on Wildomar's Planning Commission and at work, I have seen first hand how influential these public hearings are in shaping a City. I have been in the Environmental Consulting World for approximately 12 years. I have prepared and drafted various levels of CEQA documents from an initial studied to the more in-depth Environmental Impact Reports. I have prepared several Specific Plans as well, which provides a well rounded view of the entire urban planning process.

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

I am currently serving as a Planning Commissioner for the City of Wildomar. This has further cemented the role the commission plays in approving or denying projects that come into town. Furthermore, as a commissioner I have learned that I need to look at the whole picture of a Project to decide what is best addition to the City. Specifically, understanding what the state mandates as far as residential. The role the state plays in planning in the City sometimes supersedes what we feel like a commission should be added to the City.

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

I would like to continue to have an impact on the Projects that come into our City and what Projects are right. Furthermore, I am a constant student and love learning. I would like to learn more about the workings of local government and the overall process of the local government system. Since I have seen first hand how local government shapes the community, I love to invest and participate in my City to make it a place people are proud to call home.

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

Since I work in the Environmental Consulting world I am familiar with the CEQA preparation and process. Likewise, the last five years on the commission have exposed me to many different Project, including cannabis. I have assisted, drafted, and finalized large CEQA Documents, along with preparing Specific Plans for various projects in Riverside County, Orange County, San Bernardino County, and Los Angeles County. Further, I have drafted Biological Technical Reports to be utilized in the CEQA documents. Therefore, that information and serving the past years as Commissioner will continue to help me the best I can be for the Commission as a group and the City.

5. What is your understanding of the role and responsibilities of the Planning Commission?

My understanding of the Planning Commission Role is to implement the City's goals while listening to the public. The planning commission is traditionally the "front line" and the first to hear the Projects prior to it going to the Council. The Planning Commission's role is to vet out any problems with project documentation and confirm a project is full and complete prior to making recommendations for the City Council. The Planning Commission looks at the project through a lens of if it meets the City's overall vision and goals, along with meeting laws and regulations both at a State level and local level, and City's General Plan and Zoning. The Planning Commission also listens to the residents on their opinion of a project and any concerns that may have been raised by residents that are not on the Agenda.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Cannabis is always a hot button topic. While I voted against Cannabis, the City Council approved the sale of it in the City. We, as a City, need to continue to be cautious of the number of cannabis stores and school/parks and kids that live in our community. While it brings in tax dollars my concern is we didnt limit the number of stores available in the City. I would have liked a slow roll out of the Cannabis to further understand any long term issues and challenges. Development projects tend to be contentious due to the space and balance between open rural areas and housing/urban areas. I think it is our job to be stewards of our land and maintain a proper balance while fulfilling the City's goals. These topics will be a huge key issue moving forward.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I think it is important to listen to the residents and have their thoughts and concerns heard out. I also think its important to vet out those concerns and for those that can be addressed with technical expertise to do so. I also think that there is a balance to make sure any project does a thorough job analyzing the impacts and making the best recommendations and mitigation. This includes address the concerns of the residents. It is our job to be stewards of our land and maintain a proper balance between the built and natural environments, while fulfilling the City's goals. This means understanding those goals and hearing the public out and molding projects to be even better with the public input and the fresh eyes looking at it, all the while fulfilling the City's vision. I think many times just being heard out can elevate the pressure and addressing those concerns to the best of ones abilities.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Wesley Burchartz

Residence Address: [redacted]

Telephone: [redacted] (Home) [redacted] (Cell) (Work)

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 1 year

EDUCATION:

Highest year completed 2nd year college Highest Degree received High School

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Project Manager
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: [signature] Date: 1/5/2025

Docusign Envelope ID: F9D4D4C6-FC4D-49EA-BA7F-93CD1AF7A814

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Wesley Burchartz

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Signature

1/5/2025
Date

1. Please describe your experience as it relates to this position.

I have years of public service with the city of Murrieta. I have held various positions on public boards such as library advisory, Measure BB and traffic commission commissions.

I have also served for eight years on my homeowners association board.

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

Library advisory chair for the City Of Murrieta.

Measure BB chair for the school district of Murrieta.

Traffic commission vice chair for the city of Murrieta.

I have learned a number of different things such as learning how to advise city council on various topics through out the city and how it pertains to my commission.

Have lea[redacted]iew and examine budgets.

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

I am applying for the Planning Commission because it is my way to fulfill my public service duty and be a part of the community in which my kids are raised.

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I would bring a fresh new conservative frame of thought to the current commission. My experience living in Southwest Riverside County would greatly prepare me for make him recommendations to the current city council.

5. What is your understanding of the role and responsibilities of the Planning Commission?

A Commissioners primary role is to review and make decisions on various land use development applications such as, but not limited to, conditional use permits, plot plans, variances, parcel maps, and tract maps. The Commission also makes recommendations to the City Council regarding amendments to the City's General Plan and Zoning Ordinance.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Some of the key issues is facing our city in the next 5 to 10 years in my opinion would be land use, infrastructure and traffic.

In regards to land use, not overloading the city with tons of high density residential which leads to a tremendous amount of traffic.

In regards to infrastructure, bringing in new vibrant businesses to our area.

[redacted]

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I would do my best to balance residents concerns with overall city goals by listening to their concerns and opinions.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Rene Cambero

Residence Address: [redacted]

Telephone: _____ [redacted] _____
Home Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 38 years

EDUCATION:

Highest year completed 2003 Highest Degree received High School Diploma

EMPLOYMENT:

[redacted] US
Employer's name & address

[redacted]
Employer's phone number/Type of Business

[redacted]
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

I can meet on all dates as required for this position. My schedule is flexible.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Rene Cambero Date: 1/7/2025

Docusign Envelope ID: 7011B700-18D9-425D-B426-237CEED1B7A0

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Rene Cambero

PLEASE TYPE OR PRINT LEGIBLY

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

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

Rene Cambero
Signature

1/7/2025
Date

1. Please describe your experience as it relates to this position.

I have built a career in public service, working with cities such as Lynwood and Palmdale, where I collaborate with diverse stakeholders, including voters, contractors, and public officials. This experience has strengthened my communication skills and my ability to advocate effectively on behalf of the public, ensuring their concerns are represented in decision-making processes.

As a parent of two children attending schools in Wildomar, and a resident who regularly shops and engages in community activities here, I am deeply invested in the city's future. I celebrate the growth Wildomar has experienced but also recognize the need for development that meets the evolving needs of our residents.

My family has decades of family involvement in local service, I am passionate about promoting sustainable growth and preserving the city's unique character. My professional experience, combined with my personal connection to Wildomar, positions me to contribute meaningfully to the Planning Commission and the city's continued development.

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

Although I haven't served as a commissioner, council member, or official city staff member, my role as a consultant for Cities' Public Works has provided valuable insight into local government operations. I have experience in water rights, operations, quality assurance, budgeting, and drafting staff reports for City Council decisions. In these capacities, I worked closely with city staff, public officials, and stakeholders, ensuring that recommendations supported effective governance.

This work has strengthened my understanding of the importance of urban planning, clear communication, and collaboration in addressing the needs of growing communities. I've learned how essential a Planning Commissioner's role is in balancing the needs of residents, businesses, and the city's long-term goals.

I am eager to apply my professional experience and personal connection to Wildomar to serve on the Planning Commission, advocating for responsible, sustainable development that improves quality of life and benefits all residents.

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

I am applying for the Planning Commission because I believe the timing is right for me to contribute as Wildomar continues to grow. As a lifelong resident, I feel a deep sense of responsibility to be part of shaping the city's future. I want to ensure that development is aligned with the needs of our community, balancing growth with the preservation of Wildomar's unique character. By participating, I hope to contribute to thoughtful planning that enhances quality of life for residents while fostering sustainable growth. My goal is to support initiatives that benefit the community and ensure that our city remains a great place to live.

Docusign Envelope ID: 7011B700-18D9-425D-B426-237CEED1B7A0

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I bring a combination of experience and qualities that make me well-suited for the Planning Commission. With a background working in management, finance, public works, contracts, bidding, and negotiation, I have developed strong problem-solving and decision-making skills that are essential for planning and development. My experience in operations and dealing with public officials, as well as working directly with the public, has given me a practical understanding of how to navigate complex situations and ensure that all voices are heard. Additionally, as a lifelong resident of Wildomar, I have deep roots in this community, which drives my commitment to ensuring that growth and development are aligned with the values and needs of our residents.

5. What is your understanding of the role and responsibilities of the Planning Commission?

From my understanding the role of a Planning Commissioner is to provide guidance on city-based land use and development decisions, ensuring that growth aligns with the community's vision and long-term goals. Commissioners may review proposals, zoning requests, and plans, considering factors such as sustainability, infrastructure, and impact on residents. In a city like Wildomar, this role is especially critical to ensure that development is managed carefully, balancing progress with preserving the city’s unique character. My father, George Cambero, has served as a Planning Commissioner, and has been connected with the City's growth. We work together, and regularly discuss all topics related to Wildomar. His insights, combined with my own understanding of the planning process, have helped me appreciate the level of responsibility and the need for thoughtful decision-making that impacts future generations. As a commissioner, I would work to ensure that Wildomar’s development enhances the quality of life for all residents while planning for sustainable, community-focused growth.

Docusign Envelope ID: 7011B700-18D9-425D-B426-237CEED1B7A0

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

In the next 5 to 10 years, I believe one of the key issues facing Wildomar will be ensuring that the city grows in a balanced and sustainable way, providing the amenities and services that meet the needs of our residents. Currently, many Wildomar residents are forced to leave the city for basic retail needs, such as clothing, home improvements, or even entertainment. While we have grocery stores and some dining options, we lack sufficient retail, parks, and entertainment choices. As our city continues to grow, it's crucial that we develop these amenities within Wildomar to keep residents from having to travel to neighboring cities.

Additionally, as we expand, we must focus on managing traffic congestion and ensuring that growth doesn't overwhelm our infrastructure. Impact studies should be thoroughly reviewed to understand the potential effects on all communities within Wildomar. It's important that we don't concentrate development in just one area, but rather utilize the entire city to its fullest potential. Wildomar is a large city with many opportunities, and we need to take a thoughtful approach to how we grow, ensuring that the benefits are spread across the entire community and that we maintain a high quality of life for our residents.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

Balancing the concerns of residents with the city's long-term goals is something I take very seriously. I believe it starts with listening to the community—understanding their needs and concerns, and making sure their voices are part of the conversation when making decisions. At the same time, we have to keep in mind the bigger picture for Wildomar and how we want the city to grow in the future.

For example, while many residents want more retail, dining, and entertainment options, it's just as important that we grow in a way that doesn't create traffic congestion or strain our infrastructure. It's about finding the right balance—ensuring that as the city expands, we're also making thoughtful decisions about how we maintain quality of life for everyone.

I think this balance comes down to careful planning, doing the necessary studies, and taking a proactive approach. I want to help guide that process so that we're not only meeting today's needs but also setting Wildomar up for a successful, sustainable future.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Paula Castorena

Residence Address: [redacted]

Telephone: [redacted] Home [redacted] Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 6 years

EDUCATION:

Highest year completed Trade Business School Highest Degree received State License Department of Real Estate ☐ DR

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

[redacted]
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes I'm able to attend

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: [signature] Date: 1/6/2025

Docusign Envelope ID: 3D8AD6B8-BE9C-4558-B59E-8977FF4CE212

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Paula Castorena

PLEASE TYPE OR PRINT LEGIBLY

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

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

Signature

1/6/2025
Date

1. Please describe your experience as it relates to this position.

I volunteer in the community also. Im a Sunday school teacher at Eagle Ridge Church nearby. I have been serving communities for over 10 years with my time to better enrich the lives of our communities. I also see where the use of land should be; I'm also aware of vacant land as I'm also a Realtor and have many professional connections.

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

Serving volunteering in the community for over 10 years. 5 years in my local church.

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

Serving our community to for enrichment of our family lives.

Docusign Envelope ID: 3D8AD6B8-BE9C-4558-B59E-8977FF4CE212

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

Volunteer for over 10 years.

5. What is your understanding of the role and responsibilities of the Planning Commission?

They meet for meetings most importantly.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Definitely planning which is why I can be used in this area.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I have a strong connection with Wildomar locals through our Facebook page.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Thomas Dicus

Residence Address: [redacted]

Telephone: _____ [redacted] _____
Home Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? Nine+ years

EDUCATION:

Highest year completed Masters Highest Degree received Masters of Divinity and MBA

EMPLOYMENT:

Retired
Employer's name & address

Employer's phone number/Type of Business

Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes

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I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Thomas Dicus Date: 1/1/2025

Docusign Envelope ID: 0DB3AD18-7306-47EB-BB8F-1DCE69E167C2

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Thomas Dicus

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Thomas Dicus
Signature

1/1/2025
Date

1. Please describe your experience as it relates to this position.

Worked with the City of Colton in the capacity of collaboration between city government/police/school district and non-profits in the community.

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

Worked on committee with Colton USD as liaison between parents, teachers and administrators. Learned how to listen to those with different perspectives in order make the best choice for all.

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

A friend active in local government informed me that there are several openings in the Planning Commission and encouraged me to apply. I am interested in providing assistance in reaching the stated goals of the commission.

Docusign Envelope ID: 0DB3AD18-7306-47EB-BB8F-1DCE69E167C2

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

The two primary assets I would contribute are: strong communication skills and good organizational skills.

5. What is your understanding of the role and responsibilities of the Planning Commission?

The goal of the Planning Commission is to assist the City Council with various ordinances and land development, as well as being a 'good listener' to the Wildomar community regarding their questions and concerns.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Some issues facing Wildomar in the near future are land development, both commercial and residential; traffic flow on side streets; enhancement of business development.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

There is a natural balance between residents and the City. We are all concerned about public safety and steady growth without jeopardizing the quality of family life that we have all come to enjoy here in Wildomar. The goal of the commission is to help the City Council find the 'sweet spot.'

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Eric Elliott

Residence Address: [redacted]

Telephone: [redacted]
Home Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 9 years plus

EDUCATION:

Highest year completed AA Highest Degree received AA

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Librarian/Media II
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Eric Elliott Date: 1/6/2025

Docusign Envelope ID: 541E6DFF-5D0A-4B92-84EB-EEFA38ADB217

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Eric Elliott

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Eric Elliott
Signature

1/6/2025
Date

1. Please describe your experience as it relates to this position.

HOA President and Secretary since 2019 for Estrella Hills.
Nothing epic on my record but everyone in the neighborhood seems happy and our operational and reserve funds are well funded and the communities communal properties albeit few are insured and well maintained.

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

I haven't but I certainly look forward to new and exciting challenges. Cartography is where all the fun is at...

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

Traffic flow, future growth, balance of tax revenue and community needs. I hope to hear to compelling cases for and against proposed land use and seeing the decision through to the end (what is ultimately best for the community short and long term).

Docusign Envelope ID: 541E6DFF-5D0A-4B92-84EB-EEFA38ADB217

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I'm a generally affable guy that really wants to see the best for the community and its surrounding neighboring communities. I love information and data and I am interested in far too many things to list here, which is could be a benefit for the city and community.

5. What is your understanding of the role and responsibilities of the Planning Commission?

Advise the city council on land use decisions, zoning changes, development proposals, and comprehensive plans. I would assume public hearings may be necessary to get good input from the community.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Traffic on major arteries, balancing revenue with community needs (car washes how many does a community need?) public spaces, continuity in new development designs.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

Balance is key both for the City and the residents and communication is paramount. Give and take needs to happen and with thoughtful discourse solutions can be found (most of the time).

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Charles W. Golden Jr.

Residence Address: [redacted]

Telephone: [redacted] Home [redacted] Cell [redacted] Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 14 Years

EDUCATION:

Highest year completed Graduate Highest Degree received Master of Science in Information Technology M

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Administrative Techincal Specialist
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

yes

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Charles W. Golden Jr. Date: 1/7/2025

Docusign Envelope ID: CE35A351-D7F7-4183-8A90-14A8FF232622

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Charles W. Golden III

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Charles W. Golden Jr.
Signature

1/7/2025
Date

1. Please describe your experience as it relates to this position.

As Adjunt college professor, Veteran of Foreign War Post commander: I am a seasoned, detail-oriented, and proactive technology and system professional, equipped with superior experience in streamlining administrative and project operations combined with advanced skills in operations management to ensure business optimization and growth. Accomplished 23 years of military professional with in-depth knowledge, experience and proven ability to lead/direct information technology, network security, and telecommunication and intelligence community services. Diverse in leadership and management skills, result oriented problem solver, project management and consulting. Employs Lean principles. Thrives on challenges; possess an outstanding track record of success in sourcing solution for major operational problems through competitive and innovative systems catered to the necessities of business process workflow.

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

no

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

As a resident of Wildomar for the past 14 years, I have seen our city grow, I am deeply invested in the future of our community and believe my skills and perspective can contribute significantly to thoughtful, balanced development decisions that prioritize the needs of residents while fostering sustainable growth. I hope to be a vital and comprehensice participant in administering the vision of our cities furture growth, as well as ensuring all voices are heard throughout the planning process.

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

As a Retired Chief Petty Officer, VFW Commander and Adjunt college professor, I bring strong communication skills, a collaborative approach to engage with stakeholders, patience in listening to community concerns, and the ability to make informed decisions based on data and legal considerations while balancing different perspectives.

5. What is your understanding of the role and responsibilities of the Planning Commission?

I understand that the planning commission is an advisory board of the main governing council on all proposed planning and development concerns. The planning commission also asures that the agreed upon plan is implementd by submitted development applications as they are submitted.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Housing affordability, infrastructure maintenance and upgrades, traffic congestion, economic inequality, technology, access to quality healthcare, managing population growth, and ensuring sustainable urban development.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I would work at maintaing an awarenes of social issues, review current community structures to validate effectivneess and recommend revisions if needed.

Docusign Envelope ID: 5BB93238-36E9-4D4D-8FFC-5842B69359FB

CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Dulce (Candy) Hahn- Coulston

Residence Address: [redacted]

Telephone: - [redacted] -
Home C Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 7 years

EDUCATION:

Highest year completed High school Highest Degree received High school

EMPLOYMENT:

[redacted]
Employer's name & address

-
Employer's phone number/Type of Business

[redacted]
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Dulce Hahn Date: 1/7/2025

Docusign Envelope ID: 5BB93238-36E9-4D4D-8FFC-5842B69359FB

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Dulce Hahn- Coulston Aka Candy Coulston

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Dulce Hahn

Signature

1/7/2025

Date

1. Please describe your experience as it relates to this position.

PTA board of directors, 4H Club Co chairman, Secretary Little League Board 2 years , Volunteering for American Legion, American Diabetes Association . Volunteer for various city activities.

Docusign Envelope ID: 5BB93238-36E9-4D4D-8FFC-5842B69359FB

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

No

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

I want to be more involved for our community . This will definitely be a learning environment.

Docusign Envelope ID: 5BB93238-36E9-4D4D-8FFC-5842B69359FB

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

A fair and open mind

5. What is your understanding of the role and responsibilities of the Planning Commission?

Choose good plans, growth for Wildomar

Docusign Envelope ID: 5BB93238-36E9-4D4D-8FFC-5842B69359FB

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Traffic, build businesses, grocery stores and more housing for low income families

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

The residents are the voters of our council, compromising is essential to the task, Wildomar will be stronger for it. I may not be highly experienced for the position, but I promise to be involved for many years to come. Thank you for the Opportunity.

Docusign Envelope ID: 30BBDD73-6B07-4072-A989-6A0E2FD76933

CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Nolan King

Residence Address: [redacted]

Telephone: [redacted] (Home) [redacted] (Cell) [redacted] (Work)

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 13 years

EDUCATION:

Highest year completed 12th grade Highest Degree received Bachelor of Science.

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Manager of Information Technology
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Nolan King Date: 12/20/2024

Docusign Envelope ID: 30BBDD73-6B07-4072-A989-6A0E2FD76933

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Nolan King

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Nolan King
Signature

12/20/2024
Date

1. Please describe your experience as it relates to this position.

I have spent much of my career in public service with municipal utilities and have been involved in providing services to the community at several levels, including public works maintenance, emergency response, and cybersecurity.

Docusign Envelope ID: 30BBDD73-6B07-4072-A989-6A0E2FD76933

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

I have served the City of Wildomar Measure Z Advisory Committee for 3 years as a committee member, and one year as Chair. Additionally, i am a member of the Riverside County Archives Commission for District 4 and the RCA's Measure Z stakeholders committee.

This experience has afforded me a unique perspective on the effort required to operate government and the critical need for public involvement.

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

I am enthusiastically anticipating the implementation of Wildomars general plan, and am looking forward to being an active part of the citys development under the new plan. I intend to advocate for safe streets, active transportation, and expansions of locally owned business bringing value to residents, while protecting the unique character of Wildomar.

Docusign Envelope ID: 30BBDD73-6B07-4072-A989-6A0E2FD76933

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I bring an affinity for creative solutions to complex problems, public transparency and fiscal responsibility, as well as a deep commitment to advocating for this community's needs at all levels.

5. What is your understanding of the role and responsibilities of the Planning Commission?

The Planning commission is ultimately responsible for reviewing development applications and making decisions or recommendations regarding those planned developments in line with the policy or ordinance of the City, while ensuring that the spirit of the general plan is maintained through those projects. Additionally, i view the planning commission as an advocate for property owners and residents toward guiding development in a way that enhances the economic activity and quality of life of our city.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Housing remains a primary challenge facing Wildomar. Providing a sufficient quantity of units in a range of affordability, while balancing the increased demand for public services that comes with a growing population will be the backdrop for much of the work of the planning commission and the rest of the City.
Housing is deeply connected to several parallel issues, including the unhoused or indigent, vehicle traffic congestion and safety, and utility management.
Finding creative ways to fund increased demand for resident's recreation needs, employment, and retail demand will also be an exciting set of challenges.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

The primary role of elected officials and appointed commissions is to communicate the demands of residents to city staff, while also guiding the public toward realistic expectations. Often a choice must be made between angering a small (or large) group of special interests or providing real benefit to the population as a whole. The job of a planning commissioner is to represent these interests fairly, transparently, and in line with the law.

docusign

Certificate Of Completion

Envelope Id: 30BBDD73-6B07-4072-A989-6A0E2FD76933
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Subject: Complete with Docusign: City of Wildomar Planning Commission Application
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Document Pages: 5
Signatures: 2
Certificate Pages: 4
Initials: 0
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jmorales@wildomar.gov
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Certified Delivered	Security Checked	12/20/2024 4:06:03 PM
Signing Complete	Security Checked	12/20/2024 4:06:48 PM
Completed	Security Checked	12/20/2024 4:06:48 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, City of Wildomar (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Wildomar:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: jmorales@cityofwildomar.org

To advise City of Wildomar of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at jmorales@cityofwildomar.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from City of Wildomar

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to jmorales@cityofwildomar.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Wildomar

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to jmorales@cityofwildomar.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Wildomar as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Wildomar during the course of your relationship with City of Wildomar.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Veronica Langworthy

Residence Address: [redacted]

Telephone: [redacted]
Home Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 20+ years

EDUCATION:

Highest year completed post-graduate Highest Degree received Master of Arts

EMPLOYMENT:

Employer's name & address

Employer's phone number/Type of Business

Independent Consultant
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes, I am available to attend regular meetings and special meetings. However, in 2025 I already have a family reunion scheduled for the first week of July.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Veronica Langworthy Date: 1/6/2025

Docusign Envelope ID: 46C6E300-3624-4378-A6BE-C8C20C441C48

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Veronica Langworthy

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Veronica Langworthy 1/6/2025

Signature Date

1. Please describe your experience as it relates to this position.

Environmental Geography course at CSU, Fresno. Resident of Wildomar. Attended Planning Commissioner Academy while serving on the Planning Commission. Participated on panel discussion with Tom Jex and Matthew Bassi at PC Academy in Monterey, California.

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

Appointed by Councilman Tim Walker to City of Wildomar Planning Commission and served during his two terms. During that time I did serve as commissioner and also as chair of the planning commission. I learned it is good to listen and hear from the staff, the developer/owner, and the neighbors and citizens to see the project from a variety of viewpoints. It is necessary to note the specific finding of fact when making a decision as this provides transparency and demonstrates that decision-making is careful, reasonable, and equitable.

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

I am applying for Planning Commission as I have experience and a desire to serve our city. I hope to support our City Council by forwarding recommendations that reflect the vision of Wildomar, is aligned with our general plan, and supports the health, safety, and welfare of our citizens.

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I do my homework -- reading the documents. I ask questions. If there is something requiring further information from staff, I ask in advance so staff is prepared with a full response for consideration of the entire commission. I served as Chair of the Planning Commission during a few contentious meetings, provided "new to meeting" residents guidance on how to participate, and empowered their voices to be heard. There was mutual respect, but there were also tough decisions made based on findings.

5. What is your understanding of the role and responsibilities of the Planning Commission?

The role of Planning Commissioner is to review and guide Land Use decisions based on the law, finding of fact that support the decision, the City of Wildomar's vision, and promotes the health, safety, and welfare of our citizens. I am aware of the Brown Act and know that the entire commission can only discuss issues in a public meeting.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

State Government overreach encroaching on local government land use which negatively impacts our local and regional community priorities and lifestyles -- that is the key issue that cascades into all areas of land use as seen in the General Plan: Vision; Housing; Land Use; Economic Development; Mobility/Circulation; Parks, Recreation, and Trails; Energy and Water Conservation; Historic and Archaeological Resources; Noise; Safety and Resilience.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

The residents make up our city along with the businesses operating within the city boundaries. The overall city goals and long term benefits should promote the health, safety, and welfare of the citizens here. There is also a consideration of property owner rights too. The general plan is our city's written plan to balance concerns with a coherent plan for the future.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Bridget LaPointe

Residence Address: [redacted]

Telephone: [redacted]
Home Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 22 years

EDUCATION:

Highest year completed Bachelor's degree in Communications Highest Degree received Some post-graduate studies in English

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Real Estate Agent
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes. The only exception is the first Wednesday in February 2025. I will be traveling outside of the country.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Bridget LaPointe Date: 12/29/2024

Docusign Envelope ID: D95D76D4-9543-4E82-BFEE-DE57C202442B

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Bridget LaPointe

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Bridget LaPointe
Signature

12/29/2024
Date

1. Please describe your experience as it relates to this position.

With 9 years of experience selling real estate in the Temecula Valley, I have developed a deep understanding of the unique characteristics of our city and neighborhoods. Working closely with buyers and sellers has given me valuable insight into what residents envision for Wildomar in terms of businesses, services, and residential developments.

I have lived in the Temecula Valley since 1995, starting in Lake Elsinore before moving to Wildomar in 2002. As a long-time resident, I have been actively involved in the community, particularly through the Elsinore School District, where all three of my children attended and graduated from public schools.

Additionally, as a founding member of 100 Women Who Care Temecula Valley, I contributed to supporting local charities and gained a broader perspective on our community's needs through presentations and direct engagement with those organizations. These experiences have equipped me with a strong foundation in community engagement, an understanding of local needs, and a commitment to fostering growth and sustainability, all of which align closely with the responsibilities of the Planning Commission.

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

I am a member of the General Plan Advisory Group for the City of Wildomar, where I gained valuable insight into the development approval process, zoning regulations, and the state and county requirements for building. Through this role, I have also learned about the vision Wildomar residents have for their city and the services they prioritize. Most importantly, I've come to understand how essential compromise and collaboration are in making decisions that will shape the community and impact thousands of people for years to come.

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

I decided to apply for the Planning Commission after conversations with friends and family who encouraged me to pursue the opportunity when I shared with them my interest in the position. With my 9 years of real estate experience, 15 years of ministry work at Cornerstone Community Church, my service on the General Plan Advisory Group, and 22 years as a Wildomar resident, I bring a unique and diverse perspective that I believe can contribute positively to shaping the future of our city.

My goal as a Planning Commissioner is to help Wildomar reach its full potential as a thriving community—a place where residents are proud to live and where others are inspired to come to live, work, and play. I am committed to making decisions that will enhance our city for years to come.

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I bring a unique combination of experience, skills, and dedication to the planning commission that I believe would be invaluable. With 22 years of living in the Windsong Valley community of Wildomar, I have a deep understanding of the area, its needs, and its potential for growth. My professional background as a real estate agent, where I've closed over 500 transactions as part of a successful team, has given me a strong foundation in navigating zoning regulations, assessing property potential, and negotiating favorable outcomes for stakeholders.

Additionally, my prior experience as a Ministry Coordinator and Marketing Specialist has honed my ability to organize and implement initiatives that meet the needs of diverse groups. I excel in clear communication, relationship building, and problem-solving, ensuring that all voices are heard and considered in decision-making processes.

I believe in creating thoughtful, sustainable plans that enhance the quality of life for current and future residents. My passion for community development, combined with my analytical mindset and collaborative approach, would make me a valuable asset to the planning commission.

5. What is your understanding of the role and responsibilities of the Planning Commission?

My understanding of the role and responsibilities of the Planning Commission is that it serves as an advisory body to the city council, ensuring that land use and development align with the community's long-term goals and established plans. The Planning Commission evaluates and makes recommendations on zoning changes, conditional use permits, site plans, and other development proposals, while ensuring they comply with the city's General Plan and ordinances.

Additionally, the commission plays a crucial role in balancing growth with sustainability, protecting the interests of residents, and fostering economic development. Its responsibilities include holding monthly public hearings, engaging with stakeholders, and providing a forum for community input to ensure that development decisions reflect the needs and priorities of the community.

