PLANNING COMMISSION

AGENDA

WEDNESDAY, JUNE 3, 2026

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595
REGULAR MEETING 6:00 P.M.

Nolan King - Chair
Dr. Charles Golden III - Vice-Chair
Rene Cambero - Commissioner
Eric Filar - Commissioner
John Hume - Commissioner

Robert Flores - Community Development Director
Joaquin Vazquez - Assistant City Attorney

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

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

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

*This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda.*

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Planning Commission, 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 Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Approval of Planning Commission Meeting Minutes for April 22, 2026.

RECOMMENDATION:

Approve the April 22, 2026 meeting minutes as presented.

1.2 Approval of Planning Commission Meeting Minutes for May 6, 2026.

RECOMMENDATION:

Approve the May 6, 2026 meeting minutes as presented.

2. PUBLIC HEARINGS

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

Presented By: Abdu Lachgar , Community Development Department

RECOMMENDATION:

1. **RECOMMEND that the City Council determine that Municipal Code Amendment (MCA) No. 2025-03, and its adopting ordinance, are exempt** under the California Environmental Quality Act (CEQA), CEQA Guidelines, and Public Resources Code (PRC), pursuant to the common-sense exemption, Section 15061(b)(3) of the CEQA Guidelines; and
2. **ADOPT a Resolution entitled**:

PC RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE MUNICIPAL CODE AMENDMENT NO. 2026-03 AND ADOPT AN ORDINANCE THAT REVISES VARIOUS ARTICLES WITHIN TITLE 17 (DEVELOPMENT CODE) AND TITLE 16 (SUBDIVISION ORDINANCE) OF THE WILDOMAR MUNICIPAL CODE KNOWN AS THE 2026 SPRING BIANNUAL CODE UPDATE (TOGETHER KNOWN AS "MCA NO. 2026-03")

3. GENERAL BUSINESS

3.1 **PLN26-0003 - Extension of Time (EOT) No. 2 for CUP No. 19-0093**

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0003, A TWO (2) YEAR EXTENSION OF TIME (EOT NO. 2 OF 3) THROUGH FEBRUARY 12, 2028 FOR CUP NO. 19-0093 LOCATED AT 34020 MISSION TRAIL (APN: 367-020-038) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

3.2 **PLN 26-0016 - Extension of Time (EOT) No. 1 for TPM No. 38646**
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0016, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH MAY 3, 2029 FOR TPM NO. 38646 LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND CLINTON KEITH ROAD (APN: 380-520-001 THRU -008 AND 380-250-052 THRU -057) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

3.3 **PLN 26-0019 - Extension of Time (EOT) No. 1 for CUP/PP No. 22-0181**
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0019, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH MAY 3, 2029 FOR CUP/PP NO. 22-0181 LOCATED AT THE TERMINUS OF CATT ROAD WEST OF ARYA ROAD (NEC OF 1-15 FREEWAY & CLINTON KEITH ROAD) (APN: 380-240-001, -052, -064, -062, -06, & 367-130-036) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

3.4 **PLN 26-0020 - Extension of Time (EOT) No. 3 for TTM No. 36952 and Plot Plan No. 15-0129**
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0020, A FINAL ONE (1) YEAR EXTENSION OF TIME (EOT NO. 3 OF 3) THROUGH AUGUST 8, 2027 FOR TTM NO. 36952 AND PLOT PLAN NO. 15-0129 LOCATED ON THE EAST SIDE OF WILDOMAR TRAIL APPROXIMATELY 660 FEET NORTH OF CLINTON KEITH ROAD (APN: 362-250-001 & 362-250-026) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PLANNING COMMISSION COMMUNICATIONS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION

NOTICE

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

MEETINGS

Regular Planning Commission Meetings are held on the 1st Wednesday of every month at 6:00 P.M. 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. Watch Live: wildomar.gov/129/Agendas-Videos-Watch-Live or stream on YouTube.com/@CityofWildomar

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

PARTICIPATE IN THE MEETING

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

During Public Comment not on the agenda and after each Agenda Item, the Chair will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the Planning Commission may provide. Per the Brown Act, Commissioners 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: http://www.wildomar.gov.

AFFIDAVIT OF POSTING

I, Heidi Jemane, Deputy 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 www.wildomar.gov.

Heidi Jemane
Deputy City Clerk
Dated: May 29, 2026

CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: June 3, 2026

SUBJECT: Approval of Planning Commission Meeting Minutes for April 22, 2026.

SUBMITTED BY: Heidi Jemane, Deputy City Clerk

ACTION:
Approve the April 22, 2026 meeting minutes as presented.

ATTACHMENTS:
04-22-26pcm.pdf

MINUTES
CITY OF WILDOMAR
PLANNING COMMISSION
WEDNESDAY, APRIL 22, 2026
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

SPECIAL MEETING: 6:00 P.M.

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

Chair King called the meeting to order at 6:00pm.

ROLL CALL

Members in attendance: Nolan King, Dr. Charles Golden III, Rene Cambero, Eric Filar, and John Hume

Members absent: None.

Staff in attendance: Deputy City Clerk Jemane, IT Specialist LeGrant, Community Development Director Flores, Assistant City Attorney Sanchez, Principal Planner Lachgar, and Public Works Director/City Engineer Farag

FLAG SALUTE

Commissioner Filar led the flag salute.

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dr. Charles Golden III; seconded by Eric Filar to approve the agenda as presented.

Motion Approved: 5 - 0

Voting For: Nolan King, Dr. Charles Golden III, Rene Cambero, Eric Filar, John Hume
Voting Against: None
Abstain: None
Absent: None

1) CONSENT CALENDAR

1.1) Wildomar Housing Element 2025 Annual Progress Report

The Planning Commissioner received and filed the Wildomar Housing Element 2025 Annual Progress Report.

2) PUBLIC HEARINGS

Chair King opened the Public Hearing at 6:50pm.

2.1) Municipal Code Amendment No. 2026-03 - 2026 Spring Omnibus Update

Principal Planner Lachgar presented the staff report.

The following residents provided public comments:
1. Paula Sargent
2. Ann Kiggins
3. Jessica Hume
4. Don Saunders with donated time from Gil Pielaat
5. Gina Castanon with donated time from Ruben Castanon
6. Heidi Meineke
7. Sandy Renfrow
8. Darla Dunn
9. George Cambero
10. Joel Cook
11. Ismael Covarrubias

12. Julie Morton
13. Gara Thornton

Moved by Eric Filar; seconded by John Hume to continue item 2.1 to June 3, 2026.

Motion Approved: 5 - 0

Voting For: Nolan King, Dr. Charles Golden III, Rene Cambero, Eric Filar, John Hume
Voting Against: None
Abstain: None
Absent: None

Chair King closed the Public Hearing at 7:36pm.

2.2) Development Code Amendment No. 2026-02 (Metal Shipping Storage Containers) - Public Hearing for PC Resolution 2026-04, recommending an ordinance to amend the Wildomar Municipal Code

Principal Lachgar provided some background on this item.

Chair King opened Public Hearing at 7:54pm.

There were no public comments.

Chair King closed Public Hearing at 7:54pm.

Moved by Eric Filar; seconded by Dr. Charles Golden III to to continue this item off-calendar.

Motion Approved: 5 - 0

Voting For: Nolan King, Dr. Charles Golden III, Rene Cambero, Eric Filar, John Hume
Voting Against: None
Abstain: None
Absent: None

3) GENERAL BUSINESS

There were no items scheduled.

FUTURE AGENDA ITEMS

Requested educational informaton for the commissioners and residents regarding low-income housing requirements and an explanation of applicable regulations and the reasons for such housing within the community.

Requested discussion regarding safety and security concerns related to new businesses and housing developments, e.g. Walmart.

Requested discussion regarding predesigned ADU plans and the possibility of expanding preapproved residential plans for residents.

ADJOURN THE MEETING

Chair King adjourned the meeting at 8:04pm.

Submitted by:



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Heidi Jemane
Deputy City Clerk

CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.2
Meeting Date: June 3, 2026

SUBJECT: Approval of Planning Commission Meeting Minutes for May 6, 2026.

SUBMITTED BY: Heidi Jemane, Deputy City Clerk

ACTION:
Approve the May 6, 2026 meeting minutes as presented.

ATTACHMENTS:
05-06-26pcm.pdf

MINUTES
CITY OF WILDOMAR
PLANNING COMMISSION
WEDNESDAY, MAY 6, 2026
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

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

Chair King called the meeting to order at 6:00pm.

ROLL CALL

Members in attendance: Nolan King, Dr. Charles Golden III, Rene Cambero, Eric Filar, and John Hume

Members absent: None.

Staff in attendance: Deputy City Clerk Jemane, IT Specialist LeGrant, Community Development Director Flores, Assistant City Attorney Vazquez, Principal Planner Lachgar, Public Works Director/City Engineer Farag, and Associate Engineer Luna.

FLAG SALUTE

Vice Chair Golden led the flag salute.

PUBLIC COMMENTS

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

1. Ann Kiggins with donated time from Paula Sargent
2. Gara (Jerra) Thornton with donated time from George Cambero
3. Gina Castanon with donated time from Ruben Castanon
4. Stephanie Lauderale commented after Community Development Director's report

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Rene Cambero; seconded by Dr. Charles Golden III to approve the agenda as presented.

Motion Approved: 5 - 0

Voting For: Nolan King, Dr. Charles Golden III, Rene Cambero, Eric Filar, John Hume
Voting Against: None
Abstain: None
Absent: None

1) CONSENT CALENDAR

Moved by Dr. Charles Golden III; seconded by Rene Cambero to approve the consent calendar as presented.

Motion Approved: 5 - 0

Voting For: Nolan King, Dr. Charles Golden III, Rene Cambero, Eric Filar, John Hume
Voting Against: None
Abstain: None
Absent: None

1.1) Planning Commission Meeting Minutes for February 4, 2026.

Approved the minutes as presented.

2) PUBLIC HEARINGS

There were no items scheduled.

3) GENERAL BUSINESS

3.1) Capital Improvement Program/General Plan Consistency (FY 2026/27)

Associate Engineer Luna presented the staff report.

George Cambero provided public comments.

Moved by Rene Cambero; seconded by Eric Filar to adopt adopt a Resolution entitled:

PC RESOLUTION NO. 2026-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING THAT THE FISCAL YEAR 2026/27 CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR THE FIVE FISCAL YEARS 2026/27 THROUGH 2030/31 PROGRAM ARE CONSISTENT WITH THE CITY OF WILDOMAR GENERAL PLAN AND DIRECT STAFF AND CLARIFY ANY EXHIBIT ONE NUMBERING AMBIQUITY INCLUDING THE DUPLICATE CIP NUMBER 105.

Motion Approved: 5 - 0

Voting For: Nolan King, Dr. Charles Golden III, Rene Cambero, Eric Filar, John Hume
Voting Against: None
Abstain: None
Absent: None

PLANNING COMMISSION COMMUNICATIONS

Commissioner Filar requested an update regarding the restriping of Wildomar Trail and I-15.

Commissioner Hume informed residents, that due to Brown Act requirements, Planning Commissioners are unable to respond to comments on social media platforms, but expressed appreciation for residents participating and providing comments during public meetings.

Commissioner Filar raised general questions regarding whether current animal setback requirements are presently in effect, as well as the authority of the Planning Commission and staff to initiate changes and address related concerns.

Commissioner Cambero thanked residents for attending the meeting and providing public comments regarding community concerns, helping to bring awarenss of the issues to the Planning Commission.

Vice Chair Golden emphasized that the Planning Commissioners are committed to listening to residents' concerns, representing community interests, and communicating those concerns to the City Counil in support of the community.

Chair King thanked Commissioner Hume for bringing cookies to the meeting.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

There were no community development director reports

CITY ATTORNEY REPORT

There were no city attonery reports.

FUTURE AGENDA ITEMS

There were no future agenda items.

ADJOURN THE MEETING

Chair King adjourned the meeting at 6:57pm.

Submitted by:



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Heidi Jemane
Deputy City Clerk

CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.1
Meeting Date: June 3, 2026

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

SUBMITTED BY: Robert Flores

PREPARED BY: Robert Flores

ACTION:

1. **RECOMMEND that the City Council determine that Municipal Code Amendment (MCA) No. 2025-03, and its adopting ordinance, are exempt** under the California Environmental Quality Act (CEQA), CEQA Guidelines, and Public Resources Code (PRC), pursuant to the common-sense exemption, Section 15061(b)(3) of the CEQA Guidelines; and
2. **ADOPT a Resolution entitled**:

PC RESOLUTION NO. 2026-05

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

PROJECT DESCRIPTION:

Title 17 of the Wildomar Municipal Code houses the City of Wildomar ("City") Development Code that includes zoning provisions. Title 16 of the Wildomar Municipal Code houses the City's Subdivision Ordinance. Title 17, then known as the “Zoning Code,” and Title 16 were established upon incorporation of the City in 2008 with the adoption of Riverside County codes/ordinances. Recently, on January 15, 2026, the City adopted a comprehensive update to the past Zoning Code, establishing the current Development Code. The Subdivision Ordinance has not been comprehensively updated since its original adoption but has had minor changes throughout the years with the latest revision being in 2022.

The City recently commenced bi-annual updates for the Development Code and Subdivision Ordinance that will allow for continual maintenance and accuracy of these Titles to allow for effective and efficient implementation. Specifically, these bi-annual code updates ensure internal consistency and accurate codes by making necessary surgical changes to the code to properly implement the Wildomar General Plan, particularly the Land Use Element, and facilitate processing of applications for development, business, and uses.

This Bi-Annual Code Update was before the Planning Commission for consideration at a noticed public hearing on April 22, 2026. Several questions and comments were provided during public comment. Below are several responses to public comments:

- Public Speaker 1 - A concern about a reduction of fees for then proposed streamlined administrative processes. The proposed Minor Use Permit and several streamlined processes were removed from this ordinance for further consideration as a separate item; however, if this item is brought back for consideration, any fees associated with new streamlined permits must be correlated with work performed by city staff, thereby capturing the correct time spent on a reduced process and ensuring cost recovery.
- Public Speaker 2, 3, 5, 6, 7, 9, 10, 11, and 12 - Several comments were related to animal keeping changes originally proposed and existing animal keeping setback requirements. The animal keeping proposed changes were removed from further consideration. Staff is reviewing all comments received on this matter to determine how to best improve animal keeping requirements, if necessary, as it relates to setbacks, separation requirements, etc. as described by the community.
- Public Speaker 4, 5, 9 - Several comments were provided about the lengthy attachments, shifting authority to staff for administrative processes from Planning Commission, fences on vacant lots, lack of detailed explanation, and hearing the proposed amendments at a regularly scheduled Planning Commission meeting. The attachments to this staff report are limited to pages with proposed changes, and this item is being heard at a regularly scheduled meeting. Moreover, this staff report is intended to be more detailed and descriptive regarding the proposed code changes. The proposed change relating to fencing on vacant lots was removed from consideration for further analysis.
    - The only process proposed to change from Planning Commission determination to staff determination are extensions of time (EOTs); these requests are typically administrative and routine, and a streamlined process will help reduce processing time for staff while still maintaining the same level scrutiny and findings for approval. Additionally, as proposed, EOTs for projects may be referred to the Planning Commission or City Council by staff for a determination if appropriate and necessary. Moreover, staff is committed to maintain the Planning Commission informed of staff's actions on EOT requests if the changes are implemented.
- Public Speaker 5 - Comments regarding the length of staff's presentation at the public hearing, timing of the amendment relative to the 2024 General Plan Update, requiring existing permitted uses to obtain a use permit, maintaining the Rural Residential (RR) zones as originally approved, and changing notification for public hearings to 1,000 feet. The presentation for the June 3rd public hearing will be detailed, and staff will elaborate more than previously on proposed changes. This amendment is brought forward after a year of implementation of the new Development Code with an intent to make necessary technical corrections and process improvements as presented. No changes to use permit requirements are presented in this ordinance, and the spirit of the RR zone and other rural zones are maintained as adopted with the 2024 General Plan Update. Lastly, the notice requirements for development projects exceeds those public notice requirements established by state law, and the expanded notice requirement is not proposed to change or be reduce.
- Public Speaker 8 - A request for more time to review the proposed changes and suggestion to explore the fiscal impact to business where changes are proposed for the use. The proposed code updates were continued to a regularly scheduled hearing to allow for additional consideration, and this staff report was released as normal for a

regularly scheduled meeting to the Planning Commissioners and the community alike. The fiscal impact suggestion is noted and may be explored.
- Public Speaker 9 - Suggested to keep a healthy and robust permitting process for businesses. Comment noted for future consideration.