Ultimately, the Planning Commission works to guide responsible development that enhances the quality of life for current and future residents while preserving the character and vision of the city.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Some key issues facing the city of Wildomar over the next 5-10 years are many. We must manage growth and development while balancing the need for new housing and businesses with preserving our rural history and charm.

We need traffic and infrastructure improvements to ease the strain of our city's growth. Addressing road maintenance, improving traffic flow on key routes, and expanding public transportation options will be essential.

Encouraging business investment to diversify the local economy while supporting small businesses will be crucial to fostering job growth and increasing the city's revenue base.

One important aspect of city planning i learned while in the General Plan Advisory group is that as development continues, protecting open spaces, parks, and trails will be vital to maintaining quality of life. Environmental challenges such as water management, wildfire risks, and sustainable building practices must also be addressed.

Expanding police, fire, and emergency services to meet the needs of a growing population while ensuring adequate funding will be an ongoing priority.

Ensuring that residents are actively involved in shaping the city's future through forums, public hearings, and transparent decision-making processes will help maintain trust and foster collaboration.

In my business, I understand the importance of providing housing options for a diverse range of incomes, including affordable and workforce housing, will be critical to prevent displacement and support the city's economic stability.

And finally, enhancing access to healthcare facilities, recreational programs, and mental health resources will support the well-being of residents as the city grows.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I will balance residents' concerns with overall City goals and long term benefits the same way I made decisions as a member of the GPAG: With a thoughtful, transparent, and inclusive approach. First and foremost, I believe in actively listening to residents, understanding their concerns, and ensuring their voices are heard. Public engagement, whether through meetings, surveys, or one-on-one conversations, is essential to building trust and fostering collaboration.

At the same time, it's important to stay focused on the city's overarching goals and vision for the future. This means I will carefully evaluate how individual concerns align with or may impact broader priorities, such as sustainable growth, economic development, and infrastructure improvements.

I would work to find solutions that address immediate resident concerns while also advancing initiatives that provide long-term benefits for the entire community. Ultimately, the goal is to create a balance where residents feel valued and the city's future remains on a path toward progress and prosperity.

Docusign Envelope ID: 96214593-AF0D-4C66-A73D-581D91DE635B

CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Will Mattox

Residence Address: [redacted]

Telephone: [redacted] Home _____ [redacted] Cell _____ Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 8 Years 2017-2025

EDUCATION:

Highest year completed 12th Highest Degree received No Degrees

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

[redacted]
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

I can definitely attend Wednesday meetings and my schedule is flexible enough to make special meetings when they occur.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Will Mattox Date: 1/8/2025

Docusign Envelope ID: 96214593-AF0D-4C66-A73D-581D91DE635B

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Will Mattox

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Will Mattox

Signature

1/8/2025

Date

1. Please describe your experience as it relates to this position.

As a small business owner and graphic designer, I have cultivated a deep understanding of the importance of thoughtful planning and community engagement in fostering growth and opportunity. Through managing my business, I've gained firsthand experience balancing creativity with practical solutions, budgeting, and long-term planning—skills that are directly transferable to the responsibilities of a community planning commissioner. My work has also given me an appreciation for how local policies and decisions impact small businesses, residents, and the overall vibrancy of our community.

In addition to my professional background, my volunteer efforts have demonstrated my commitment to enhancing the quality of life in Wildomar. Working with local organizations has allowed me to collaborate with diverse groups, build consensus, and take action to address community needs. I believe these experiences provide me with a unique perspective on the challenges and opportunities facing our city. I am passionate about ensuring that Wildomar remains a thriving, inclusive, and well-planned community, and I am eager to contribute my skills and dedication as a member of the planning commission.

Docusign Envelope ID: 96214593-AF0D-4C66-A73D-581D91DE635B

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

While I have not yet had the opportunity to participate in local government as a committee member, commissioner, council member, or staff, I bring valuable experience from other areas of my professional and volunteer life that prepare me to contribute effectively.

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

I am applying for a position on the planning commission because I am deeply invested in Wildomar's growth and future. I want to play an active role in shaping our community to ensure it remains a thriving, inclusive, and well-planned place for residents and businesses alike. By bringing my skills, creativity, and passion for collaboration, I hope to contribute meaningfully to the decisions that will guide our city's development for years to come.

Docusign Envelope ID: 96214593-AF0D-4C66-A73D-581D91DE635B

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I bring a unique combination of creative problem-solving, practical planning, and community-focused experience that would be an asset to the Planning Commission. As a small business owner and graphic designer, I've honed skills in balancing vision with feasibility, managing budgets, and collaborating with diverse stakeholders—qualities essential for thoughtful urban planning and development. Additionally, my volunteer work has deepened my understanding of community needs and strengthened my ability to listen, build consensus, and work toward solutions that benefit everyone. These experiences, paired with my passion for Wildomar's future, equip me to contribute effectively to the commission.

5. What is your understanding of the role and responsibilities of the Planning Commission?

My understanding is that the Planning Commission plays a critical role in shaping the development and growth of our community. The commission is responsible for reviewing and making recommendations on land use, zoning, and development proposals to ensure they align with the city's general plan and long-term vision. While I am eager to deepen my knowledge of the commission's full scope of responsibilities, I am confident that my problem-solving skills, dedication to community improvement, and willingness to learn will allow me to contribute meaningfully to its work.

Docusign Envelope ID: 96214593-AF0D-4C66-A73D-581D91DE635B

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

In the next 5 to 10 years, I believe Wildomar will face key issues related to managing growth while preserving the city's unique character and sense of community. Balancing residential and commercial development with the need for adequate infrastructure, such as roads, schools, and public services, will be essential. Additionally, ensuring that new development aligns with sustainable practices and enhances the quality of life for residents will be critical as the city continues to grow. By addressing these challenges thoughtfully, we can help Wildomar thrive as a vibrant and welcoming community.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

Balancing residents' concerns with the city's overall goals and long-term benefits requires active listening, open communication, and a thoughtful approach to decision-making. I believe it's essential to engage with residents to understand their perspectives and ensure they feel heard, while also considering how decisions align with the city's general plan and future vision. By focusing on transparent communication and seeking solutions that address both immediate concerns and long-term priorities, I am confident in my ability to help build consensus and foster decisions that benefit the entire community.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Justine Mobley

Residence Address: [redacted]

Telephone: [redacted] (Home) _____ (Work)

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 7 Years

EDUCATION:

Highest year completed 2 years/June 2025 Highest Degree received Associates/June 2025

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

[redacted]
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Unavailable-Friday/Saturday Evenings
Available-Rest of the week

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: [signature] Date: 1/8/2025

Docusign Envelope ID: E0CDD42D-2026-4DC6-A2E8-84208DEAB534

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Justine Mobley

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Signature _____ Date 1/8/2025

1. Please describe your experience as it relates to this position.

Community service- strong communication skills-active listener- love to problem solve- multitasker- have an understanding of project management

Docusign Envelope ID: E0CDD42D-2026-4DC6-A2E8-84208DEAB534

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

No, but want to

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

I applied because I care about the future of my community. I understand we are a small city and believe we can create a balanced living with future building projects. I hope to accomplish a city we can be proud of with less traffic congestion.

Docusign Envelope ID: E0CDD42D-2026-4DC6-A2E8-84208DEAB534

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

Strong communication, willingness to seek active communication with other locals, reliable, and eager to learn more about the future of not only Wildomar, but our neighboring cities.

5. What is your understanding of the role and responsibilities of the Planning Commission?

My understanding of the role would be an active listener about possible future projects and using my living experience to voice any concerns that can cause negative circumstances within the community. Seeking a positive balance is key.

Docusign Envelope ID: E0CDD42D-2026-4DC6-A2E8-84208DEAB534

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Traffic- lack of alternate routes- specifically on Bundy where one accident closes down the main road for hours. This has happened 3 times in 2 months, this has caused a 5 minute drive to turn into 30 minutes. My concern is building more housing when roads cannot handle the residences now. I believe money will always be an issue, so finding ways to generate money within the community without compromising quality of living is ideal.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I believe everything comes with a give and take. I am willing to be very active to understanding both sides and know that some compromises might need to happen for overall better living. I am planning to be active in both the community and the committee to help find that balance.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Raphael Montague

Residence Address: [redacted]

Telephone: [redacted] (Home) [redacted] (Cell) (Work)

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 7

EDUCATION:

Highest year completed BS Psychology Highest Degree received BS Psychology

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Security Assistant
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: [signature] Date: 12/24/2024

Docusign Envelope ID: 67DBADFC-A623-4293-BA4B-D81B131B1CCA

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Raphael Montague

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Signature

12/24/2024
Date

1. Please describe your experience as it relates to this position.

I am a trained Traffic Collision Investigator, so I understand many concepts about road requirements and the minute details that are required for traffic planning.

Docusign Envelope ID: 67DBADFC-A623-4293-BA4B-D81B131B1CCA

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

No.

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

I applied for this position because I love this city and I want it to thrive. I want to accomplish quality of life of the community through logical well planned zoning and road usage.

Docusign Envelope ID: 67DBADFC-A623-4293-BA4B-D81B131B1CCA

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

The qualities I bring are the I am a great listener, I want facts before a make a decision. I am a well travelled person I have seen cities in Iraq, Kuwait, Europe, and all over the US, and observed the pros and cons of observable features of those cities.
Also, I genuinely love the city of Wildomar.

5. What is your understanding of the role and responsibilities of the Planning Commission?

My understanding is that the planning commission must be impartial and fair, must follow federal state, and local statutes related to land use. Review zoning request., make recommendations to the city Council regarding zoning, and hold open public forums, getting feedback to the stakeholders and the public.

Docusign Envelope ID: 67DBADFC-A623-4293-BA4B-D81B131B1CCA

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Some key issues I see coming to the city of Wildomar in 5 to 10 years is increased traffic on our road ways requiring additional output of public funds to road improvements, also I see housing affordability as a major issue in the coming years.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I feel as though I would have a very appropriate balance between what the city needs and what local residence are concerned about. I would remain impartial.
My goal is to have a well functioning city with happy residents.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Jenelle Mountain-Castro

Residence Address: [redacted]

Telephone: [redacted] [redacted]
Home Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 2008

EDUCATION:

Highest year completed 12 Highest Degree received HS Grad

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Publication Specialist/Project Coordinator
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

I am available to attend meetings on any day of the week. I work remotely, and my working hours are flexible.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Jenelle Mountain-Castro Date: 12/27/2024

Docusign Envelope ID: 6952C355-49C1-4A1B-9176-68FB913271C1

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Jenelle Mountain-Castro

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Jenelle Mountain-Castro
Signature

12/27/2024
Date

1. Please describe your experience as it relates to this position.

Although I do not have formal experience for this position, I possess a solid understanding of its requirements and am confident in my ability to quickly acclimate and perform effectively.

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

I have not held local government positions, but my work in environmental consulting has given me an understanding of City, County, State, and Federal functions.

I do hold a position within the Windstone Ranch HOA. While serving on the Board, it has proven to be a significant undertaking. We have encountered difficult decisions, navigated complex legal requirements, and accepted that processes often progress more slowly than anticipated. The diversity of opinions among board members and the community leads to thorough discussions, and budget constraints require creative financial solutions and careful project prioritization. Despite these challenges, the experience has fostered growth and resilience as we collaborate to advance the community's best interests.

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

I have been a resident of the area since 1993, having completed my high school education at Chaparral High School in Temecula, CA. My husband and I relocated to Wildomar in 2008 to begin our family. We currently have two children, aged 15 and 13, who actively engage us in various sporting activities throughout the year. Applying for a planning commission seat at the City of Wildomar is a wonderful opportunity for me to not only contribute to the growth and development of our beloved City but also to set a meaningful example for my children. It is important for them to see firsthand the value of community involvement and understand that each of us has a role to play in shaping the future of our town. I have served as Treasurer/Vice President of the Windstone Ranch HOA for the past five years, during which I led efforts to revitalize our community with great success. I am eager to bring this same level of dedication and enthusiasm to the Planning Commission.

By actively engaging in the planning commission, I aim to contribute to the ongoing growth and development of Wildomar in a manner that benefits all its residents. This effort reflects my commitment to fostering a robust, vibrant community and my aspiration to impart these values to future generations.

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I am confident that my driven and detail-oriented nature will be a significant asset to the Planning Commission. My strong communication skills ensure clear and effective interactions with colleagues and stakeholders alike, fostering a collaborative environment. As a team player, I thrive in group settings, contributing to collective goals while valuing diverse perspectives. My proficiency in researching and problem-solving enables me to tackle complex issues with innovative and well-informed solutions. Additionally, my ability to learn quickly allows me to adapt to new challenges and responsibilities with ease, ensuring that I can effectively support the Commission's objectives and initiatives.

5. What is your understanding of the role and responsibilities of the Planning Commission?

The Planning Commission is essential in guiding the growth and development of a community. It acts as an advisor to local government, giving input on land use, zoning rules, and future planning projects. One of its main jobs is to review and approve development plans to make sure they match the community's overall plan and zoning laws. This includes looking at things like environmental impact, infrastructure needs, and what the community wants. The Planning Commission also involves the public by holding hearings and getting feedback to ensure everyone's voice is heard in planning decisions.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Over the next 5 to 10 years, the City will face several important challenges that need careful planning and execution. One major issue is the zoning of existing open spaces, where the City needs to strike a balance between development and keeping green areas that improve residents' quality of life. The aging infrastructure and road systems also require significant investments to handle increasing traffic and ensure safety. Implementing the General Plan will be crucial for guiding the City's growth, making sure new projects align with long-term goals for sustainability, housing, and economic prosperity. Additionally, generating revenue remains a key concern, calling for creative solutions to boost the City's financial base through diverse economic activities, attracting businesses, and optimizing tax policies. Tackling these issues together will be essential for building a thriving and resilient community.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

Throughout my 20-year career at ICF, I have encountered many instances where the visions of the City or County differ significantly from public preferences. My approach would be to bridge these gaps and propose alternative solutions that satisfy all parties involved. Additionally, I believe it is important to provide residents with information, as misunderstandings often arise from a lack of knowledge about processes. In my experience on the HOA board, I have found this to be true. Facilitating understanding would be a priority, although it is acknowledged that not every situation can be resolved amicably.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Maria Gonzalez-Navarro

Residence Address: [redacted]

Telephone: [redacted] Home [redacted] Cell [redacted] Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 16 years

EDUCATION:

Highest year completed Graduate School Highest Degree received MBA

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Sr. Compliance Advisor/ Project Manager
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: [signature] Date: 12/27/2024

Docusign Envelope ID: D8D66066-FC76-4CBA-9BD8-337BF01B9AAE

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Maria Gonzalez-Navarro

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Signature

12/27/2024
Date

1. Please describe your experience as it relates to this position.

I've held various levels of responsibility within my company and have always focused on Public Safety First within those roles. Many of which have continously worked with city planning teams in San Diego and Orange County.

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

No.

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

I am applying because I would like to help with the development of our city as it continues to grow. I figured this was one way to achieve this and slowly introduce me into how city organizations work. I hope to learn but I also hope to bring my utility, state, and federal construction and operations experience to our local community in hopes that we focus on our communities safety.

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

Leadership, construction operations, large scale phase development, liaison experience, and regulatory compliance.

5. What is your understanding of the role and responsibilities of the Planning Commission?

It is my understanding that we would help review work and approve for development these projects affecting our community. I hope I have understood this correctly. Again, I am here to learn as well.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Community safety, traffic, and land development.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I am known for my negotiation skills as well as being able to ask the difficult questions. I think this will help balance both city and resident goals.

Docusign Envelope ID: 84A1549D-077D-4C24-A767-42544FEA8E7E

CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Bryan Robertson

Residence Address: [redacted]

Telephone: [redacted]
Home Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 15 years

EDUCATION:

Highest year completed 12th grade Highest Degree received Gif school diploma

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Owner
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Date: 12/24/2024

Docusign Envelope ID: 84A1549D-077D-4C24-A767-42544FEA8E7E

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Bryan Robertson

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Signature

12/24/2024
Date

1. Please describe your experience as it relates to this position.

I have served as a consultant for landscape development

Docusign Envelope ID: 84A1549D-077D-4C24-A767-42544FEA8E7E

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

Committee member

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

I would like to help make our community more beautiful

Docusign Envelope ID: 84A1549D-077D-4C24-A767-42544FEA8E7E

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

Fresh eyes to help neighbors

5. What is your understanding of the role and responsibilities of the Planning Commission?

They advise on land use

Docusign Envelope ID: 84A1549D-077D-4C24-A767-42544FEA8E7E

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

We need more activity's for kids to do

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

To insure the needs of a growing community and residents are seen and heard

Docusign Envelope ID: EE958B38-0CCB-44A5-8ED5-C6BA773B2C20

CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Sergio Rodriguez

Residence Address: [redacted]

Telephone: [redacted] (Home) [redacted] (Cell) (Work)

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? June 29, 2021

EDUCATION:

Highest year completed Some college Highest Degree received GenEd

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

VP of Agency Operations
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

No issues with the schedule.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Sergio Rodriguez Date: 1/7/2025

Docusign Envelope ID: EE958B38-0CCB-44A5-8ED5-C6BA773B2C20

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Sergio Rodriguez

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Sergio Rodriguez
Signature

1/7/2025
Date

1. Please describe your experience as it relates to this position.

My experience aligns well with the responsibilities of a Planning Commissioner. In my professional career, I have developed skills in analyzing complex projects, balancing competing priorities, and ensuring alignment with overarching goals. These skills directly relate to the thoughtful review and decision-making required for land use applications such as conditional use permits, plot plans, and variances.

In addition, my role on the Measure Z Oversight Committee has given me firsthand experience with local government processes, fiscal accountability, and engaging with the community. This reinforced the importance of transparency and collaboration in public decision-making—qualities I would bring to the Planning Commission.

I also serve on the Donald Graham Elementary School Site Council, where I work collaboratively with staff and senior administrators to improve student achievement and school climate. This role has strengthened my ability to engage with diverse stakeholders, consider multiple perspectives, and make decisions that balance current needs with long-term goals.

As a parent of a child with special needs, I bring a perspective that emphasizes inclusivity and accessibility, which I believe is critical when making planning decisions that affect our entire community. Combined with my deep investment in Wildomar's future and my ability to communicate effectively, I am confident that my experience would make me a valuable asset to the Planning Commission.

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

Yes, I have participated in local government as a committee member. I currently serve on the Measure Z Oversight Committee for the City of Wildomar. In this role, I am responsible for ensuring that the funds generated by Measure Z—a local special tax designated for parks maintenance and improvement—are allocated appropriately and in alignment with voter expectations. Additionally, I serve on the Donald Graham Elementary School Site Council, where I work collaboratively with parents, staff, and administrators to improve student achievement and school climate.

Through these experiences, I have gained a deep understanding of the importance of transparency, fiscal accountability, and community engagement in local governance. With Measure Z, I learned how to evaluate budgets, review project plans, and collaborate with city staff and committee members to ensure public resources were used effectively. With the Site Council, I have strengthened my ability to engage diverse stakeholders, consider varied perspectives, and balance immediate needs with long-term objectives.

These roles have reinforced my belief in the value of clear communication and maintaining public trust. They have also highlighted the importance of ensuring decisions align with the long-term goals of the community while addressing its current needs. Together, these experiences have provided me with a strong foundation in municipal operations and the proactive planning necessary to meet the evolving needs of Wildomar.

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

I am applying for the Planning Commission because Wildomar is my forever home. I deeply care about its future and want to contribute to shaping a community that reflects the needs and aspirations of all its residents. As our city continues to grow, I believe it is essential to approach development in a thoughtful and responsible way—one that balances progress with preserving the qualities that make Wildomar unique.

Through my participation, I hope to be a voice for all residents—both new arrivals and those who have called Wildomar home for decades. I want to ensure that planning decisions take into account the comments, concerns, and ideas of our diverse community. My goal is to foster development that enhances the quality of life, protects our parks and resources, and creates opportunities while maintaining the character and values that define Wildomar as a small town.

Ultimately, I hope to contribute to the commission by helping create a vision for Wildomar's growth that is inclusive, sustainable, and forward-thinking, ensuring our city remains a place we're all proud to call home.

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4. What qualities or experience would you bring that would be an asset to the Planning Commission?

I bring a combination of professional expertise, strong communication skills, and a commitment to collaboration that would make me an asset to the Planning Commission. In my career, I have managed complex projects that required balancing competing priorities, analyzing data, and aligning decisions with both immediate needs and long-term goals. This experience has given me a solid foundation in strategic planning and problem-solving—skills that are directly relevant to the work of the commission.

In addition, my ability to communicate effectively is one of my greatest strengths. I excel at listening to diverse perspectives, synthesizing complex information, and fostering productive dialogue among stakeholders. This allows me to bridge gaps between different viewpoints. I believe I can address the concerns of residents, while collaborating with city staff, or aligning decisions with Wildomar's broader goals.

As someone deeply invested in this community, I also bring a personal passion for ensuring Wildomar grows thoughtfully and responsibly. My experience as a parent of a child with special needs further informs my perspective, reminding me of the importance of inclusivity and accessibility in every decision we make. Combined with my professional skills, I am confident that I can contribute to the commission by making informed, balanced, and compassionate decisions that benefit all of Wildomar's residents.

5. What is your understanding of the role and responsibilities of the Planning Commission?

The Planning Commission plays a critical role in shaping the growth and character of Wildomar. As I understand it, the commission reviews and makes decisions on various land use development applications, such as conditional use permits, plot plans, variances, parcel maps, and tract maps. These decisions help ensure that development aligns with the city's General Plan and Zoning Ordinance, which serve as blueprints for Wildomar's future.

This collaborative relationship between the commission and council is essential for ensuring that our city grows in a thoughtful and sustainable way, with the input of residents and stakeholders.

I also recognize that the role requires more than just decision-making—it's about understanding the nuances of land use, listening to the concerns of the community, and carefully balancing progress with preserving the qualities that make Wildomar unique. It's a position of trust, and I would approach it with a focus on thoughtful planning, transparent communication, and ensuring that every decision is made with the long-term well-being of the city in mind. Plus, I'd be ready to dive into those maps and plot plans with enthusiasm, because who doesn't love a good map!

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

I believe one of the biggest key issues facing Wildomar in the next 5 to 10 years is managing growth in a way that balances the community's desire to maintain its small-town feel while addressing the need for city services that require increased revenue. I frequently see community discussions expressing concern about the rapid growth of the city and the fear of losing its unique charm. At the same time, there is frustration over the lack of city services, which depend on generating sufficient revenue. Striking the right balance between responsible growth and maintaining the vision residents have for our city is crucial.

I believe this balance starts with responsible and proactive communication from the city to its residents. Many of the concerns I see stem from a lack of understanding of why certain decisions are made or how they fit into the bigger picture. Clear, transparent communication about the city's goals, the benefits of incoming businesses, and how growth supports improved services is critical to building trust and fostering collaboration between residents and city leaders.

Wildomar is in a unique position compared to neighboring cities like Lake Elsinore and Murrieta, which are largely built out. The next 5 to 10 years will be pivotal in defining what type of city Wildomar will become over the next 20 to 25 years. Decisions made now will shape our identity, and they need to reflect both the current needs of the community and a long-term vision.

I don't see a lack of businesses coming to Wildomar; in fact, the businesses arriving are largely ones that the city needs. The challenge lies in ensuring that this growth is thoughtful and aligned with the community's values while fostering the revenue necessary to improve services. Communicating the purpose and benefits of these decisions to residents is essential to bridging the gap between growth and preserving Wildomar's small-town feel. By engaging residents in meaningful conversations and planning for the future responsibly, we can ensure Wildomar continues to be a place we're all proud to call home.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

Balancing residents' concerns with the overall City goals and long-term benefits requires a commitment to open communication, transparency, and a deep understanding of the community's diverse needs. As a parent of a child with special needs, I am particularly mindful of the importance of ensuring that all voices are heard and that Wildomar planning decisions consider the needs of every member of our community, including those with unique challenges.

I believe the key to this balance lies in actively listening to residents, understanding their concerns, and ensuring they feel valued and included in the decision-making process. It's equally important to align these concerns with the City's strategic vision, ensuring that growth and development benefit not just today's residents but also future generations.

For example, when considering new developments or community projects, I would advocate for inclusivity, accessibility, and thoughtful planning that ensures no one is left behind. This includes addressing infrastructure, parks, and amenities that are accessible to all, including families like mine. By fostering dialogue between stakeholders, seeking compromises, and providing transparent reasoning for decisions, we can make progress that respects the community's immediate needs while advancing the City's long-term goals.

As a parent and resident, I see this role as an opportunity to ensure Wildomar grows responsibly, inclusively, and thoughtfully, preserving the qualities that make it our forever home while creating a city that works for everyone.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: ALFREDO RUBIO

Residence Address: [redacted]

Telephone: _____ [redacted] _____
Home Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? Approximately over 8 years.

EDUCATION:

Highest year completed 14 years. Highest Degree received Associates Degree.

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Code Enforcement Officer.
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

I am available to attend all meetings.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: ALFREDO RUBIO Date: 12/31/2024

Docusign Envelope ID: 5BE81C9C-9AAE-4771-8AA1-8BEAD6DFA8F6

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: ALFREDO RUBIO

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

ALFREDO RUBIO
Signature

12/31/2024
Date

1. Please describe your experience as it relates to this position.

I have proudly worked along side City Planners for approximately over 20 years.

I have worked for municipalities within Los Angeles and Orange Counties.

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

I have not had the opportunity to serve as a commissioner, however; I am seeking the opportunity to proudly serve the City of Wildomar.

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

I am seeking the opportunity to serve my community as a Planning Commissioner and to help build the future of our city while preserving our city.

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

My training, knowledge, experience and education would allow me the opportunity to be successful as a Planning Commissioner.

I am highly competent with the General Plan and Zoning Ordinances of Los Angeles , Orange and Riverside Counties.

5. What is your understanding of the role and responsibilities of the Planning Commission?

To build the infrastructure of our community in accordance with Federal, State, County and Local laws and ordinances.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Cannabis compliance, ADU compliance, NPDES compliance, State and Federal compliance with Green House Gases as they pertain to solid waste.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I would listen and educate to public on short and long term fiscally responsible projects beneficial to our community.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Don Saunders

Residence Address: [redacted]

Telephone: [redacted] (Home) (C) (Work)

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 28

EDUCATION:

Highest year completed 16 Highest Degree received Bachelors of Science, Business Administration

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

[redacted]
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes, I work remotely from home.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: Don Saunders Date: 1/7/2025

Docusign Envelope ID: C106487B-7A51-4C0C-B357-48524C3BF840

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Don Saunders

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Don Saunders
Signature

1/7/2025
Date

1. Please describe your experience as it relates to this position.

I have over 30 years of experience working with county and city planning departments to ensure that community planning meets the needs of the residents. Prior to moving to Wildomar, I held the following positions: Chino Hills Municipal Advisory Council member and Planning member appointed by the County Supervisor, City of Chino Hills Public Works Commissioner appointed by the City Council, and City of Chino Hills General Plan Advisory Member. After moving to Wildomar, I became a Wildomar Municipal Advisory Council and Planning member appointed by the County Supervisor, as well as a Riverside County Trails Committee member for the 1st District appointed by the County Supervisor.

Docusign Envelope ID: C106487B-7A51-4C0C-B357-48524C3BF840

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

As a previously appointed member of Municipal Advisory Councils, Public Works Commission and Trails Committee, I gained a clear understanding of how the local government process works. With proper knowledge, I have been able to make well rounded recommendations on behalf of the community.

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

As a resident of Wildomar for 28 years, I have experienced the wonderful surroundings Wildomar has to offer for residents to raise their family. I am applying to the Planning Commission as I would like to contribute to my community and help Wildomar to continue to grow by following the general plan to balance residential and commercial growth while keeping the hometown look and feel.

Docusign Envelope ID: C106487B-7A51-4C0C-B357-48524C3BF840

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

My career in consumer product sales requires me to build relationships which entails having good listening skills as well as evaluating information to determine the best outcome for all involved. As a team player, I want to work with others cohesively to address planning items in Wildomar and make decisions with an open mind, listening to public input, as well as following local guidelines.

5. What is your understanding of the role and responsibilities of the Planning Commission?

In addition to following the new General Plan, the Planning Commission reviews development applications, plot plans, variances, parcel maps, tract maps, conditional use permits and zoning ordinances. The Planning Commission then makes formal recommendations to the City Council.

Docusign Envelope ID: C106487B-7A51-4C0C-B357-48524C3BF840

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Continued growth in population and traffic will continue to be a key issue in Wildomar. The focus will be to follow the new general plan to ensure future growth is balanced with responsible growth while maintaining the hometown feel.

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

Providing an open mind and impartial viewpoint to legitimate environmental and potential safety concerns while keeping within city ordinances, zoning laws, and well as state zoning laws.

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Brandon Tahl

Residence Address: [redacted]

Telephone: [redacted]
Home Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 15 years

EDUCATION:

Highest year completed 13 Highest Degree received College certificate

EMPLOYMENT:

[redacted]
Employer's name & address

[redacted]
Employer's phone number/Type of Business

Senior Project Manager
Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

I'm available to attend regular meetings and I'm flexible.

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: [signature] Date: 1/7/2025

Docusign Envelope ID: 91E0373A-DEA1-4FA0-A18B-FC7EF991EB01

CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Brandon Tahl

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Signature _____ 1/7/2025 Date

1. Please describe your experience as it relates to this position.

I've spent almost 22 years working for the electric and gas utilities in Southern California involved in planning, design, construction managementof key infrastructure. Extensive experience with commercial and residential developments, freeway widenings, road realignments, bridge crossings, and cpuc guidelines for the utilities. Ultimately, I have key insights on how the city can leverage the cpuc tariffs and utility standards to the city's benefit when involved in planning efforts.