Before the Planning Commission on June 3, 2026, is a revised and scaled-back version of the Spring 2026 Bi-Annual Code Update.

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

Since adoption of the Development Code in January 2025, city staff have implemented the code and found several items that need updates or revisions or has identified ways to make the process more efficient and appropriate. The purpose of updates to Title 17 is to improve existing permit processes, comply with state law, particularly Accessory Dwelling Unit or ADU law and SB 9, adjust development standards or requirements to improve consistency, remove unnecessary provisions, and globally improve consistency and accuracy.

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

Municipal Code Amendment 2026-03 (2026 Spring Bi-Annual Update) Summary: In addition to global corrections and revisions, the proposed Municipal Code amendment includes various revisions and additions, including:

- Non-substantive, format, and technical changes to nomenclature, titles, departments, references etc. for both Title 17 and Title 16 are proposed for consistency and accuracy.
- Entitlement and related changes:
    - Modifies the Major and Minor Development Review permit process to clearly define the scope and process for these entitlements. Additionally, these permits were renamed to better differentiate these two similar entitlement types.
    - Updates the pre-application process to streamline and better define the process.
    - Streamline the entitlement process by:
        - Changing extensions of time requests to an administrative process. These requests are typically administrative and routine, and a streamlined process will help reduce processing time for staff while still maintaining the same level scrutiny and required findings for approval as currently exists. The proposed change to the EOT process includes provisions that allow staff to refer the determination to the Planning Commission or City Council as appropriate and necessary.
        - Eliminating a redundant process that requires an initiation of the General Plan Amendment prior to application and the normal review and approval process. General Plan Amendments will remain under the authority of the City Council to adopt, and the required public hearing and adoption process will remain unchanged. However, removal of the initiation public hearing process will allow General Plan Amendments to be processed similarly to Change of Zones and other legislative actions.
    - Updating the Temporary Use Permit (and temporary event) process to align with

City goals. Allowances for several temporary uses, such as Certified Farmer's Markets and outdoor markets are modified to increase frequency while still maintaining the temporary nature of the temporary use. Additionally, standards were updated to ensure public health, safety, and welfare is maintained before, during, and after the temporary use or event. For example, a requirement for a bond is proposed to ensure restoration of the site used for the temporary use or event.
    - Added clarifying provisions for Conditional Use Permits addressing periodic reviews, permits running with the land, and suspension/revocation procedures, etc.
- Update development standards and provisions for retaining walls.
- Parks are proposed as permitted uses in all rural zones to facilitate the development of open active and passive open spaces and recreational spaces within the communities and residential areas.
- Religious institutions are proposed as permitted uses in all residential zones, but churches are proposed not to be allowed in mixed-used zones.
- Manufactured (Mobile) Homes are proposed to be removed as a permitted use in commercial zones.
- Update the Change of Zone process to maintain that staff and the legislative body can initiate an update to the Development Code.
- Revise provisions related to accessory dwelling units to comply with recent changes in state law.
- Revised provisions in both Title 17 and Title 16 related to incorporate or update SB 9 Two-Unit Developments and Urban Lot Splits to comply with recent changes in state law. SB 9 provisions were inadvertently excluded in the adoption of the Development Code, so these state requirements were added back in to Title 17. Existing and new SB 9 provisions incorporate the latest state changes to this bill.
- Updates to definitions to support the proposed changes.

When brought before the City Council for consideration, these proposed changes in this ordinance will be joined together with other related Municipal Code updates to Titles 3 relating to fees.

ENVIRONMENTAL ANALYSIS:

CEQA Determination/Finding:

In accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code § 21000, et seq., and the CEQA Guidelines, Section § 15000, et seq., City staff recommends that the Planning Commission recommend that the City Council find and determine that Municipal Code Amendment No. 2026-03, and its supporting adopting ordinance, is exempt from further environmental review, based on the common sense exemption, CEQA Guideline Section 15061(b)(3), in that the amendments involve general policy and procedure making and it can be seen with certainty that there is no possibility that this code amendment and ordinance adoption may have a significant effect on the environment. Therefore, the additions and revisions proposed can be seen with certainty that they will not cause any significant impact on the environment.

PUBLIC NOTICE:

The proposed Municipal Code Amendment (MCA 2026-03) is citywide. Consistent with the applicable Wildomar Municipal Code provisions and exceeding applicable state law provisions, a public notice was published in the Press Enterprise Newspaper, a local

newspaper of general circulation, at least 20 days prior to the public hearing on April 22, 2026. On April 22, 2026, the Wildomar Planning Commission continued the public hearing for this item to a date specific meeting (June 3, 2026) thereby not requiring additional public notice.

Since this code amendment is not associated with any specific development project, the provisions of Ordinance 135 requiring public hearing site posting do not apply.

ATTACHMENTS:

Attach A - PC Reso 2026-05 (2026 Spring Biannual) - FINAL - June 26.docx
Att A Exh 1 - 17 - Development - FDRAFT - June 26 - Change Only.pdf
Att A Exh 1 - 16 - Subdivision - FDRAFT - June 26 - Change Only.pdf

PC RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE MUNICIPAL CODE AMENDMENT NO. 2026-03 AND ADOPT AN ORDINANCE THAT REVISES VARIOUS ARTICLES WITHIN TITLE 17 (DEVELOPMENT CODE) AND TITLE 16 (SUBDIVISION ORDINANCE) OF THE WILDOMAR MUNICIPAL CODE KNOWN AS THE 2026 SPRING BIANNUAL CODE UPDATE (TOGETHER KNOWN AS "MCA NO. 2026-03")

WHEREAS, in accordance with Chapter 17.145 of the Wildomar Municipal Code, the Planning Commission has the authority to review Title 17 of Municipal Code Amendment No. 2026-03 and make a recommendation to the City Council; and

WHEREAS, in accordance with Chapter 17.125 of the Wildomar Municipal Code, the Planning Division, on April 2, 2026, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the public of the April 22, 2026 Planning Commission hearing where the Commission would consider Municipal Code Amendment No. 2026-03; and

WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Commission conducted the duly noticed public hearing on April 22, 2026 at which time interested persons had an opportunity to testify and state a position on Municipal Code Amendment No. 2026-03, and at which time the Planning Commission voted unanimously to continue the public hearing to the June 3, 2026, regularly scheduled Planning Commission meeting; and

WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Commission conducted the duly noticed public hearing on June 3, 2026 at which time interested persons had an opportunity to testify and state a position on Municipal Code Amendment No. 2026-03, and at which time the Planning Commission made a recommendation to the City Council regarding said code amendment after receiving public testimony.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code § 21000, et seq., and the CEQA Guidelines, Section § 15000, et seq., the Planning Commission recommends that the City Council find and determine that Municipal Code Amendment No. 2026-03, and its supporting adopting ordinance, is exempt from further environmental review, based on the common sense

exemption, CEQA Guideline Section 15061(b)(3), in that the amendments involve general policy and procedure making and it can be seen with certainty that there is no possibility that this code amendment and ordinance adoption may have a significant effect on the environment. Therefore, the additions and revisions proposed can be seen with certainty that they will not cause any significant impact on the environment.

SECTION 2. REQUIRED DEVELOPMENT CODE AMENDMENT FINDING.

In accordance with the provisions of Chapter 17.145 of the Development Code, the Planning Commission hereby makes the following finding in support of a recommendation to the City Council for approval of Municipal Code Amendment No. 2026-03, and adoption of its supporting ordinance.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will facilitate the use of the Development Code and Subdivision Ordinance to implement the Wildomar General Plan's goals and policy. The amendments are intended to be surgical changes to the Development Code and Subdivision Ordinance to create internal consistency within the Municipal Code, internal consistency within the Development Code, internal consistency within the Subdivision Ordinance, and better align with the vision of the General Plan, particularly the Land Use Element.

SECTION 3. PLANNING COMMISSION ACTION.

Based on the foregoing, and on substantial evidence in the whole of the record, the Planning Commission hereby adopts PC Resolution No. 2026-05, recommending that the City Council approve Municipal Code Amendment No. 2026-03 and adopt its supporting Ordinance, which is attached hereto and incorporated herein by this reference as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 3rd of June, 2026 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Nolan King
Planning Commission Chair

ATTEST:

_____
Robert Flores
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Joaquin Vazquez
Assistant City Attorney

EXHIBIT 1

Draft Code Amendments for MCA 2026-03

(Draft Development Code Amendments and Draft Subdivision Ordinance Amendments)

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CHAPTER 17.10
PLANNING AGENCY

§ 17.10.010. Title.

Pursuant to Section 65100 et seq. of the Government Code, the planning agency for the City shall consist of the City Council, the Planning Commission and the Planning Department. The planning agency shall perform all functions required by state law and this Title.
(Ord. 247, 1/15/2025)

§ 17.10.020. City Council.

The City Council shall consist of five members elected in the manner provided by law. The Council shall perform the duties and functions specified by state law and this Title including, but not limited to, the duties related to legislative matters and the duties related to the appeal of quasi-judicial matters. The Council shall also perform those planning and zoning duties and functions which are not expressly delegated or reserved to another body or officer.
(Ord. 247, 1/15/2025)

§ 17.10.030. Planning Commission.

The Planning Commission shall consist of five members appointed by the City Council and shall perform those planning and duties specified by state law or code including, but not limited to, the duties related to legislative matters and the duties related to quasi-judicial matters and appeals thereof.
(Ord. 247, 1/15/2025)

§ 17.10.040. Planning Di<u>vision</u>~~epartment~~.

The Planning ~~Department~~<u>Division</u> under the direction of the Community Development Director shall provide technical and clerical assistance to the Planning Commission and shall perform functions related to planning, land use, zoning, and land divisions as may be required by state law, ordinance or order of the City Council. The Community Development Director has the authority to make certain decisions on land use permits and entitlements as identified in this Title.
(Ord. 247, 1/15/2025)

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CHAPTER 17.16
LEGAL NONCONFORMING STRUCTURES AND USES

Prior History: Former Ch. 17.20 R-R-O Rural Residential, Outdoor Advertising Zone, compiled of RCC Ch. 17.20; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.16.010. Applicability and purpose.

A. This chapter shall apply to all nonconforming structures and uses.

B. This chapter is intended to limit the number and extent of nonconforming uses by prohibiting or limiting their enlargement, their re-establishment after discontinuance, and the alteration or restoration after destruction of the structures. More specifically, the intent of this chapter is to:

1. Limit the number and extent of nonconforming structures by prohibiting their relocation, alteration, or enlargement in a manner that would increase the nonconformity.

2. Prohibit the restoration of nonconforming uses and structures after destruction.

3. Prohibiting the nonconforming use whenever the nonconforming use ceases for a period of at least one year.

(Ord. 247, 1/15/2025)

§ 17.16.020. Generally.

A. Any nonconforming structure or nonconforming use may be continued and maintained as provided in this chapter.

B. The following structures and uses shall be deemed nonconforming:

1. Any structure, the construction of which is incomplete at the time an amendment is adopted making the structure nonconforming, if:

a. A building permit has been legally issued for the structure; and

b. Substantial construction has been performed on the site before the amendment making such structure nonconforming is adopted; and

c. The structure is completed in accordance with the plans and specifications upon which the building permit was issued.

2. Any use that is not yet established but for which an unexpired use permit or ~~minor or major~~ development permit was approved prior to the adoption of an amendment to Title 17, making such use nonconforming, so long as the use is established and maintained in accordance with any conditions of approval upon which the use permit or ~~minor or major~~ development permit was approved.

(Ord. 247, 1/15/2025)

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Agriculture Uses				
Animal keeping, non-commercial	P	P	P	Section 17.225.030
Animal keeping, commercial	P	P	P	Section 17.225.040
Animal grazing	P	P	P	Section 17.225.070
Apiary (non-commercial)	P	P	P	
Commercial breeding operations	C	C	C	
Dairy farms	C	C	C	
Farm stand, permanent as part of the main use	P	P	P	
Farm stand, temporary	P	P	P	
Feed and grain sales	P	P	P	
Field crops, propagation, and cultural purposes	P	P	P	
Mink farms	C	C	C	
Livestock auction and saleyards	C	C	C	
Menageries	C	C	C	
Nurseries	P	P	P	
Orchards	P	P	P	
Outside storage of materials in conjunction with a farm	P	—	—	
Packaged dry fertilizer storage, not including processing	C	C	C	
Pen fed cattle operations	C	C	C	
Residential Uses				

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Accessory buildings	P	P	P	
Accessory dwelling unit	P	P	P	Chapter 17.195
Agricultural/ Farmworker housing	P	P	P	
Dwelling, single-family	P	P	P	
Family daycare, large	P	P	P	
Family daycare, small	P	P	P	
Mobilehome park	C	C	C	
Planned residential development	C	C	C	
Residential care facilities	P	P	P	
Supportive housing	P	P	P	
Transitional housing	P	P	P	
Recreation and Community				
Animal hospitals, large and small	C	C	C	
Fishing lakes, commercial and noncommercial	P	P	P	
Fraternal lodges	P	P	P	
Hunting clubs	—	C	—	
Nursery schools for preschool day care and childcare	C	C	C	
Picnic and campgrounds	—	P	P	
Public parks and playgrounds	P	~~C~~P	~~C~~P	
Recreational vehicle parks	~~—~~	C	C	
Religious institution	P	P	P	

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Schools, private	P	P	P	
Sports and recreational facilities (including tennis, polo clubs, archery ranges, athletic fields, golf driving ranges, miniature golf, skating rinks and commercial swimming pools	—	C	C	
Business Operations and Services Uses				
Antique stores	—	C	C	
Arts, crafts and curio stores	—	P	P	
Bakery shops, including baking only when incidental to retail sales on the premises	—	P	P	
Barber shops and beauty shops	—	P	P	
Bed and breakfast lodging	—	—	C	Chapter 17.260
Cemetery, pet or human	—	C	C	
Commercial fairgrounds	—	C	C	
Commercial stables and riding academies	C	C	C	
Community center	—	—	C	Chapter 17.260
Commercial event center	—	—	C	Chapter 17.260
Rural events center	—	—	C	Chapter 17.260
Equipment rental services	—	C	C	
Events & Uses, Temporary	P	P	P	Chapter 17.105

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Feed and grain sales	—	C	C	
Food, meat, poultry and produce markets	—	C	C	
Fruit and vegetable packing plants and similar uses	—	C	C	
Garden supply stores	—	P	P	
Golf courses (public or private), including clubhouses; Driving ranges (as part of golf course or separate)	C	C	C	
Guest ranches	—	P	P	
Hardware stores	—	C	C	
Home based business	P	P	P	Chapter 17.110
Lumber production of a commercial nature, including commercial logging or commercial development of timber and lumber mills	—	C	C	
Nonprofit clubs and social lodge halls	C	C	C	
Outdoor film studios	—	C	C	
Pet shops and pet supply shops	—	P	P	
Racetracks, horses only	—	C	C	
Radio broadcasting stations	—	P	P	
Real Estate Offices, temporary with associated subdivision tract	P	P	P	

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Refreshment stand, permanent	C	C	C	
Restaurants and other eating establishments	—	C	C	
Retail pharmacies	—	C	C	
Rifle, pistol, skeet, or trapshooting ranges	—	C	C	
Rodeo arenas	—	C	C	
RV and boat storage (excludes mini storage)	C	C	C	
Television broadcasting stations, antennas, and cable installations, and microwave relay stations.	—	C	C	
Trail bike parks	C	C	C	
Water works facilities, for production and distribution of water for irrigation purposes	—	C	C	
Winery, with on-site vineyard	P	P	P	

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

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

§ 17.30.030. Development standards.

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

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Table 17.35.020-1: Residential Zones - Allowed Uses and Approval Requirements						
Allowed Use	R-1	R-2	R-3	R-4	R-T	Additional Requirements
Agricultural Uses						
Animal keeping, noncommercial	P	P	P	P	P	Section 17.225.030
Animal keeping, commercial	P	P	P	P	—	Section 17.225.040
Animal grazing						Section 17.225.070
Field crops, propagation, and culture purposes	P	P	P	P	P	
Residential Uses						
Accessory buildings	P	P	P	P	P	
Accessory dwelling units	P	P	P	P	P	Chapter 17.195
Boarding, rooming and lodging houses	—	—	P	P	—	
Congregate care residential facilities	—	C	C	C	—	Chapter 17.205
Dwelling, single-family	P	P	—	—	P	
Dwelling, multiple family	—	P	P	P	—	
Family daycare, large	P	P	P	P	P	
Family daycare, small	P	P	P	P	P	
Agricultural/ farmworker housing	P	P	P	P	P	Section 17.200.040
Mobile home parks and mobile home subdivisions	—	P	P	—	C	Chapter 17.210

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Table 17.35.020-1: Residential Zones - Allowed Uses and Approval Requirements						
Allowed Use	R-1	R-2	R-3	R-4	R-T	Additional Requirements
Planned residential developments	C	C	C	C	—	
Residential care facilities	P	P	P	P	P	Chapter 17.205
Supportive housing	P	P	P	P	P	Section 17.200.020
Transitional housing	P	P	P	P	P	Section 17.200.020
Recreation, Education, and Public Uses						
Community recreation facilities, as part of the subdivision development	P	P	P	P	P	
Educational institutions,	P	P	P	P	—	
Fraternity and sorority houses	—	P	P	P	—	
Libraries, museums, post office, art galleries	—	P	P	P	—	
Nursery schools for preschool day care and childcare	—	C	C	C	—	
Private schools	P	—	—	—	—	
Religious institutions	P	—P	—P	—P	—P	
Business Operations and Service Uses						
Home based business	P	P	P	P	P	Chapter 17.110
Nonprofit clubs and social lodge halls	—	C	C	C	—	

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Table 17.35.020-1: Residential Zones - Allowed Uses and Approval Requirements						
Allowed Use	R-1	R-2	R-3	R-4	R-T	Additional Requirements
Parking lots and parking structures	—	—	P	P	P	Chapter 17.155
Public parks and public playgrounds, golf courses with standard length fairways, and county clubs	P	P	P	P	—	
Real estate offices, temporary with associated subdivision tract	P	P	P	P	P	
Personal RV and boat storage areas as part of an approved mobilehome park	—	—	—	—	C	

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

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

§ 17.35.030. Development standards.

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

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Automotive and Vehicular Uses					
Automobile repair garages	C	C	C	C	
Automobile parts and supply stores	P	P	P	P	
Automobile sales and rental agencies, including travel trailers, mobilehomes and recreational vehicles sales	P	P	P	P	
Automobile service stations, with or without concurrent sale of beer and wine[1]	—	—	—	—	Note applies
Bicycle sales and rentals	P	P	P	P	
Boat and other marine sales, rentals and services	C	P	P	P	
Car washes, of any kind[1]	—	—	—	—	Note applies
Golf cart sales and service	P	P	P	P	
Fuel station[1]	—	—	—	—	Note applies
Mobilehome sales and storage, trailer sales and rental house trailers	C	P	P	P	
Parking lots and parking structures	P	P	P	P	Chapter 17.155
Recreational vehicle and boat storage[1]	—	—	—	—	Note applies Chapter 17.220 and Section 17.155.070

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Sale, rental, repair or demonstration of motorcycles, scooters or motorbikes, and the like.	C	P	P	P	
Tire sales and service, recapping prohibited	C	C	C	C	
Large truck, bus, farm equipment, and trailer service	C	C	C	C	
Large truck, bus, farm equipment, and trailer sales	P	P	P	P	
Entertainment					
Art gallery, library, reading room, museum	P	P	P	P	
Auditoriums and conference rooms	P	P	P	P	
Billiard and pool halls, with or without alcohol sales	C	C	C	C	
Bowling alleys	P	P	P	P	
Day spas (facials, waxing, skin treatments, and similar services not including massage)	P	P	P	P	
Game arcades (including Internet gaming)	P	P	P	P	
Roller/ice rink	P	P	P	P	
Assembly halls	C	C	C	C	
Drive-in theaters	C	C	C	C	
Health and exercise centers	C	C	C	C	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Sports and recreational facilities (indoor)	P	P	P	P	
Sports and recreational facilities (outdoor)	C	C	C	C	
Vendor Fair/Open-Air Market Event	P	P	P	P	Chapter 17.105
Movie theaters, not including drive-ins	C	C	C	C	
Tourist information centers	P	P	P	P	
Events & Uses, Temporary	P	P	P	P	Chapter 17.105
Food Sales and Restaurants					
Bakery goods distributors	P	P	P	P	
Bakery shops	P	P	P	P	
Bars and cocktail lounges	C	C	C	C	Chapter 17.235
Catering services	P	P	P	P	
Drive-through restaurants/eating establishments	C	C	C	C	
Microbrewery	P	P	P	P	
Brewery	P	P	P	P	
Winery	P	P	P	P	
Distillery	P	P	P	P	
Confectionery or candy stores	P	P	P	P	
Delicatessens	P	P	P	P	
Food markets and frozen food lockers	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Grocery stores, produce markets, dry goods, health food, and variety stores	P	P	P	P	
Ice cream shops	P	P	P	P	
Liquor stores	P	P	P	P	Chapter 17.235
Meat and poultry markets, not including slaughtering or live sales	P	P	P	P	
Refreshment stands, temporary	P	P	P	P	Chapter 17.105
Restaurants and other eating establishments, with or without alcohol sales (not including drive through)	P	P	P	P	
Medical Uses					
Ambulance services	C	C	C	C	
Animal hospitals (with boarding facilities)	C	C	C	C	
Health clinics and offices, all kinds	P	P	P	P	
Congregate care residential facilities	C	C	C	C	
Drug stores	P	P	P	P	
Mortuaries	C	C	C	C	
Pharmacies	P	P	P	P	
Urgent care clinics	C	C	C	C	
Veterinary medical clinics (no boarding)	P	P	P	P	
Retail					
Antique shops	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Appliance stores, household	P	P	P	P	
Art supply shops and studios	P	P	P	P	
Book stores, not including adult stores	P	P	P	P	
Building materials sales yards	C	C	C	C	
Cannabis retailers	C	C	C	C	Chapter 17.240
Ceramic sales and manufacturing for on-site sales	P	P	P	P	
Clothing stores	P	P	P	P	
Clothing, shoe, shoe repair and leather goods stores	P	P	P	P	
Convenience stores, including the sale of motor vehicle fuel[1]	—	—	—	—	Note applies
Convenience stores, not including the sale of motor vehicle fuel	C	C	C	C	Chapter 17.221
Department stores	P	P	P	P	
Mercantile and feed stores	P	P	P	P	
Florists' shops	P	P	P	P	
Gift shops, antique, curio, and art supply shops	P	P	P	P	
Hardware stores	P	P	P	P	
Hobby shops	P	P	P	P	
Household goods sales (i.e., furniture stores)	P	P	P	P	
Ice sales, not including ice plants	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Interior decorating shops	P	P	P	P	
Jewelry stores, including incidental repairs	P	P	P	P	
Leather goods stores	P	P	P	P	
Lumber yards, sales only	C	C	~~C~~ —	~~C~~ —	
Mail order businesses	P	P	P	P	
Music stores	P	P	P	P	
News stores	P	P	P	P	
Notions or novelty stores, excluding adult~~porn~~ shops	P	P	P	P	
Nurseries and garden supply stores	P	P	P	P	
Paint and wallpaper stores, retail only	P	P	P	P	
Pawn shops	P	P	P	P	
Pet and pet supply shops	P	P	P	P	
Plumbing, electrical shops, etc., sales only	P	P	P	P	
Shoe stores and repair shops	P	P	P	P	
Sporting equipment, gun, bait and tackle, and equestrian shops	P	P	P	P	
Stationery stores	P	P	P	P	
Swap meets	— ~~C~~	— C	— C	— C	
Tobacco retailing businesses, hookah lounges and vapor lounges	C	C	C	C	
Toy shops, excluding ~~porn~~adult shops	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Small equipment sales and rental, including incidental repairs	P	P	P	P	
Wholesale businesses with samples on the premises but not including storage	P	P	P	P	
Professional and Personal Services					
Auction houses	P	N/A	N/A	N/A	
Administrative and professional offices including business, law, ~~medical, dental, chiropractic,~~ architectural, engineering, community planning, real estate, etc.	P	P	P	P	
Banks and financial institutions	P	P	P	P	
Employment agencies	P	P	P	P	
Laboratories, film, dental, medical, research or testing	P	P	P	P	
Real estate sales offices	P	P	P	P	
Barber and beauty shops	P	P	P	P	
Blueprint and duplicating services	P	P	P	P	
Child day care centers	C	C	C	C	
Cleaning and dyeing shops	P	P	P	P	
Costume design studios	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Equipment sale and rental yards and services	C	C	C	C	
Fortune telling, spiritualism, or similar activity	P	P	P	P	
Laundries and laundromats	P	P	~~P~~	~~P~~	
Dry cleaning shops	P	P	~~P~~	~~P~~	
Locksmith shops	P	P	P	P	
Massage parlors, Turkish baths, health centers and similar personal service establishments	P	P	P	P	Chapter 5.36
Photography shops and studios and photo engraving	P	P	P	P	
Post offices, private and USPS	P	P	P	P	
Printers or publishers	P	P	P	P	
Recording studios	P	P	P	P	
Nail/manicure shop	P	P	P	P	
Stained glass assembly	P	P	P	P	
Studios for professional work in or teaching of any form of fine arts,	P	P	P	P	
Tailor shops	P	P	P	P	
Travel agencies	P	P	P	P	
Watch repair shops	P	P	P	P	
Religious, Educational, Labor, and Congregational Uses					
Churches, temples, and other places of religious worship	C	C	~~C~~	~~C~~	
Libraries	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Fraternal lodges, assembly and community halls	P	P	P	P	
Schools, business and professional, private	C	C	C	C	
Hospitality					
Bed and breakfast uses	P	P	P	P	Chapter 17.260
Hotels, resort hotels and motels	P	P	P	P	
Public Services and Utilities					
Bus stations, including taxi and rail	P	P	P	P	
Underground bulk fuel storage	C	C	C	C	
Heliports	C	C	C	C	
Residential Uses					
Accessory dwelling unit	P	—	P	P	Chapter 17.195
~~Mobilehomes~~	~~P~~	~~—~~	~~—~~	~~—~~	
Dwelling, multifamily	—	—	P	P	
Supportive housing	—	—	P	P	Section 17.200.020
Transitional housing	—	—	P	P	Section 17.200.020

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
SERVICE, SOCIAL, AND COMMERCIAL USES			
Assisted Living/skilled nursing facilities	C	C	
Banks and financial institutions	P	P	
Barber and beauty shops	P	—	
Blueprint and duplicating services	P	—	
Child-care center	C	C	
Churches, temples or other structures used primarily for religious worship	C	—	
Day care centers	C	—	
Drive-in theaters	C	—	
Drug stores (with drive-through facilities)	P	P	
Emergency shelters	P	—	Section 17.200.030
Equipment sales, rental and storage	P	—	
Feed and grain sales	P	—	
Florist shops or gift shops	P	P	
Gyms and health clubs	C	P	
Hardware and home improvement center	P	—	
Health and exercise centers	P	—	
Hospitals and medical centers	C	P	
Hotels	P	P	
Hunting clubs, skeet, trap, rifle and pistol ranges (indoor only)	P	—	
Indoor sports and recreation facilities	P	—	
Kennels and Catteries	P	—	Chapter 17.225 and Section 6.16.050

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Mobilehome sales lots	C	—	
Nurseries and garden supply stores	P	—	
Office equipment sales and service	P	—	
Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering.	P	P	
Parcel delivery services	P	—	
Pharmacies	P	P	
Professional offices, including medical, dental, chiropractic, etc.	P	—	
Restaurants and other eating establishments	P	P	
Sex-oriented businesses	C	—	Chapter 5.40
Telephone exchanges and switching equipment (only in an enclosed building)	P	—	
Urgent care clinics	C	C	
MANUFACTURING/SERVICE COMMERCIAL			
Beverages, including alcoholic beverages	P	—	
Cannabis cultivation, manufacturing, distribution, and testing laboratories	—	—	Chapter 17.240
Canning and preserving fruits and vegetables	P	—	
Containers, boxes, and crates	P	—	
Cutlery, tableware, hand tools, and hardware	P	—	
Dairy products	P	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Furniture products and fixtures including cabinets, partitions, and similar items	P	—	
Glassblowing, pressing, cutting, and other glassware products	P	—	
Grain and bakery products	P	—	
Ice	P	—	
Jewelry	P	—	
Handbags, luggage, footwear, and other personal leather goods	P	—	
Leather, tanning and finishing	C	—	
Measuring devices, watches, clocks and related items	P	—	
Meat and poultry products, not including meat packing or slaughtering	P	—	
Meat packing or slaughtering	C	—	
Musical and recording equipment	P	—	
Office and computing machine manufacture, repair and sales	P	—	
Soaps, cleaners and toiletries	C	—	
Sugar and confectionery products	P	—	
Wearing apparel and accessory products	P	—	
Wineries, distilleries and breweries, including microbreweries and similar	P	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
RESEARCH AND DEVELOPMENT			
Laboratories, medical, research or testing centers	P	P	
Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electromechanical nature	P	=	
Manufacture and repair of engineering, scientific and medical instrumentation	P	=	
Medical instruments, supplies, and equipment	P	=	
Office and computing machines manufacture, repair and sales	P	=	
Optical goods, medical instruments, supplies, and equipment and photography equipment	P	=	
Pharmaceutical research and manufacture	P	=	
STORAGE			
Building movers storage yard	P	=	
Cold storage facilities	C	=	
Cold storage plant	P	=	
Contractor storage yards	P	=	
Industrial warehousing and distribution (not to exceed 50,000 sf)	C	=	
Mini-warehouse/storage facilities	C	—	Chapter 17.255
Petroleum and bulk fuel storage	C	=	
AUTOMOTIVE			