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

No, never.

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

I'm really looking forward to gaining experience in this type of space and become deeply involved in City projects in a city that I love.

Docusign Envelope ID: 91E0373A-DEA1-4FA0-A18B-FC7EF991EB01

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

Not only do I have the planning, design, construction management, and engineering background in the utilities, but I also have extensive background with partnering with multiple stakeholders and helping lead a project through to completion while building trust and ownership amongst my peers.

5. What is your understanding of the role and responsibilities of the Planning Commission?

The planning commission is responsible for community development and long-term and land use planning. But also involved with public engagement and ultimately obtaining approval and giving recommendations for these plans. Also key with the planning commission is infrastructure coordination which is my specialty with dry utilitys.

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Over the next decade, Wildomar, California, is poised to address several key issues to accommodate growth and enhance residents' quality of life. Here are five top priorities:

1. Population Growth and Housing Development:
Challenge: Wildomar anticipates significant population growth, with projections of approximately 9k new dwelling units and an increase of about 28k residents by 2045.
Focus: Ensuring adequate housing supply, including affordable options, while maintaining community character.

2. Infrastructure and Transportation:
Challenge: Accommodating increased traffic and transportation needs due to population growth.
Focus: Implementing the Wildomar Mobility Plan to enhance roadways, public transit, and active transportation options like biking and walking.

3. Economic Development:
Challenge: Balancing residential growth with commercial and industrial development to create local employment opportunities.
Focus: Attracting businesses and supporting economic initiatives to increase the projected 6,724 jobs by 2045.

4. Environmental Conservation and Open Space:
Challenge: Preserving natural habitats and open spaces amid urban development.
Focus: Implementing policies from the Open Space and Conservation element of the General Plan to protect environmental resources.

5. Public Services and Community Amenities:
Challenge: Expanding public services, including parks, recreation, and community facilities, to meet the needs of a growing population.
Focus: Developing and updating the Recreation and Community Services element to enhance resi

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

Addressing residents' concerns and tackling the challenges facing Wildomar requires a transparent, inclusive, and strategic approach. Here's a comprehensive plan:

1. Foster Community Engagement
Host Regular Public Forums and Workshops:

Create opportunities for residents to share their concerns and ideas.
Hold workshops focused on specific issues, such as housing, transportation, or environmental conservation.

Use Surveys and Feedback Tools:
Distribute online and in-person surveys to gather input on major projects or initiatives.

Use social media platforms for polling and idea generation.

Establish Advisory Committees:
Include residents, business owners, and stakeholders in committees to guide planning efforts.

Create subcommittees for specific topics like housing affordability, traffic, and parks.

2. Strengthen Communication and Transparency

Create a Clear Communication Plan:
Use newsletters, the city website, and social media to update residents on projects, timelines, and progress.
Publish meeting minutes and planning documents in accessible formats

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CITY OF WILDOMAR
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment. Your application will not be considered complete without submittal of both forms.

Applicant Name: Anna Whitlock

Residence Address: [redacted]

Telephone: [redacted] Home [redacted] Cell Work

E-mail Address: [redacted]

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? Since 1976

EDUCATION:

Highest year completed 13.5 years Highest Degree received No degree

EMPLOYMENT:

N/a

Employer's name & address

Employer's phone number/Type of Business

Homemaker

Your position or title

The Planning Commission regularly meets on the first Wednesday of the month at 6:00 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes

PLEASE NOTE **Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant Acknowledgement: [signature] Date: 1/6/2025

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CITY OF Wildomar
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: Anna Whitlock

PLEASE TYPE OR PRINT LEGIBLY

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

A Supplemental Questionnaire is required for Planning Commission appointments. Your application will not be considered complete without submittal of both forms.

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

Signature

1/6/2025
Date

1. Please describe your experience as it relates to this position.

I am a homeowner and resident of Wildomar. I have lived in this area since I was 6 years old. Therefore, I care deeply about this city and what is planned for it.

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

No

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

I am applying for this position because I care deeply for this community. I have extensive experience in the knowledge of this area and have directly been affected by planning decisions. I have valuable insight and a desire to see Wildomar be successful. I hope to see planning decisions that benefit residents. I hope to have a positive impact on the entire process.

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4. What qualities or experience would you bring that would be an asset to the Planning Commission?

As a lifelong resident, I am an asset because I care deeply for this community. I have extensive experience as a community volunteer with many different groups. I understand how to discuss issues amicably and have a positive and respectful outcome.

5. What is your understanding of the role and responsibilities of the Planning Commission?

Oversee planning issues and concerns. Review proposed plans or zoning changes, and give my opinion on such.

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6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Responsible growth

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

I believe in doing the right thing, always. I would seek the honest and best decision, over my personal feelings.

CITY OF WILDOMAR
MEETING (CCR)
GENERAL BUSINESS
Agenda Staff Report # 3.3
Meeting Date: January 15, 2025

SUBJECT: Cannabis Code Changes Discussion (Future Agenda Item)

SUBMITTED BY: Matthew Bassi, CD Director

PREPARED BY: Matthew Bassi, CD Director

ACTION:
Discuss and provide direction to whether to move forward an amendment to the Cannabis Ordinance No. 177

BACKGROUND:
Several months ago, the City Council asked for a future agenda item to be presented in order to discuss the zoning regulations for cannabis businesses. Staff is presenting a brief staff report to facilitate Council's discussion.

The City Council on June 10, 2020 adopted Ordinance No. 187 and 188 establishing zoning and licensing regulations for cannabis sales and manufacturing. A copy of these ordinances are attached for Council reference (Attachment C & D). Since adoption of the cannabis regulations, Council has approved five (5) retail cannabis businesses. Two are (2) are in operation (Stiiizy and Cake House), one (1) is going through tenant improvement plan check (Buzz Cannabis - formerly The Bakery), one (1) was recently approved in December 2024 (Cake House East), and one (1) has gone out of business (Culture Club). Please refer to the Cannabis Business Summary Sheet for other details (Attachment E). An important point to make is that we have not had any code issues with the existing stores, and they receive quarterly inspections from various departments.

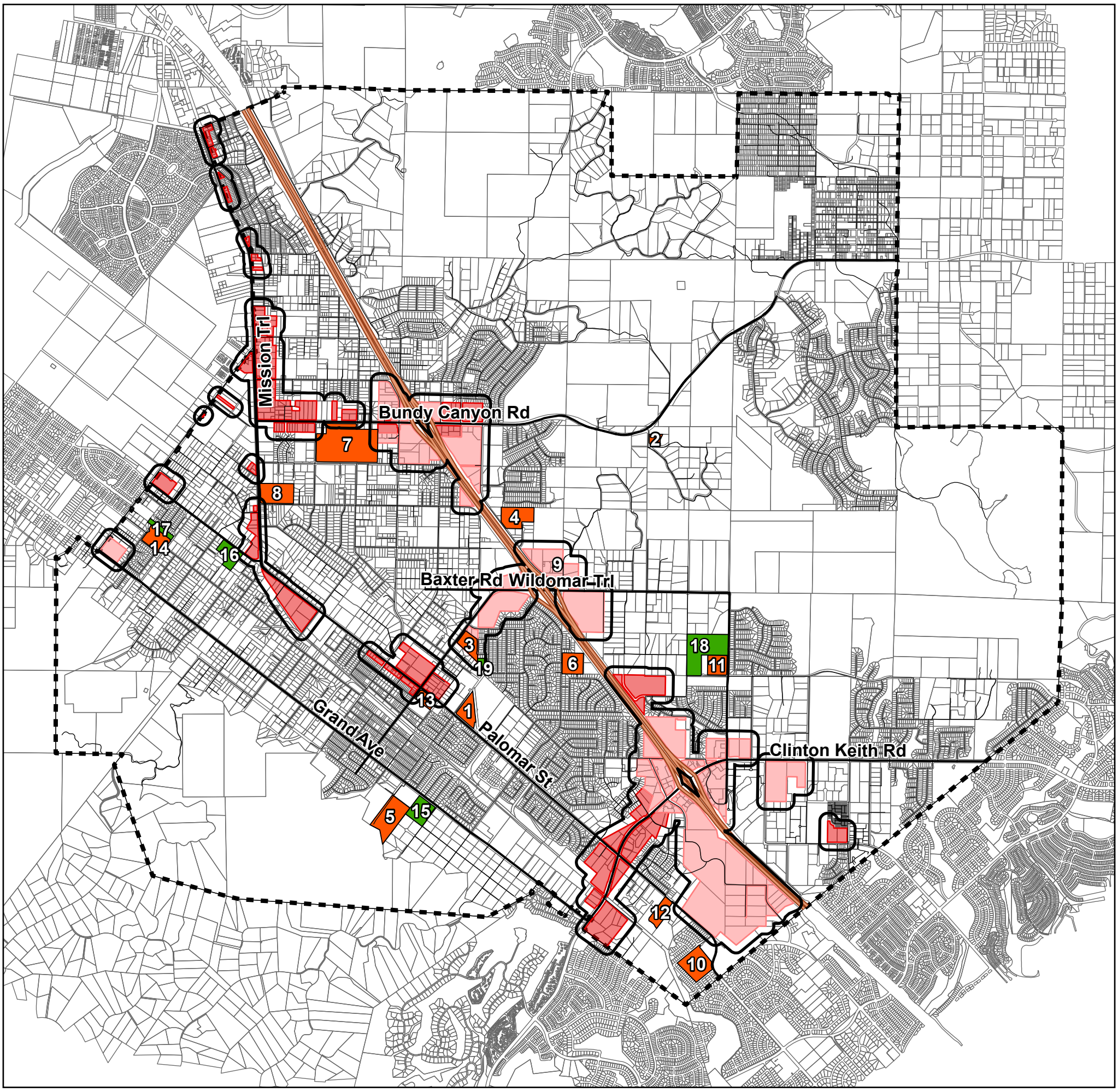
Some of the specific items Council may want to discuss are increasing the distance standards from residential zones and sensitive uses, and possibly removing cannabis manufacturing from our industrial zones (we have had no inquiries about cannabis in the industrial zones). Currently, the standards that apply to both commercial and industrial zones are as follows:

- No cannabis business shall be located within 600 feet of a 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.
- No cannabis business shall be located within 100 feet of a residential use.

To help facilitate the discussion on distance standards, staff has prepared several radius maps for cannabis based on a 300', 600' and 1,000' radius in the commercial and industrial zones (refer to Attachment A and B). These radius maps show sensitive land uses and how each may be impacted by an increased standard.

ATTACHMENTS:

Attach A-Commerical Radius Maps [1-15-25].pdf
Attach B-Industrial Cannabis Radius Maps [1-15-25].pdf
Attach C - Cannabis Ordinance 187 [Zoning Regs] 6-10-20.pdf
Attach D - Cannabis Ordinance 188 [Licensing Regs] 6-10-20.pdf
Attach E - Cannabis Businesses Summary Sheet [12-15-24].pdf



Permitted Zones

- C-1/C-P: COMMERCIAL
- C-P-S: COMMERCIAL
- 300 ft Buffer
- City Boundary

Schools

1 - Anne Sullivan Preschool and Kindergarten
2 - Bundy Canyon Christian School
3 - California Lutheran High School
4 - Cornerstone Church School
5 - David A Brown Middle School
6 - Donald Graham Elementary School
7 - Elsinore High School
8 - Faith Baptist Academy
9 - Grace Christian School
10 - Murrieta Springs Adventist Christian Academy
11 - Ronald Reagan Elementary School
12 - Sycamore Academy School
13 - Wildomar Elementary School
14 - William Collier Elementary School

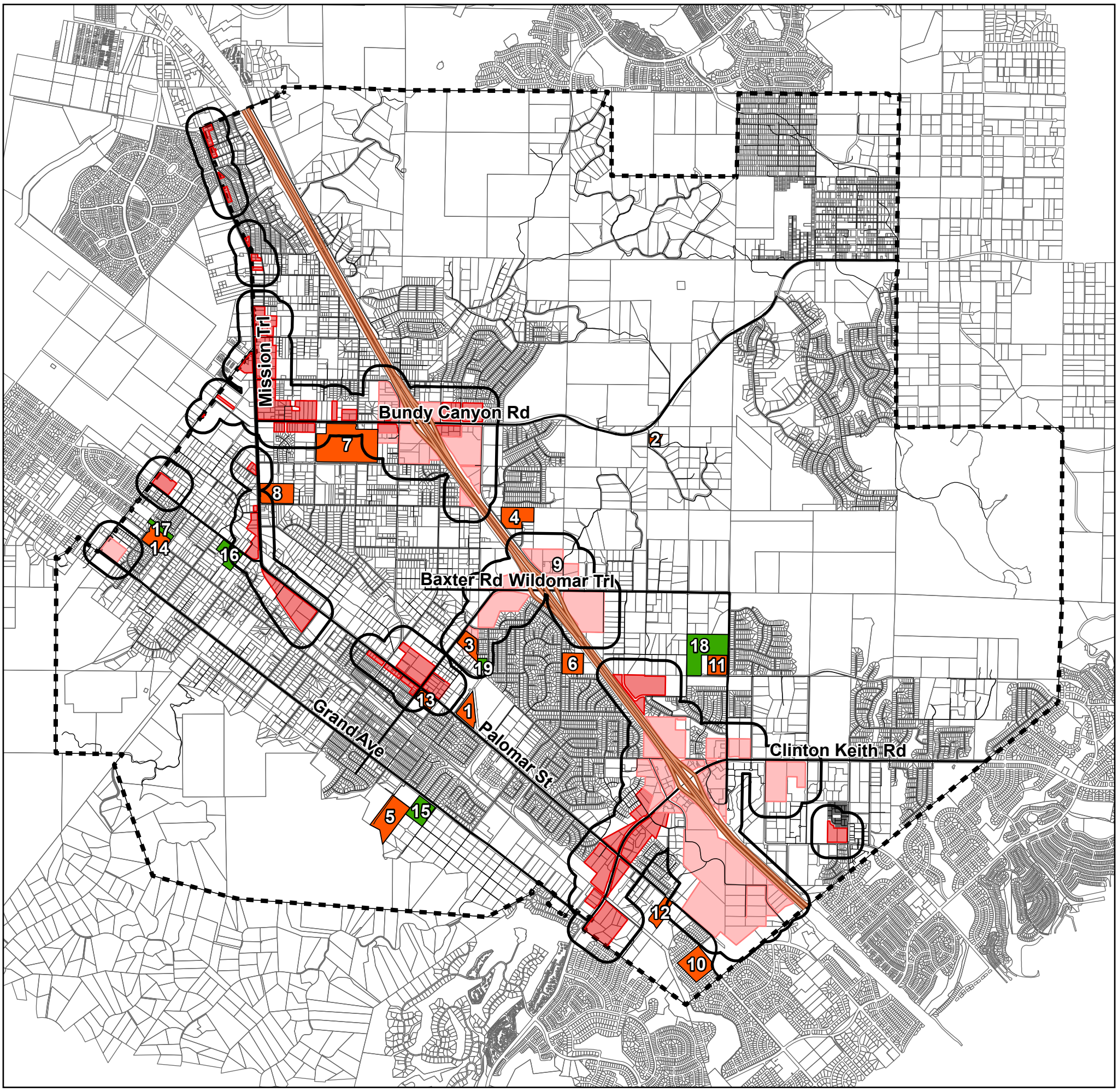
Parks

15 - Grand Ave Park
16 - Marna O'Brien Park
17 - Regency Heritage Park
18 - Ronald Reagan Park
19 - Windsong Park
20 - Malaga Park

0 ½ 1 1½ 2 Miles

N

1623



Permitted Zones

- C-1/C-P: COMMERCIAL
- C-P-S: COMMERCIAL
- 600 ft Buffer
- City Boundary

Schools

1 - Anne Sullivan Preschool and Kindergarten
2 - Bundy Canyon Christian School
3 - California Lutheran High School
4 - Cornerstone Church School
5 - David A Brown Middle School
6 - Donald Graham Elementary School
7 - Elsinore High School
8 - Faith Baptist Academy
9 - Grace Christian School
10 - Murrieta Springs Adventist Christian Academy
11 - Ronald Reagan Elementary School
12 - Sycamore Academy School
13 - Wildomar Elementary School
14 - William Collier Elementary School

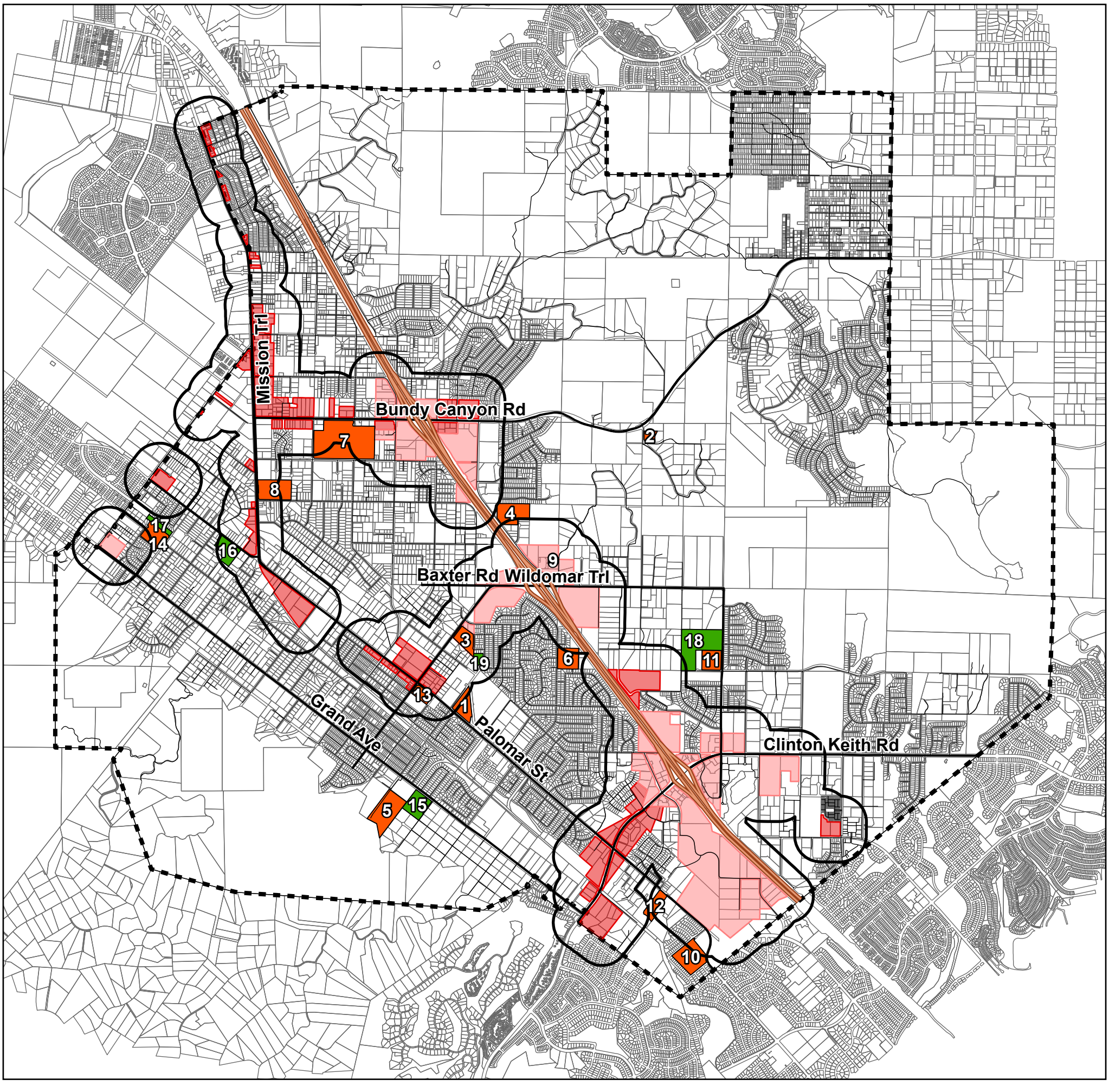
Parks

15 - Grand Ave Park
16 - Marna O'Brien Park
17 - Regency Heritage Park
18 - Ronald Reagan Park
19 - Windsong Park
20 - Malaga Park

0 ½ 1 1½ 2 Miles

N

1624



Permitted Zones

- C-1/C-P: COMMERCIAL
- C-P-S: COMMERCIAL
- 1000 ft Buffer
- City Boundary

Schools

1 - Anne Sullivan Preschool and Kindergarten
2 - Bundy Canyon Christian School
3 - California Lutheran High School
4 - Cornerstone Church School
5 - David A Brown Middle School
6 - Donald Graham Elementary School
7 - Elsinore High School
8 - Faith Baptist Academy
9 - Grace Christian School
10 - Murrieta Springs Adventist Christian Academy
11 - Ronald Reagan Elementary School
12 - Sycamore Academy School
13 - Wildomar Elementary School
14 - William Collier Elementary School

Parks

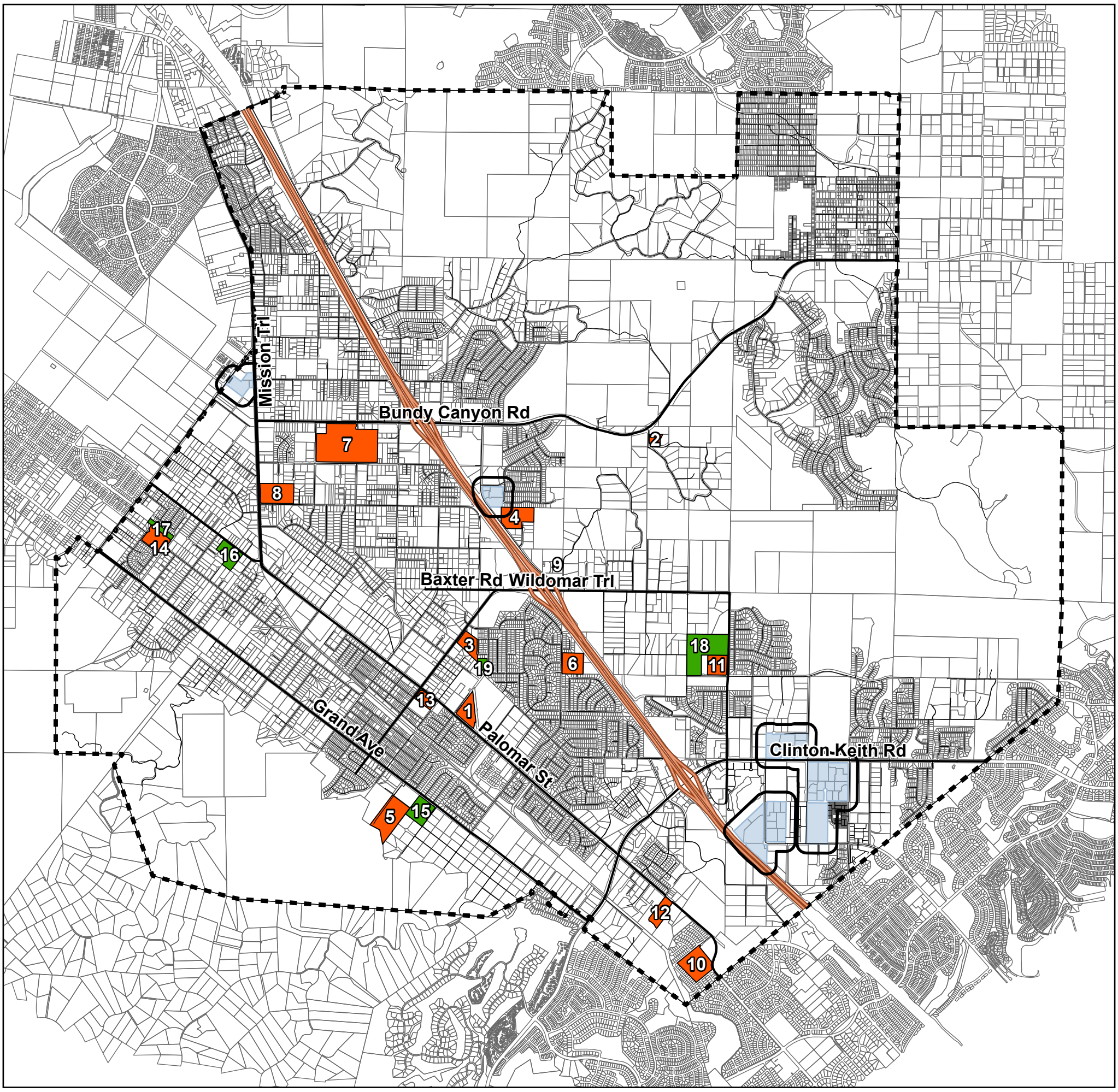
15 - Grand Ave Park
16 - Marna O'Brien Park
17 - Regency Heritage Park
18 - Ronald Reagan Park
19 - Windsong Park
20 - Malaga Park

CITY OF WILDOMAR
Est. 1886 Inc. 2008

0 ½ 1 1½ 2 Miles

N

1625



Permitted Zones

- I-P: INDUSTRIAL
- 300 ft Buffer
- City Boundary

Schools

1 - Anne Sullivan Preschool and Kindergarten
2 - Bundy Canyon Christian School
3 - California Lutheran High School
4 - Cornerstone Church School
5 - David A Brown Middle School
6 - Donald Graham Elementary School
7 - Elsinore High School
8 - Faith Baptist Academy
9 - Grace Christian School
10 - Murrieta Springs Adventist Christian Academy
11 - Ronald Reagan Elementary School
12 - Sycamore Academy School
13 - Wildomar Elementary School
14 - William Collier Elementary School

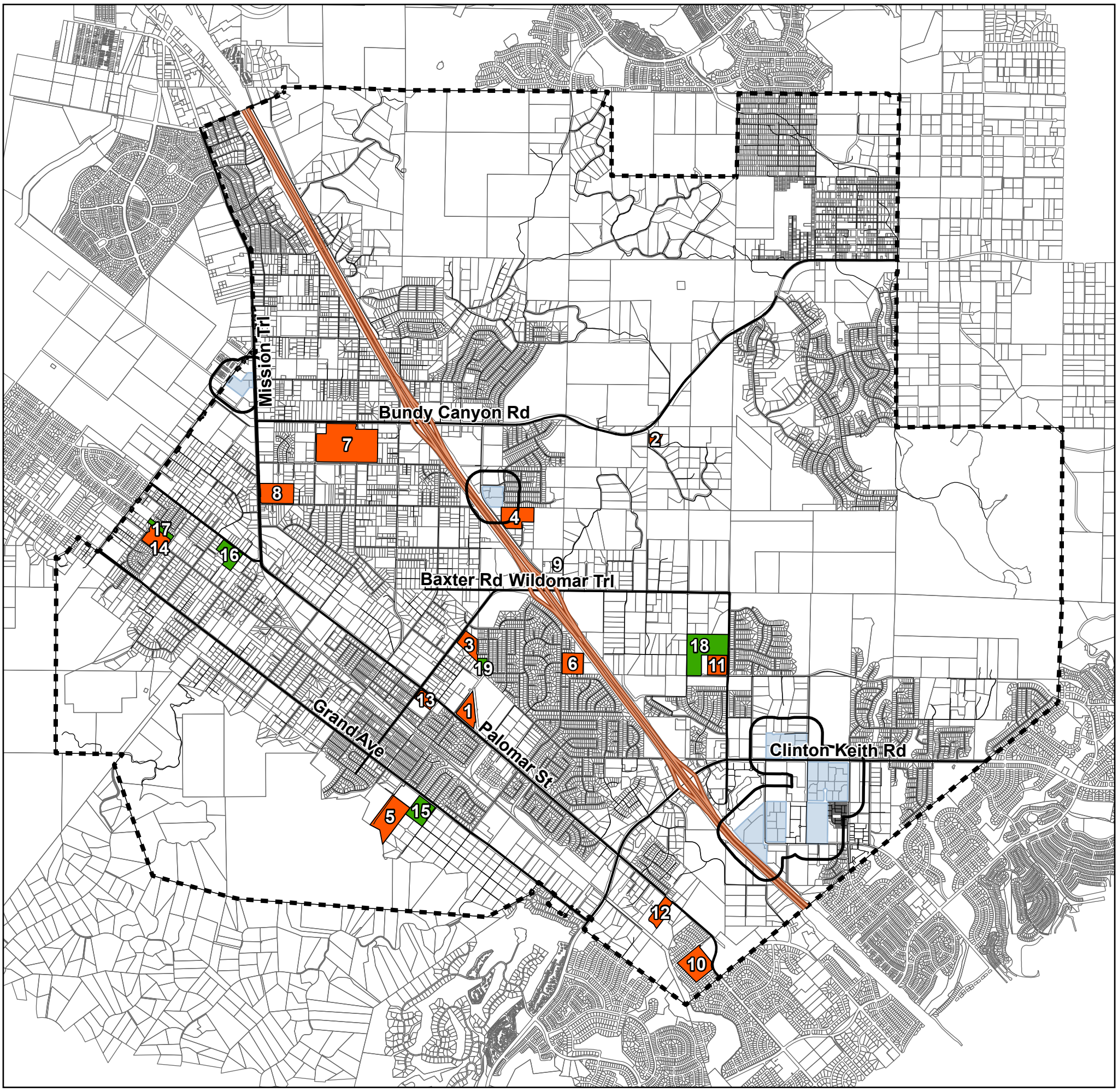
Parks

15 - Grand Ave Park
16 - Marna O'Brien Park
17 - Regency Heritage Park
18 - Ronald Reagan Park
19 - Windsong Park
20 - Malaga Park