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Automobile service stations, with or without concurrent sale of beer and wine for off-premises consumption[1]	C	—	Note applies
Body and fender shops, and spray painting	C	=	
Car and truck washes	C	=	
Draying, freighting and trucking operations	C	=	
Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption[1]	—	—	Note applies
Motorcycles, bicycles and parts manufacture	P	=	
Parking lots and parking structures	P	P	Chapter 17.155
Recreational vehicle and travel trailer manufacturing (with on-site sales)	P	=	
Recreational vehicle and travel trailer manufacturing (without on-site sales)	C		
Recreational vehicle, travel trailer, and boat storage within an enclosed building	C	=	Chapter 17.220 and Section 17.155.070
Truck and trailer sales and rental	C	=	
Vehicle and motorcycle repair shops	C	=	
Vehicle storage and impoundment	C	=	
Vehicles, aircraft, boats and parts manufacture	P	=	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
MANUFACTURING AND INDUSTRIAL USES			
Chemicals and Synthetic Products:			
Agricultural chemicals, not including pesticides and fertilizers	C	—	
Fabrication of rubber, plastic, and synthetic products	P	—	
Organic and inorganic compounds, not including those of a hazardous nature	P	—	
Paints and varnishes, and manufacturing and incidental storage	C	—	
Lumber, wood, and paper products:			
Cotton ginning	P	—	
Cotton, wood, and synthetic weaving and finishing mills	C	—	
Fabricated wood buildings and structures	P	—	
Fabrication of manufactured housing and mobilehomes	P	—	
Fabrication of wood buildings and structures	P	—	
Floor covering mills	P	—	
Knitting mills	P	—	
Lumber yards	P	—	
Paper and paperboard mills	P	—	
Paper shredding	P	—	
Paper storage and recycling, not within a building	P	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items	P	—	
Saw and plaining mills	C	—	
Yarn and thread mills	P	—	
Stone and Concrete Products:			
Concrete batch plants and asphalt plants	P	—	
Manufacture of concrete, gypsum, plaster and mineral products	P	—	
Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants;	C	—	
Sand blasting	P	—	
Stone cutting and related activities	P	—	
Metal, Machinery, and Electrical Products:			
Appliance manufacture and repair	P	—	
Blast furnaces	P	—	
Cans and containers	P	—	
Casting, smelting, stamping, and forging metals	P	—	
Control devices and gauges	P	—	
Electrical and electronic apparatus and components	P	—	
Engines, turbines and parts	P	—	
Fabrication of metal buildings	P	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Farm, garden construction, and industrial machinery	P	—	
Fencing	P	—	
Foundries	P	—	
Lighting and wiring	P	—	
Lighting fixtures and supplies	P	—	
Machine, welding and blacksmith shops	P	—	
Manufacture of ordinance and firearms, not including explosives	P	—	
Plumbing and heating items	P	—	
Refrigeration and heating equipment	P	—	
Rolling and drawing metals	P	—	
Smelting metal and foundries	P	—	
Tires and tubes	P	—	
Wrought iron fabrication	P	—	
UTILITIES, TRANSPORTATION, COMMUNICATION, AND PUBLIC SERVICES			
Aviation facilities/ heliports	C	C	
Cemeteries, crematories and mausoleums	C	—	
Communications and microwave installations	P	—	
Disguised wireless facilities	P	P	Chapter 17.245
Electric and gas distribution, transmission substations, battery energy storage, telephone, and microwave	C	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Fire and police stations	P	—	
Gas, steam, and oil drilling operations	C	—	
Meteorological towers	P	—	
Post offices	P	—	
Natural gas, above ground storage	C	—	
Radio, television and communications equipment	P	—	
Public utility substations and storage buildings	C	—	
Public utility substations and storage yards	P	—	
Railroad yards and stations	P	—	
Recycling collection facilities	C	—	
Recycling of wood, metal and construction wastes	C	—	
Recycling processing facilities	C	—	
Sewage sludge/organic waste composting facilities	C	—	
Sewage treatment plants	C	—	
Utilities, both public and private	C	—	
Water well and any use appurtenant to the storage and distribution of water	P	—	
Water works facilities, both public and private	C	—	
Water and gas company service facilities	P	—	

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Article III
Entitlements~~Land Use Permits~~ And Procedures

CHAPTER 17.60
GENERAL PLAN AND SPECIFIC PLANS

Prior History: Former Ch. 17.60 R-4 Planned Residential Zone, compiled of RCC Ch. 17.60; Ord. 18 § 2, 2008; Ord. 87 §§ 16, 17, 2014; Ord. 99 § 3, 2015; Ord. 189 § 13, 2020; repealed by Ord. 247, 1/15/2025.

§ 17.60.010. Adoption or amendment of the General Plan.

A. The City of Wildomar General Plan, or any part or element thereof, and any amendment to the Plan or any part or element thereof, shall be adopted in accordance with the provisions of Section 65300 et seq. of the Government Code, as now written or hereafter amended, and this chapter. No mandatory element of the General Plan shall be amended more frequently than four times during any calendar year, unless otherwise allowed by Section 65358 of the Government Code. There are no restrictions on the number of amendments made to optional elements or Specific Plans during any calendar year. Subject to that limitation, an amendment may be adopted at any time, as determined by the City Council. Each amendment may include more than one change to the General Plan.

~~B. General Plan Initiation Process (GPIP). Prior to any formal application request to initiate an amendment to the General Plan by an owner of real property (or a person authorized by the owner), the planning department shall bring forward such request as part of a GPIP Pre-Application Review (PAR) review. The GPIP request shall require Planning Commission review and consideration at a public meeting followed up by a recommendation to the City Council. The City Council shall then consider at a public meeting the Planning Commission's recommendation on such General Plan amendment, and provide necessary feed back to an applicant, including any applicable planning department feedback. Upon conclusion of the process, the City Council shall adopt an order by the affirmative vote of not less than a majority of the entire membership of the Council initiating proceedings for a General Plan amendment. The initiation of proceedings by the City Council for the amendment of the General Plan, or any part or element thereof, however, shall not imply any such formal General Plan amendment will be approved.~~

~~C.~~B. General Plan Consistency. No discretionary permit shall be approved pursuant to this Title unless it is determined that the permit is consistent with the General Plan.
(Ord. 247, 1/15/2025)

§ 17.60.020. General Plan amendments.

A. Applicability. This section shall govern the processing of any General Plan Amendment by an owner of real property (or a person authorized by the owner),

~~B. Initiation of Amendment Proceedings. The initiation of proceedings for any amendment pursuant to this section shall require an order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the Council. The adoption of an order by the Council initiating amendment proceedings shall not require a~~

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~~public hearing and shall not imply any such amendment will be approved.~~

~~C. Recommendations for the Initiation of Amendment Proceedings. Either the Community Development Director or the Planning Commission may recommend that the City Council adopt an order initiating proceedings for an amendment pursuant to this section. All such recommendations shall be in writing and shall be submitted to the City Clerk for placement on the agenda of the Council as a matter not requiring a public hearing. Whenever the Community Development Director prepares such a recommendation, the comments of the Planning Commission shall be requested, and any comments shall be included in the submission to the City Council. No public hearing before the Planning Commission shall be required to request such comments.~~

~~D. Private Applications for the Initiation of Amendment Proceedings. The owner of real property, or a person authorized by the owner, shall have the right to request that the City Council adopt an order initiating proceedings for an amendment pursuant to this section. Applications shall be made to the Community Development Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees). The Community Development Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the City Clerk for placement on the Council agenda as a matter not requiring a public hearing. Prior to submitting the report and recommendation to the City Clerk, the comments of the Planning Commission shall be requested, and any comments shall be included in the submission to the City Council. No public hearing before the Planning Commission shall be required to request such comments.~~

~~E. Amendment Proceedings and Hearings. After adoption of an order of the City Council initiating proceedings for an amendment pursuant to this section, the amendment shall be processed, heard and decided in accordance with Chapter 17.130 (Amendments to Projects). If the Council adopts orders initiating proceedings for several amendments pursuant to this section, each such amendment may be processed, heard and decided separately or together with other such amendments as determined by the Community Development Director. Hearings and the final decision on any amendment pursuant to this section may occur after the calendar year during which proceedings for the amendment were initiated.~~

(Ord. 247, 1/15/2025)

§ 17.60.030. Findings.

A Planning Commission resolution recommending approval to the City Council of a General Plan Amendment shall include the ~~follosing~~following findings, based on substantial evidence:

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

B. ~~, t~~That the changes~~modifications~~ are in the public interest (Government Code Section 65358(a));

C. ~~,~~ That the change does not conflict with the overall City of Wildomar vision;~~,~~ and

D. ~~T~~that the changes~~it~~ would not create an internal inconsistency among the elements of the General Plan.

The foregoing requirement for findings shall not apply to any amendment to the City of Wildomar vision.
(Ord. 247, 1/15/2025)

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§ 17.60.040. Specific plans.

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

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

§ 17.60.050. Applications for specific plans.

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

B. Applications shall be made in writing to the Community Development Director on the forms provided by the Planning Department and shall be accompanied by the fee set forth in Chapter 3.44 (Fees). The application shall supply all required information and shall include the following:

1. Wherever a proposed specific plan is for a project subject to the Alquist-Priolo Earthquake Fault Zoning Act, Public Resources Code Section 2621 et seq., a geologic report shall be submitted as required by Chapter 15.76 (Earthquake Fault Area Construction Regulations);

2. Whenever a proposed specific plan will substantially determine the location of any building sites for structures, a flood protection study shall be submitted with the specific plan along with the fee set forth in Chapter 3.44 (Fees).

C. A specific plan shall include text and a diagram or diagrams which specify all of the following in detail:

1. The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan;

2. The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan;

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;

4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out subsections (C)(1) through (C)(3) of this section.

D. A specific plan shall include a statement of the relationship of the specific plan to the General Plan.
(Ord. 247, 1/15/2025)

§ 17.60.060. Public hearings, General Plan amendments and specific plans.

Proposals to adopt or amend the City of Wildomar General Plan, any part or element thereof, and any specific plan, shall be heard in the following manner:

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A. The Planning Commission shall hold a public hearing on the matter. Notice of the public hearing shall be given pursuant to Section 17.125.080 (Public Hearing Procedure) of this Title.

B. After closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant, if any. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal.

C. Upon receipt of a recommendation of the Planning Commission on adoption or amendment of the General Plan, the City Clerk shall set the matter for public hearing before the City Council at the earliest scheduled meeting date and shall give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

D. After closing the public hearing, the City Council shall render its decision within a reasonable time. A decision to adopt or amend the General Plan, or any part or element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the Council. The City Council may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall first be remanded back to the Commission for its consideration and recommendation. The Planning Commission shall hold a public meeting thereon, and report its decision back to the City Council within 60 days.

E. A proposal to adopt or amend any part or element of the General Plan shall not be approved by the City Council until all procedures required by CEQA and the City's CEQA Guidelines have been completed.

(Ord. 247, 1/15/2025)

§ 17.60.070. Reports on conformity with the General Plan.

A. The Community Development~~Planning~~ Department is designated as the planning agency, under the provisions of Section 65402 of the Government Code, and any similar provision of state law, to report on public acquisitions, dispositions, abandonments, and construction, as to conformity with the City of Wildomar General Plan.

B. Whenever any City department or a public agency is processing a project that requires a report under the provisions of Section 65402 of the Government Code, or any similar provision of state law, application shall be made to the Community Development Director on forms provided by the Community Development~~Planning~~ Department and shall supply all requested information, including the following:

1. The name, address and telephone number of applicant, including information regarding any cooperating or involved agencies;

2. The legal basis for the project on an estimated time schedule for development or action to be taken;

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3. The location, address or legal description of the subject property or area, together with a site plan and description of the proposed project and uses;

4. The location of adjacent streets, easements, utilities, and other features, both natural and constructed, that may affect or be affected by the proposal;

5. Development plans of any proposed construction, including such structural features as may be required to determine if the proposal is in conformity with the General Plan and any specific plan in effect in the area.

C. Within 40 days after receipt of a completed application, the Community Development Director shall make a report to the applicant as to the conformity of the location, purpose and extent of the proposed project with the General Plan.

D. Within 10 days after the date of mailing or delivery of the report of the Community Development Director, the applicant may appeal, in writing, to the Planning Commission on the form provided by the Community Development~~Planning~~ Department. Upon receipt of a completed appeal accompanied by the fee set forth in Chapter 3.44 (Fees), the Community Development Director shall set the matter for hearing before the Planning Commission, not less than five nor more than 35 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The decision of the Commission shall be made within 30 days following the close of the hearing, shall be final, and a copy shall be mailed to the appellant.

E. The provisions of subdivision (a) of Section 65402 of the Government Code shall not apply to:

1. The disposition of the remainder of a larger parcel which was acquired and used in part for street purposes;

2. Acquisitions, dispositions, or abandonments for street widening or alignment projects, provided such projects are of a minor nature.

F. The provisions of subdivision (b) of Section 65402 of the Government Code shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature.

(Ord. 247, 1/15/2025)

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CHAPTER 17.76
CONDITIONAL USE PERMITS

Prior History: Former Ch. 17.80 C-R Rural Commercial Zone, compiled of RCC Ch. 17.84; Ord. 18 § 2, 2008; Ord. 190 § 6, 2020; repealed by Ord. 247, 1/15/2025.

§ 17.76.010. Purpose.

The Use Permit review and approval process is intended to apply to uses that are consistent with the with the goals, objectives, and policies of the General Plan and purposes of the zone where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will be compatible with the surrounding area and uses.
(Ord. 247, 1/15/2025)

§ 17.76.020. Applicability.

Whenever any section of this Title requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall ~~take~~ apply~~effect~~.
(Ord. 247, 1/15/2025)

§ 17.76.030. Application.

Applications for a conditional use permit shall be made in writing to the Community Development Director on the forms provided by the Planning Division~~epartment~~ and shall be accompanied by the filing fee as set forth in Chapter 3.44 (Fees).
(Ord. 247, 1/15/2025)

§ 17.76.040. Public notice and hearing.

The Planning Commission shall be the appropriate hearing body for and shall have the authority to approve, conditionally approve, or deny ~~all~~ conditional use permit applications in accordance with the provisions of this chapter. Notwithstanding the above or~~,~~ any other provision herein to the contrary, the hearing on any conditional use permit application that also requires the approval of a General Plan amendment, specific plan amendment, or change of zone shall be heard in accordance with the provisions of Chapters 17.60 and 17.145, whichever is applicable, and all the procedural requirements and rights of appeal as set forth therein, shall govern the hearing.
(Ord. 247, 1/15/2025)

§ 17.76.050. ~~Required use permit f~~Findings for Decision.

The review authority must make all of the following findings to approve or conditionally approve a use permit application. The inability to make one or more of the findings is grounds for denial of an application:

A. The proposed use is consistent with the General Plan and any applicable specific plan;

B. The proposed use is consistent with the intent of the zone it is located in and complies with all applicable provisions of this Title and other applicable provisions of the Wildomar Municipal Code;

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C. The proposed use will not have an adverse effect to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

D. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;

E. The site is physically suitable ~~in terms of design, location, shape, size, and operating characteristics of~~for the proposed use and ~~for~~ the provision of public and emergency vehicle access, public protection services, and utilities;

~~D.~~F. The proposed use complies with adopted design and development standards applicable to the zone the use is located in, unless waived or modified pursuant to the provisions of this Title.

(Ord. 247, 1/15/2025)

§ 17.76.060. Conditions of approval.

In approving or conditionally approving a use permit, the City may impose reasonable conditions or restrictions necessary to ensure~~achieve~~ compliance with ~~the findings found inrequired by~~ this chapter, protect the public health, safety, and welfare, and mitigate project impacts~~the following outcomes~~. The City may also require reasonable guarantees and evidence that such conditions are being, or will be, complied with. ~~All c~~Conditions of approval imposed on uses/projects ~~by the Planning Commission shall~~may also be consistent with at least one of the following objectives:

~~A. Ensure that the proposal conforms in all significant respects with the Wildomar General Plan and with any other applicable plans or policies adopted by the City Council;~~

~~B. Achieve the general purposes of this Title or the specific purpose of the zone in which the project is located;~~

~~C.~~A. ~~Achieve the findings for a use permit listed in Section 17.80.050 (Required Use Permit Findings)~~Ensure regulated uses operate as intended by this Title or approved under the use permit; or

B. Mitigate any potentially significant impacts identified because of environmental review conducted in compliance with the California Environmental Quality Act.

~~D.~~ Conditions may include operational restrictions, performance standards, time limitations, ongoing monitoring requirements, and other measures reasonably related to the approved use and its impacts.

§ 17.76.070. Periodic Review.

The ~~City~~reviewing autohrity may conduct a periodic review of the permit to ensure proper compliance with this Development Code and any development~~al~~ or operational conditions imposed by the review authority.

§ 17.76.080. Permit to run with land.

A use permit approved in compliance with the provisions of this Chapter, including Section 17.76.090, shall continue to be valid on the land for which it was approved upon a change of ownership of the business, parcel, service, structure, or use that was the subject of the permit application in the same area, configuration, and manner as it was originally approved in compliance with this Chapter. Use permits are not transferable to other lands within Wildomar. Establishment of the same use on a different property requires a new use permit application.

§ 17.76.090. Existing conditional use.

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A conditional use legally established prior to the effective date of this Development Code or prior to the effective date of subsequent amendments to the applicable regulations or zone boundaries, shall be allowed to continue; provided that it is operated and maintained in compliance with the conditions prescribed at the time of its establishment, if any.

§ 17.76.075. Modification, suspension, or revocation.

A. The review authority may modify, suspend, or revoke a conditional use permit following notice and a public hearing conducted in accordance with this title upon making one or more of the following findings:

1. The permit was obtained by fraud or misrepresentation;
2. The use is being conducted contrary to the approved plans, the terms or conditions of approval, or this title;
3. The use is being conducted in violation of any applicable law or regulation;
4. The use has caused or is causing adverse effects on the public health, safety, or welfare, or is detrimental to surrounding properties or improvements; or
5. The use has ceased for a continuous period specified elsewhere in this title, if applicable.

B. In modifying, suspending, or revoking a conditional use permit, the review authority may impose additional or revised conditions reasonably related to mitigating impacts of the use or ensuring compliance with this title.

C. The remedies provided in this section are cumulative and do not limit any other enforcement authority or remedy available to the City under this code or applicable law.

(Ord. 247, 1/15/2025)

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CHAPTER 17.85
DEVELOPMENT REVIEW~~, MAJOR~~

§ 17.85.010. Purpose.

Development review provides a method for the City to review development proposals based on size, site characteristics and type of project.
(Ord. 247, 1/15/2025)

§ 17.85.020. ~~Major d~~Development review.

A. Requirements. A ~~major~~ development review permit is required for any development project that does not qualify for a minor development review as described in Chapter 17.90.

B. Approving Authority. The Planning Commission shall be the designated approving authority for ~~major~~ development review applications. The Planning Commission shall approve, approve with conditions, or deny applications for major development review after making the required findings.

C. Issuance of Permits. ~~Major development~~ Development review approval is required prior to issuance of any building or grading permits and prior to or in conjunction with discretionary action on corresponding development applications (e.g., ~~conditional~~ use permit, variance).

D. Procedure for Application Processing. The procedures for application processing shall be as provided in Chapter 17.125 (Common Application Processing Procedures).

E. Findings. ~~Major d~~Development review shall be granted only when the following findings have been made in writing:

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

2. The proposed development~~use~~ is consistent with the intent of the zone it is located in and complies with all applicable provisions of this Title and other applicable provisions of the Wildomar Municipal Code;

3. The proposed development~~use~~ will not have an adverse effect to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

4. The proposed development~~use~~ complies with adopted design and development standards applicable to the zone the use is located in, unless waived or modified pursuant to the provisions of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.90
DEVELOPMENT REVIEW, MINOR

§ 17.90.010. Purpose.

Development review provides a method for the City to review development proposals based on size, site characteristics and type of project.
(Ord. 247, 1/15/2025)

§ 17.90.020. Minor development review.

A. Requirements. A minor development review permit is required for the following items:

1. Model home complex site plan for single-family residential subdivisions;
2. New construction of a multifamily residential project with fewer than 10 units;
3. New construction of a nonresidential building or structure of less than 5,000 square feet (e.g., commercial, office, industrial, public/quasi-public);
4. Additions of more than 1,000 square feet and less than 5,000 square feet to nonresidential buildings or structures;
5. The exterior remodel of multifamily residential buildings or structures or nonresidential buildings or structures;
6. Permanent and seasonal outdoor seating.
~~6.~~7. Other similar structures as determined by the Community Development Director.

B. Exemptions. The following structures are exempt from development review ~~(minor or major)~~. However, such structures may require Zoning Clearance to ensure compliance with adopted Building Code standards and applicable Title 17 provisions:

1. Single-family home on a single lot;
2. Additions to, or the exterior remodel, of single-family residential homes;
3. Additions of less than 1,000 square feet in size to nonresidential buildings or structures;
4. Residential a~~A~~ccessory structures, including accessory dwelling units, consistent with the provisions in this Title;
5. Repairs and maintenance to the site or structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure; and
6. Interior alterations that do not change the permitted use of the structure.
~~6.~~7. Other similar structures as determined by the Community Development Director.

C. Approving Authority. Refer to Table 17.~~-~~125.110-1, Designated Authority for Approval.

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

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

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

~~E.~~F. Procedure for Application Processing. The procedures for application processing shall be as provided in Chapter 17.125 (Common Application Processing Procedures).

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~~F.~~G. Findings. Approval of a minor development review is subject to the following findings as made by the Community Development Director in writing:

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

2. The proposed use is consistent with the intent of the zone it is located in and complies with the standards of the applicable provisions of this Title and applicable provisions of the Wildomar Municipal Code;

3. The proposed use will not have an adverse effect to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

4. The proposed use complies with adopted design and development standards applicable to the zone the use is located in, unless waived or modified pursuant to the provisions of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.95
REASONABLE ACCOMMODATIONS

§ 17.95.010. Purpose.

This chapter provides a procedure to request a reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (together, the Acts) in the application of Zoning laws and other land use regulations, policies, and procedures.
(Ord. 247, 1/15/2025)

§ 17.95.020. Applicability.

A. A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of a requirement of this Title or other City requirement, policy, or practice acts as a barrier to fair housing opportunities for a person with a disability, as defined by the Acts. A person with a disability is a person who has a physical/mental impairment or medical condition that limits or substantially limits one or more major life activities, anyone who is regarded as having such disability, or anyone who has a record of such disability.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the site.

D. A reasonable accommodation may be granted in compliance with this section without the need for the approval of a variance.

(Ord. 247, 1/15/2025)

§ 17.95.030. Procedure.

A. Application. A request for reasonable accommodation shall be submitted on an application form provided by the planning department or in the form of a letter to the Community Development Director, and shall contain the following information:

1. The applicant's name, address, and telephone number;

2. Address of the property for which the request is being made;

3. The current actual use of the property;

4. The basis for the claim that the individual is considered disabled under the acts;

5. Title 17 provision, regulation or policy from which reasonable accommodation is being requested; and

6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

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B. Review with Other Land Use Applications. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including ~~conditional~~ use permit, development review, etc.), then the applicant shall file the information required by Section 17.95.030(A), Application, together for concurrent review with the application for discretionary approval.

(Ord. 247, 1/15/2025)

§ 17.95.040. Review authority.

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

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

(Ord. 247, 1/15/2025)

§ 17.95.050. Review.

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

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

(Ord. 247, 1/15/2025)

§ 17.95.060. Approval findings.

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

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

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

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

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

(Ord. 247, 1/15/2025)

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§ 17.95.070. Conditions of approval.

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

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CHAPTER 17.105
TEMPORARY USE AND TEMPORARY EVENTS PERMITS

§ 17.105.010. Purpose.

The City Council hereby determines that temporary events and temporary use permits provide a process for administrative review for short-term activities that may not meet the normal development or use standards of the applicable zoning district but may be acceptable because of their temporary nature. The intent of these regulations is to ensure that the temporary event or temporary use does not adversely impact the long-term uses of the same or neighboring sites, or impact the general health, safety, and welfare of persons residing within the community. The City Council has enacted the following provisions to regulate and control, in a content-neutral manner, temporary uses that are conducted in the City.
(Ord. 247, 1/15/2025)

§ 17.105.020. Permit required.

Except as otherwise provided in this Title, the temporary uses listed in this section shall require the issuance of a temporary use permit (TUP), or temporary event permit (TEP) under a TUP for events, from the Community Development Director prior to establishment of the use or commencement of the event. The Community Development Director may impose conditions on the approval of a temporary use or event permit necessary to protect the public health, safety, and welfare and ensure compliance with this Title. Temporary events must substantially comply with the standards outlined in Section 17.105.040 of this chapter.
(Ord. 247, 1/15/2025)

§ 17.105.030. Temporary use regulations.

A. Exempt Temporary Uses. The following temporary uses are exempt from the permit requirements of this section, provided they comply with the development standards listed below.

1. Emergency Facilities. Temporary facilities to accommodate emergency public health and safety needs and activities.

2. Construction Office and Yards—On-Site. Office and ~~Y~~yards ~~and sheds~~ for the storage of materials and equipment used as part of a construction project, provided a valid building permit has been issued and the materials and equipment are stored on the same site as the construction activity.

3. Miscellaneous. Activities conducted on public property or within the public right-of-way that are approved by the City or as otherwise required by the Wildomar Municipal Code, or temporary uses established by the City of Wildomar, or contractors on the city's behalf, on private property or property owned by the city.

~~3.~~4. Non-recurring Farmers Market (Certified). An outdoor market on public (City) or private property where farmers and other producers of agricultural and related foodstuffs and products are sold, including non-agricultural products. A certified farmers' market is subject to the provisions of Food & Agriculture Code Sections 47000 et seq. Exempt markets may be single events or markets that do not exceed twelve (12) events per calendar year between the hours of 8:00 a.m. to 10:00 p.m.

B. Temporary Use Permit Required. The following temporary uses and activities may be allowed, subject to the issuance of a temporary use permit. An ~~complete~~ application for a

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temporary use shall be submitted to the Community Development~~Planning~~ Department at least 60 days prior to the scheduled use ~~and include a minor or major development review application~~ accompanied by the required filing fee outlined in Chapter 3.44 of the WMC. The application package shall ~~also~~ include a site plan exhibit and a signed letter from the property owner authorizing said temporary use. The following temporary uses require a TUP:

1. Construction Office and S~~s~~torage. An offsite temporary construction office or storage used during the construction of a ~~main building or buildings on the same site as part of a~~ development project within the City of Wildomar, provided a valid building permit has been issued for the development project.

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2. Model Homes. A model home or model home complex may be authorized before the completion of subdivision improvements.

3. Temporary Real Estate Offices, Including Sales Trailers and Related Facilities. May be established within the area of an approved residential subdivision project, solely for the first sale of homes. In addition, conditions of approval regulating the hours of operation, landscaping, or other aspects ~~as deemed necessary~~ reasonably necessary to protect the public health, safety, and welfare may be imposed as part of the temporary use permit.

4. Seasonal Sales Lots. Temporary seasonal sales activities (e.g., Christmas trees, pumpkin sales, and other similar outdoor sales) may be permitted in any commercial or industrial zoning district, or on any religious facility or school site that abuts a collector or arterial roadway as designated in the Wildomar General Plan. Seasonal sales may be permitted in any nonresidential zoning district upon issuance of a temporary use permit. The term of permit shall not exceed 60 calendar days per calendar year.

~~5.~~ Craft-Vendor Fair/Open-Air Market. An outdoor or indoor temporary use located on private or public (City) property, except vacant and/or unimproved land where non-agricultural products are sold, including, but not limited to, arts, crafts, candy, soaps, balms, cosmetics, ceramics, bread, cheese, clothing, and handmade crafts (such as seasonal goods, ornaments, hand-dipped or rolled candles, etc.) and similar items and products for sale to the general public. Items such as meat, poultry, fish, etc., and similar foods will be allowed only to the extent there is proper refrigeration and Riverside County Health Department approval, as applicable. Craft-Vendor fair/ open-air markets shall be allowed no more than twelve~~six~~ times per calendar year between the hours of ~~8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and~~ 8:00 a.m. to 10:00

5. p.m. ~~(Friday through Saturday).~~ Any event exceeding twelve~~six~~ times per calendar year shall require approval of a conditional use permit by the Planning Commission. A new temporary use permit will be required every calendar year.

6. Farmers Market (Certified). An outdoor market on public (City) or private property where farmers and other producers of agricultural and related foodstuffs and products are sold, including non-agricultural products. A certified farmers' market is subject to the provisions of Food & Agriculture Code Sections 47000 et seq. Farmers' markets shall be allowed weekly and ~~no more than six times per calendar year~~ between the hours of ~~8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and~~ 8:00 a.m. to 10:00 p.m. ~~(Friday through Saturday). Any event exceeding six times per calendar year shall require approval of a conditional use permit by the Planning Commission.~~

7. Temporary dwellings, including mobilehomes, when a primary dwelling is being constructed or remodeled may be permitted, provided a valid building permit has been issued. The temporary dwelling shall be limited to a maximum of one year and then must be removed from the premises. Recreational vehicles are prohibited as a temporary dwelling.

8. Temporary Outdoor Parking Lot Dining.

   a. Temporary parking lot dining that utilizes required parking spaces for outdoor dining for its customers shall be temporary in nature, shall not increase the

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

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

ii. If the number of parking spaces is reduced below the minimum required for the site, the Community Development Director may consider~~require~~ bicycle rack parking in accordance with the provisions of Section 17.155.060 (Bicycle Parking Facilities).

b. Temporary parking lot dining must include safety improvements to protect customers, including, but not limited to, raised platforms (equal to height of adjacent walkway to meet ADA requirements), bollards placed 36 inches on center, K-rails around the perimeter of the parking spaces used for outdoor dining or other similar safety barriers.

c. The Community Development Director may require a parking analysis based on existing site conditions as part of the substantial conformance review.

d. The applicant shall first receive written approval from the property owner prior to submitting a temporary use permit application and shall include the letter in the application package.

e. The parking lot dining area shall not encroach into any drive aisles or fire lane.

f. The applicant shall be responsible for obtaining the proper state A.B.C. license approval if alcohol is served in the outdoor dining area. Said state A.B.C. approval shall be submitted with the application package.

g. The restaurant owner shall agree to indemnify the City and sign the indemnity clause on the temporary use permit application.

9. Temporary Use of Land.

a. The Community Development Director may approve, conditionally approve, or deny the temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time not to exceed twelve~~six~~ months.

b. The Planning Commission may approve, conditionally approve, or deny the temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time that exceeds twelve~~six~~ months.

c. In both cases, an encroachment permit may be needed from the Public Works Department prior the use of the land.

10. When a temporary use is not specifically listed in this section, the Community Development Director ~~shall~~ may determine whether the proposed use is similar in nature and operational characteristics to a listed use~~(s)~~ and may~~shall~~ establish reasonable conditions and operational limitations applicable to the proposed use. ~~the term and make necessary findings and~~

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~~conditions for the particular use.~~

11. The Community Development Director may grant extensions of time~~s~~ for~~to~~ any temporary use or temporary event ~~, including temporary events,~~ if the approved~~project~~ use has not substantially changed and the extension would ~~use will~~ not be detrimental to the health, safety and public welfare~~, or as allowed by the conditions of approval~~.

C. Findings for Temporary Uses. The Community Development Director shall deny the temporary use permit if all required findings cannot be made:~~A temporary use permit shall meet all the findings below. If the Director does not make all of these findings, the temporary use permit shall be denied.~~

1. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

2. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

3. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this Title.

D. Conditions. In approving or conditionally approving a temporary use permit, the Director may impose reasonable ~~such applicable~~ conditions necessary to ~~ensure the~~ protect~~ion of~~ the public health, safety, and ~~general~~ welfare and ensure compliance with this title. Such conditions may include, but not be limited to, the following:

1. Measure to minimize impact on adjacent uses, such as buffers, hours of operation, lighting requirements, and/or parking measures.

2. Property maintenance requirements to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.

3. Appropriate performance guarantees/security may be required before initiation of the use to ensure proper cleanup after the use is finished.

4. Other reasonable conditions of approval ~~deemed reasonable and~~ necessary to ensure ~~that the approval would be in~~ compliance with the findings required by this chapter ~~above~~, including conditions establishing~~of approval identifying~~ the duration fot eh permit and ~~life of the permit and~~ any authorized ~~available~~ extensions.