0 ½ 1 1½ 2 Miles

N

1626



Permitted Zones

- I-P: INDUSTRIAL
- 600 ft Buffer
- City Boundary

Schools

1 - Anne Sullivan Preschool and Kindergarten
2 - Bundy Canyon Christian School
3 - California Lutheran High School
4 - Cornerstone Church School
5 - David A Brown Middle School
6 - Donald Graham Elementary School
7 - Elsinore High School
8 - Faith Baptist Academy
9 - Grace Christian School
10 - Murrieta Springs Adventist Christian Academy
11 - Ronald Reagan Elementary School
12 - Sycamore Academy School
13 - Wildomar Elementary School
14 - William Collier Elementary School

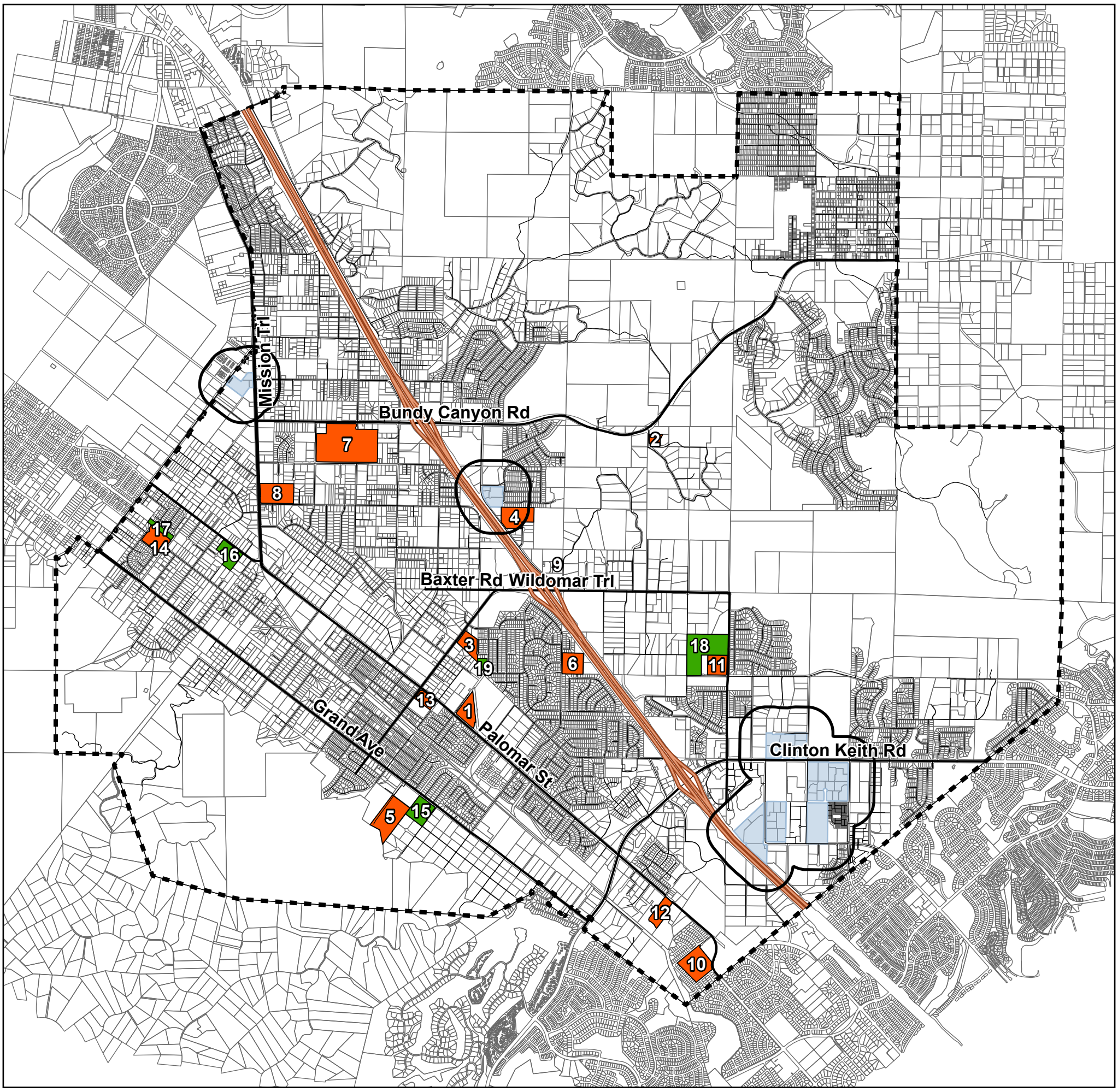
Parks

15 - Grand Ave Park
16 - Marna O'Brien Park
17 - Regency Heritage Park
18 - Ronald Reagan Park
19 - Windsong Park
20 - Malaga Park

0 ½ 1 1½ 2 Miles

N

1627



Permitted Zones

- I-P: INDUSTRIAL
- 1000 ft Buffer
- City Boundary

Schools

1 - Anne Sullivan Preschool and Kindergarten
2 - Bundy Canyon Christian School
3 - California Lutheran High School
4 - Cornerstone Church School
5 - David A Brown Middle School
6 - Donald Graham Elementary School
7 - Elsinore High School
8 - Faith Baptist Academy
9 - Grace Christian School
10 - Murrieta Springs Adventist Christian Academy
11 - Ronald Reagan Elementary School
12 - Sycamore Academy School
13 - Wildomar Elementary School
14 - William Collier Elementary School

Parks

15 - Grand Ave Park
16 - Marna O'Brien Park
17 - Regency Heritage Park
18 - Ronald Reagan Park
19 - Windsong Park
20 - Malaga Park

0 ½ 1 1½ 2 Miles

N

1628

ORDINANCE NO. 187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A STATUTORY CEQA EXEMPTION PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 26055(H), AND APPROVING ZONING ORDINANCE AMENDMENT NO. 2020-04 AMENDING TITLE 17 (ZONING) OF THE WILDOMAR MUNICIPAL CODE TO REVISE SECTIONS 17.12.040, 17.12.050, 17.72.010, 17.76.010, 17.88.010, AND 17.92.010, AND ADD CHAPTER 17.315 (A NEW CHAPTER) TO ESTABLISH CANNABIS BUSINESS ZONING AND USE REGULATIONS

WHEREAS, in 1996, the voters of the State of California approved Proposition 215, which was codified as Health and Safety Code Section 11362.et seq., and entitled the Compassionate Use Act of 1996, which intended to enable seriously ill Californians to legally possess, use, and cultivate marijuana for medical use under limited, specified circumstances; and

WHEREAS, in 2004, the California legislature enacted Senate Bill 420, the Medicinal Marijuana Program (the "MMP"), which, as codified in California Health and Safety Code Section 11362.7 et seq., was intended to clarify the CUA's scope and immunize from criminal prosecution, under specified state laws, certain activities and conduct related to the provision of medicinal marijuana to qualified patients; and

WHEREAS, on November 8, 2016, the voters of the State of California approved Proposition 64, entitled the "Control, Regulate and Tax Adult Use of Marijuana Act," which legalizes and regulates recreational marijuana in California; and,

WHEREAS, the State has established an integrated licensing and regulatory system for both medicinal and recreational marijuana businesses consistent with Propositions 215 and 64 entitled the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), codified in Business and Professions Code section 26000 et seq.; and,

WHEREAS, Business and Professions Code section 26200 expressly recognizes the ability of cities to completely prohibit all medicinal and recreational cannabis businesses or to allow and regulate such businesses; and,

WHEREAS, despite the City's existing prohibition against all types of marijuana facilities and commercial cannabis activity, codified in section 17.12.050 of the Wildomar Municipal Code, numerous illegal commercial cannabis facilities have opened in the City; and,

WHEREAS, the City has incurred significant costs and expenses associated with shutting down illegal commercial cannabis facilities; and,

WHEREAS, despite the City's aggressive enforcement of its existing prohibition on commercial cannabis facilities, individuals continue to open new illegal businesses in the City; and,

WHEREAS, illegal commercial cannabis facilities pose significant risks to the public health and safety because such businesses are operated without regulatory oversight to ensure that dangerous conditions, such as mold, electrical overload, improper hazardous materials storage, and improper ventilation and odor control, do not exist; and

WHEREAS, allowing commercial cannabis facilities in the City, subject to regulation, will lessen the financial burdens and public health and safety risks caused by current illegally operated commercial cannabis facilities; and,

WHEREAS, a majority of the voters in Wildomar who voted on Proposition 64 at the November 8, 2016 election voted in favor of Proposition 64; and

WHEREAS, in order to protect the public health, safety, and welfare, and consistent with the will of the voters of Wildomar who favored legalizing cannabis, the City desires to permit, commercial cannabis activity in the City subject to regulation and taxation as set forth in this ordinance.

WHEREAS, in accordance with Chapter 17.280 of the Wildomar Municipal Code and California Government Code, Section 65800, et seq., the City Council has the authority to take action on the proposed Zoning Ordinance Amendment No. 2020-04; and

WHEREAS, the Planning Commission conducted a special meeting and held a noticed public hearing on May 6, 2020 to review Zoning Ordinance Amendment No. 2020-04, at which time interested persons had an opportunity to testify in support of, or opposition to the proposed municipal code amendment, and at which time the Planning Commission received public testimony, and subsequently adopted PC Resolution No. 2020-14 recommending City Council approval of Zoning Ordinance Amendment No. 2020-04; and

WHEREAS, in accordance with Chapter 17.04.050 of the Wildomar Municipal Code, the Planning Department on May 16, 2020 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the May 28, 2020 special meeting with the City Council where the Council would consider and discuss the proposed Cannabis Code Amendment (ZOA No. 2020-04); and

WHEREAS, in accordance with Section 17.280.040 of the Wildomar Municipal Code, the City Council conducted a duly noticed special meeting / public hearing to discuss the proposed Cannabis Code Amendment (ZOA No. 2020-04) on May 28, 2020, and at which time interested persons had an opportunity to testify in support of, or opposition to the proposed municipal code amendment, and at which time the City Council received public testimony concerning the proposed municipal code amendment.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1: CEQA ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 2020-04. Based on this review, the City Council finds that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Business and Professions Code section 26055(h), which exempts from CEQA review the adoption of an ordinance, rule, or regulation by a local jurisdiction that requires discretionary review and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity. This Ordinance requires discretionary Development Agreements and Conditional Use Permits to be approved for each cannabis business seeking to operate in the City, and any applicable CEQA review will be done prior to the approval of these discretionary entitlements.

SECTION 2. REQUIRED ZONING ORDINANCE AMENDMENT FINDING.

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for City Council consideration in approval of Zoning Ordinance Amendment No. 2020-04.

A. The proposed amendment is consistent with the City of Wildomar General Plan.

Evidence: The proposed ordinance amends the zoning ordinance to allow cannabis businesses as a conditionally permitted use in commercial, industrial and manufacturing zones. These zones allow other similar uses subject to a conditional use permit. General Plan policies LU 7.1, 7.2 and 7.12 aim at promoting economic development in the City by accommodating development of a balance of land uses, promoting a variety of stable employment and business uses, and improving the jobs-housing ratio. Allowing cannabis businesses to operate within the City furthers each of these General Plan policies.

SECTION 3. AMENDMENT TO THE CHAPTER 17.12 OF THE MUNICIPAL CODE

Section 17.12.040 of the Wildomar Municipal Code is amended to read as follows:

"**17.12.040 Uses allowed in zone classifications.**

The terminology used in Section 17.12.010 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 Planning 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."

SECTION 4. AMENDMENT TO CHAPTER 17.12 OF THE MUNICIPAL CODE

Section 17.12.050 of the Wildomar Municipal Code is amended to read as follows:

"17.12.050 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 17.315 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 17.315 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 17.315 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."

SECTION 5. AMENDMENT TO THE CHAPTER 17.72 OF THE MUNICIPAL CODE

Section 17.72.010.C is hereby amended to add the following use to the list of uses conditionally permitted in the C-1 and C-P (General Commercial) zoning district:

"18. Cannabis retailers, subject to the requirements of Chapter 17.315 (Cannabis businesses)"

SECTION 6. AMENDMENT TO THE CHAPTER 17.76 OF THE MUNICIPAL CODE

Section 17.76.010.B is hereby amended to add the following use to the list of uses conditionally permitted in the C-P-S (Scenic Highway Commercial) zoning district:

"24. Cannabis retailers, subject to the requirements of Chapter 17.315 (Cannabis businesses)"

SECTION 7. AMENDMENT TO THE CHAPTER 17.88 OF THE MUNICIPAL CODE

Section 17.88.010.C is hereby amended to add the following use to the list of uses conditionally permitted in the I-P (Industrial Park) zoning district:

"4. Cannabis cultivation, manufacturing, distribution, and testing laboratories, subject to the requirements of Chapter 17.315 (Cannabis businesses)"

SECTION 8. AMENDMENT TO THE CHAPTER 17.92 OF THE MUNICIPAL CODE

Section 17.92.020.C is hereby amended to add the following use to the list of uses conditionally permitted in the M-S-C (Manufacturing-Service Commercial) zoning district:

"19. Cannabis cultivation, manufacturing, distribution, and testing laboratories, subject to the requirements of Chapter 17.315 (Cannabis businesses)"

SECTION 9. AMENDMENT TO TITLE 17 (ZONING) OF THE MUNICIPAL CODE

Title 17 of the Wildomar Municipal Code is hereby amended to a add a Chapter 17.315 (Cannabis Businesses), a new chapter, to read as follows:

CHAPTER 17.315 CANNABIS BUSINESSES

17.315.010 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.

17.315.020 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.

17.315.030 Definitions.

Unless otherwise defined herein, the terms in this chapter shall have the same meaning as set forth in Medicinal and Adult-Use Cannabis Regulation and Safety Act and

any rules promulgated pursuant thereto. In addition, the following terms shall be defined as follows:

“Cannabis business” means any person engaged in commercial cannabis activity as defined in California Business and Professions Code Section 26001.

“Distribution site” means 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.

"Enclosed locked structure," means a structure that: (1) does not allow for the visibility of the interior cultivation and manufacturing 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.

"Limited access area" means 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.

"Local license" means a license granted by the local licensing authority pursuant to Chapter 5.76 of this code.

"Local licensing authority" means the city manager or designee.

“Manufacturing site” means a premises where a licensed cannabis manufacturer engages in the manufacture of cannabis products.

"Medicinal and Adult-Use Cannabis Regulation and Safety Act" or "MAUCRSA" means Division 10 of the California Business and Professions Code.

"Outdoors" means any location within the city that is not within an enclosed locked structure.

"State law(s)" shall mean and include California Health and Safety Code Section 11362.5 (Compassionate Use Act of 1996); California Health and Safety Code Sections 11362.7 to 11362.85 (Medical Marijuana Program Act); MAUCRSA, and all other applicable laws and regulations of the state of California.

17.315.040 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 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 planning director is authorized to make policies and procedures consistent with the intent and spirit of this chapter concerning the applications, the application process, the information required of applicants, the application procedures and the administration and procedures to be used and followed in the application and hearing process for cannabis business conditional use permits and development agreements.

17.315.050 Conditional use permit application.

A. All applications for a conditional use permit shall be filed with the planning director on the official form supplied by the city and shall be accompanied by the application fee established by resolution of the city council, as may be amended from time to time.

B. An application for a conditional use permit shall include, but shall not be limited to, the following information:

1. Proof that the applicant has received a local license for the proposed premises, and the local license is in good standing, or a statement that the applicant is applying for a local license for the proposed premises concurrently with the conditional use permit application.

2. Confirmation that the proposed premises is not currently permitted by the state or county for the production of non-cannabis infused food products.

3. The address of the proposed cannabis business.

4. A site plan and floor plan of the cannabis business denoting all the use of areas of the cannabis business, including storage, employee areas, exterior lighting, restrooms, security cameras, areas of ingress and egress, signage, limited access areas, and restricted access areas, if included.

5. Plans and specifications for the interior of the proposed premises if the building to be occupied is in existence at the time of the application. If the building is not in existence or alteration to the building is required at the time of the application, the applicant shall file a plot plan and a detailed sketch for the interior and shall further submit an architect's drawing of the building to be constructed.

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 eye-wash station, any other fire suppression or emergency equipment required by Title 8 of this code, city and California building codes, fire codes, electrical codes 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 planning director to seek verification of the information contained within the application.

11. Any such additional and further information as is deemed necessary by the planning director to administer this section or this chapter.

C. The planning director and appropriate city staff shall review, verify and investigate all 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.

17.315.060 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 of this Code.

B. In addition to the findings set forth in Section 17.200.050 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 applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law; and

2. The cannabis business fully complies with and meets all operating criteria required pursuant to state laws, Chapter 5.76 of this code, any other provisions of this code, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in the conditional use permit; and

3. The cannabis business will be located in a zoning district where cannabis businesses of the type proposed are conditionally permitted, and all of the applicable locational restrictions in Section 17.315.070 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 17.200.050 or 17.315.060.B of this code 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.

17.315.070 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 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. In addition, no cannabis business shall be located within 100 feet of a residential use.

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.

C. For the purposes of this section the following definitions apply:

1. “Day care center” is as defined in Business & Professions Code section 26001(o) and Health & Safety Code section 1596.76.

2. “Youth center” means 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.

3. “Public or private school” means any location appearing in the California Department of Education School Directory as the location of a public or private school.

17.315.080 Conditions of approval.

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 in compliance 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 against the property.

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 twelve thousand 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 twenty-four thousand 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.

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 California building codes, fire codes, electrical codes 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 twelve thousand 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 twenty-four thousand square feet.

D. Distribution Sites. Every conditional use permit for a distribution site shall include the following conditions of approval

1. 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.

17.315.090 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.

17.315.100 Inspections.

A. Recordings made by security cameras at any cannabis business shall be made immediately available to the planning director upon verbal request for the purposes of determining compliance with this chapter and the cannabis business' conditional use permit.

B. The planning director shall have the right to enter all cannabis businesses from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance with this chapter and the cannabis business' conditional use permit. Such inspections shall be limited to observing the premises for purposes of

determining whether the cannabis business is being operated or maintained in compliance with this code, state law, and other applicable laws and regulations.

C. Applicants and permittees must cooperate with employees and investigators of the city 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 the any city official from exercising their duties under the provisions of this chapter and all rules promulgated pursuant to it.

17.315.130 Enforcement.

The operation of a cannabis business in violation of any conditions of approval or the provisions of this chapter or Chapter 17.200 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 of this code, or take action to revoke the conditional use permit pursuant to Section 17.200.070 of this code.

SECTION 10. 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 11. EFFECTIVE DATE.

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

SECTION 12. 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 Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Chapter 39633(c).

APPROVED AND ADOPTED this 10th day of June, 2020.

Dustin Nigg
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Janet Morales
Acting City Clerk

CITY OF WILDOMAR INCORPORATED July 1, 2008 STATE OF CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

I, Janet Morales, Acting City Clerk of the City of Wildomar, California, do hereby certify that the foregoing Ordinance No. 187 was introduced at an adjourned regular meeting of the City Council of the City of Wildomar, California, on May 28, 2020, and was duly adopted at a regular meeting held on June 10, 2020, by the City Council of the City of Wildomar, California, by the following vote:

AYES: Benoit, Morabito, Mayor Nigg

NOES: Swanson, Mayor Pro Tem Moore

ABSTAIN: None

ABSENT: None

Janet Morales
Acting City Clerk
City of Wildomar



ORDINANCE NO. 188

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING TITLE 5 (BUSINESS LICENSE AND REGULATIONS) OF THE WILDOMAR MUNICIPAL CODE TO ADD A NEW CODE SECTION, CHAPTER 5.76, TO ESTABLISHING COMMERCIAL CANNABIS LICENSING REGULATIONS IN THE CITY OF WILDOMAR

WHEREAS, in 1996, the voters of the State of California approved Proposition 215, which was codified as Health and Safety Code Section 11362.et seq., and entitled the Compassionate Use Act of 1996, which intended to enable seriously ill Californians to legally possess, use, and cultivate marijuana for medical use under limited, specified circumstances; and

WHEREAS, in 2004, the California legislature enacted Senate Bill 420, the Medicinal Marijuana Program (the "MMP"), which, as codified in California Health and Safety Code Section 11362.7 et seq., was intended to clarify the CUA's scope and immunize from criminal prosecution, under specified state laws, certain activities and conduct related to the provision of medicinal marijuana to qualified patients; and

WHEREAS, on November 8, 2016, the voters of the State of California approved Proposition 64, entitled the "Control, Regulate and Tax Adult Use of Marijuana Act," which legalizes and regulates recreational marijuana in California; and,

WHEREAS, the State has established an integrated licensing and regulatory system for both medicinal and recreational marijuana businesses consistent with Propositions 215 and 64 entitled the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), codified in Business and Professions Code section 26000 et seq.; and,

WHEREAS, Business and Professions Code section 26200 expressly recognizes the ability of cities to completely prohibit all medicinal and recreational cannabis businesses or to allow and regulate such businesses; and,

WHEREAS, despite the City's existing prohibition against all types of marijuana facilities and commercial cannabis activity, codified in section 17.12.050 of the Wildomar Municipal Code, numerous illegal commercial cannabis facilities have opened in the City; and,

WHEREAS, the City has incurred significant costs and expenses associated with shutting down illegal commercial cannabis facilities; and,

WHEREAS, despite the City's aggressive enforcement of its existing prohibition on commercial cannabis facilities, individuals continue to open new illegal businesses in the City; and,

WHEREAS, illegal commercial cannabis facilities pose significant risks to the public health and safety because such businesses are operated without regulatory oversight to ensure that dangerous conditions, such as mold, electrical overload, improper hazardous materials storage, and improper ventilation and odor control, do not exist; and

WHEREAS, allowing commercial cannabis facilities in the City, subject to regulation, will lessen the financial burdens and public health and safety risks caused by current illegally operated commercial cannabis facilities; and,

WHEREAS, a majority of the voters in Wildomar who voted on Proposition 64 at the November 8, 2016 election voted in favor of Proposition 64; and

WHEREAS, in order to protect the public health, safety, and welfare, and consistent with the will of the voters of Wildomar who favored legalizing cannabis, the City desires to permit, commercial cannabis activity in the City subject to regulation and taxation as set forth in this ordinance.

WHEREAS, in accordance with the Wildomar Municipal Code, the City Council has the authority to take action on the proposed Ordinance amending Title 5 to establish Commercial Cannabis Licensing Regulations; and

WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Department on May 16, 2020 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the May 28, 2020 special meeting with the City Council where they would to consider the proposed Ordinance amending Title 5 to establish Commercial Cannabis Licensing Regulations; and

WHEREAS, in accordance with Wildomar Municipal Code, the City Council conducted a duly noticed special meeting/hearing to discuss the proposed Ordinance amending Title 5 to establish Commercial Cannabis Licensing Regulations, and at which time interested persons had an opportunity to testify in support of, or opposition to the proposed amendment, and at which time the City Council received public testimony concerning the proposed municipal code amendment.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1: CEQA ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a review of the potential environmental impacts was conducted by the Planning Department for the proposed Ordinance amending Title 5 to establish Commercial Cannabis Licensing Regulations. Based on this review, the City Council finds that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Business and Professions Code section 26055(h), which exempts from CEQA review the adoption of an ordinance, rule, or regulation by a local jurisdiction that requires discretionary review

and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity.

SECTION 2. AMENDMENT TO THE WILDOMAR MUNICIPAL CODE

Title 5 (Business License and Regulations) of the Wildomar Municipal Code is hereby amended to add Chapter 5.76 (Commercial Cannabis Licensing), a new chapter, to read as follows:

CHAPTER 5.76 COMMERCIAL CANNABIS LICENSING

5.76.010 Purpose and Intent.

A. This chapter shall provide for the regulation and licensing of medicinal and adult-use cannabis businesses throughout the city in conformance with applicable state and local laws and regulations pertaining to medicinal and adult-use cannabis.

B. The city council finds that it is necessary for the city to adopt local licensing standards for medicinal and adult-use cannabis businesses for the purpose of controlling and regulating the cultivation, distribution, transport, storage, manufacturing, processing, testing and sale of medicinal cannabis and medicinal cannabis products to qualified patients, and adult-use cannabis and adult-use cannabis products to adults twenty-one years of age and over.

C. The purpose of this chapter is to regulate all commercial cannabis activity in the city, as defined in the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), to the extent authorized by state law and 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.

5.76.020 Relationship to other laws.

A. Except as otherwise specifically provided herein, this chapter incorporates the requirements and procedures set forth in MAUCRSA. In the event of any conflict between the provisions of this chapter and the provisions of MAUCRSA or any other applicable state or local law or regulation, 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 other applicable state and local laws.

5.76.030 Definitions.

Unless otherwise defined herein, the terms in this chapter shall have the same meaning as set forth in MAUCRSA and any rules promulgated pursuant thereto. In addition, the following terms shall be defined as follows:

"Cannabis business" means any person engaged in commercial cannabis activity.

"Certificate of accreditation" means a certificate issued by an accrediting body to a licensed testing laboratory, entity, or site to be registered in the state.

"City" means Wildomar, California.

"City manager" shall mean the city manager of the city or a duly authorized designee.

"Distribution site" means a facility where cannabis and cannabis products are stored or inspected by a distributor for the purposes of distribution.

"Distributor" means a cannabis business that engages in the distribution and transportation of cannabis and cannabis products to other cannabis businesses.

“Fee, application” means the fee paid to the City concurrently with the submittal of an application for a license (initial or renewal) for the purpose of recouping the City’s reasonable costs associated with the processing, review and approval or denial of the license application.

“Fee, regulatory” means the fee paid to the City by a licensee for the purpose of recouping the City’s reasonable regulatory costs in connection with the administration and enforcement of this chapter.

"Good cause" for purposes of denying an initial local license issuance, for suspending or revoking a local license, or for denying a local license renewal, means:

1. The applicant or licensee has violated any of the terms, conditions, or provisions of this chapter, state law, regulations and rules promulgated pursuant to state law, applicable local rules and regulations, or special terms or conditions placed upon its conditional use permit, state license, or local license;

2. The premises has been or is proposed to be operated in a manner that adversely affects the public health, safety or welfare or the safety of the immediate neighborhood in which the establishment is or will be located;

3. The applicant or licensee has knowingly made false statements, misrepresentations or material omissions on an application form, renewal form, or any other document submitted to the city;

4. The applicant or licensee, or any owner of the applicant or licensee, operated a cannabis business in violation of this chapter or Chapter 17.315 of the code;

5. For renewals, suspensions and revocations, the licensee fails to allow inspection of the security recordings, activity logs, or business records of the licensed premises by city officials.

"Identification card" or "ID card" means a valid identification card issued pursuant to Section 11362.7 et seq., of the California Health and Safety Code.

"Identification card holder" or "ID card holder" means an individual who is a qualified patient who has applied for and received a valid ID card pursuant to Article 2.5 of Chapter 6 of Division 10 of the California Health and Safety Code.

"Licensed premises" means a premises for which a local license has been issued pursuant to this chapter.

"Licensee" means a person who has been issued a local license pursuant to this chapter.

"Limited access area" means a building, room or other area that is part of the licensed premises where cannabis is grown, cultivated, stored, weighed, displayed, packaged, or sold to other cannabis businesses with limited access to only authorized personnel.

"Local license" means a license granted by the local licensing authority, pursuant to this chapter.

"Local licensing authority" means the city manager.

"Manufacturing site" means a premises where a manufacturer engages in the manufacture of cannabis products.

"Medicinal and Adult-Use Cannabis Regulation and Safety Act" or "MAUCRSA" means Division 10 of the California Business and Professions Code.

"Medicinal cannabis patient" means both a qualified patient without an identification card and an ID card holder.

"Owner" means any of the following:

1. A person with an aggregate ownership interest of ten percent or more in the person applying for a license or a licensee, unless the interest is solely a security, lien, or encumbrance.

2. The chief executive officer of a nonprofit or other entity.

3. A member of the board of directors of a nonprofit.

4. An individual who will be participating in the direction, control, or management of the person applying for a license.

"Physician," as used in this chapter, shall mean an individual who possesses a license in good standing to practice medicine or osteopathy from the state of California.

"Primary caregiver" shall have the meaning set forth in Section 11362.7(d) of the California Health and Safety Code.

"Qualified patient" shall have the meaning set forth in Section 11362.7(f) of the California Health and Safety Code.

"State law(s)" shall mean and include California Health and Safety Code Section 11362.5 (Compassionate Use Act of 1996); California Health and Safety Code Sections 11362.7 to 11362.85 (Medicinal Marijuana Program Act); the MAUCRSA, and all other applicable laws and regulations of the state of California.

"State license" means a state license issued under MAUCRSA, and includes both an A-license and an M-license, as well as a testing laboratory license.

"State licensing authority" shall mean the state agency responsible for the issuance, renewal, or reinstatement of a state license, or the state agency authorized to take disciplinary action against a state licensee.

5.76.040 Local license in addition to business license or other permit.

The local license required by this chapter shall be in addition and supplemental to any other business registration or any permit required by any ordinance of the city.

5.76.050 Local license required.

A. It is unlawful to operate any cannabis business in the city without first having obtained a local license under this chapter.