~~4.~~5. Bond and Insurance. The Community Development Director may require an applicant for a TUP to post a bond~~,~~ or ~~to~~ other~~wise~~ financial~~ly~~ security to ensure ~~e that the site where the temporary use will be located, in order to~~ restoration~~ed~~ of the site to its prior ~~to its original~~ condition and reimbursement to ~~that~~ the City ~~is fully reimbursed~~ for costs associated with ~~any unanticipated expenses related to~~ enforcement, abatement, cleanup, or ~~of the temporary use or~~ required improvements. The Community Development Director shall determine the amount of the bond or other security, and the applicant shall post it with the Community Development Department.

E. Revocation. A temporary use permit may be revoked pursuant to and in accordance with Section 17.125.150 (Revocation of Variance and Permits). The remedies provided in this

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chapter are cumulative and do not limit any other enforcement authority available to the City under this code or applicable law.

(Ord. 247, 1/15/2025)

§ 17.105.040. Temporary event regulations.

~~Notwithstanding any other provision of this chapter to the contrary, a "major event" shall only be held indoors in an established facility as defined in this chapter. A "minor event" may be held indoors in an established facility or outdoors.~~ All ~~major and minor~~ temporary events shall comply with the following use regulations.

~~A. Temporary Event Permit Application. A complete application for a major or minor temporary event shall be submitted to the Community Development Director, or designee, at least 60 days prior to the scheduled event, or as otherwise approved by the City Manager, or designee. The application shall include a minor or major development review accompanied by the required filing fee. The application package shall also include a signed letter from the underlying property owner authorizing said event on the property in question. If the event is held within a multi-tenant commercial center, the application package shall also include a signed letter from each business owner that may be affected~~

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~~by the event.~~

~~B. Use Time Limitation. A major or minor temporary event shall be allowed no more than six times per calendar year subject to the requirements specified in subsection C below. Any event exceeding six times per calendar year shall require approval of a conditional use permit by the Planning Commission.~~

~~C.~~A. Requirements for Temporary Uses~~Approval~~. ~~The Community Development Director shall approve a major or minor t~~Temporary events ~~provided~~must substantially conform ~~ance with~~all ~~of~~ the following requirements ~~are complied with~~.

~~1. The use limitation discussed in subsection B of this section has not been exceeded by the same applicant.~~

~~2.~~1. There is no pending code enforcement action on the property underlying the proposed event location.

~~3.~~2. A noise, and lighting mitigation plan for events held at night and parking plan shall be approved by the Planning Division~~epartment for events held at night~~ if applicable.

~~4.~~3. An access ~~and parking~~ plan has been approved by the Public Works Director or City Engineer, when determined necessary by the applicable reviewing agency based on the nature and scope of the event~~if applicable~~.

~~5.~~4. A fire protection plan has been approved by the Fire Department, when determined necessary by the applicable reviewing agency based on the nature and scope of the event.~~if applicable.~~

~~6.~~5. A security operations plan has been approved by the Police Department, when determined necessary by the applicable reviewing agency based on the nature and scope of the event.~~if applicable.~~

~~7.~~6. If food is prepared and served as part of the event, the applicant shall obtain a permit from Riverside County Environmental Health Department. A copy of the approved permit shall be submitted with the application package.

~~8.~~7. If alcohol is proposed for sale for on-site consumption, the applicant shall obtain the appropriate license from the State Department of Alcohol Beverage Control (ABC). A copy of the approved license shall be submitted ~~with the application package~~ to the Planning Division.

~~9.~~8. The event shall not block, restrict, or impair any of the following:

a. The public's view of another business or activity on the property where said event is being held.

b. The public's view of business signage for adjacent tenants in the commercial center where said event is being held.

c. The view or visibility of the operator of any motor vehicle.

d. The movement of any pedestrian or motor vehicle on the public right-of-way.

e. The points of ingress and egress to the commercial site where the event is being held.

~~10.~~9. No signage may be located in the public right-of-way without the approval of an encroachment permit made by the City Engineer.

~~11.~~10. Any signage/banners proposed to be used for the event shall comply with the

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regulations outlined in Chapter 17.180 (Signs).

~~12.~~11. Temporary tents or shade structures/easy-ups are permitted to be used to shade

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vendors and their products if approved or cleared by the Fire Marshal and Building Official.

~~D. Hours of Operation. A major or minor temporary event shall be permitted only between the hours of 8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and 8:00 a.m. to 10:00 p.m. (Friday through Saturday). Any event outside of these hours shall be approved by the City Council prior to the temporary event application submittal to the Planning Department.~~

~~E.~~B. Bond and Insurance. restoration of the event site and reimbursement to the City for costs associated with law enforcement, emergency response, cleanup, enforcement, or abatement attributable to the event~~The Community Development Director may require an applicant for a major and/or minor~~temporary ~~event to post a bond, or to otherwise financially secure that the event location is restored to its original condition and that the City is fully reimbursed for any unanticipated law enforcement or emergency medical expenses~~. The Community Development Director shall determine the amount of the bond or other security and the applicant shall post it with the Community Development Department ~~Chief Building Official~~. The Community Development Director may also require an applicant for a ~~major and/or minor~~temporary event to obtain indemnity or liability insurance naming the City as the insured if the event is held on public property.

~~F.~~C. Advertising/Ticket Sales. No person shall conduct, operate, or admit the public ~~advertise, sell, or furnish tickets for~~to a ~~minor~~temporary requiring ~~event until~~ a permit under this chapter unless the required permit has been issued ~~has been obtained for the event in accordance with this chapter~~.

~~G.~~D. Revocation. A minor event permit may be revoked pursuant to and in accordance with Section 17.125.150 (Revocation of Variances and Permits).

(Ord. 247, 1/15/2025)

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CHAPTER 17.116
PRE-APPLICATION REVIEW (PAR) PROCEDURES

Prior History: Former Ch. 17.120 A-1 Light Agriculture Zone, compiled of RCC Ch. 17.120; Ord. 18 § 2, 2008; Ord. 87 § 2, 2014; repealed by Ord. 247, 1/15/2025.

§ 17.116.010. Purpose.

Pre-application review (PAR) is a required procedure for all development proposals identified below. The purpose of PAR is to:

A. Advise a prospective applicant of current City standards and requirements;

B. Assess whether a prospective applicant's development proposal is consistent with the Wildomar General Plan, Title 17, and other current City standards and requirements before a formal application is actually filed and fees are paid;

C. Shorten the length of time required to process a formal development proposal once it has been accepted for processing;

D. Encourage development proposal designs which are sensitive to environmental and developmental constraints, and which lessen the need for subsequent costly and time consuming redesigns;

E. Provide a written record of staff's assessment of a development proposal in the form of a PAR staff review comment letter;

F. Limit requests for special studies to those identified in the PAR letter.

(Ord. 247, 1/15/2025)

§ 17.116.020. Classifications.

Development proposals which are subject to a PAR application are noted below.

Table 17.120.020-1: Development Proposal Types
General Plan Amendments and Zone Changes
Specific Plans and Amendments to Specific Plans
Development Agreements
Conditional Use Permits (for all use~~development~~ types)
~~Major~~ Development Review Permits (all development types) as determined by the Director
Planned Residential Developments
Revised Permits (all types) as determined by the Director
Tentative Parcel Maps (all types) as determined by the Director
Tentative Tract Maps (all types)
Vesting Maps (all types)
Development Projects under S~~b~~B 330

(Ord. 247, 1/15/2025)

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§ 17.116.030. Applications.

A. The Community Development Director has the discretion to determine that a PAR application is not required for a proposed project as deemed appropriate.

~~A.~~B. Every PAR application shall be made in writing to the Community Development Director on the forms provided by the Planning Department. The application shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. All primary exhibits or maps submitted with an application must be clearly drawn and legible.

~~B.~~C. The amount of information which an applicant must submit with a PAR application increases with the complexity of the development proposal. ~~The information required under subsections C and D of this section is considered to be the minimum required, and T~~the Community Development Director may require additional information if the information submitted does not adequately define the proposal or meet statutory requirements.

~~C. All PAR applications submitted by an applicant shall submit a PAR site plan packet containing the following information:~~

~~1. Name, address and telephone number of the applicant;~~

~~2. Name, address and telephone number of the land owner;~~

~~3. Name, address and telephone number of the map or exhibit preparer;~~

~~4. Assessor's parcel number(s) and, if available, the property's address;~~

~~5. Scale of the site plan exhibit (i.e., number of feet per inch). The exhibit must use an engineer's scale (i.e., one inch equals 10 feet or an even multiple of 10 feet). An architect's scale is only acceptable for floor plans, elevations and landscaping plans;~~

~~6. North arrow;~~

~~7. Title of the exhibit (e.g., "Development Review," "Tract Map No.," etc.);~~

~~8. Proposed improvement schedule (i.e., Schedule "A," "B," "C," etc.) as noted in Title 16 where applicable;~~

~~9. Overall dimensions and approximate total net and gross acreage of the property;~~

~~10. Project boundary lines;~~

~~11. Existing and proposed Zoning and land use of property as well as existing Zoning and land use of surrounding property;~~

~~12. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation,~~

~~13. Identify waste disposal system proposed (i.e., subsurface septic system or sewer);~~

~~14. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing, and indicating whether they will remain or be removed;~~

~~15. Setback dimensions of existing structures and paved areas that are to remain;~~

~~16. Vicinity map inset showing the site's relationship to major highways, access roads, and cities. Paved roads both existing and proposed must be labeled or shown by heavy dark lines. Streets, alleys, and rights-of-way providing legal access to the property~~

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~~must be indicated. A north arrow for the vicinity map inset is also required.~~

~~17. FEMA mapped floodplains and floodways including zone designations, when applicable;~~

~~18. For land divisions:~~

~~a. Proposed lot lines and approximate lot dimensions, or~~

~~b. Proposed boundary lines and approximate dimensions for each lot or space in the case of mobilehomes or recreational vehicles.~~

D. The exact dimensions of each lot, space or site are unnecessary. For example, although there may be some variation in size and/or shape, if most lots are expected to be a 60-foot wide and 100-foot deep rectangle, then all lots may be represented this way on the PAR site plan exhibit;

1. If the project is within a specific plan, the specific plan planning area number and the land use designation of the subject property and all surrounding property;

2. For condominiums, mobilehome parks, or recreational vehicle parks:

a. Number each condominium, mobilehome, or recreational vehicle space and indicate the total number of each type of unit, lot or space,

b. Delineate common areas, open space, and recreational areas. For each area, give its dimensions, acreage, any proposed uses, and the name of the proposed owner(s) or entity(ies) who will maintain it.

E. The exact dimensions of each lot, space or site are unnecessary. For example, although there may be some variation in size and/or shape, if most lots are expected to be a 60-foot wide and 100-foot deep rectangle, then all lots may be represented this way on the PAR exhibit;

1. As required by Title 16, a restricted single-family residential subdivision (i.e., R-2 zone), shall provide the following: building footprints, floor plan assignments, proposed setbacks, pad elevations, street grades, and all cut and fill slopes in excess of one foot in vertical height.

(Ord. 247, 1/15/2025)

§ 17.116.040. Procedures.

Once the Community Development Director determines that a PAR application is submitted and complete, the Community Development Director shall:

A. Distribute the PAR application packet to city departments, applicable outside agencies and affected special districts for review and comment;

B. Conduct an internal PAR review meeting to discuss the development proposal after the City departments, applicable outside agencies and affected special districts have had two weeks to review the proposal.

C. Within four weeks after the PAR application is submitted and reviewed, the planning department shall prepare a PAR staff review comment letter for the applicant.

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(Ord. 247, 1/15/2025)

§ 17.116.050. Pre-application review letter.

A. The PAR letter shall contain staff review comments on the applicant's development proposal but shall not constitute or be considered approval or denial of the development proposal. Although the content of the PAR letter will depend on the type of proposal, its proposed location, the background information provided by the applicant, and other factors, the letter shall generally provide the applicant with the following types of information:

1. Any applications which must be filed to process the proposal as well as any timing requirements associated with filing such applications. Applications which may be required include, but are not limited to, the following: General Plan amendments, specific plans, change of zone, tract maps, and parcel maps;

2. Any special technical studies (including CEQA studies) which must be filed to process the proposal as well as any timing requirements associated with filing such special studies. Special studies which may be required include, but are not limited to, the following: fiscal impact, service and infrastructure impact, private debt burden, biological, archeological, paleontological, geological, flood, traffic, slope stability and noise studies;

3. Any special plans which must be filed to process the proposal. Special plans which may be required include, but are not limited to, the following: conceptual grading plans, detailed grading plans, stormwater pollution prevention plans, dust control plans, and area development plans;

4. Compliance with the City's single-family/multi-family residential, and commercial design standards and guidelines;

5. Current application processing fees.

6. Any major environmental issues associated with the proposal, including the possible need for an MND or EIR subject to the anticipated environmental assessment;

7. Any major design considerations associated with the proposal (e.g., internal drainage design or limitations on density);

8. The availability of water, sewer, and fire flow rate;

9. The changes that staff will require before making an approval recommendation, or a statement that an approval recommendation will not be made given the proposal's present configuration;

B. ~~No issues other than those identified in the PAR letter shall be raised by staff during processing of the development proposal, unless the formal proposal introduces a new site plan or use type.~~ The PAR letter shall be valid for one year from the date thereof.

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

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

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

(Ord. 247, 1/15/2025)

§ 17.116.060. Revisions.

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

(Ord. 247, 1/15/2025)

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CHAPTER 17.125
COMMON APPLICATION PROCESSING PROCEDURES

§ 17.125.010. Purpose and applicability.

The purpose of this chapter is to establish procedures necessary for the efficient processing of land use and development applications, permits and other approvals. These common procedures apply to all permits and approvals described in this Title, unless superseded by a specific requirement of Title 17 or state law.
(Ord. 247, 1/15/2025)

§ 17.125.020. Applications.

A. All applications for a permit or approval, as identified in this Title, must be submitted to the Planning Department on a completed City application form designated for the specific proposal.

B. Minimum submittal requirements shall be established by the Community Development Director and are listed on each application type. Additional information specific to the permit or approval and necessary for the complete analysis of an application may be required by the Community Development Director. All required material, information and fees shall be provided by the applicant before the application is submitted and accepted for processing.

C. All applicable processing fees as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code for each development application type shall be submitted simultaneously with the proposed development application(s), development plans and technical studies. Applications initiated by the City shall not require an application fee.
(Ord. 247, 1/15/2025)

§ 17.125.030. Initiation of application.

Applications may be initiated by any interested party, the Community Development Director, Planning Commission or City Council, except that for any application proposing the specific use or development of land, such application shall only be initiated by either of the following:

A. Property owners or all contract purchasers of a subject property, or any person authorized in writing to act as an agent of the owner or contract purchasers.

B. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct.
(Ord. 247, 1/15/2025)

§ 17.125.040. Determination of completeness.

A. Initial Determination. Within 30 days of application submittal, the Community Development Director shall determine whether the proposed development application is complete in accordance with Government Code Section 65493 (Permit Streamlining Act). The Community Development Director shall notify the applicant in writing that one of the determinations has been made:

1. Complete Application. All submittal requirements have been satisfied and the

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application has been deemed complete for processing.

2. Incomplete Application. Specific information is missing and is still necessary to complete the application. The incomplete letter may also identify design review comments from each City department and preliminary information regarding the areas in which the submitted application is not in compliance with City development standards, design requirements and application requirements.

B. Application Resubmittal. Any application resubmittal shall include the application determination letter and applicant response letter where in the resubmittal the additional information can be found.

C. Determination on Resubmittal. Within 30 days of submittal of a revised development application package, in response to a determination of incompleteness, the Community Development Director shall determine whether the resubmitted application is complete. The Community Development Director shall notify the applicant in writing that a determination has been made.

D. Right to Appeal. The applicant may appeal the determination in accordance with Section 17.125.110 (Appeals) and California Government Code Section 65493 (Permit Streamlining Act). A final written determination on the appeal shall be rendered not later than 60 days after receipt of the applicant's written appeal.

(Ord. 247, 1/15/2025)

§ 17.125.050. Application review and report.

A. After acceptance of a complete application, the project shall demonstrate compliance with Title 14 of the California Code of Regulations (CEQA Guidelines). If Title 14 of the California Code is amended, such amendments will govern City procedures.

B. The Community Development Director may refer an application for review and comment to any other government agency and/or City department that he/she determines appropriate to ensure compliance with all provisions of this Title, the Wildomar Municipal Code, and other adopted policies and plans.

C. Reports for an application shall be prepared and disseminated as follows:

1. For applications decided at the administrative level, the Community Development Director will prepare a report for the file, including a decision to approve, conditionally approve, alter, or deny the application.

2. For applications to be heard by the Planning Commission and/or City Council, the Community Development Director will oversee preparation of a report to the recommending authority, if applicable, and designated approving authority describing the project and may include a recommendation to approve, conditionally approve, alter, or deny the application. The report shall be provided to the applicant prior to consideration of the application at least 72 hours prior to the meeting, or with the agenda packet for the meeting, whichever is earlier. The report may be amended as necessary or supplemented with additional information at any time prior to the hearing to address issues or information not reasonably known at the time the report is prepared.

(Ord. 247, 1/15/2025)

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§ 17.125.060. Withdrawal of application.

A. Request. The Community Development Director may withdraw any application upon written request by the applicant or authorized agent representative prior to the final determination on the application.

B. Notice of Withdrawal. The Community Development Director shall mail a notice of withdrawal to the applicant within three business days to notify the applicant that the application has been withdrawn and that all processing of the application has been terminated. A copy of the notice shall be placed in the project file. If the applicant subsequently wishes to pursue the project, a new application, including fees, plans, exhibits and other materials must then be filed in compliance with the Chapter.

C. Fees Partially Refunded. Partial refunds of unused permit fees collected by the City may be granted, at the discretion of the Community Development ~~and Administrative Services~~ Director~~s~~ only if, prior to staff making a determination or recommendation on the application, the applicant submits a written request to withdraw the application.

(Ord. 247, 1/15/2025)

§ 17.125.070. Public hearing and notice.

A. Public Hearing Required. Where required pursuant to this Title, the following procedures shall govern the public notice and public hearing for a permit or other approval.

B. Notice of Public Hearing.

1. Content. The notice of public hearing shall include the following information:

a. Date, time and place of hearing.

b. Identification of the reviewing or approving authority.

c. Location of project.

d. Project description.

e. CEQA determination statement, if applicable.

f. Statement related to appeals and challenges, if applicable.

g. Information on the availability and location of staff reports and public review materials.

2. Delivery. Pursuant to California Government Code Sections 65090 to 65094, not less than 10 days before the scheduled date of a hearing, public notice shall be given of such hearing in the manners listed below.

a. Notice of public hearing shall be published in at least one newspaper of general circulation in the City at least 10 days prior to a scheduled public hearing.

b. Except as otherwise provided herein, notice of the public hearing shall be mailed, postage prepaid, to the owners of property within a minimum radius of 600 feet (1,000 feet for GPA's, Zone Changes and Specific Plans) of the exterior boundaries of the property involved in the application or to 25 property owners

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within a radius of up to one mile around the project, whichever is greater, as determined by the Community Development Director, using for this purpose the last known name and address of such owners as shown on the last equalized assessment roll or those names and addresses known to the City. The radius may be increased as determined to be necessary and desirable by the Director based on the nature of the proposed project.

c. If the number of owners exceeds 1,000, the City may in accordance with the Government Code, in lieu of a mailed notice, provide notice by placing a notice of at least 1/8 page in one newspaper of general circulation within the City.

d. Notice of the public hearing shall be mailed to the owner of the subject real property or the owner's authorized agent, to the project applicant, and to each local agency expected to provide water, sewerage, schools or other essential facilities or services to the proposed project and whose ability to provide such facilities or services may be significantly affected.

e. Notice of the public hearing shall be posted at City Hall and the local U.S. Post Office.

f. Notice of the public hearing shall be posted on the property in accordance with the requirements of Ordinance No. 135. The number and location of the posted notices shall be as follows:

i. For properties five acres or less in size, one sign per improved street frontage shall be posted on site.

ii. For properties greater than five acres in size, two signs per improved street frontage shall be posted on site.

iii. For properties that are unusually shaped or within a unique location, the Community Development Director may determine the location(s) for posted notices or require additional noticing of the proposed project.

g. Notice of the public hearing shall be mailed to any person who has filed a written request for such notice and provided self-addressed stamped envelopes. Alternatively, a notice can be emailed at no cost upon subscribing to the City's list serve.

h. In addition to the notice required by this section, the City may give notice of the hearing in any other manner it deems necessary or desirable

C. Requests for Notification. Any person who requests to be on a mailing list for notice of hearing shall submit such request in writing to the City Clerk. The City may impose a reasonable fee for recovering the cost of such notification.

D. Receipt of Notice. Failure of any person or entity to receive any properly issued notice required by law for any hearing required by this Title shall not constitute grounds for any court to invalidate the actions of a designated approving authority for with the notice was given.

(Ord. 247, 1/15/2025)

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§ 17.125.080. Public hearing procedure.

Hearings as provided for in this chapter shall be held in accordance with the provisions of Section 17.125.080 (Public Hearing Procedure), as well as the following provisions:

A. Hearings shall be held at the date, time and place for which notice has been given as required in this chapter. The recommending authority and approving authority shall conduct the public hearing and hear testimony from interested persons.

B. Any hearing may be continued to a certain date, time, and place with no additional notice required. The continuance may occur either before the item is heard (if no one is present to testify or all those present consent to the continuance) or after testimony has been taken and before the completion of the hearing.

C. If the hearing is not continued to a date, time, or place certain, the hearing shall be re-noticed in accordance with the procedures of this section.

(Ord. 247, 1/15/2025)

§ 17.125.090. Notice of decision.

Written notice of decision of the approval authority shall be provided to the applicant and all parties requesting such notification within seven business days of the decision and shall contain all conditions of approval. A Notice of Decision is not required for actions of a recommending body.

A. Whenever any person desires to obtain a recording of a public hearing held by the City Council or the Planning Commission, he or she shall notify the City Clerk in writing, if the hearing is before the City Council, or the Secretary of the Planning Commission if the hearing is before the Planning Commission.

B. Whenever any person desires to obtain a Clerk's transcript of the documents involved in a proceeding before the City Council or the Planning Commission, he or she shall make a written request to the City Clerk, if the matter is before the City Council or to the Secretary of the Planning Commission, if the matter is before the Planning Commission. The Clerk or Secretary shall determine the number of pages involved and require payment, if applicable, in advance for the transcript at the current rate.

(Ord. 247, 1/15/2025)

§ 17.125.100. Approval authority.

A. Recommending Authority. The recommending authority, denoted with an R, as designated in Table 17.125.100-1 (Designated Authority for Permits and Approvals) shall hear and make recommendations on the proposed land use or development permit or approval in accordance with the requirements of this Title.

B. Approving Authority. The approving authority, denoted with an A, as designated in Table 17.125.100-1 (Designated Authority for Permits and Approvals) shall approve, conditionally approve or deny the proposed land use or development permit or approval in accordance with the requirements of this Title. Generally, the Community Development Director and his/her designee will make non-discretionary and discretionary decisions at the administrative level, the Planning Commission will make discretionary decisions, and the City Council will make the legislative decisions. In acting on a permit, the approving

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authority decision may be appealed pursuant to procedures set forth in Section 17.125.110 (Appeals).

C. At any point in the review process, the Community Development Director at his/her discretion may transfer approving authority to the Planning Commission or City Council because of policy implications, unique or unusual circumstances, or the magnitude of the project.

Table 17.125.100-1: Designated Authority for Approval

Approval Type (Chapter)	Type of Action	Designated Authority		
		City Manager or Community Development Director	Planning Commission	City Council
~~Accessory Dwelling Unit Permit~~	~~Ministerial~~	~~A~~		
Cannabis Conditional Use Permit	Discretionary	R	R	A
Conditional Use Permit	Discretionary	R	A	
Development Agreement	Legislative	R	R	A
Development Review, Minor	Ministerial	A		
Development Review~~, Major~~	Discretionary	R	A	
Extension of Time	Discretionary	A - CM		
Finding of Public Convenience and Necessity	Discretionary	A~~R~~	~~A~~	
General Plan Amendment	Legislative	R	R	A
State Housing Law – Projects	Ministerial	A		
Home-based business	Ministerial	A		
LAFCO Application / pre-zoning	Discretionary	R	R	A
Large Family Daycare Permit	Ministerial	A		

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Minor Exception	Ministerial	A		
Official Code Interpretation	Ministerial	A		
Planned Residential Development	Discretionary	R	AR	~~A~~
Reasonable Accommodation	Discretionary	A		
Sign Program~~ermit~~	Ministerial	A		

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Table 17.125.100-1: Designated Authority for Approval				
Approval Type (Chapter)	Type of Action	Designated Authority		
		City Manager or Community Development Director	Planning Commission	City Council
Similar Use Determination	Ministerial	A		
Specific Plan, or Specific Plan Amendment	Legislative	R	R	A
Substantial Conformance Determination	Discretionary	A		
Temporary Use Permit / Temporary Event Permit	Discretionary	A		
Variance	Discretionary	R	A	
Zoning Clearance / Letter	Informational	A		

A = Approving Authority; R = Recommending Authority

(Ord. 247, 1/15/2025)

§ 17.125.110. Appeals.

An applicant or any other interested party may appeal the decision of the Community Development Director or Planning Commission by the following procedure:

A. Appeals of Community Development Director Decisions. Decisions of the Community Development Director may be appealed to the Planning Commission by filing a written appeal and prescribed appeal fee with the Planning Department.

B. Appeals of Planning Commission Decisions. Decisions of the Planning Commission may be appealed to the City Council by filing a written appeal and prescribed appeal fee with the City Clerk.

C. Time Limits. Unless otherwise specified in state or federal law, all appeals shall be filed in writing within 10 calendar days after the date on which the action was taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.

D. Procedures.

1. Filing. The appeal shall be filed with the prescribed form and shall identify the name(s) and contact information of person(s) appealing, the decision being appealed and clearly and concisely state the reasons for the appeal. The appeal shall be accompanied

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by the required fee set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code.

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

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

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

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

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

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

7. Request for Review.

   a. The City Council shall review a Planning Commission or Community Development Director decision regarding Subdivisions (Title 16) or Zoning (Title 17) matters brought before the Planning Commission for hearing or to the Community Development Director for a Planning Director hearing, if two or more Council members independently file a Council review form with the City Clerk within 10 days after the decision of the Planning Commission or Community Development~~Planning~~ Director. The review form shall be prescribed by the City Clerk and shall not require the Council member to state a reason for the request for review. For all requests for review, it shall be presumed that the reason for the request is that the decision may have significant and material effects on the quality of life within the City or that the subject matter of the decision may have City-wide importance warranting review and determination by City's elected officials. Bias shall not be presumed or inferred due to a request for review.

   b. The City Clerk shall schedule the review hearing for commencement within 60 days of the receipt of a request for review. There shall be no fee for filing a request for review. The review shall otherwise follow the procedures that would be applicable if an appeal of the decision were filed by an interested person, including, but not limited to, any public notice requirements. If there is no specific appeal procedure, then the review shall follow the procedures of this chapter.

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c. The Council review hearing shall be conducted as a hearing de novo.

d. The effectiveness of a Planning Commission or Community Development~~Planning~~ Director decision subject to Council review shall be stayed pending completion of the Council review proceedings.

(Ord. 247, 1/15/2025)

§ 17.125.120. Permit time limits, expiration, and extensions.

A. Time Limits. Any permit not exercised within the specified time limit from the date of approval shall expire and become void, except where an extension of time is approved pursuant to this Section, or as described within the approved conditions of approval. See Table 17.125.120-1 for permit timelines, expiration, and extensions.

Table 17.125.120-1 Permit timelines, expiration, and extensions

Type of Approval	Initial Time	Extension Time	Total Time	Number of Extensions	Extension Approval Authority
Ministerial	N/A	N/A	3 years	N/A	Community Development Director
Discretionary	3 years, or per condition of approval	Up to 6 years, or per condition of approval	Up to 9 years, or per condition of approval	3	~~Planning Commission~~City Manager or Designee
~~Development Review, Minor~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Community Development Director~~
~~Development Review, Major (including tentative tract/parcel maps)~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Planning Commission~~
~~Conditional Use Permit~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Planning Commission~~
~~Variance~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Planning Commission~~

Note: In accordance with Ordinance No. 231 (approved June 10, 2023) an additional 2 years of time to issue permits and begin construction may be approved ~~by the Planning Commission~~ for the above development projects if all prior extension of times have been exhausted and which are due to expire between September 1, 2023 and July 30, 2025.

B. Exercising Permits. The exercise of a permit occurs when the property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon such permit(s), as determined by the Community Development Director. A permit may be otherwise exercised pursuant to a condition of the permit or corresponding legal agreement that specifies that other substantial efforts or expenditures constitutes exercise of the permit. Following are the criteria for determining if a permit has been exercised and therefore would not expire:

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1. A grading permit followed by a building permit issuance, and construction commenced (and ongoing) on the project.

2. A certificate of occupancy is issued for the use or structure.

3. The site is occupied in accordance with the approved permit.

4. The site is occupied in accordance with an approved phase of a phased development and development has been diligently pursued for future phases of an approved permit.

5. An extension of time is approved in accordance with Section 17.125.120, if applicable.

C. Permit Extensions. All permits granted pursuant to this chapter shall be valid for the length of time specified in Table 17.125.120-1, following the approval of said permit, unless the permit as granted specifies a ~~specific~~horter initial time period. The permit shall become null and void unless the permits have been issued and/or the use commences, or the approved permit is extended by request of the permittee under the provisions of this chapter. The term "use commences" means either the beginning of substantial construction of facilities for the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use.

1. If an approved permit has not been exercised within the ~~three-year~~ time period above, the permittee may request an extension of time prior to the expiration date provided an application is filed with the with the Community Development~~Planning~~ Director along with the required fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. ~~Upon receipt of a request for a time extension request, the Community Development~~Planning ~~Director shall schedule the request for Planning Commission consideration. At least 10 days prior to the scheduled meeting, the Planning Department shall mail a public notice to all property owners of real property within a 600-foot radius of the project boundary. This notice shall include the minimum information specified in Chapter 17.125 (Common Application Processing Procedures) of this Title.~~

2. Extension of Time Processing Procedures. The ~~Planning Commission~~City Manager or Designee, in consideringapproving an extension of time for an approved permit mays~~hall~~ follow the processing procedures outlined below:

   a. T~~he Planning Commission shall review t~~he first request for an extension of time, and at the~~ir~~ City Manager or Designee's discretion may extend the time to commence the permit for an additional period up to three years, or as described in the conditions of approval, provided the findings outlined in this section are met.

   b. T~~he Planning Commission shall review t~~he second request for an extension of time, and at the~~ir~~ City Manager or Designee's discretion may extend the time to commence the permit for an additional period up to two years, or as described in the conditions of approval, provided the findings outlined in this section are met.

   c. T~~he Planning Commission shall review t~~he third and subsequent request(s) for an extension of time, and at the~~ir~~ City Manager or Designee's discretion may extend the time to commence the permit for a ~~final~~ one-year, or as described in the conditions of approval, ~~period~~ provided the findings outlined in this section are met.

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d. Additional extensions of time may be granted, at the City Manager or Designee's discretion, if the total period does not to exceed nine years from the original approval, not considering any tolling of time or State issued extensions, or a total period as described in the conditions of approval.

~~d.~~e. If the approved permit, along with all the time extensions cited above has not commenced and substantial construction of the facilities for the approved use

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has not begun (as defined above), the ~~public use~~ permit shall expire and become null and void, and a new ~~public use~~ permit will be required.