B. The city may grant a local license prior to the applicant having obtained a state license. A cannabis business must possess the requisite state and local licenses prior to receiving a certificate of occupancy from the city.

5.76.060 Local license application process.

A. All applications for local licenses required pursuant to this chapter shall be made upon current forms prescribed by the local licensing authority. All applications for local licenses must be accompanied by the application fee as established by resolution of the city council as amended from time to time.

B. An applicant shall file with the local licensing authority the following at the time of application for a local license:

1. An operating plan for the proposed cannabis business including the following information:

a. A general description of the types of products and services to be provided by the facility;

b. A floor plan designating all interior dimensions of the licensed premises and the layout of the cannabis business, including all limited access areas, areas of ingress and egress, and all security cameras. Such floor plan shall also show the principal uses of the floor area depicted therein. For cultivation sites, such floor plan shall distinguish all dimensions of areas in which plants are located;

c. For a retailer, a statement confirming whether delivery service of cannabis to any location outside the premises will be provided and the extent of such service, and in the event delivery is provided, a detailed delivery plan detailing how the retailer will comply with all requirements of this chapter, MAUCRSA, and any other applicable state or local laws.

2. Authorization for the local licensing authority to seek verification of the information contained within the application.

3. Proof of the nature of the cannabis business's organizational status, such as articles of incorporation, by-laws, organizational minutes, partnership agreements, or such other documentation acceptable to the city.

4. Proof that the applicant is, or will be, entitled to possession of the premises for which application is made. Evidence of lawful possession consists of properly executed deeds of trust, leases, evidence of ownership of the licensed premises, or other written documents acceptable to the local licensing authority.

5. The applicant shall provide any additional information that the local licensing authority may request to process and fully investigate the application. Failure to provide such additional information may result in denial of the application.

C. If the application is incomplete, the applicant shall have an opportunity to cure the incompleteness within thirty calendar days of written notice of incompleteness by the local licensing authority.

D. The local licensing authority shall issue a license to any applicant who has submitted a complete application and paid the application fee unless the local licensing authority finds that good cause exists to deny the license.

E. The applicant shall pay to the city the regulatory licensing fee, if any, established by resolution of the city council. The initial regulatory licensing fee shall be due in two equal installments upon the issuance of a certificate of occupancy for the cannabis business premises and six months thereafter, or upon the expiration of the initial license term, whichever occurs first. The initial regulatory licensing fee shall be pro-rated so that no regulatory license fee is owed for the portion of the license term occurring prior to receipt of a certificate of occupancy. Subsequent regulatory licensing fees shall be paid in full every two years concurrently with the renewal of the license.

F. A local license issued pursuant to this chapter shall specify the date of issuance, the period of licensure, the name of the licensee, the address of the licensed premises, and the nature of the cannabis business licensed. All local licenses are valid for two years.

5.76.070 Conditions of approval, administrative rules.

A. The local licensing authority may place conditions upon the approval of any local license which are, in the opinion of the local licensing authority, reasonably related to the protection of the health, safety and welfare of the neighborhood in which the proposed licensed premises is to be located and of the general public.

B. The local licensing authority is authorized to make rules, 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 process.

5.76.080 Changes and modifications of local licenses.

In addition to any applicable requirements in Chapter 17.315 of this code, the following requirements apply for transfers of or changes to the ownership of a licensee, modifications to a licensed premises, and changes of location of a cannabis business.

A. Change of Ownership. Subsequent to the issuance of a local license, the licensee shall report any transfer of ownership in the cannabis business to the local licensing authority on forms prescribed by the local licensing authority and pay the application fee established by resolution of the city council.

1. A change of ownership that solely involves a previously approved owner no longer being an owner of the cannabis business shall be reported to the local licensing

authority within thirty calendar days of the change. The City will remove a previously approved owner from a license only if notarized statements are submitted by all approved owners consenting to the change, or the change is mandated by order of a court of competent jurisdiction.

2. A change in ownership that involves adding a new owner to the previously approved ownership must be approved by the local licensing authority in advance. The local licensing authority shall approve the change in ownership unless there is good cause to deny the change. All owners must submit notarized statements agreeing to the addition of a new owner to the business.

B. Modification of Licensed Premises. A licensee shall not make physical changes, alterations, or modifications to the licensed premises that materially or substantially alters the licensed premises from the plans approved by the local licensing authority without the prior written approval of the local licensing authority. Material changes include, but are not limited to: an increase or decrease in the total square footage of the licensed premises or the addition, sealing off, or relocation of a wall, common entryway, doorway, or other means of public ingress and/or egress. Applications for modifications of licensed premises shall be made on forms prescribed by the local licensing authority and shall be accompanied by the application fee established by resolution of the city council. The local licensing authority shall approve the proposed modification if it meets all requirements of this chapter and all other applicable state laws and city codes and ordinances, and will not present a threat to the public health, safety or welfare.

C. Change of Location.

1. A licensee may apply to the local licensing authority to change the location previously approved for such local license to any other place in the city, but it is unlawful to engage in any commercial cannabis activity at any such place or location until express permission to do so is granted by local licensing authority, the city has issued a conditional use permit to the licensee for the new location, and a certificate of occupancy has been issued for the new location. Applications for changes of location shall be made on forms prescribed by the local licensing authority and be accompanied by the application fee established by resolution of the city council.

2. In permitting a change of location, the local licensing authority may change any existing conditions of approval on the license and/or add new conditions of approval as determined appropriate by the local licensing authority.

5.76.090 Renewal of local license.

A. A cannabis business that desires to renew its license shall apply for the renewal no less than thirty calendar days prior to the local license's expiration date. If the cannabis business files a renewal application within thirty calendar days prior to expiration, the cannabis business must provide a written explanation detailing the circumstances surrounding the late filing. The local licensing authority may accept or reject such late filing in its discretion. The local licensing authority may elect to administratively continue a local license past its expiration date, provided that the licensee has submitted a renewal application that is pending final action.

B. An application for renewal shall be submitted on forms provided by the local licensing authority, accompanied by the application fee established by resolution of the city council. The following information shall be submitted as a part of the renewal application:

1. Proof that no changes to the ownership of the licensee has occurred since last approved by the local licensing authority.

2. Proof that the licensee is still entitled to the possession and use of the licensed premises.

3. Any other information that the local licensing authority deems necessary to determine whether to renew the local license.

C. The local licensing authority shall renew a local license if the licensee has submitted a complete application and paid the application fee, unless the local licensing authority finds that good cause exists to deny the license renewal. Notwithstanding the foregoing, the local licensing authority in its discretion may elect not to renew any local license if it determines that the licensed premises has not been used for a cannabis business, without reasonable cause as determined by the local licensing authority, during the term of the license.

D. Unless administratively continued pursuant to subsection A, a local license is immediately invalid upon expiration and the cannabis business shall cease operations. If a local license expires, the local licensing authority may approve a renewal of the expired license at any time up to three months from the expiration date of the license. After the license has been expired for three months, the license may not be renewed by the local licensing authority, and the holder of the expired license must apply for and obtain a new cannabis license to resume operations.

5.76.100 Appeal of decision on local license.

Any applicant may appeal the local licensing authority's approval, conditional approval, or denial of an initial local license, renewal thereof, or a change to the license requested under Section 5.76.080, or a revocation or suspension of the license under Section 5.76.210. Such appeal shall be filed with the city clerk within ten calendar days of the date of the decision of the local licensing authority and must state the basis for the appeal. The city clerk will give the appellant written notice of the date, time and place of the appeal hearing. The city council shall hear the appeal de novo and shall not be limited by the rules of evidence. The council may affirm, amend or reverse the decision of the local licensing authority.

5.76.110 Cannabis business operational requirements.

All cannabis business must comply with the requirements set forth in this section.

A. General Obligation to Operate in Compliance. A cannabis business shall operate in compliance with all applicable state and local laws and regulations governing cannabis businesses.

B. General Obligation to Pay Taxes. A cannabis business must pay all applicable taxes pursuant to federal, state, and local law, including but not limited to state and local sales and use taxes and state excise taxes.

C. General Obligation for Compliant Facilities. The licensed premises shall fully comply with all applicable rules, regulations, and laws including, but not limited to, building and safety codes, and the Americans with Disabilities Act.

D. Age Requirement. A cannabis business shall not allow an individual less than twenty-one years of age to work within the licensed premises or handle cannabis and cannabis products.

E. Age Restrictions. A cannabis business may not permit an individual less than twenty-one years of age to enter, or be within, its licensed premises, except that a cannabis business with an M-license from the state may allow persons eighteen years of age or older within the licensed premises if they are an ID card holder or qualified patient with physician's recommendation from a licensed physician.

F. Secure Storage of Product. Cannabis and cannabis products possessed by a cannabis business shall be kept and stored in a secured manner at all times.

G. Cannabis Consumption on Licensed Premises. Smoking, vaporizing, ingesting, or otherwise consuming cannabis and cannabis products at a licensed premises is prohibited. "Licensed premises" as used in this subsection includes the actual building, as well as any accessory structures, common areas and parking areas. A sign shall be posted at each entrance to a licensed premises that clearly and legibly states, "Smoking, vaporizing, ingesting, or otherwise consuming cannabis or cannabis products on these premises or in their vicinity is prohibited and a violation of the Wildomar Municipal Code."

H. Prohibition on Alcohol and Tobacco Sales, Distribution, or Consumption on Licensed Premises. A cannabis business shall not sell, provide, store, or distribute any alcoholic beverages or tobacco products, or allow such products to be consumed on the licensed premises.

I. On-Site Signage. On-site signage for a cannabis business that is viewable from the exterior of the cannabis business shall comply with all local signage laws applicable to the licensed premises, including Chapters 17.251 and 17.254 of this code. Signage may not be designed to appeal to children, or contain any false or misleading statements, or make any misrepresentations.

J. Advertising. A cannabis business shall not advertise in a manner intended to encourage persons under twenty-one years of age to consume cannabis or cannabis products. It shall be unlawful for any cannabis business to make any claims that a product is safe because it is tested. All advertisements, including off-site advertising signs, shall comply with Chapter 15 of MAUCRSA.

K. Display of License. A cannabis business shall display a copy of its local license issued pursuant to this chapter in a conspicuous place at or near the entrance to the licensed premises.

L. No Physician Evaluations on Licensed Premises. A cannabis business shall not permit a physician to evaluate potential medicinal cannabis patients or to provide a

physician's recommendation for medicinal cannabis within its licensed premises. Cannabis businesses shall not offer or provide any form of remuneration to a physician who provides physician's recommendations for medicinal cannabis.

M. Community Relations Designee. A cannabis business must provide the city with the name, phone number, facsimile number, and email address of an on-site community relations representative or staff member or other representative whom the city can contact regarding operating concerns associated with the cannabis business. The cannabis business shall report any change in their community relations designee to the city within ten calendar days.

N. Accurate Weights and Measures. Scales and weighing mechanisms used by a cannabis business to weigh non-waste products must be able to weigh to within 1/100th of a gram, shall be maintained in good working order and shall be subject to annual inspection by either a Riverside County agricultural commissioner's office weights and measures official or a licensed scale company.

O. Waste Disposal.

1. Chemical, Dangerous and Hazardous Waste. Disposal of chemical, dangerous or hazardous waste must be conducted in a manner consistent with federal, state and local laws, regulations, rules or other requirements. This may include, but is not limited to, the disposal of all pesticide or other chemicals used in the cultivation process, certain solvents or other chemicals used in the production of cannabis concentrate.

2. Cannabis Waste. Cannabis waste shall be stored, managed, and disposed of in accordance with Section 5054 (Destruction of Cannabis Goods Prior to Disposal) of Title 16, Division 42 of the California Code of Regulations, as that section may be amended or renumbered from time to time.

P. General Sanitary Requirements. A cannabis business must ensure that its licensed premises are maintained in a sanitary manner and activities on its licensed premises are conducted in a sanitary manner.

1. All facilities of a cannabis business must have adequate and sufficient access to bathrooms and hand-washing facilities with running water at a suitable temperature.

2. Hand-washing facilities shall be located where good sanitary practices require workers to wash or sanitize their hands, and provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices.

3. All workers that engage in the preparation or dispensing of edible cannabis products must comply with the provisions of all relevant state and local laws regarding the preparation, distribution, and sale of food.

Q. Security Requirements. The licensed premises of a cannabis business must comply with all of the following security requirements:

1. Video Surveillance. The licensed premises must be equipped with a video surveillance system that meets all of the requirements set forth in this subsection.

a. Security cameras and digital storage of recordings shall be maintained in good condition and used in an on-going manner, twenty-four hours per day, seven days per week.

b. The security system must maintain at least 90 days of digitally recorded video for each security camera in the licensed premises. Security footage should be stored in an MPEG4, MJPEG, H.264, or another format approved by the local licensing authority in writing.

c. Security cameras must provide adequate and sufficient coverage for the facility, which must include, but need to be limited to, all limited access areas, all areas of ingress and egress, point of sale, the public areas, storage areas, and any other areas as required by this chapter and the MAUCRSA.

d. The video surveillance system must be equipped with a failure notification system that provides prompt notification to the manager of record of the licensed premises of the cannabis business of any surveillance interruption or complete failure of the surveillance system that lasts longer than fifteen minutes.

e. The video surveillance system shall have sufficient battery backup to support a minimum of fifteen minutes of recording in the event of a power outage.

2. Alarm System. The licensed premises shall have an audible interior and exterior security alarm system installed on all perimeter entry points and perimeter windows, operated, and monitored by a security company licensed by the Department of Consumer Affairs, Bureau of Security and Investigative Services.

3. Signage Requirement. The licensed premises must comply with the following signage requirements.

a. A sign shall be posted in a conspicuous place near each point of public access which shall be not less than twelve inches wide and twelve inches long, composed of letters not less than one inch in height, stating "All Activities Monitored by Video Camera."

b. Limited access areas shall be clearly identified by the posting of a sign which shall be not less than twelve inches wide and twelve inches long, composed of letters not less than one-half inch in height, which shall state, "Limited Access Area—Authorized Personnel Only."

4. Lighting. The business entrance(s) and all window areas shall be illuminated during evening hours. The cannabis business shall comply with the city's lighting standards regarding fixture type, wattage, illumination levels, and shielding.

5. Commercial-Grade Locks. All points of ingress and egress to a licensed premises shall ensure the use of commercial-grade, nonresidential door locks or window locks.

6. Notification of Local Licensing Authority and Law Enforcement. A cannabis business shall notify the local licensing authority and the appropriate law enforcement authorities within twenty-four hours after discovering any of the following:

a. Significant discrepancies identified during inventory;

b. Diversion, theft, loss, or any criminal activity involving the retailer or any employee or agent of the retailer;

c. The loss or unauthorized alteration of records related to cannabis, cannabis patients, primary caregivers, or retailer employees or agents; or

d. Any other breach of security.

R. Subletting Prohibited. Licensees are not authorized to sublet any portion of a licensed premises for any purpose, unless all necessary applications to modify the existing licensed premises to accomplish any subletting have been approved by the local licensing authority.

S. Recordkeeping. Cannabis businesses shall keep and maintain all records specified in Chapter 16 of the MAUCRSA and shall make the same available for inspection and examination of the local licensing authority or its duly authorized representatives during standard business hours of the licensed facility or at any other reasonable time. Cannabis businesses are required to exercise due diligence in preserving and maintaining all required records.

T. Transactions. Licensees shall only do business with cannabis businesses that licensed or permitted to do business in their respective jurisdictions.

5.76.120 Retailer operational requirements.

In addition to the operation requirements in Section 5.76.110, a retailer must comply with the requirements set forth in this section.

A. Limited Hours of Operation. A retailer may only be open to the public and engage in sales between the hours of 8:00 a.m. and 10:00 p.m.

B. Window Displays. Cannabis, cannabis products and cannabis paraphernalia shall not be placed in a window display or otherwise placed in a manner primarily intended for individuals outside of the premises to view the products.

C. Age Restricted Entry. A retailer may not permit an individual less than twenty-one years of age into the licensed premises, except a retailer with an M-license from the state may permit an individual aged eighteen years or older into the licensed premises if the retailer verifies the individual is an ID card holder or qualified patient with a physician's recommendation.

D. Cannabis Paraphernalia Sales. Dispensaries may sell or otherwise provide equipment, supplies, and paraphernalia used to consume cannabis and cannabis products.

E. Electronic Point-of-Sale System Required. Dispensaries must have an electronic point of sale system. The electronic point of sale system must be capable of producing an electronic or automatic paper record for all transactions associated with any product sold, rented, or otherwise provided to the customer.

F. No Sales of Expired Product. A retailer may not sell any expired products, cannabis or cannabis products. A retailer shall not alter, edit, or adjust in any manner an expiration date on any item or product once affixed by its manufacturer.

G. Handling of Edible Cannabis Products. A retailer that possesses edible cannabis products shall comply with the provisions of all relevant state and local laws regarding the storage, handling, and sale of food.

H. Delivery of Cannabis and Cannabis Products. A retailer that provides delivery service shall comply with the following requirements:

1. The retailer shall not delivery cannabis or cannabis products to any location outside of California or to any location within California where the delivery of cannabis or cannabis products has been prohibited by the city or county.

2. The delivery service must be approved by the local licensing authority as a part of the licensing process. The deliveries must be conducted in accordance with any relevant state laws, this code, any applicable local laws in the delivery location, and any conditions imposed upon the license.

3. The retailer must keep in place standard operating procedures that ensure the safety and security of those individuals engaging in delivery and the and security of all cannabis being delivered, including procedures to prevent diversion.

4. A retailer may only deliver cannabis to a specific street address requested by the purchaser. Delivery to parks, schools or any other public facilities is prohibited.

5. Upon arrival at the delivery address and prior to transferring any cannabis or cannabis products, the delivery person must verify and confirm that the identity of the recipient is the same as the person who requested the delivery and that the person is either twenty-one years of age or a qualified patient or primary caregiver.

6. A retailer shall report to the local licensing authority and local law enforcement any vehicle accidents, diversions, losses, or other reportable incidents such as thefts or suspicious activity, that occur during transportation and delivery, within twenty-four hours.

7. The delivery shall keep a delivery manifest that includes the following information:

a. All cannabis that will be transported, accurately inventoried;

b. Departure date and approximate time of departure;

c. Arrival date and approximate time of arrival;

d. Name, address, local license number and CUP number of the originating cannabis business;

e. Name and address of the individual requesting the delivery;

f. Delivery vehicle make, model, and license plate number; and

g. Name and signature of the individual transporting the cannabis.

8. Sale of Live Plants. A retailer may sell and offer for sale seeds and immature cannabis plants, but shall not sell or offer for sale live mature cannabis plants. The retailer may provide light and water to immature cannabis plants being offered for sale but may not engage in any other cultivation activity unless the retailer is licensed and permitted by the State and the city to engage in cannabis cultivation. For the purposes

of this provision, an immature cannabis plant is defined as a non-flowering cannabis plant that is shorter and narrower than 18 inches.

5.76.130 Manufacturing site operational requirements.

In addition to the operational requirements in Section 5.76.110, manufacturers must comply with the requirements set forth in this section.

A. Edible Cannabis Products. Edible cannabis products shall be manufactured, packaged and labeled in compliance with MAUCRSA and any implementing regulations adopted by the state.

1. Edible cannabis products must be individually packaged and ready for sale by the manufacturer prior to sale or transfer to another cannabis business.

2. Any person that is involved in the manufacture of edible cannabis products must be a state certified food handler. The valid certificate number of such person must be on record at the manufacturing site where that individual produces edible cannabis products.

3. Any facility used by a cannabis business to manufacture edible cannabis products shall be constructed, operated and inspected in accordance with the applicable building code and applicable food safety requirements.

4. A cannabis business that manufactures edible cannabis products must comply with the provisions of all relevant state and local laws regarding the preparation, distribution, and sale of food; which shall include, but not be limited to, hand-washing requirements, use of gloves for packaging, and policies prohibiting individuals suffering from symptoms associated with communicable diseases or infections from engaging the production of edible cannabis products.

B. Expiration Date. A cannabis business engaged in the manufacture of cannabis products, including an edible cannabis product, that is perishable shall assign an expiration-date or use-by date, whichever is appropriate, to all perishable cannabis products. Once an expiration date or use-by date is assigned to cannabis products, it shall be unlawful for a person to alter that date or affix a new label with a later use-by or expiration date.

C. Extraction Requirements.

1. A manufacturer engaged in extraction may only engage in type of extraction approved by the local licensing authority in its application for a local license. The licensee shall not make any modifications to the method of extraction without first obtaining a modification of its local license.

2. Within the limitations set forth by state law, a cannabis business that extracts cannabis or produces cannabis concentrate using a solvent must use a professional-grade, closed-loop extraction system capable of recovering the solvent used and must only use a solvent that is permissible under the MAUCRSA and the manufacturer's state license.

5.76.140 Cultivation operational requirements.

In addition to the operational requirements in Section 5.76.110, a cultivator must comply with the requirements set forth in this section.

A. Cultivators must comply with the Federal Worker Protection Standard (40 CFR 170).

B. The cultivation of cannabis must be conducted in accordance with all applicable federal, state, and local laws and regulations governing the use of pesticides.

C. The use of pesticides must be recorded in a log in accordance with 16 CCR Section 1970.

D. The cultivation of cannabis shall be conducted in a secure manner and shall not be visible from a public right-of-way. As used in this subsection D, the term "visible" means capable of being seen without visual aid by an individual of normal acuity.

E. A licensee may not distribute, sell, dispense, or administer cannabis on the licensed premises of a cultivation site except for as authorized by the MAUCRSA and other applicable state law.

5.76.150 Distribution operational requirements.

In addition to the operational requirements in Section 5.76.110, distributors shall comply with the requirements of this section.

A. Quality Assurance and Testing.

1. Prior to distribution, the distributor shall inspect cannabis for quality assurance as required by MAUCRSA and to ensure the labeling and packaging of the cannabis and cannabis products conforms to the requirements of this chapter and MAUCRSA.

2. Distributors shall ensure that cannabis and cannabis products in its custody are tested by a licensed testing laboratory in accordance with MAUCRSA prior to distributing the cannabis and cannabis products to a retailer.

B. Transportation.

1. A distributor may not transport cannabis to or from another cannabis business outside the state of California.

2. An individual may only transport cannabis on behalf of a distributor if the individual:

a. Is an employee of the distributor and is listed on the distributor's employee list;

b. Possesses a copy of the distributor's local license; and

c. Possesses a copy of a transportation manifest that meets all the requirements of MAUCRSA and subsection (B)(3).

3. Transportation Manifest.

a. A cannabis business must create a transportation manifest in accordance with this chapter for every transport and delivery of cannabis. A cannabis business must ensure that a copy of the appropriate transportation manifest accompanies every transport and delivery of cannabis and is kept for retention by the originating cannabis business in compliance with Section 5037 (Record Retention) of Title 16, Division 42 of the California Code of Regulations.

b. If a cannabis businesses makes multiple pick-ups or deliveries during a single trip, then a separate transportation manifest shall be required for each pick-up or delivery.

c. A transportation manifest will be deemed sufficient if it accurately reflects:

i. All cannabis that will be transported to the address reflected on the manifest, accurately inventoried to include the weight of any raw cannabis or cannabis concentrate and the number of individual cannabis products;

ii. Departure date and approximate time of departure;

iii. Arrival date and approximate time of arrival;

iv. Name, address, local license number and CUP number (or, for cannabis businesses outside of Cathedral City, a similar number issued by the cannabis business's local jurisdiction) of the originating cannabis business;

v. Name, address, local license and CUP number (or, for cannabis businesses outside of Cathedral City, a similar number issued by the cannabis business's local jurisdiction) of the receiving cannabis business;

vi. Delivery vehicle make, model, and license plate number; and

vii. Name and signature of the individual transporting the cannabis.

4. A cannabis business with a local license may only transport cannabis between licensed premises by way of motor vehicle, unless the transport is between two licensed premises that are within the same building or at the same street address.

5. A cannabis business with a local license shall transport cannabis in a manner that is secure and not visible from outside the vehicle.

6. An employee transporting cannabis pursuant to this chapter must take a direct route from the distributor to the destination of the other cannabis business(es) and may not make any stops other than those necessary in the ordinary course of business.

C. Bonding. Transporters shall comply with applicable state laws and regulations, if any, requiring that they be bonded and insured.

D. Preparation of Cannabis and Cannabis Products for Transportation.

1. All cannabis and cannabis products must be appropriately and completely tracked in a cannabis business's inventory tracking system prior to transportation to another cannabis business. This must include verifying and documenting the weight of any raw cannabis or cannabis concentrate and the number of individual cannabis products being transported.

2. Preparations for the transport of cannabis and cannabis products must be conducted in a limited access area on camera.

E. Receiving Cannabis and Cannabis Products.

1. A distributor may not receive cannabis or cannabis products unless accompanied by a transportation manifest that meets all of the requirements set forth in subsection (B)(3). The distributor must retain copies of transportation manifests associated with all deliveries of cannabis.

2. Immediately upon receipt, all cannabis and cannabis products must be appropriately and completely tracked in the distributor's inventory tracking system. This must include verifying and documenting the weight of any raw cannabis or cannabis concentrate and the number of individual cannabis products being transported.

F. Perishable Cannabis Products. A cannabis business must provide adequate refrigeration when engaged in the transportation of perishable cannabis products.

5.76.160 Testing laboratory operation requirements.

In addition to the operational requirements in Section 5.76.110, a testing laboratory shall comply with the requirements of this section.

A. No Other Ownership. An owner of a testing laboratory shall not have an ownership or other direct financial interest in any other commercial cannabis business license type.

B. Accreditation. A testing laboratory shall obtain and maintain ISO/IEC 17025 accreditation.

C. Operating Procedures. A testing laboratory shall adopt and adhere to standard operating procedures to ensure the reporting of accurate test results, including, but not limited to, equipment, calibration, and methodology standards, that are consistent with its ISO/IEC 17025 accreditation.

1. A testing laboratory shall obtain samples of cannabis and cannabis products for testing in accordance with a statistically valid method designed to ensure that a sample is representative of the whole. Sampling methods should have at least a ninety-five percent confidence rate.

2. A testing laboratory shall destroy and safely dispose of the remains of any samples of cannabis or cannabis products tested upon completion of the analysis and the expiration of any retention time pursuant its standard operating procedures.

3. A testing laboratory shall maintain all testing results as a part of their respective business records and must keep such records in compliance with Section 5037 (Record Retention) of Title 16, Division 42 of the California Code of Regulations.

5.76.170 Packaging and labeling.

A. Compliance with State Law. All packaging and labeling of cannabis and cannabis products by a cannabis business must, at a minimum meet the requirements of Chapter 12 of MAUCRSA and any implementing regulations, as the same may be amended from time to time or superseded or replaced by subsequent state legislation or by any state department or division.

B. Tamper-Evident, Child-Resistant Packaging Required. Prior to delivery or sale at a retailer to a purchaser, cannabis and cannabis products shall be labeled and placed in a resealable, tamper-evident, child-resistant package and shall include a unique identifier for the purposes of identifying and tracking cannabis and cannabis products.

C. Cannot Be Attractive to Children. Cannabis packaging and labeling shall not be designed to appeal to children, including, but not limited to, cartoon characters or similar images.

D. State-Mandated Warnings and Information. All cannabis and cannabis product labels and inserts shall include the state-mandated warnings and information contained in Business and Professions Code Section 26120(c).

5.76.180 Visitor requirements.

A. Visitors. Any individual permitted to enter a limited access area who is not an owner or employee of the cannabis business is a visitor for the purposes of this section. Notwithstanding the foregoing, state and local employees, or their official designees, shall not be considered a visitor provided the individual is on the licensed premises for purposes of official government business.

B. Visitors Identification and Record Requirements. Prior to permitting a visitor into a limited access area, a cannabis business must check the individual's valid government issued identification. The visitor shall be required to sign the cannabis business's visitor log, which must include the individual's name, date of entry, and purpose for entry.

C. Visitors Must Be at Least Twenty-One Years of Age. A cannabis business may not permit a visitor who is less than twenty-one years of age to enter a limited access area.

D. Visitors Prohibited Conduct. A visitor shall not be permitted to engage in the cultivation, preparation, processing, manufacturing, packaging, labeling, transportation, or sale of cannabis.

5.76.190 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 local license pursuant to this chapter or the operation of any cannabis business approved for such local license pursuant to this chapter. As a condition of approval a local license granted under this chapter, 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 and delivery of cannabis as provided in this chapter; and

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

C. Name the city as an additionally insured on all city-required insurance policies; and

D. Defend, at its sole expense, any action against the city, its agents, officers, and employees related to the approval of a local license or the operation of the cannabis business; and

E. 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 local license or conditional use permit. The city may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the operator of its obligation hereunder.

5.76.200 Inspections.

A. Recordings made by security cameras at any cannabis business shall be made immediately available to the local licensing authority upon verbal request for law or regulatory enforcement and criminal investigation purposes. Such recordings shall be considered confidential and shall not be released to the public pursuant to Government Code Section 6254(f) without the consent of the licensee.

B. The local licensing authority 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. Such inspections shall be limited to observing the licensed 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. Any cannabis business licensed pursuant to this chapter may be required to demonstrate, upon demand by the local licensing authority that the source and quantity of any cannabis or cannabis products found upon the licensed premises is in full compliance with any applicable local or state law or regulation.

C. The local licensing authority shall have the right to inspect records of medicinal cannabis patients and primary caregivers that have made purchases of medicinal cannabis or medicinal cannabis products from a retailer for the sole purpose of determining whether any and all such individuals are qualified to make such purchases.

Such inspections of records shall not be used for any other purposes, nor shall the records be removed off-site by the city without a court order.

D. The local licensing authority may delegate an act required to be performed pursuant to this section to any code enforcement officer or official of the city, including, without limitation, the chief of police, the fire chief, the building official, the finance director, the city attorney, or any designee of such officers or officials.

E. Applicants and licensees must cooperate with the local licensing authority and his designees who are conducting inspections or investigations relevant to the enforcement of laws and regulations related to this chapter.

5.76.210 Enforcement; Suspension and Revocation of License.

A. The provisions of this chapter may be enforced by the local licensing authority by any means provided for in Chapter 1.16 of this code in addition to any and all other remedies, civil, equitable or criminal, afforded to the city under the law. The operation of a cannabis business in violation of this chapter or any conditions of approval placed on a licensee's local license is hereby deemed to be a public nuisance.

B. In addition to any other remedies available to the city under the law, a license issued under the terms of this chapter may be suspended or revoked by the local licensing authority if he or she concludes any of the following:

1. The cannabis business or licensee has violated any of the requirements of this chapter, chapter 17.315, the applicable conditional use permit, or the applicable development agreement.

2. The cannabis business is being operated in a manner which constitutes a nuisance.

3. The cannabis business is being operated in a manner which conflicts with or violates State Laws.

4. A licensee’s conditional use permit or development agreement issued pursuant to Chapter 17.315 of this code has been terminated or revoked.

5. A licensee’s state license has been suspended, terminated, or revoked.

C. A license may be suspended or revoked by the local licensing authority as follows:

1. For a first violation within a 24 month period, the license may be suspended for 10 days.

2. For a second violation within a 24 month period, the license may be suspended for 30 days.

3. For a third violation within a 24 month period, the license may be suspended for 60 days.

4. For a fourth or subsequent violation within a 24 month period, the license may be revoked, and no new license may be issued to any owner of the subject cannabis business for a period of at least one year.

D. Notwithstanding paragraph B of this section, any suspension of a local license that is due to the suspension of the licensee's state license shall be no shorter than the length of time the state license is suspended.

SECTION 3. 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 4. EFFECTIVE DATE.

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

SECTION 5. 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 Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Chapter 39633(c).

APPROVED AND ADOPTED this 10th day of June, 2020.

Dustin Nigg
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Janet Morales
Acting City Clerk

CITY OF WILDOMAR INCORPORATED July 1, 2008 STATE OF CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

I, Janet Morales, Acting City Clerk of the City of Wildomar, California, do hereby certify that the foregoing Ordinance No. 188 was introduced at an adjourned regular meeting of the City Council of the City of Wildomar, California, on May 28, 2020, and was duly adopted at a regular meeting held on June 10, 2020, by the City Council of the City of Wildomar, California, by the following vote:

AYES: Benoit, Morabito, Mayor Nigg

NOES: Swanson, Mayor Pro Tem Moore

ABSTAIN: None

ABSENT: None

Janet Morales
Acting City Clerk
City of Wildomar

CITY OF WILDOMAR INCORPORATED July 1, 2008 STATE OF CALIFORNIA

CANNABIS BUSINESS SUMMARY (As of December 15, 2024)

1) **Stiiizy/Authentic Wildomar** (PA 20-0081) cannabis business located at 36330 Hidden Springs Road, (Wildomar Square) in the C-P-S zone (APN: 380-110-056). Tak Sato, Applicant, 310-488-5707

Status: Active two-year Local License in good standing and is due to be renewed around September 17, 2024; CUP/DA originally approved by City Council on December 16, 2020; Cannabis business operating in good standing and paying their DA & Regulatory fees.

2) **The Cake House "West"** (PA 20-0084) cannabis proposal located at 32475 Clinton Keith Road (Bear Creek Plaza) in the C-1/C-P zone (APN: 380-140-006 & 007). Saad Pattah, Applicant (760) 703-7357.

Status: Active two-year Local License in good standing and is due to be renewed around October 1, 2024; CUP/DA originally approved by City Council on January 13, 2021; Cannabis business operating in good standing and paying their DA & Regulatory fees.

3) **Culture Cannabis Club** (PA 20-0078) cannabis proposal located at 33980 Mission Trail, Suite #A in the C-1/C-P zone (APN: 366-160-070). Macy Newell, Applicant (714) 310-9023.

Status: CUP/DA originally approved by City Council on December 16, 2020 w/a revision/expansion approved on November 10, 2021. This business has recently closed down & has vacated the property. Their active two-year Local License expired on September 24, 2024 and was not renewed. Notification sent to the State for the record. Stiiizy is current negotiating a lease with the property owner to establish a 2nd store at this location.

4) **The Bakery (Now Buzz Cannabis)** (PA 20-0086) cannabis proposal located at 22812 Palomar Street (Ste. #100 - 101) in the C-1/C-P zone (APN: 380-130-028). Kendra Minkler, Applicant (818) 271-7080.

Status: Active two-year Local License in good standing and is due to be renewed around in early October 2024 (good for 2 years); CUP/DA originally approved by City Council on March 9, 2022; Applicant recently requested minor administrative changes to reduce the size of the lease space from 4 to 2 spaces. Tenant Improvement plans are being reviewed by the City with an opening projected in early 2025.

5) **The Cake House "East"** (PA 24-0035) A new cannabis proposal located at 23825 Catt Road (Catt Crossings Retail Center just west of Chevron station) in the C-P-S zone (APN: 380-240-001). Saad Pattah, Applicant (760) 703-7357.

The Applicant submitted a Local License retail cannabis application on April 23, 2024 and was approved by City Staff in June 2024. Applicant intends to occupy an approved (not yet built) retail building (3,936 square-foot lease space) in the recently approved Catt Crossings retail center. The CUP and DA applications were approved by Planning Commission and City Council in October and November 2024, respectively.

EXPIRED CANNABIS LICENSES

- **Veterans Wildomar Central (20-0083)** cannabis proposal located at 23080 Wildomar Trail (formerly Baxter Rd.) in the C-1-C-P zone (APN: 367-300-004). Saad Pattah, Applicant (760) 703-7357.
  Status: Local License was approved on Oct. 1, 2020 but was not renewed on October 1, 2022 due to inaction on submittal of CUP/DA applications. Applicant will need to start over if they decide to move forward.

- **Veterans Wildomar North (20-0085)** cannabis proposal located on the north side of Bundy Canyon Road about 210 feet east of Mission Trail in the C-1/C-P zone (APN: 366-160-014). Saad Pattah, Applicant (760) 703-7357.
  Status: Local License was approved on Oct. 1, 2020 but was not renewed on October 1, 2022 due to inaction on submittal of CUP/DA applications. Applicant will need to start over if they decide to move forward.

CITY OF WILDOMAR
MEETING (CCR)
GENERAL BUSINESS
Agenda Staff Report # 3.4
Meeting Date: January 15, 2025

SUBJECT: Initiate Discussion Regarding Naming Criteria for Future Parks

SUBMITTED BY: Daniel Torres, Community Services Director

ACTION:
1). Review the naming criteria for public parks, facilities, and trials,
2). Select parks that will be considered for naming,
3). Develop an Ad-Hoc Subcommittee to review submissions.

SUMMARY:
The City currently has three parks site that are undeveloped and one that is awaiting city acceptance that are unnamed. Two of the undeveloped park locations are in the final design phase prior to going out to bid for construction. It was mentioned as a future agenda item to review the process of naming these park locations.

BACKGROUND:
Resolution 2012-15 had established a criteria for the naming of public parks, facilities and trails. The resolution lists:(1) purpose, (2) definition for city site, (3) guidelines and conditions, (4) criteria for specific naming, (5) criteria for general naming, and (6) process and procedures.

DISCUSSION:
Under the guidelines and conditions of the approved criteria names to sites are to be easy and recognizable, can be based on geographic location, may include a prominent form of topography, plant, bush, tree and historical. Naming after individual or organizations that have made contributions of regional or community significance for site that serve regionally. Naming after individuals or organization that made contributions of areas neighborhood wide significance may be considered for naming sites serving a neighborhood.

If a site is to be named to recognize an individual that has made a significant contribution to the City of Wildomar must be deceased or living yet retired or professionally/ politically in-active and the individual must not have convicted a felony. Request for naming a site may only be considered if at least one or more of the six requirements are satisfied. Those requirements can be found within section "general naming criteria."

The focus of this discussion will be solely on site names and not on dedications or memorials also listed in the criteria.

All request must meet a minimum requirement prior to being submitted to the city clerk. The clerk will forward all requests to a subcommittee who will provide recommendation to the city

council. The city council will evaluated and provide final approval. All decisions made by the City Council are final and become effective immediately.

For councils discussion is the selection of parks that would be going through the naming process. The unnamed park sites are the 11 acre park that is located on the southwest corner of Grand Ave and Leslie Street, the 20 acre park located behind the Ann Sullivan Preschool adjacent to the Windsong housing community, the 27 acre park located along Wildomar Trail behind Ronald Reagan Elementary School, and the park at Boulder Creek recently developed by Beazer Homes. These site all fall under the definition of parks and park sites under the naming criteria.

Should the council decide to proceed with the naming process, the council may develop an ad-hoc subcommittee or utilize an existing subcommittee that will review all requesting satisfying requirement. The council should also clarify which park sites are intended to be named.

FISCAL IMPACT:
There is no fiscal impact in initiating the site naming process.

ATTACHMENTS:
ATTACHMENT A - Resolution 2012-15
ATTACHMENT B - Naming Criteria Slide Presentation

RESOLUTION NO. 2012 - 15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A NAMING CRITERA FOR PUBLIC PARKS, FACILITIES AND TRAILS

WHEREAS, the City recognizes that it lacks a criteria pertaining to the naming of public parks, facilities and trails; and

WHEREAS, the City has determined that It is necessary and proper to establish a criteria for the naming of public parks, facilities and trails; and

WHEREAS, the City Council has determined that a criteria for the naming of public parks, facilities and trails would benefit the residents of the City by creating a stronger sense of community; a sense of identity and place; a connection between past and present; and enhancing a sense of history.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council of the City of Wildomar finds that the above recitals are true and correct.

Section 2. The naming criteria for Public Parks, Facilities and Trails, attached as Exhibit A and incorporated herein, is hereby approved.

Section 3. These Criteria shall be in full force and effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 11th day of April, 2012.

Ben Benoit
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Debbie A. Lee, CMC
City Clerk

EXHIBIT A

NAMING CRITIERA FOR PUBLIC PARKS, FACILITIES AND TRAILS

1. **PURPOSE**

The purpose of the criteria is to provide guidelines and procedures for the naming of public parks, facilities and trails including, but not limited to:

- Public parks and facilities including buildings, support facilities and recreation facilities; and
- Dedication/memorial objects or symbols including, plaques, living trees, public benches, rocks, memorial flagpoles and sculptures.

This criterion is provided to recognize individuals (deceased or living but retired or professionally/politically in-active) or community organizations (active or non-active) that have made a significant contribution to the City of Wildomar by naming, or possibly renaming, public parks, facilities and trails in their honor.

The naming of these public parks, facilities and trails benefits the residents of the City by:

- Creating a stronger sense of community;
- Promoting a sense of identity and place;
- Providing for a connection between past and present; and
- Enhancing a sense of history in the community.

2. **DEFINITIONS**

A. **Parks and Park Sites**: Owned and managed by the City, used for public recreation purposes and include developed and undeveloped park areas and designated open space areas.

B. **City Buildings/Facilities**: City owned facilities used to conduct City business. Buildings may include, but are not limited to, City Hall, Fire Stations, Police Stations, Arts Centers, Senior Center, Health & Wellness Center, Teen Center, Aquatics Center, Youth Center, City Council Chambers and Community Meeting Rooms.

C. **Recreation Facilities, Trails & Amenities**: Facilities/amenities that could be located within a public park or part of a facility or a segment/portion of a trail. These include, but are not limited to, athletic fields, gymnasiums, and pavilions, meeting rooms, skate parks, picnic shelters, benches, tennis and basketball courts, playground equipment, golf courses, recreation centers and trails (pedestrian, biking and equestrian).

D. **Support Facilities**: City owned facilities that are used to support field operations. Support facilities may include such facilities as a Corporation Yard.

3. NAMING GUIDELINES AND CONDITIONS:

A. The criteria set by City Council is provided for naming of public parks, facilities and trails in a manner that will provide an easy and recognizable reference for City residents and visitors.

B. The naming of a public park, facility and trail may be based on the geographic location of said facility within a specific place, neighborhood, regional area of the City, or the City itself, if the facility is deemed to serve the entire community or the surrounding areas.

C. The naming of a public park, facility and trail may include a prominent form of topography, a prominent plant, bush or tree and historical (pre-city incorporation, July 1, 2008) precedent.

D. Individual and organizations that have made contributions of regional or community wide significance may be considered for naming of public parks, facilities and trails that serve the region or community.

E. Individuals and organizations that have made contributions of area or neighborhood-wide significance may be considered for naming of public parks, facilities and trails that serve areas or neighborhoods within the City, including recreational facilities and amenities within public parks.

F. Public parks, facilities and trails or portions thereof may be dedicated in memory or honor of, individuals or organizations and are encouraged to be in the form of facility improvements or enhancements.

G. The naming of a public park, facility and trail shall recognize individuals (deceased or living yet retired or professionally/politically in-active) or community organizations (active or non-active) that have made a significant contribution to the City of Wildomar.

H. Dedications and Memorials:

   a. Any individual, family, group or organization sponsoring a dedication or memorial must provide sufficient funds to purchase, install, and maintain any plaque or other form of label associated with the recognition. The City will make every effort to preserve any dedication plaque or memorial through regular standard of landscape care. If necessary, due to repair of surrounding areas, construction or redesign of a facility, the dedication or memorial object may be relocated at the City's expense. If the plaque or other dedication object cannot continue to be reasonably maintained, it may be removed by the City and returned to its owner.

   b. If the dedication includes the gift of a tree or plant, the City will provide its regular standard of landscape care for the tree or plant. If the tree or plant

does not survive, the City is not obligated to provide a replacement. If so, the sponsor must provide sufficient funds to purchase and reinstall said tree or plant.

c. If the dedication includes the gift of an object (e.g. bench, picnic table, play ground equipment), the City will provide its regular standard of care and maintenance for the object. If the object is damaged due to vandalism; becomes unusable due to age, wear and tear or is stolen, the City is not obligated to replace or repair the object. If so, the sponsor must provide sufficient funds to purchase and re-install said object.

3. SPECIFIC NAMING CRITIERA:

The following criteria must be met when requesting to provide a name for public parks, facilities and trails. No part of these criteria shall conflict with any City ordinance, code or other laws and regulations.

A. Names with connotations which by contemporary community standards are derogatory or offensive shall not be considered.

B. Individuals must be retired or in-active from their profession or political office which provided the basis for their significant contribution to the community.

C. The individual must not have been convicted of a felony.

D. “Dedications” are in recognition of an outstanding service, a donation or contribution to the public park, facility, trail or community or, in “Memory” of someone who has made a substantial contribution to the public park, facility, trail or community.

E. Dedications and memorials must blend with or complement the existing public park, facility or trail.

4. GENERAL NAMING CRITIERA

Requests for the naming of public parks, facilities and trails including, but not limited to; public parks, facilities and trails including, buildings, support facilities and recreation facilities; and the placement of dedications or memorial objects or symbols (plaques, living trees, public benches, rocks, memorial flagpoles and sculptures) in, or on, public parks, facilities and trails in honor of individuals (deceased or living yet professionally/politically inactive) or community organizations (active or non-active) may only be considered if at least one or more of the following eligibility criteria below is satisfied.

A. The individual, their family or a community organization has made exceptional contributions to the City, including, but not limited to, financial gifts, public service , dedications, contributions, etc.

B. The individual was/is a resident of the City of Wildomar for at least fifteen (15) years.

C. Individual: The person for whom the public park, facility or trail is being named, died in the line of duty serving in the military of the United States of America.

D. Individual: The person for whom the public park, facility or trail is being named, died while performing a heroic act (e.g., saving the life of another person).

E. The "Historic" designation category can be used when the naming designation:
   a. Exceeds 50 years in the community; or
   b. Before City incorporation (prior to July 1, 2008)

F. The "Patron" designation category can be used when the naming designation:
   a. Less than 50 years in the community
   b. After City incorporation (July 1, 2008).

5. PROCESS & PROCEDURES

A. All requests for the naming of public parks, facilities and trails must be submitted in writing to the City Clerk. Such requests, at a minimum, must provide the following:

   1. Name of petitioner.
   2. Description of the request and how the naming criteria is met.
   3. Location/address of the public park, facility, trail or area of the city.
   4. Desired date for the City Council to consider the request.
   5. Desired date of dedication/ceremony, if possible, to have the naming of the public park, facility or trail.
   6. Authorization from the individual or organization for which the public facility will be named (if not same as petitioner).

B. The City Clerk shall then forward the request to the appropriate sub-committee/department for review and recommendation.

C. The sub-committee/department will submit valid requests to the City Council at the earliest possible meeting for consideration.

D. The Clerk shall notify the petitioner of the date and time for City Council consideration and/or the subsequent action by the City Council.

E. The City Council shall evaluate the naming of public parks, facilities and trails.

F. The City Council shall have the final authority to approve names of public parks, facilities and trails.

G. Once the City Council acts on a request, the decision is final and becomes effective immediately. This process does not apply to the renaming of

streets.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

I, Debbie A. Lee, CMC, City Clerk of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. 2012 - 15 was duly adopted at a regular meeting held on April 11, 2012, by the City Council of the City of Wildomar, California, by the following vote:

AYES: Mayor Benoit, Mayor Pro Tem Walker, Council Members Moore, Swanson

NOES: None

ABSTAIN: None

ABSENT: Council Member Cashman

Debbie A. Lee, CMC
City Clerk
City of Wildomar

NAMING CRITERIA FOR PUBLIC PARKS, FACILITIES AND TRAILS

City of Wildomar
City Council Meeting
January 15, 2025

01. REVIEW NAMING CRITERIA

02. REVIEW PARK LOCATIONS FOR NAMING

03. DEVELOP AN AD-HOC SUBCOMMITTEE

01.

NAMING CRITERIA

Resolution 2012-15

DEFINITIONS

Parks and Park Sites

Owned and managed by the City, include developed and undeveloped park areas and designated open space areas.

City Buildings/ Facilities

City owned facilities used to conduct City business.

Recreation Facilities, Trails and Amenities

Located within a public park or part of a facility or segment/ portion of a trail.

GUIDELINES AND CONDITIONS

SUMMARY

A Provide an easy and recognizable reference.

B May be base on geographic location.

C May include a prominent form of topography, prominent plant and historical precedent.

D Individual and organization that have made a contribution of regional significance may be considered for sites that serve the region.

E Individual and organization that have made a contribution of area or neighborhood-wide significance may be considered for sites that serve the neighborhood and/or its amenities.

F Portions of sites may be dedicated in memory or honor of, individual or organization and are encouraged to be in the form of facility improvement or enhancement.

G Naming shall recognize individuals or community organizations that have made significant contribution to the City of Wildomar.

H - DEDICATIONS & MEMORIALS

A

Sponsoring a dedication or memorial must provide sufficient funds to purchase, install, and maintain any plaque or other form of label associated with the recognition.

B

If the dedication includes the gift of a tree or plant, the City will provide its regular standard landscape care for the tree of plant.

C

If the dedication includes the gift of an object, the City will provide its regular standard of care and maintenance of the object.

Note: City is not obligated to replace or repair any plant or object

SPECIFIC NAMING CRITERIA

A Name with connotations which by contemporary community standards are derogatory or offensive shall not be considered.

B Individual must be retired or in-active from their profession or political office which provided the basis for their significant contribution to the community.

C The individual must not have been convicted of a felony.

D “Dedications” are in recognition of an outstanding service, a donation or contribution to the public park, facility, trail, community or, in “Memory” of someone who has made a substantial contribution to the public park, facility, trail or community.

E Dedications and memorial must blend with or complement the existing public park, facility or trail.

GENERAL NAMING CRITERIA

May be considered if at least one or more are satisfied

A Made exceptional contribution to the City, including but not limited to, financial gifts, public service, dedications, contribution, etc.

B Was/is a resident of the City of Wildomar for at least fifteen (15) years.

C Died in the line of duty serving in the military of the United States of America.

D Died while performing a heroic act.

E **Historic Category:**
A. Exceeds 50 years in the community
B. Before City Incorporation

F **Patron Category:**
A. Less than 50 years in the community
B. After City Incorporation

PROCESS & PROCEDURES

01. NAME OF PETITIONER

02. DESCRIPTION OF THE REQUEST/ HOW CRITERIA IS MET

03. LOCATION/ ADDRESS OF THE SITE

04. DESIRED DATE FOR CITY COUNCIL TO CONSIDER THE REQUEST

05. DESIRED DATE OF DEDICATION/CEREMONY, IF POSSIBLE

06. AUTHORIZATION FROM THE INDIVIDUAL OR ORGANIZATION FOR WHICH THE PUBLIC FACILITY WILL BE NAMED.

PROCESS & PROCEDURES

OPEN TO PUBLIC

Public submit requests for the naming of park location to City Clerk. The City Clerk will forward request to subcommittee.

AD-HOC SUBCOMMITTEE

The subcommittee will submit valid requests to the City Council at the earliest possible meeting for consideration.

The clerk will notify the petitioner of the date and time of consideration by the City Council.

CITY COUNCIL

City Council shall evaluate the naming and have the final authority to approve name.

Once the City Council acts on a request, the decision is final and becomes effective immediately.

02.

UNDEVELOPED PARK SITES

PARK SITES

27 ACRE

Located along Wildomar Trail behind Ronald Reagan Elementary School

BOULDER CREEK

Recently developed by Beazer Homes and yet to be accepted by the City

20 ACRE

Located behind the Ann Sullivan Preschool adjacent to the Windsong housing community

11 ACRE

Located on the southwest corner of Grand Ave and Leslie Street

NEXT ACTIONS

02.

03.

- Select Park Locations
- Create Ad-Hoc Subcommittee

THANK YOU

CITY OF WILDOMAR
MEETING (CCR)
FUTURE AGENDA ITEMS

Meeting Date: January 15, 2025

SUBJECT: Future Agenda Items

SUBMITTED BY: Janet Morales

ACTION:
Title- Councilmember-Anticipated Date
1. Expand Pavement Management/Road Rehab Program for private and public roads - Marquez - TBD
2. Discuss restricting certain future uses on major corridors - Marquez - TBD
3. Review Cannabis Ordinances - DePhillippo - Jan 2025
4. Park Naming Policy - Marquez - TBD
5. Street Lighting Options for neighborhoods that don't currently have lighting - Marquez - TBD

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 4.1
Meeting Date: January 15, 2025

SUBJECT: December 2024 Cemetery District Warrant Register

SUBMITTED BY: Nicholas Neidiffer, Accountant I

PREPARED BY: Nicholas Neidiffer, Accountant I

ACTION:
Approve the following:

For Fiscal Year 2024/2025:
1. Warrant Register dated 12-05-2024 in the amount of $28.91.
2. Warrant Register dated 12-12-2024 in the amount of $3,803.45.
3. Warrant Register dated 12-19-2024 in the amount of $2,842.49.

SUMMARY:
December 2024 Cemetery District 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.

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 2024/25 Budgets.

ATTACHMENTS:
December 2024 Cemetery Warrant Register.pdf

Transaction Name	Bill Date	Payment Date	Fund Line	Amount (Debit)	Vendor	Memo
Bill #306275/3	9/11/2024	12/5/2024	300 - Cemetery	28.91	ACE HARDWARE	Cemetery Departmental Supplies
Bill #4209411716	10/24/2024	12/12/2024	300 - Cemetery	151.94	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #381179	10/23/2024	12/12/2024	300 - Cemetery	33.69	STAUFFERS LAWN EQUIPMENT	Equip/Maint. Repair
Bill #5241152807	11/22/2024	12/12/2024	300 - Cemetery	745.07	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #4211577817	11/14/2024	12/12/2024	300 - Cemetery	151.94	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #4212323717	11/21/2024	12/12/2024	300 - Cemetery	151.94	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #308354/3	10/9/2024	12/12/2024	300 - Cemetery	14.61	ACE HARDWARE	Spare Keys to Dump Truck
Bill #308389/3	10/30/2024	12/12/2024	300 - Cemetery	6.33	ACE HARDWARE	Equipment Maint/Repair
Bill #308341/3	10/4/2024	12/12/2024	300 - Cemetery	86.75	ACE HARDWARE	Cemetery Department Supplies
Bill #308256/3	9/5/2024	12/12/2024	300 - Cemetery	265.28	ACE HARDWARE	Cemetery Department Supplies
Bill #308223/3	8/22/2024	12/12/2024	300 - Cemetery	3.34	ACE HARDWARE	Supplies for Fleet Vehicles-fasteners
Bill #13307684	11/26/2024	12/12/2024	300 - Cemetery	1,992.25	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	10/17/24-11/17/24 Cemetery Water Services
Bill #8009079806B	11/25/2024	12/12/2024	300 - Cemetery	123.18	STERICYCLE, INC	Contractual Shredding Svc
Bill #18075184-113024	11/30/2024	12/12/2024	300 - Cemetery	77.13	SPARKLETTS	Cemetery Drinking Water Through 11/30/24
Bill #000808	11/7/2024	12/19/2024	300 - Cemetery	270.00	GOPHER SQUAD	Wildomar Cemetery
Bill #9979355431	11/22/2024	12/19/2024	300 - Cemetery	14.97	VERIZON WIRELESS	11/23/24-12/22/24 Data Int. Chrg 0707
Bill #9979355431	11/22/2024	12/19/2024	300 - Cemetery	52.07	VERIZON WIRELESS	11/23/24-12/22/24 Data Internet Charges 0986
Bill #000793	10/9/2024	12/19/2024	300 - Cemetery	270.00	GOPHER SQUAD	Gopher Treatment
Bill #4213698921	12/5/2024	12/19/2024	300 - Cemetery	151.94	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #405147	11/20/2024	12/19/2024	300 - Cemetery	452.18	RIGHTWAY	(2)Cemetery Restroom Maintenance/ Service 11/18/24-12/15/24
Bill #9480	11/26/2024	12/19/2024	300 - Cemetery	67.00	CALIFORNIA ASSOC. OF PUBLIC, CEMETERIES	Corporate Membership Dues Calendar Year 2025
Bill #000849	12/16/2024	12/19/2024	300 - Cemetery	270.00	GOPHER SQUAD	Gopher Treatment - Wildomar Cemetary
Bill #000749	12/16/2024	12/19/2024	300 - Cemetery	270.00	GOPHER SQUAD	Gopher Control - Wildomar Cemetary
Bill #9298560674	11/30/2024	12/19/2024	300 - Cemetery	141.38	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #4214511962	12/12/2024	12/19/2024	300 - Cemetery	151.54	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #186054605	11/24/2024	12/19/2024	300 - Cemetery	217.27	ULINE	Departmental Supplies/Papergoods
Bill #640836	12/16/2024	12/19/2024	300 - Cemetery	24.60	TEMECULA VALLEY PIPE & SUPPLY	Cemetery Irrigation
Bill #855124	10/31/2024	12/19/2024	302 - Cemetery Ca	489.54	INTERWEST CONSULTING GROUP	CIP 067-1 Palomar Widening Phase 2 - October 2024
			TOTAL:	**6,674.85**		

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 4.2
Meeting Date: January 15, 2025

SUBJECT: November 2024 Cemetery Treasurers Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the Treasurer's Report for November 2024.

SUMMARY:
November 2024 Cemetery Treasurer's Report

DISCUSSION:
Attached is the Treasurer's Report for Cash and Investments for the month of November 2024.

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

ACCOUNT CODE:
300-1011
301-1011

ATTACHMENTS:
November 2024 Cemetery Treasurer's Report.pdf

WILDOMAR CEMETERY DISTRICT
TREASURER'S REPORT FOR
CASH AND INVESTMENT PORTFOLIO
November 2024

DISTRICT INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
301	CAMP POOL	$ 435,157.22	$ 435,157.22	$ 435,157.22	28.84%	N/A	4.870%
300	CAMP MANAGED ACCOUNT	$ 1,105,436.01	$ 1,105,436.01	$ 1,073,735.52	71.16%	858	4.470%
	TOTAL	$ 1,540,593.23	$ 1,540,593.23	$ 1,508,892.74	100.00%		

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	+ INTEREST DEPOSITED	WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
301	CAMP POOL	$ 433,426.89	$ -	$ 1,730.33	$ -	$ 435,157.22	4.870%
300	CAMP MANAGED ACCOUNT	$ 1,102,644.27	$ -	$ 2,791.74	$ -	$ 1,105,436.01	4.470%
	TOTAL	$ 1,536,071.16	$ -	$ 4,522.07	$ -	$ 1,540,593.23	

In compliance with the California Code Section 53646, as City Treasurer 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.

Heidi Schrader

Heidi Schrader
City Treasurer

12/18/2024

Date

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 4.3
Meeting Date: January 15, 2025

SUBJECT: Acceptance of FY2023-24 Wildomar Cemetery District Audited Financial Statement

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Receive and file the FY2023-24 Wildomar Cemetery District Audited Financial Statement

SUMMARY:
Acceptance of FY2023-24 Wildomar Cemetery District Audited Financial Statement

DISCUSSION:
The firm of Rogers, Anderson, Malody & Scott LLP performed the annual financial audit of the City of Wildomar and prepared the Independent Auditor's Report for the Wildomar Cemetery District

This audit is required to be performed in accordance with Generally Accepted Accounting Standards and Government Auditing Standards. At the end of the audit test work, the audit firm issues an opinion as to the fairness of presentation of the financial position of the City. The following statement was issued by the auditors in their Independent Auditor's Report under Opinions:

"In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of June 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. "

This signifies that the District received a clean opinion on its financial statements.

Some highlights from the audit report are:

- The balance of the Cemetery General Fund (Fund 300) on June 30, 2024, was $1,024,668 in total. This represents 128% of the Cemetery General Fund operating expenditures in fiscal year 2023-24.

- The Cemetery Endowment Fund (Fund 301) brought in $60,630 in endowment fees and earned $22,876 in interest year. The fund balance on June 30, 2024, was $483,889.

In summary:

1. The audit report indicate a clean opinion of the City's financial statements.
2. The auditors noted no findings or control deficiencies.

FISCAL IMPACT:
This is only for acceptance of the audited financial report for FY2023-24 and does not convey any appropriations or budget adjustments. Therefore, this item does not present any direct fiscal impact.

ACCOUNT CODE:
300
301
302

ATTACHMENTS:
FY2023-24 Wildomar Cemetery District Audited Financial Statement
FY2023-24 Wildomar Cemetery District SAS 114 Post Audit Letter

WILDOMAR CEMETERY DISTRICT
A SUBSIDIARY DISTRICT
OF THE CITY OF WILDOMAR

FINANCIAL STATEMENTS

For the year ended June 30, 2024

Prepared By:

The City of Wildomar
Finance Department

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Report on Internal Control over Financial Reporting and on Compliance and other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* 45

ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

PARTNERS
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
Bradferd A. Welebir, CPA, MBA, CGMA
Jenny W. Liu, CPA, MST
Gardenya Duran, CPA, CGMA
Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)
Terry P. Shea, CPA (Partner Emeritus)

MANAGERS / STAFF
Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA
Monica Wysocki, CPA
Jacob Weatherbie, CPA, MSA
Bolim Han, CPA, MAcc
Anny Gonzalez, CPA

MEMBERS
American Institute of Certified Public Accountants
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California Society of Certified Public Accountants

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Independent Auditor's Report

To the President and Board of Trustee Members
Wildomar Cemetery District
Wildomar, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the Wildomar Cemetery District (the District), a component of the City of Wildomar, California, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of June 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1 to the financial statements, the financial statements present only the Cemetery District, do not purport to, and do not present the financial position of the City of Wildomar, California, as of June 30, 2024, or the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 7, 2025, on our consideration of District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering District's internal control over financial reporting and compliance.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
January 7, 2025

As management of the Wildomar Cemetery District (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended June 30, 2024. We encourage the reader to consider the information presented here in conjunction with the District's financial statements which follow this discussion.

THE FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the District exceeded its liabilities and deferred inflows of resources as of June 30, 2024, by $2.3 million (net position).

- The District's total net position increased by $71,070. The primary reasons for the increase are as follows:

    - Assets – Capital assets are lower by $101,770 due to a decrease in right-to-use assets under GASB 87, *Leases*.
    - Current and Other Assets – Current assets increased by a net of $35,416 due to the accumulation of endowment fund corpus cash in fiscal year 2023/24.
    - Liabilities – Long-term liabilities are lower by $122,570 due to the cessation of leases resulting from the purchase of City Hall.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. These basic financial statements are comprised of three components:

1) Government-wide financial statements,
2) Fund financial statements, and
3) Notes to the financial statements.

This report also contains required supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements

As previously discussed, government-wide financial statements detail all capital assets, including infrastructure, depreciation, and long-term debt. Specifically, these statements are designed to provide an expansive overview of the District's finances. Given its scope and to adequately present this data in a comprehensible format, the government-wide financial statements are divided into two subcategories, the Statement of Net Position and the Statement of Activities. These statements reasonably provide long and short-term information regarding the District's financial condition.

The District's statements provide a manageable yet comprehensive view of the District's economic position, appropriately accounting for all revenue and expenses during the specified fiscal year. To accomplish this, government-wide financial statements are reported utilizing the flow of economic resources (cost of services) measurement focus and the accrual method of accounting. Using the flow of economic resources measurement focus allows the District to provide financial transparency insofar as all assets, deferred outflows of resources, liabilities, and deferred inflows of resources are listed on the Statement of Net Position. The added use of the accrual basis of accounting allows the District a 'real-time' advantage as revenues are recognized when earned and expenses are recognized when incurred.

The *Statement of Net Position* outlines the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference reported as net position. While fluctuations are expected, over time increases or decreases in the District's net position could be used to gauge the District's financial standing to ascertain whether it is improving or deteriorating.

The *Statement of Activities* demonstrates how the District's net position evolves during the current fiscal year. Specifically, this statement provides comparative analysis between direct expenses and program revenues for each functional activity of the District. In this format, net position changes are recorded in real time when triggered by underlying events without respect to the timing of the related cash flows. Because of this, it is expected that revenue and expenses for some items (such as uncollected taxes and earned but unused vacation leave) will result in recorded cash flows in future fiscal periods.

Combined, the Statements reveal functions of the District that can be divided into two categories:

1) Governmental activities, and
2) Business-type activities.

Governmental activities are chiefly supported by:

a) Taxes derived from such sources as property tax, and:
b) Charges for services and investment earnings.

Governmental activities of the District are for general government. In addition, the District does not have any business-type activities.

Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Specifically, these Fund Financial Statements cover segregated groupings of related accounts whose funds have been designated for specific activities or purpose. They provide a detailed accounting of revenue and expenditures, assets, deferred outflows of resources, liabilities, deferred inflows of resources, and remaining fund balances for each fund. This helps to ensure and demonstrate finance related legal compliance.

Fund financial statements differ from activity reports due to the way capital outlay, depreciation, long-term debt, compensated absences, deferred revenues, and intergovernmental receivables are reported. The impact of these differences is laid out in the notes accompanying the financial statements.

Governmental funds

Governmental funds are reported in essentially the same way as governmental activities in the government-wide financial statements with an exception---governmental fund financial statements focus on near-term inflows and outflows of spendable resources and balances of spendable resources. This means governmental fund financial statements identify current sources and uses of money within the immediate fiscal year. Benefits derived include a detailed short-term view of the District's general government operations and the basic services it provides, which assist in determining whether there are sufficient financial resources available to meet the District's current needs.

Since the scope of the governmental funds is different than that of the government- wide financial statements, it is beneficial to comparatively examine information presented for the governmental funds with information presented for governmental activities in the government-wide financial statements.

The reader gains a clearer picture of the long-term impacts current financial decisions might yield. When examined together, the governmental funds Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balances provide the reader with a different snapshot that identifies variances between the two different methodologies of accounting for governmental activities and governmental funds.

The District maintains three individual governmental funds. Information is summarized in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Capital Projects Fund and Endowment Fund. Data from the three governmental funds are combined into a single, aggregated presentation.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

Notes to the Basic Financial Statements

The Notes to the Basic Financial Statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Basic Financial Statements can be found in the Table of Contents under the heading Notes to Financial Statements.

Required Supplementary Information and Supplementary Information

In addition to the basic financial statements and included within the notes, this report also presents Required Supplementary Information.

Required supplementary information includes budgetary comparison schedules for the two governmental funds to demonstrate compliance with the annual budget as adopted and amended, miscellaneous plan information and schedule of contributions. Required Supplementary Information can be found following the Notes to the Basic Financial Statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets and deferred outflows of resources of the District exceeded its liabilities and deferred inflows of resources as of June 30, 2024, by $2.3 million (net position).

During the fiscal year ended June 30, 2024, net position was $2.3 million of which nearly $1.0 million is invested in capital assets such as land, equipment and buildings (net of capital related debt). Of the remaining total, $0.5 million is restricted for endowment care and $0.9 million is unrestricted.

Table 1 – Statement of Net Position – Governmental Activities

Wildomar Cemetery District
Statement of Net Position - Summary
June 30, 2024 and 2023

Governmental Activities

	2024	2023
Assets:		
Current and other assets	$ 1,731,173	$ 1,695,757
Capital assets	995,229	1,096,999
Total Assets	2,726,402	2,792,756
Deferred outflows of resources:		
Deferred pension-related items	89,601	89,842
Total Deferred Outflows of Resources	89,601	89,842
Liabilities:		
Other Liabilities	206,356	213,545
Long-term liabilities	249,587	372,157
Total Liabilities	455,943	585,702
Deferred inflows of resources:		
Deferred pension-related items	26,967	34,873
Total Deferred Inflows of Resources	26,967	34,873
Net Position:		
Net Investment in capital assets	979,316	971,384
Restricted	483,767	423,267
Unrestricted	870,010	867,372
Total Net Position	$ 2,333,093	$ 2,262,023

Table 2 – Statement of Activities – Governmental Activities

Wildomar Cemetery District
Statement of Activities
For the years ended June 30, 2024 and 2023

Governmental Activities

	2024	2023
Revenues:		
Program revenues:		
Charges for services	$ 105,591	$ 218,649
Operating grants and contributions	20,391	22,029
General revenues:		
Property taxes	771,584	699,784
Investment earnings	79,070	10,185
Total Revenues	976,636	950,647
Expenses:		
General government	905,566	792,936
Total Expenses	905,566	792,936
Increase (decrease) in net position	71,070	157,711
Net position, beginning of year	2,262,023	2,104,312
Net position, end of year	$ 2,333,093	$ 2,262,023

During fiscal year 2023/24, the change in net position increased by $71,070 when compared to fiscal year 2022/23. The year over year changes to revenues increased by $25,989, with Property Taxes increasing by $71,800, Charges for Services decreasing by $113,058, and Investment Earnings increasing by $68,885. Expenses increased year over year by $112,630. Expenses increased due to higher staff allocation amounts as a result of onboarding additional staff.

Financial Analysis of Governmental Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance–related legal requirements.

Governmental Funds

As stated, governmental fund financial statements identify current sources and uses of money. Benefits derived include a detailed short-term view of the District's general government operations and the basic services it provides, which assists in determining whether there are sufficient financial resources available to meet the District's current needs.

The financial position of the District's governmental funds has increased when compared to the previous fiscal year. The total ending fund balance for the District's governmental funds was $1.5 million which represented a $42,605 increase from the prior fiscal year balance. Most of this increase was related to additional endowment revenues in the current year.

The General Fund is the primary funding source for the District. At fiscal year end, the unassigned fund balance of the general fund was about $1.0 million. The General Fund had an excess of expenditures over revenue of $18,170 in FY2023-24.

CAPITAL ASSETS

The District's net investment in capital assets (Table 3) for its governmental activities as of June 30, 2024 is $1.0 million (net of accumulated depreciation). This investment in capital assets includes land, right-to-use assets, buildings and improvements and furniture and equipment. For more information, please refer to the notes to financial statements. The capital assets of the District are those assets which are used in the performance of the District's functions. Depreciation/amortization on capital assets is recognized in the Government-wide financial statements.

Table 3 – Summary of Capital Assets

Wildomar Cemetery District
Summary of Changes in Capital Assets
June 30, 2024 and 2023

	2024	2023	Change
Governmental activities:			
Capital assets, net			
Land	$ 963,390	$ 963,390	$ -
Right-to-use	11,422	105,576	(94,154)
Buildings and improvements	9,683	10,492	(809)
Furniture, fixtures and equipment	10,734	17,541	(6,807)
Total	$ 995,229	$ 1,096,999	$ (101,770)

LONG-TERM LIABILITIES

At year end, the District had $249,587 in outstanding long-term liabilities for Governmental Activities. These liabilities are related to compensated absences and leases payable. See Notes 6, 7 and 8 for additional information.

Table 4 – Summary of Long-Term Liabilities

Wildomar Cemetery District
Summary of Changes in Long-term Liabilities
June 30, 2024 and 2023

	2024	2023	Change
Governmental activities:			
Leases	$ 15,913	$ 125,615	$ (109,702)
Net pension liability	220,669	218,495	2,174
Compensated absences	13,005	28,047	(15,042)
Total	$ 249,587	$ 372,157	$ (122,570)

ECONOMIC FACTORS AND OUTLOOK FOR FUTURE YEARS

The staff and Board of Trustees serve the residents by keeping the cost of interments down, keeping staffing at minimum levels and performing most work with existing staff.

Key budget assumptions for forecasting General Fund revenues and expenditures include the following:

- Increase in property taxes due to increase in valuation.
- Reduced cost of water consumption.
- Cemetery Master Plan
- Frontage improvements made in accordance with the Master Plan as part of the Palomar Road Widening project.

The Adopted Operating Budget for Fiscal Year 2024/25 is structurally balanced and attempts to balance accomplishment of the Trustee's goals and objectives while maintaining financial stability.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Wildomar Cemetery District finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Wildomar Cemetery District
Attention: Administrative Services Director
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

Statement of Net Position
June 30, 2024

	Governmental Activities
ASSETS	
Cash and investments	$ 1,208,388
Restricted cash and investments	483,767
Accounts Receivable	702
Due from other governments	35,527
Inventories	2,789
Capital assets, not being depreciated	963,390
Capital assets, net of depreciation	31,839
Total Assets	2,726,402
DEFERRED OUTFLOWS OF RESOURCES	
Pension related items	89,601
Total deferred outflows of resources	89,601
LIABILITIES	
Accounts payable	22,064
Accrued liabilities	19,623
Deposits payable - pre-need	164,669
Noncurrent Liabilities:	
Due within one year	7,340
Due in more than one year:	
Compensated absences	9,754
Leases	11,824
Net pension liability	220,669
Total liabilities	455,943
DEFERRED INFLOWS OF RESOURCES	
Pension related items	26,967
Total deferred inflows of resources	26,967
NET POSITION	
Net investment in capital assets	979,316
Restricted for:	
Endowment care	483,767
Unrestricted	870,010
Total net position	$ 2,333,093

The accompanying notes are an integral party of these financial statements.

Statement of Activities
For the year ended June 30, 2024

	Expenses	Program revenues: Charges for services	Program revenues: Operating grants and contributions	Program revenues: Capital grants and contributions	Net (expense) revenue and changes in net position
Governmental Activities:					
General government	$ 905,566	$ 105,591	$ 20,391	$ -	$ (779,584)
Total Governmental Activities	$ 905,566	$ 105,591	$ 20,391	$ -	(779,584)
General revenues:					
Property taxes					771,584
Investment earnings					79,070
Total general revenues					850,654
Change in net position					71,070
Net position, beginning of year					2,262,023
Net position, end of year					$ 2,333,093

The accompanying notes are an integral party of these financial statements.

Balance Sheet
Governmental Funds
June 30, 2024

	General Fund	Capital Projects Fund	Endowment Fund	Total Governmental Funds
ASSETS				
Cash and investments	$ 1,190,119	$ 18,269	$ -	$ 1,208,388
Restricted cash and investments	-	-	483,767	483,767
Interest receivable	580	-	122	702
Due from other governments	35,527	-	-	35,527
Inventories	2,789	-	-	2,789
Total assets	$ 1,229,015	$ 18,269	$ 483,889	$ 1,731,173
LIABILITIES				
Accounts payable	$ 20,055	$ 2,009	$ -	$ 22,064
Accrued liabilities	19,623	-	-	19,623
Deposits payable - pre-need	164,669	-	-	164,669
Total liabilities	204,347	2,009	-	206,356
FUND BALANCES				
Nonspendable:				
Inventories	2,789	-	-	2,789
Permanent fund corpus	-	-	454,444	454,444
Restricted for:				
Capital projects	-	16,260	-	16,260
Endowment care	-	-	29,445	29,445
Unassigned	1,021,879	-	-	1,021,879
Total fund balances	1,024,668	16,260	483,889	1,524,817
Total liabilities and fund balances	$ 1,229,015	$ 18,269	$ 483,889	$ 1,731,173

The accompanying notes are an integral party of these financial statements.

Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
June 30, 2024

Fund balances of governmental funds	$ 1,524,817
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets net of depreciation have not been included as financial resources in government fund activity.	995,229
Deferred outflows and inflows of resources related to pensions that are required to be recognized over a defined closed period.	
Pension related deferred outflows of resources	89,601
Pension related deferred inflows of resources	(26,967)
Liabilities that are not due and payable in the current period and are not reported in the funds.	
Leases	(15,913)
Net pension liability	(220,669)
Compensated absences	(13,005)
Net position of governmental activities	$ 2,333,093

The accompanying notes are an integral party of these financial statements.

Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the year ended June 30, 2024

	General Fund	Projects Fund	Endowment Fund	Governmental Funds
REVENUES				
Property taxes	$ 771,584	$ -	$ -	$ 771,584
Charges for services	67,837	-	37,754	105,591
Investment earnings	47,379	153	22,868	70,400
Total revenues	886,800	153	60,622	947,575
EXPENDITURES				
Current:				
General government	619,497	51	-	619,548
Materials and services	122,434	-	-	122,434
Debt service:				
Principal	32,558	-	-	32,558
Interest	3,251	-	-	3,251
Capital outlay	22,852	20,340	-	43,192
Total expenditures	800,592	20,391	-	820,983
Excess (deficiency) of revenues over expenditures	86,208	(20,238)	60,622	126,592
OTHER FINANCING RESOURCES (USES)				
Transfers in	-	20,391	-	20,391
Transfers out	(104,378)	-	-	(104,378)
Total other financing sources (uses)	(104,378)	20,391	-	(83,987)
Net change in fund balances	(18,170)	153	60,622	42,605
FUND BALANCES				
Beginning of year	1,042,838	16,107	423,267	1,482,212
End of year	$ 1,024,668	$ 16,260	$ 483,889	$ 1,524,817

The accompanying notes are an integral party of these financial statements.

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities For the year ended June 30, 2024

Net change in fund balances - total governmental funds	$	42,605
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlay as an expenditure in the full amount as current financial resources are used. However, in the Statement of Activities the cost of these assets is allocated over the estimated useful life as depreciation expense.		
Capital outlay, net of disposals		(68,474)
Depreciation expense		(33,296)
Governmental funds report activity of long-term liabilities as revenues and expenditures, but they are included as increases and reductions on the long-term liabilities in the Statement of Net Position.		
Principal payment		32,558
Net change in compensated absences		15,042
Net change in the net pension liability		5,491
Lease termination		77,144
Change in net position of governmental activities	$	71,070

The accompanying notes are an integral party of these financial statements.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Wildomar Cemetery District (the "District") conform to accounting principles generally accepted in the United States of America as applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for governmental accounting and financial principles. The following is a summary of the significant accounting policies.

A. Description of the Reporting Entity

The Wildomar Cemetery District (the District) is a public cemetery district operating under the provisions of the Health and Safety Code of the State of California. The District was created on March 28, 1955 for the purpose of operating a public cemetery for the residents of Wildomar, California. On July 28, 2011, the District was consolidated into the City of Wildomar as a subsidiary district (Government Code Section 57105). As a result, the structure of the District is a separate legal entity and the City Council of the City of Wildomar would oversee the operations of the District acting as the Board of Trustees.

The accompanying financial statements comply with the provisions of GASB in that the financial statements include all organizations, activities, and functions that comprise the District. Component units are legally separate entities for which the District (the primary entity) is financially accountable. Financial accountability is defined as the ability to appoint a voting majority of the Organization's governing body and either (1) the District's ability to impose its will over the Organization or (2) the potential that the Organization will provide a financial benefit to, impose a financial burden on, the District. Using these criteria, the District has no component units.

The District is a component unit of the City of Wildomar and, accordingly, the financial statements of the District are included in the financial statements of the City. The District is an integral part of the reporting entity of the City of Wildomar. Only the funds of the District are included herein, therefore, these financial statements do not purport to represent the financial position or results of operations of the City. The District is reported as a blended component unit of the City of Wildomar.

B. Implementation of Governmental Accounting Standards Board (GASB) Pronouncements

The District has implemented GASB No. 100, *Accounting Changes and Error Corrections*. There was no effect on the current year financial statements due to this pronouncement.

C. Basis of presentation

The District has conformed to the pronouncements of the GASB, which are the primary authoritative statements of accounting principles generally accepted in the United States of America applicable to state and local governments.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Basis of presentation (continued)

Government-wide Statements: The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the reporting entity. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Currently, the District does not report any business-type activities.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are expenses that are clearly identifiable with a specific program, project, function or segment. Program revenues of the District include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment. Taxes and other items that are properly not included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Currently, the District does not have any proprietary or fiduciary fund types. Major individual governmental funds are reported as separate columns in the fund financial statements.

Certain eliminations have been made as prescribed by accounting standards in regard to interfund activities, payables and receivables. All internal balances within the District have been eliminated on the statement of net position and the statement of activities.

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within the 60 days of the fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

Property taxes, franchise taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

The *General Fund* is used to account for all financial resources of the District except those required to be accounted for in another fund. Included are transactions for services, rents, property taxes and interest. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the rules of the Health and Safety Code and by approval of the Board of Trustees.

The *Capital Projects Fund* is used to account for financial resources used in making major capital improvement projects for the Cemetery. The resources are derived from the City of Wildomar.

The *Endowment Fun*d is used to account for financial resources to be used for future maintenance of the Cemetery. The resources are derived from an endowment care fee assessed on each sale of a burial right and earnings on these resources. Only income earned on these resources may be used for services, supplies or capital asset acquisitions. The principal must be preserved intact.

E. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity

Cash and Cash Equivalents

The District has defined cash and cash equivalents to include cash on hand, demand deposits, cash with fiscal agent, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments

Investments are recorded at fair value. The estimated fair value of all investments is the quoted market price. Interest earned on all cash and investments is credited to the fund which holds the investment.

Restricted Assets

Certain resources are classified as restricted on the balance sheet because their use is limited to use in the future when the Cemetery no longer has space available to sell for burial rights.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (continued)

Inventories

Inventory is valued at cost, which approximates fair value, on a first-in, first-out basis. These costs are recorded as expenditure when consumed rather than when purchased.

Capital Assets

Capital assets, which includes land, building, improvements, equipment, and infrastructure assets are reported in the governmental activities' column in the government-wide statement of net position but are not reported in the fund financial statements. Capital assets are stated at cost (or estimated historical cost) and updated for additions or retirements during the year. Infrastructure and improvements are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset of materially extend the assets' life are not. Donated capital assets are recorded at acquisition value at the date of donation. Capital assets ae depreciated using the straight-line method over the following useful lives:

Assets	Years
Buildings and improvements	10 to 15 years
Furniture, fixtures and equipment	3 to 10 years

Costs of assets sold or retired (and related amounts of accumulated depreciation) are eliminated from the accounts in the year of sale or retirement and the resulting gain or loss is included in the operating statement of the related fund. In governmental funds, the sale of general capital assets is included in the statement of revenues, expenditures and changes in fund balances as proceeds from sale of assets.

Property Taxes

Property taxes attach as an enforceable lien on property as of January 1st each year. Secured property taxes are levied on July 1st and are payable in two installments, on December 10th and April 10th. The County of Riverside Assessor's Office assesses all real and personal property within the County each year. The County of Riverside Treasurer's Office remits current and delinquent property tax collections to the District throughout the year. Property tax in California is levied in accordance with Article 13A of the State Constitution at one (1%) of countywide assessed valuations.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (continued)

Fund Equity

Fund balance in governmental funds are reported in classifications that comprise a hierarchy based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The District considers restricted fund balance to have been spent first when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. Similarly, when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the District considers committed amounts to be reduced first, followed by assigned amounts and then unassigned amounts. The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

Nonspendable Fund Balance – Includes amounts that cannot be spent because they are either not in spendable form, or, for legal or contractual reasons, must be kept intact.

Restricted Fund Balance – Constraints placed on the use of these resources are either externally imposed bycreditors (such as through debt covenants), grantors, contributors or other governments; or are imposed by law (though constitutional provisions or enabling legislation).

Committed Fund Balance – Amounts that can only be used for specific purposes because of a formal action(resolution or ordinance) by the Board of Trustees, who is government's highest level of decision-makingauthority.

Assigned Fund Balance – Amounts that are constrained by the District's intent to be used for specific purposes, but that do not meet the criteria to be classified as restricted or committed. Intent can be stipulated by the governing body, another body, or by an official to whom the authority has been given.

Unassigned Fund Balance – These are either residual positive net resources of the General Fund in excess of what can properly be classified in one of the other categories, or negative balances in all other funds.

Net position presents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources, in the statement of net position. Net investment in capital assets is reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are legal limitations imposed on their use by the District, laws or regulations of other governments.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (continued)

Net position/fund balance flow assumptions – The District's policy is to spend restricted amounts first when an expenditure/expense is incurred for purposes for which both restricted and unrestricted resources are available. Therefore, restricted net position/fund balance is depleted before using unrestricted net position/fund balance. In governmental funds, when an expenditure is incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used, the assumed order of spending is first committed, assigned and then unassigned.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows/inflows of resources, and liabilities and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

2) CASH AND INVESTMENTS

Cash and investments are classified in the accompanying financial statements as follows:

Cash and investments	$	1,208,388
Restricted cash and investments		483,767
Total cash and investments	$	1,692,155

As of June 30, 2024, Cash and investments consisted of the following:

Deposits with financial institutions	$	219,579
Investments		1,472,576
Total cash and investments	$	1,692,155

The District invested cash from the Endowment Fund for the purpose of increasing earnings through investment activities. Cash not invested is held by the City of Wildomar in pooled accounts. These are identified by the District and the City by individual funds.

2) CASH AND INVESTMENTS (continued)

Deposits

The California Government Code requires California banks and savings and loan associations to secure a City's deposits by pledging government securities with a value of 110% of the City's deposits. California law also allows financial institutions to secure City's deposits by pledging first trust deed mortgage notes having a value of 150% of a City's total deposits. The City Treasurer may waive the collateral requirement for deposits which are fully insured up to $250,000 by the FDIC.

The collateral for deposits in federal and state-chartered banks is held in safekeeping by an authorized Agent of Depository recognized by the State of California Department of Banking. The collateral for deposits with savings and loan associations is generally held in safekeeping by the Federal Home Loan Bank in San Francisco, California as an Agent of Depository. These securities are physically held in an undivided pool for all California public agency depositors. Under Government Code Section 53655, the placement of securities by a bank or savings and loan association with an "Agent of Depository" has the effect of perfecting the security interest in the name of the local government agency. Accordingly, all collateral held by California Agent of Depository are considered to be held for, and in the name of, the local governmental agency.

Authorized Investments

The following table identifies the investment types that are authorized for the City by the California Government Code and the City's investment policy (which the District follows). The table also identifies certain provisions of the California Government Code (or the City's investment policy, if more restrictive, which the District follows) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustees that are governed by provisions of debt agreements of the City, rather than the general provisions of the California Government Code or the City's investment policy.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment In One Issuer
U.S. Treasuries	5 years	None	None
Federal agency securities	5 years	None	None
Municipal bonds	5 years	None	None
Money market mutual funds	N/A	20%	None
Certificates of deposit	N/A	10%	None
Local Agency Investment Fund (LAIF)	N/A	None	None
Banker's acceptance notes	180 days	40%	30%
Commercial paper	270 days	25%	10%
Negotiable certificates of deposit	5 years	30%	None
Joint Powers Authority Investment Pools	N/A	None	None
Supranational obligations	5 years	30%	None
Medium-term notes	5 years	30%	None
Asset-backed securities	5 years	20%	None
CAMP	N/A	None	None

2) CASH AND INVESTMENTS (continued)

Investment in California Asset Management Program

The California Asset Management Program (CAMP) is a public joint powers authority which provides California Public Agencies with investment management services for surplus funds and comprehensive investment management, accounting and arbitrage rebate calculation services for proceeds of tax-exempt financings. Public Agencies that invest in the Pool (Participants) purchase shares of beneficial interest. Participants may also establish individual, professionally managed investment accounts (Individual Portfolios) by separate agreement with the Investment Advisor. The District has a separate account in the Investment Advisor to manage part of the CAMP portfolio.

Investments in the Pools and Individual Portfolios are made only in investments in which Public Agencies generally are permitted by California statute. The CAMP may reject any investment and may limit the size of a Participant's account. The Pool seeks to maintain, but does not guarantee, a constant net asset value of $1.00 per share. A Participant may withdraw funds from its Pool accounts at any time by check or wire transfers. Requests for wire transfers must be made by 9:00 a.m. that day. Fair value of the Pool is determined by the fair value per share of the Pool's underlying portfolio.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the District manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

Information about the sensitivity of the fair values of the District's investments to market interest rate fluctuation are presented below:

Investment type	Total	12 months or less	13 to 24 months	25 to 60 months
CAMP Pool	$1,472,576	$1,472,576	$ -	$ -
Total	$1,472,576	$1,472,576	$ -	$ -

2) CASH AND INVESTMENTS (continued)

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by the California Government Code and the actual ratings as of the year end for the Pool.

Investment Type	Amount	Minimum legal rating	Rated AAA
CAMP Pool	$1,472,576	N/A	$1,472,576
Total	$1,472,576		$1,472,576

Concentration of Credit Risk

The California Government Code places limitations on the amount that can be invested in any one issuer. There were no investments in any one issuer (other than U.S. Treasury Securities, mutual funds and external investment pools) that represent 5% or more of total investments as of June 30, 2024.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code does not contain legal requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits.

The California Government Code requires that a financial institution secure deposits made by state or local government units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

As of June 30, 2024, all deposits with financial institutions in excess of federal depository insurance limit were held in collateralized accounts where the collateral is not held specifically in the name of the District, as described above. As of June 30, 2024, the District did not have any investments held by a broker-dealer (counterparty) that was used by the District to buy the securities.

3) FAIR VALUE MEASUREMENTS

Generally accepted accounting principles provide the framework for measuring fair value. The framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value with Level 1 given the highest priority and Level 3 the lowest priority. The three levels of the fair value hierarchy are as follows:

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the organization has the ability to access at the measurement date.

Level 2 inputs are inputs other than quoted prices included within *Level 1* that are observable for the asset or liability, either directly or indirectly. *Level 2* inputs include the following:

- Quoted prices for similar assets or liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in markets that are not active.
- Inputs other than quoted prices that are observable for the asset or liability (for example, interest rates and yield curves observable at commonly quoted intervals, volatilities, prepayment speeds, lossseverities, credit risks, and default rates).
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means (market-corroborated inputs).

Level 3 inputs are unobservable inputs for the asset or liability.

Fair value of assets measured on a recurring basis as of June 30, 2024, are as follows:

	Fair Value	Uncategorized
CAMP Pool	$ 1,472,576	$ 1,472,576
Total	$ 1,472,576	$ 1,472,576

Fair values for investments are determined by using a matrix pricing technique. Matrix pricing is used to value securities based on the security's relationship to benchmark quoted prices.

4) CAPITAL ASSETS

A summary of changes in capital assets is as follows:

	Beginning balance	Additions	Deletions	Ending balance
Capital assets, not being depreciated:				
Land	$ 963,390	$ -	$ -	$ 963,390
Total capital assets, not being depreciated	963,390	-	-	963,390
Capital assets, being depreciated:				
Right-to-use	229,182	-	(206,901)	22,281
Buildings and improvements	349,598	-	-	349,598
Furniture, fixtures and equipment	160,153	-	-	160,153
Total capital assets, being depreciated	738,933	-	(206,901)	532,032
Less accumulated depreciation/amortization for:				
Right-to-use amortization	(123,606)	(25,680)	138,427	(10,859)
Buildings and improvements	(339,106)	(809)	-	(339,915)
Furniture, fixtures and equipment	(142,612)	(6,807)	-	(149,419)
Total Accumulated Depreciation	(605,324)	(33,296)	138,427	(500,193)
Total Capital Assets, Being Depreciated, Net	133,609	(33,296)	(68,474)	31,839
Governmental Activities Capital Assets, Net	$ 1,096,999	$ (33,296)	$ (68,474)	$ 995,229

Depreciation/amortization expense of $33,296 was charged to general government expense on the government-wide statements.

5) DEPOSITS PAYABLE - PRE-NEED

Included in deposits payable - pre-need is $164,669 which represents monies collected and held by the District in advance of services.

6) COMPENSATED ABSENCES PAYABLE

Compensated absences activity for the year ended June 30, 2024 was as follows:

Beginning balance	Additions	Deletions	Ending balance	Due within one year
$ 28,047	$ -	$(15,042)	$ 13,005	$ 3,251

The liability for compensated absences will be paid in future years from the General Fund.

7) LEASES PAYABLE

The City entered into a 42-month lease as lessee for the use of city hall. The District has been allocated a 15% share of the lease. These lease was terminated in March of 2023. In addition, the District leases a vehicle with an initial liability of $22,281 and a term of 48 months. As of June 30, 2024, the amount of the lease liability is $15,913. The leases have interest rates of 0.4570% and 17.22%, respectively. The estimated useful life of the assets was 5 - 20 years. The value of the right-to-use asset as of June 30, 2024, is $22,281 with accumulated amortization of $10,859. The right-to-use assets are being amortized over the lease term. The vehicle has a guaranteed residual value of $8,199. The lease activity for the year ended June 30, 2024, is as follows:

Beginning balance	Additions	Deletions	Ending balance	Due within one year
$ 125,615	$ -	$ (109,702)	$ 15,913	$ 4,089

The future lease payments on the lease are as follows:

Year ended June 30,	Principal	Interest	Total
2025	$ 4,089	$ 2,428	$ 6,517
2026	4,850	1,665	6,515
2027	6,974	128	7,102
Totals	$ 15,913	$ 4,221	$ 20,134

8) PENSION PLAN

General Information about the Pension Plans

Plan Description

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan or PERF C) administered by the California Public Employees' Retirement System (CalPERS.) The Plan consists of a miscellaneous pool and a safety pool (also referred to as "risk pools"), which are comprised of individual employer miscellaneous and safety rate plans, respectively. Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under generally accepted accounting principles. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The District participates in one miscellaneous plan. Benefit provisions under the Plan are established by State statute and District resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS' website, at www.calpers.ca.gov.

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 5 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

The Plan operates under the provisions of the California Public Employees' Retirement Law (PERL), the California Public Employees' Pension Reform Act of 2013 (PEPRA), and the regulations, procedures and policies adopted by the CalPERS Board of Administration. The Plan's authority to establish and amend the benefit terms are set by the PERL and PEPRA, and may be amended by the California state legislature and in some cases require approval by the CalPERS Board

8) PENSION PLAN (continued)

General Information about the Pension Plans (Continued)

The rate plan provisions and benefits in effect as of June 30, 2024, are summarized as follows:

	Miscellaneous	
Hire date	Prior to January 1, 2013	On or after January 1, 2013
Benefit formulas	2.7% at 55	2% at 62
Benefit vesting schedule	5 years of service	5 years of service
Benefit payments	Monthly for life	Monthly for life
Retirement age	50-55+	52-67+
Monthly benefits, as a % of eligible compensation	2.0%-2.7%	1.0%-2.5%
Required employee contribution rates[(1)]	N/A	N/A
Required employer contribution rates	N/A	N/A

[(1)] The District currently has no employees and all services are performed by City Employees.

Required Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions. Employer Contributions to the Plan for the fiscal year ended June 30, 2024 were $25,651. The actual employer payments of $25,627 made to CalPERS by the District during the measurement period ended June 30, 2023 differed from the District's proportionate share of the employer's contributions of $21,110 by $4,517, which is being amortized over the expected average remaining service lifetime in the Public Agency Cost-Sharing Multiple Employer Plan. The District currently only makes payments on the unfunded accrual liability.

Net Pension Liability

The District's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2023, using an annual actuarial valuation as of June 30, 2022 rolled forward to June 30, 2023 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is as follows

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The collective total pension liability for the June 30, 2023 measurement period was determined by an actuarial valuation as of June 30, 2022, with update procedures used to roll forward the total pension liability to June 30, 2023. The collective total pension liability was based on the following assumptions:

Actuarial Methods and Assumptions Used to Determine Total Pension Liability (continued)

Valuation date	June 30, 2022
Measurement date	June 30, 2023
Actuarial cost method	Entry age normal
Asset valuation method	Fair value of assets
Actuarial assumptions:	
Discount rate	6.90%
Inflation	2.30%
Projected salary increase	Varies by Entry Age and Service
Mortality	Derived using CalPERS' membership data
Post retirement benefit increase	The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.30% thereafter.

(1) The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre-retirement and Post-retirement mortality rates include generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from November 2021 that can be found on the CalPERS website.

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

Long-term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 Basis points.

The expected real rates of return by asset class are as follows:

Assets Class	Assumed Asset Allocation	Real Return[1, 2]
Global equity - cap-weighted	30.00%	4.54%
Global equity - non-cap-weighted	12.00%	3.84%
Private equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-backed securities	5.00%	0.50%
Investment grade corporates	10.00%	1.56%
High yield	5.00%	2.27%
Emerging market debt	5.00%	2.48%
Private debt	5.00%	3.57%
Real assets	15.00%	3.21%
Leverage	(5.00%)	(0.59%)

1 An expected inflation of 2.30% used for this period.

2 Figures are based on the 2021 Asset Liability Management study.

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

Change of Assumptions

There were no assumption changes in 2023. Effective with the June 30, 2021 valuation date (June 30, 2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017 through June 30, 2021, 7.65% for measurement dates June 30, 2015 through June 30, 2016, and 7.50% for measurement date June 30, 2014.

Discount Rate

The discount rate used to measure the total pension liability for PERF C was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Subsequent Events

There were no subsequent events that would materially affect the results presented in this disclosure.

Pension Plan Fiduciary Net Position

Information about the pension plan's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fiduciary net position are presented in CalPERS' audited financial statements, which are publicly available reports that can be obtained at CalPERS' website, at www.calpers.ca.gov. The plan's fiduciary net position and additions to/deductions from the plan's fiduciary net position have been determined on the same basis used by the pension plan, which is the economic resources measurement focus and the accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

Proportionate Share of Net Pension Liability

The following table shows the District's proportionate share of the Plan's net pension liability over the measurement period.

	District total pension liability (a)	District fiduciary net position (b)	District net pension liability (c) = (a) - (b)
Balance at: 6/30/2022 (VD)	$ 686,397	$ 467,902	$ 218,495
Balance at: 6/30/2023 (MD)	728,455	507,786	220,669
Net changes during 2022-23	$ (42,058)	$ (39,884)	$ (2,174)

Valuation date (VD); Measurement date (MD)

The District's proportion of the net pension liability was determined by CalPERS using the output from the Actuarial Valuation System and the fiduciary net position, as provided in the CalPERS Public Agency Cost-Sharing Allocation Methodology Report, which is a publicly available report that can be obtained at CalPERS' website, at www.calpers.ca.gov. The District's proportionate share of the net pension liability for the miscellaneous Plan as of the June 30, 2022 and 2023 measurement dates was as follows:

Proportion - June 30, 2022	0.00467%
Proportion - June 30, 2023	0.00441%
Change - increase (decrease)	-0.00026%

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the District's proportionate share of the net pension liability of the Plan as of the measurement date, calculated using the discount rate of 6.9 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.9 percent) or 1 percentage-point higher (7.9 percent) than the current rate:

	Discount rate - 1% (5.90%)	Current Discount Rate (6.90%)	Discount rate - 1% (7.90%)
Net pension liability	$ 319,190	$ 220,669	$ 139,578

Amortization of Deferred Outflows and Deferred Inflows of Resources

Under generally accepted accounting principles, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time.

The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Difference between projected and actual earnings	5 year straight-line amortization
All other amounts	Straight-line amortization over the average expected remaining services lives of all members that are provided with benefits (active, inactive and retired) as of the beginning of the measurement period

The expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired) in the Public Agency Cost-Sharing Multiple-Employer Plan (PERF C).

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

The EARSL for PERF C for the measurement period ending June 30, 2023 is 3.8 years, which was obtained by dividing the total service years of 600,538 (the sum of remaining service lifetimes of the active employees) by 160,073 (the total number of participants: active, inactive, and retired) in PERF C. Inactive employees and retirees have remaining service lifetimes equal to 0. Total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

As of the start of the measurement period (July 1, 2022), the District's net pension liability was $218,495. For the measurement period ending June 30, 2023 (the measurement date), the District incurred a pension expense of $20,161.

As of June 30, 2024, the City has deferred outflows and deferred inflows of resources related to pensions as follows:

	Deferred outflows of resources	Deferred inflows of resources
Pension contributions subsequent to measurement date	$ 25,651	$ -
Change of assumptions	13,323	-
Differences between expected and actual experience	11,273	1,749.00
Differences between projected and actual investment earnings	35,728	-
Differences between employer's contributions and proportionate share of contributions	3,626	264.00
Changes in employer's proportion	-	24,954
Total	$ 89,601	$ 26,967

8) PENSION PLAN (continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

The amounts above are net of outflows and inflows recognized in the 2022-23 measurement period expense. Contributions subsequent to the measurement date of $25,651 reported with deferred outflows of resources will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in future pension expense as follows:

Fiscal year ended June 30,	Deferred outflows/inflows of resources
2025	$ 5,164
2026	4,500
2027	26,294
2028	1,025
2029	-
Thereafter	-
Total	$ 36,983

9) RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the District obtains insurance coverage.

The District is exposed to various risks of loss related to torts; damage to and theft or destruction of assets; errors and omissions; injuries to employees and natural disaster. The District contracted with Golden State Risk Management Authority for liability, property, and crime damage. Policy limits of $50,000,000 per occurrence for general liability. Policy is written on an Occurrence Form and includes Automobile liability coverage, Officers and Board of Trustees Errors and Omissions and Pollution liability coverage. There is no aggregate limit on this coverage. Property coverage is all risk, replacement cost and provides up to $600,000,000 maximum payment per coverage loss. Coverage includes Automobile Physical Damage, Mobile Equipment and Boller and Machinery.

The District has had no significant reduction in insurance coverage from prior years. The District has had no settlements exceed insurance coverage for the past three years.

Worker's compensation coverage is maintained by paying premiums to Golden State Risk Management Authority. Policy limits match statutory limits on a per occurrence basis and includes Employer Liability Coverage with policy limits of $5,000,000 per occurrence.

9) RISK MANAGEMENT (continued)

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonable estimated. Liabilities include an amount for claims that have been incurred by not reported (IBNRs). The result of the process to estimate the claims liability is not an exact amount as it depends on many complex factors, such as inflation, changes in legal doctrines, and damage awards. Accordingly, claims are reevaluated periodically to consider the effects of economic and social factors. The estimate of the claims liability also includes amounts for incremental claim adjustment expenses related to specific claims and other claim adjustment expenses regardless of whether allocated to specific claims. Estimated recoveries, for example from salvage or subrogation, are another component of the claim's liability estimate.

10) COMMITMENTS AND CONTINGENCIES

As of June 30, 2024, in the opinion of the District's Administration, there are no outstanding matters which would have a significant effect on the financial condition of the funds of the District.

REQUIRED SUPPLEMENTARY INFORMATION

A. Budgetary Data

The District follows these procedures, in establishing budgetary data reflected in the Required Supplemental Information - Budgetary Schedules:

The Board of Trustees approves each year's budget prior to the beginning of the new fiscal year. Public hearings are conducted prior to its adoption by the Board. Supplemental appropriations, were required during the period, are also approved by the Board. In most cases, expenditures may not exceed appropriations at the function level. At fiscal year-end, all operating budget appropriations lapse. All funds of the District legally adopt an annual budget which is on a basis consistent with generally accepted accounting principles (GAAP). The City of Wildomar issues a separate budget document which contains the Cemetery District's budget.

B. Excess of Expenditures over Appropriations

Materials and services, capital outlay and debt service had expenditures in excess of appropriations in the current fiscal year.

Required Supplementary Information
Budgetary Comparison Schedule
General Fund
For the year ended June 30, 2024

	Budgeted amounts		Actual	Variance with
	Original	Final	amounts	final budget
Budgetary fund balance, July 1	$ 1,042,838	$ 1,042,838	$ 1,042,838	$ -
Resources (inflows):				
Property taxes	612,600	747,100	771,584	24,484
Charges for services	116,300	116,400	67,837	(48,563)
Investment earnings	5,000	38,600	47,379	8,779
Lease acquisition	100	100	-	(100)
Amounts available for appropriations	1,776,838	1,945,038	1,929,638	(15,400)
Charges to appropriations (outflows):				
Current:				
General government	708,200	746,300	619,497	126,803
Materials and services	139,369	136,464	122,434	14,030
Debt service:				
Principal	39,657	45,561	32,558	13,003
Interest	674	775	3,251	(2,476)
Capital outlay	22,100	25,000	22,852	2,148
Transfers out	186,300	172,400	104,378	68,022
Total charges to appropriations	1,096,300	1,126,500	904,970	221,530
Budgetary fund balance, June 30	$ 680,538	$ 818,538	$ 1,024,668	$ 206,130

Required Supplementary Information
Schedule of the District's Proportionate Share of the Net Pension Liability
CalPERS Pension Plan
Last Ten Years
As of June 30, 2024

Measurement date	Net Pension Liability [1]	Proportionate Share of the Net Pension Liability	Employer's Covered Payroll [2]	Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2015	0.00249%	$ 171,037	$ -	0.00%	71.00%
2016	0.00226%	195,159	-	0.00%	80.76%
2017	0.00215%	213,644	-	0.00%	66.49%
2018	0.00211%	203,561	-	0.00%	67.69%
2019	0.00204%	208,876	-	0.00%	68.44%
2020	0.00192%	209,178	-	0.00%	68.68%
2021	0.00250%	135,206	-	0.00%	80.14%
2022	0.00189%	218,495	-	0.00%	68.17%
2023	0.00467%	207,223	-	0.00%	69.90%
2024	0.00413%	220,699	-	0.00%	69.70%

[1] Proportion of the collective net pension liability represents the plan's proportion of PERF C, which includes both the Miscellaneous and Safety Risk pools excluding the 1959 Survivors Risk Pool.

[2] The District's plan is still open, however does not have any active employees, therefore, no current payroll.

Required Supplementary Information
Schedule of Contributions CalPERS Pension Plan
Last Ten Years[1]
As of June 30, 2024

Fiscal year	Contractually Required Contribution (Actuarially Determined)	Contributions in Relation to the Actuarially Determined Contribution	Contribution Deficiency (Excess)	Employer's Covered Payroll [1]	Contributions as a Percentage of Covered Payroll
2015	$ -	$ -	$ -	$ -	0.00%
2016	-	-	-	-	0.00%
2017	-	-	-	-	0.00%
2018	-	-	-	-	0.00%
2019	-	-	-	-	0.00%
2020	-	-	-	-	0.00%
2021	-	-	-	-	0.00%
2022	-	-	-	-	0.00%
2023	-	-	-	-	0.00%
2024	-	-	-	-	0.00%

The contributions made by the Cemetery District are for the unfudned liabilites and not for current service costs.

Notes to Schedule:

Changes in Benefit Terms: There were no changes to benefit terms that applied to all members of the Public Agency Pool. Additionally, the figures above do not include any liability impact that may have resulted from Golden Handshakes that occurred after the June 30, 2021 valuation date, unless the liability impact is deemed to be material to the Public Agency Pool.

Changes in Assumptions: Effective with the June 30, 2021 valuation date (2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated, combined with risk estimates, and are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio return. In addition, demographic assumptions and the inflation rate assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions.There were no assumption changes for 2021. For 2020, the Plan adopted a new amortization policy effective with the 2019 actuarial valuation. The new amortization policy shortens the period over which actuarial gains and losses are amortized from 30 years to 20 years with the payments computed as a level dollar amount. In addition, the new policy does not utilize a five-year ramp-up and ramp-down on UAL bases attributable to assumption changes and non-investment gains/losses. The new policy also does not utilize a five-year ramp-down on investment gains/losses. These changes apply only to new UAL bases established on or after June 30, 2019. There were no changes in assumptions in 2019. In 2018, demographic assumptions and inflation rate were changed in accordance to the CalPERS Experience Study and Review of Actuarial Assumptions December 2017. There were no changes in the discount rate in 2019. In 2017, the accounting discount rate was reduced from 7.65% to 7.15%. In 2016, there were no changes in the discount rate. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5% (net of administrative expense) to 7.65% (without a reduction for pension plan administrative expense). In 2014, amounts reported were based on the 7.5% discount rate.

* Historical information is required only for measurement periods for which GASB 68 is applicable. Future years' information will be displayed up to 10 years as information becomes available.

[1]The District's plan is still open, however does not have any active employees, therefore, no current payroll.

SUPPLEMENTARY INFORMATION

Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual - Capital Projects Fund
For the year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary fund balance, July 1	$ 16,107	$ 16,107	$ 16,107	$ -
Resources (inflows):				
Investment earnings	-	100	153	53
Transfers in	100,000	20,000	20,391	391
Amounts available for appropriations	116,107	36,207	36,651	444
Charges to appropriations (outflows):				
Current:				
Materials and services	-	-	51	(51)
Capital outlay	700,000	100,000	20,340	79,660
Total charges to appropriations	700,000	100,000	20,391	79,609
Budgetary fund balance, June 30	$ (583,893)	$ (63,793)	$ 16,260	$ 80,053

Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual - Endowment Fund
For the year ended June 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Budgetary fund balance, July 1	$ 423,267	$ 423,267	$ 423,267	$ -
Resources (inflows):				
Charges for services	48,000	48,000	37,754	(10,246)
Investment earnings	4,000	21,500	22,868	1,368
Amounts available for appropriations	475,267	492,767	483,889	(8,878)
Budgetary fund balance, June 30	$ 475,267	$ 492,767	$ 483,889	$ (8,878)

ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

PARTNERS
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
Bradferd A. Welebir, CPA, MBA, CGMA
Jenny W. Liu, CPA, MST
Gardenya Duran, CPA, CGMA
Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)
Terry P. Shea, CPA (Partner Emeritus)

MANAGERS / STAFF
Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA
Monica Wysocki, CPA
Jacob Weatherbie, CPA, MSA
Bolim Han, CPA, MAcc
Anny Gonzalez, CPA

MEMBERS
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Quality Center

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Independent Auditor's Report

To the Honorable Mayor and Members
of the City Council
City of Wildomar, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Wildomar Cemetery District (the District), a component unit of the City of Wildomar, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the District's financial statements, and have issued our report thereon dated January 7, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



San Bernardino, California
January 7, 2025

ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

PARTNERS
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
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January 7, 2025

President and Board of Trustees
Wildomar Cemetary District
Wildomar, California

We have audited the financial statements of the Wildomar Cemetery District (the District) as of and for the year ended June 30, 2024, and have issued our report thereon dated January 7, 2025. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated May 6, 2024, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of the system of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the system of internal control of the entity solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

We have evaluated whether certain nonattest services performed by our firm during the audit have created a significant threat to our independence in relation to the entity. We have identified a threat to our independence (preparation of the entity's financial statements, creating a self-review threat) that if not reduced to an acceptable level, would impair our independence. In order to reduce the threat to an acceptable level, we have applied the following safeguard:

> Prior to the issuance of the entity's financial statements, another partner or manager, independent of the engagement, will review the financial statements.

Significant Risks Identified

We have identified the possibility of the following significant risks:

> *Management's override of internal controls over financial reporting* – Management override of internal controls is the intervention by management in handling financial information and making decisions contrary to internal control policy.
>
> *Revenue recognition* – Revenue recognition is a generally accepted accounting principle that refers to the conditions under which an entity can recognize a transaction as revenue. Auditing standards indicate that recognizing revenue is a presumed fraud risk and usually classified as a significant risk in most audits.

These significant risks are presumptive in most audits and merit attention by the auditors due to the direct impact over financial reporting and internal control processes. Although identified as significant risks, we noted no matters of management override of controls or deviations from generally accepted accounting principles which caused us to modify our audit procedures or any related matters which are required to be communicated to those charged with governance due to these identified risks.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the entity is included in Note 1 to the financial statements. The Town adopted GASB Statement No. 100, *Accounting Changes and Error Corrections* during 2024. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates and Related Disclosures

Accounting estimates and related disclosures are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the entity's financial statements are:

> Management's estimate of the net pension liability and related deferred inflows and outflows of resources are based on actuarial reports by independent actuaries. We evaluated the key factors and assumptions used to develop the estimate in determining that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users.

The most sensitive disclosures affecting the entity's financial statements relate to:

> The disclosure of net pension liability and related deferred inflows and outflows of resources in the basic financial statements is based on actuarial assumptions. Actual future liabilities and actuarial deferred inflows and outflows may vary from disclosed estimates.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no uncorrected misstatements noted.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion unit.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the entity's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated January 7, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the entity, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the entity's auditors.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the President and Board of Trustees and management of the entity and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Rogers, Anderson, Malody & Scott, LLP.

Ashlee DePhillippo, Mayor, Dist. 5
Carlos Marquez, Mayor Pro Tem, Dist. 1
Bridgette Moore, Council Member, Dist. 4
Joseph Morabito, Council Member, Dist. 3
Dustin Nigg, Council Member, Dist. 2

23873 Clinton Keith Rd, Ste. 110
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax
www.Wildomar.gov

January 7, 2025

Rogers, Anderson, Malody & Scott, LLP

This representation letter is provided in connection with your audit of the financial statements of the Wildomar Cemetery District (the District) as of June 30, 2024 and for the year then ended, and the related notes to the fund financial statements, for the purpose of expressing opinions on whether the fund financial statements present fairly, in all material respects, the financial position and results of operations of the District in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information such that, in the light of surrounding circumstances, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of January 7, 2025:

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated May 6, 2024, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- The methods, data and significant assumptions used by us in making accounting estimates and their related disclosures, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in the context of the applicable financial reporting framework.
- All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.

- All component units, as well as joint ventures with an equity interest, if any, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments,* GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus as amended*, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-District transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
  - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
  - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
  - The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
  - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to preparation of the financial statements, we have performed the following:
  - Made all management decisions and performed all management functions;
  - Assigned a competent individual to oversee the services;
  - Evaluated the adequacy of the services performed;
  - Evaluated and accepted responsibility for the result of the service performed; and
  - Established and maintained internal controls, a process to monitor the system of internal controls.

Information Provided

- We have provided you with:
  - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
  - Additional information that you have requested from us for the purpose of the audit; and
  - Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
- The financial statements and any other information included in the annual report are consistent with one another, and the other information does not contain any material misstatements.
- All information provided in electronic form are true representations of the original documents.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have provided to you our analysis of the District's ability to continue as a going concern, including significant conditions and events present, and we believe that our use of the going concern basis of accounting is appropriate.
- We have no knowledge of any fraud or suspected fraud that affects the District and involves:
  - Management;
  - Employees who have significant roles in internal control; or
  - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the District's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- We have disclosed to you the idDistrict of the District's related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- The District has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which the District is contingently liable.
- We have evaluated all of our lease/IT agreements and have given you our assessment as to whether each agreement is subject to GASBS No. 87, *Leases* or GASBS 96*, Subscription Based IT Arrangements.*
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the District will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.

- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
  - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
  - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
  - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
  - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

Cybersecurity

- There have been no cybersecurity breaches or other cyber events whose effects should be considered for disclosure in the financial statements, as a basis for recording a loss contingency, or otherwise considered when preparing the financial statements.

Required Supplementary Information

With respect to the required supplementary information accompanying the financial statements:

- We acknowledge our responsibility for the presentation of the required supplementary information in accordance with U.S. GAAP.
- We believe the required supplementary information, including its form and content, is measured and fairly presented in accordance with U.S. GAAP.
- The methods of measurement or presentation have not changed from those used in the prior period.
- We believe the significant assumptions or interpretations underlying the measurement or presentation
- of the required supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.

Signature: Heidi Schrader Signature: Adam Jantz

Title: Administrative Services Director Title: Finance Manager

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 4.4
Meeting Date: January 15, 2025

SUBJECT: 2025 Schedule for Removal of Flowers and Specialty Items

SUBMITTED BY: Annelle Rosales, Administrative Assistant II

PREPARED BY: Annelle Rosales, Administrative Assistant II

ACTION:
Receive and file.

SUMMARY:
The proposed schedule sets the dates for removing decorations and lawn ornaments that are not compliant with the Flower and Marker Policy.

BACKGROUND:
The Wildomar Cemetery Flower and Marker Policy is a standard the Board of Trustees set. The policy states that only fresh-cut flowers are allowed. The setting of artificial flowers and miscellaneous items detract form the natural pristine of the Cemetery. This policy is presented to the family for signature.

DISCUSSION:
The presented schedule states that, rather than being removed weekly, staff will remove items not on the policy every second and fourth Wednesday of the month.

FISCAL IMPACT:
None.

ATTACHMENTS:
Item Removal Schedule_2025 ENG.pdf
Item Removal Schedule_2025 SPN.pdf

WILDOMAR CEMETERY DISTRICT

21400 Palomar Street, P.O. Box 82
Wildomar, CA. 92595
(951) 678-2451

FLOWER AND MARKER POLICIES

The setting of artificial flowers and miscellaneous items, such as pinwheels, wind chimes, lawn ornaments, etc., detract from the natural pristine setting that the Wildomar Cemetery strives to maintain. None of the above is allowed: Fresh flowers only.

ATTENTION

Starting Wednesday, January 22, 2025, all items that are not compliant with the Flower and Marker Policy will be removed every 2nd and 4th Wednesday of the month.

2025 ITEM REMOVAL SCHEDULE

January 22
February 12, 26
March 12, 26
April 9, 23
May 14, 28
June 11, 25
July 9, 23
August 13, 27
September 10, 24
October 8, 22
November 12, 26
December 10

If you have any questions, please feel free to contact the Cemetery Office at (951) 678-2451

WILDOMAR CEMETERY DISTRICT
21400 Palomar Street, P.O. Box 82
Wildomar, CA. 92595
(951) 678-2451

POLÍTICAS DE FLORES Y LÁPIDA

El entorno de flores artificiales y artículos misceláneos, como molinetes, campanas de viento, adornos para el jardín, etc., le quita valor al entorno natural prístino que el cementerio de Wildomar se esfuerza por mantener. Ninguno de los anteriores está permitido: Solo flores frescas.

ATENCIÓN

A partir del miércoles 22 de enero de 2025 todos los artículos que no sean que cumplan con la Política de flores y lápidas se eliminarán cada segundo y cuarto miércoles del mes.

CALENDARIO DE ELIMINACIÓN DE ARTÍCULOS 2025

Enero 22
Febrero 12, 26
Marzo 12, 26
Abril 9, 23
Mayo 14, 28
Junio 11, 25
Julio 9, 23
Agosto 13, 27
Septiembre 10, 24
Octubre 8, 22
Noviembre 12, 26
Diciembre 10

Si tiene alguna pregunta, no dude en ponerse en contacto con el Oficina del cementerio al (951) 678-2451