~~i.~~f. Criteria to Approve an Extension of Time. The Planning Commission in reviewing an extension of time for an approved permit shall only grant the extension of time if all of the following findings are met:

~~(A)~~i. The approved permit remains consistent with the adopted General Plan.

~~(B)~~ii. The approved permit remains in conformance with the requirements this Title.

~~(C)~~iii. The setting and local circumstances of the approved permit have not changed in such a way to make the previously approved permit incompatible or inappropriate with the surrounding area.

~~(D)~~iv. The request and fee for the extension was filed prior to the expiration date of the approved permit.

g. The City Manager or designee may defe~~iffe~~r a decision on any extension of time to the Planning Commission or City Council for consideration.

3. Appeal of the ~~Planning Commission~~ Determination. Any extension of time request, approved or denied, ~~by the Planning Commission~~ may be appealed to the Planning Commission or City Council, as determined by the City Manager or designee in accordance with this Title. Any appeal must be filed with the City Clerk, along with the required fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code, no later than 10 days after the official determination by the Planning Commission.

4. Appeal Hearing Before the Planning Commission or City Council. Any appeal of an extension of time request, approved or denied, ~~by the Planning Commission~~ shall be heard by the Planning Commission or City Council. Within 45 days of receiving a request for an application for an appeal for an extension of time, the City Clerk shall schedule the appeal for ~~City Council~~ review and consideration. At least 10 days prior to the scheduled meeting, the Community Development~~Planning~~ Department shall mail a public notice to all property owners of real property within a 600-foot radius of the project boundary. Said public notice shall include the minimum information specified in Section 17.125 (Common Application Processing Procedures) of this Title. The Planning Commission or City Council shall have discretion to approve, deny or approve with additional conditions the requested extension of time. The decision of an appeal by the City Council shall be final~~. Permit Expiration~~.

D. Multiple Entitlements. Notwithstanding the expiration specified for individual permit and approval types, when an approved project had more than one permit or approval processed concurrently all permit expiration dates shall be consistent. The longest time to permit expiration date shall apply.

E. Expiration. The City may take action to revoke the permit that has expired.

F. Permit Expiration for a Closed Business. All permits shall expire when a business or use is closed or discontinued for more than one calendar year. Approval of new permits based on current requirements shall be required prior to any business activity or use on the site.

(Ord. 247, 1/15/2025)

§ 17.125.130. Modifications to previously approved permits.

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A. Applicability. A request for approval of a modification to an approved development permit,

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~~conditional~~ use permit, ~~public use permit,~~ or variance, shall be made in accordance with the provisions of this chapter. A modification under this chapter means a determination of substantial conformance or a request for a revised permit as further defined herein. These provisions shall not be applicable to wind energy conversion system permits.

B. Applications. Applications for substantial conformance or revised permit shall be filed in writing with the Community Development Director, accompanied by the fees as set forth in Chapter 3.44 (Fees), and shall include the following:

1. All information required under this Title for the filing of a new application for the permit sought to be modified, unless the requirement is waived by the Community Development Director;

2. A statement explaining the proposed modification and the reason the modification has been requested;

3. A list of names and addresses of all owners of real property as required by the City, and such additional names and addresses required in order to conform with the notification requirements for processing a permit if the application requires a public hearing;

4. Such additional information as shall be required by the Community Development Director.

C. Requests for Substantial Conformance.

1. A substantial conformance is a request for a non-substantial modification of an approved permit which does not change the original approval or the effect of the approval on surrounding property. A substantial conformance may include, but is not limited to, the following:

a. Modifications for upgrading facilities;

b. Modifications for compliance with the requirements of other public agencies;

c. Modifications necessary to comply with the final conditions of approval;

d. Modifications to on-site circulation and parking, lighting, fencing or walls (placement and/or height), landscaping and/or signage requirements, provided the modifications, as determined by the Community Development~~Planning~~ Director, will have no adverse effect upon public health, safety, welfare and/or the environment.

2. Notwithstanding any provision herein to the contrary, an application for substantial conformance may be approved only if the proposed modification is exempt from the provisions of the California Environmental Quality Act.

D. Revised Permits. A "revised permit" means a modification of an approved permit which does not change the basic concept or use allowed by the original approval. A revised permit may include, but is not limited to, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Community Development~~Planning~~ Director.

E. Processing Procedures.

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1. Substantial Conformance. The Community Development~~Planning~~ Director shall approve, conditionally approve or disapprove an application for substantial conformance within 30 days after accepting a completed application and give notice by mail of the decision, including any additional conditions of approval, to the applicant and any other person who has filed a written request for notice.

    a. The Community Development~~Planning~~ Director's determination shall be based upon the standards of this section and those standards set forth in the ordinance codified in this chapter for the approval of an original application.

    b. An application for substantial conformance shall not require a public hearing.

2. Revised Permit. An application for a revised permit shall be approved, conditionally approved or disapproved in accordance with the procedures for processing an original permit, including any requirements for public hearing, notice of hearing, and all rights of appeal. A revised permit shall be subject to the development standards applicable to approval of a new permit.

F. Approval Period. The approval of an application for substantial conformance or revised permit shall be valid until the expiration of the original permit, unless an extension of time has been granted by an approved revised permit.

(Ord. 247, 1/15/2025)

§ 17.125.140. Reapplications.

A. Applicability. An application shall not be accepted or acted upon if within the past one year the City has denied an application for substantially the same project on substantially the same real property, unless the Community Development Director finds one or more of the following circumstances to exist:

1. New Evidence. There is new evidence that would support approving the project that was not presented during consideration of the application or at the previous hearing and could not have been previously discovered in the exercise of reasonable diligence by the applicant.

2. Substantial and Permanent Change of Circumstances. There has been a substantial and material change of circumstances since the previous determination that affects the applicant's real property.

3. Mistake at Previous Hearing. A mistake was made at the previous hearing that was a material factor in the denial of the previous application.

(Ord. 247, 1/15/2025)

§ 17.125.150. Revocation of variances and permits.

A. Conditions for Revocation.

1. That the use is detrimental to the public health, safety or general welfare, or is a public nuisance;

2. That the permit was obtained by fraud or perjured testimony;

3. That the use is being conducted in violation of the terms and conditions of the permit;

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4. That the use for which the permit was granted has ceased or has been suspended for one year or more.

B. Revocation Procedure. Upon determination by the Community Development Director ~~of the Building and Safety Department~~ that grounds for revocation exist, the following procedure shall take effect:

1. Notice of Revocation. Notice of revocation and a copy of the findings of the Director of Community Development ~~the Building and Safety~~ Department shall be mailed by the Director by certified mail to the owner of the property to which the permit or variance applies, as shown by the records of the County Assessor. The decision of the Community Development Director ~~of the Building and Safety Department~~ shall be final unless a notice of appeal is timely filed.

2. Notice of Appeal. Within 10 days following the mailing of the notice of revocation, the owner of the property to which the permit or variance applies may file with the Community Development~~Planning~~ Director a notice of appeal from the decision of the Community Development Director ~~of the Building and Safety Department~~. A notice of appeal shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees). A notice of appeal not accompanied by such fee shall be deemed null and void and shall not be processed.

3. Setting Hearing—Costs. Appeals shall be heard by the Council. All other appeals, including appeals concerning commercial WECS permits, shall be heard by the Planning Commission. Notice of the time, date and place of the hearing shall be given as provided in Chapter 17.125 (Common Application Processing Procedures). In the event that an appeal is heard by a hearing officer and the owner of the property to which the permit or variance applies does not prevail in the appeal, the owner shall not be obligated to pay any hearing costs. In the event that an appeal is heard by a hearing officer and the owner of the property to which the permit or variance applies prevails in the appeal, the owner shall not be obligated to pay all hearing costs.

4. Testimony Under Oath. All testimony at the hearing shall be taken under oath.

5. Notice of Decision. Notice of the Planning Commission or Planning Council's decision and a report of the proceedings shall be filed with the City Clerk not later than 15 days following the date the decision is adopted. A copy of the notice and the report shall be mailed to the applicant and proof of such mailing shall be indicated on the original notice filed with the City Clerk. If the Planning Commission or Planning Council does not reach a decision due to a tie vote, such fact shall be reported to the City Council in the same manner and within the same time for reporting decisions and such a failure to reach a decision shall constitute affirmance of the Community Development ~~Building~~ Director's revocation of the permit or variance.

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

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

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

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

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

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

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

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

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

(Ord. 247, 1/15/2025)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. Other provisions deemed necessary by the City Engineer.

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

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

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

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

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

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

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

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

(Ord. 247, 1/15/2025)

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CHAPTER 17.145
DEVELOPMENT CODE AND ZONING MAP AMENDMENTS

§ 17.145.010. Purpose.

The purpose of a development code (Title 17) amendment is to allow modification to any provisions of this Title (including the adoption of new regulations or deletion of existing regulations) or to change the zoning designation on any parcel. This section is consistent with Government Code Section 65853.
(Ord. 247, 1/15/2025)

§ 17.145.020. Approving authority.

The designated approving authority for zoning amendments is the City Council. The Community Development Director and Planning Commission shall provide recommendations to the City Council who has the authority to approve, conditionally approve, or deny the zoning amendment in accordance with the requirements of this Title.
(Ord. 247, 1/15/2025)

§ 17.145.030. Initiation of amendment.

A development code amendment to this Title may be initiated by motion of the ~~Planning Commission or~~ City Council, by application by property owners of parcels to be affected by zoning amendment, or by recommendation of the Community Development Director to clarify text, address changes mandated by state law, maintain General Plan consistency, address boundary adjustments affecting land use designations, or for any other reason beneficial to the City.
(Ord. 247, 1/15/2025)

§ 17.145.040. Findings for development code amendment.

Development code amendments shall be granted only when the City Council finds that the changes are consistent with the General Plan goals, policies, and implementation programs.
(Ord. 247, 1/15/2025)

§ 17.145.050. Conditions/restrictions.

When considering rezone applications, the City Council has the authority to impose restrictions on property including the restriction and/or condition of use.
(Ord. 247, 1/15/2025)

§ 17.145.060. Prezoning.

A. Purpose. The purpose of prezoning is to establish the zone for unincorporated property within the sphere of influence, prior to annexation.

B. Review Process. The method of accomplishing prezoning shall be the same as for a Zone Change.

C. Effective Date. Such prezoning shall become effective at the time annexation is complete.

D. As the date of Title 17 adoption, the City does not have any sphere of influence land.

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(Ord. 247, 1/15/2025)

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Article IV
Site Development Regulations And Performance Standards

CHAPTER 17.150

GENERAL SITE REGULATIONS

§ 17.150.010. Purpose.

The purpose of this of chapter is to prescribe site regulations that apply, except where specifically stated, to development in all zoning districts. These standards shall be used in conjunction with the standards for each zoning district established in Article II (Zoning Districts and Allowable Land Uses). If any section of this Title is in conflict with any other section thereof, or another City ordinance, then the more stringent requirements shall apply.
(Ord. 247, 1/15/2025)

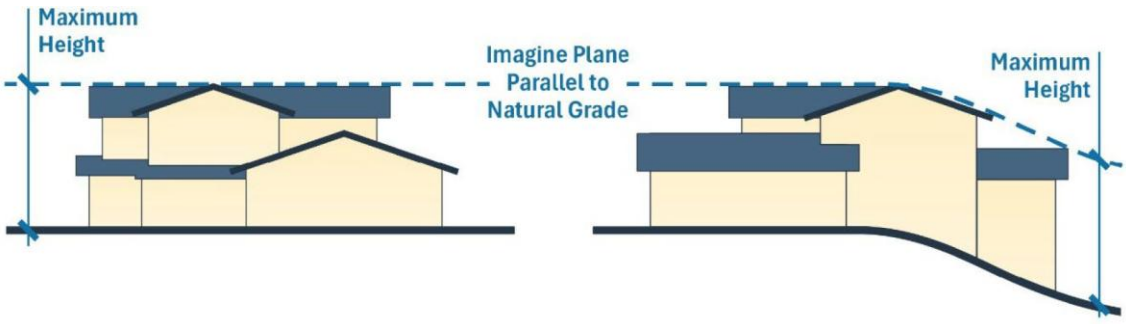
§ 17.150.020. Building height and exceptions.

The following rules apply to the calculation and determination of height of structures in the City. The intent of these regulations is to provide for compatibility in the measurement of building height under a variety of circumstances (e.g., sloped site).

A. Height Limits. Except as otherwise provided by this section or any other provisions of Title 17, all structures shall be limited to the maximum height identified in the underlying (or applicable overlay) zoning district as identified in Article II (Zoning Districts and Allowable Land Uses) and Article V (Standards Related to Specific Uses).

B. Height Measurement. The height of a structure shall be measured as the vertical distance from the finish grade of the site to an imaginary plane located within the allowed number of feet above and parallel to the grade (see Figure 17.150.020-1, Measurement of Height).

Figure 17.150.020-1 - Measurement of Height



C. Height Exceptions.

1. Public or semipublic buildings in the R-1 and R-2 zones may be erected to a height not exceeding four stories or 60 feet when the required yards are increased by an additional two feet for each foot by which the height exceeds 35 feet.

2. Structures necessary for the maintenance and operation of a building and flagpoles,

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wireless masts, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.

(Ord. 247, 1/15/2025)

§ 17.150.030. Setback adjustments and temporary use of land.

Notwithstanding any other provisions of this Title, the following matters may, without notice or public hearing, be approved, conditionally approved or denied in accordance with the following procedure:

A. The Community Development Director may approve, conditionally approve or deny a request for a setback adjustment to modify the front, rear or side yard minimum setback requirements of the various zone classifications in this Title.

B. The Community Development Director may approve, conditionally approve or deny a request for a temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time not to exceed 12 months.

C. The Planning Commission may approve, conditionally approve or deny a temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time in excess of 12 months.

D. Applications, containing all required information, shall be filed with the Community Development Director, upon the forms provided by the Planning Department, shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees), and shall be processed pursuant to the provisions of Table 17.125.100-1 (Designated Authority for Approval), including the appeal provisions thereof, except that when the application is for a temporary use for a period of time in excess of 12 months, the Community Development Director shall make a recommendation only, which shall be submitted to the Planning Commission for a decision.

E. No request for a setback adjustment shall be granted unless it is determined that the adjustment is: (1) consistent with the intent and purposes of this Title; (2) that there are special circumstances applicable to the property, including such factors as size, shape, topography, location or surroundings that justify the approval of the adjustment of the setback requirement; and (3) that the adjustment will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the adjustment is requested.

F. No request for a temporary use of land shall be granted unless it is determined that the temporary use of the land will not be detrimental to the health, safety or general welfare of the community or be detrimental to property in the vicinity of the parcel for which the temporary use is requested.

G. As a condition to approval for a setback adjustment or a temporary use of land, the performance of such condition(s) may be required as is determined to be necessary to assure that the granting of the setback adjustment or temporary use of land will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the request is made including the following conditions:

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1. Regulations of points of vehicle ingress and egress to the property;

2. Require any necessary landscaping, fencing or walls;

3. Require the restoration of the property to a natural appearance, including, but not limited to filling, grading and leveling;

4. Establish a time period within which the permission is to be used and required conditions are to be completed.

(Ord. 247, 1/15/2025)

§ 17.150.040. Yard measurements.

A. Yard and Setback Regulations.

1. Required Yard Area. Except as otherwise specified in this Title, required yard areas shall be kept free of buildings and structures. Building overhangs, bay windows, and other such elements may encroach as permitted (see Figure 17.150.040-1).

2. Lots Abutting Two Or More Streets. In the case of a lot abutting two or more streets, the main buildings and accessory buildings shall be erected so as not to encroach upon the required yards or setbacks of any of the streets (see Figure 17.150.040-1).

3. Through Lots. Where a through lot has a depth of 125 feet or more, said lot may be treated as two lots, with the rear line of each approximately equidistant from the front lot lines, provided all the yard requirements are met (see Figure 17.150.040-1).

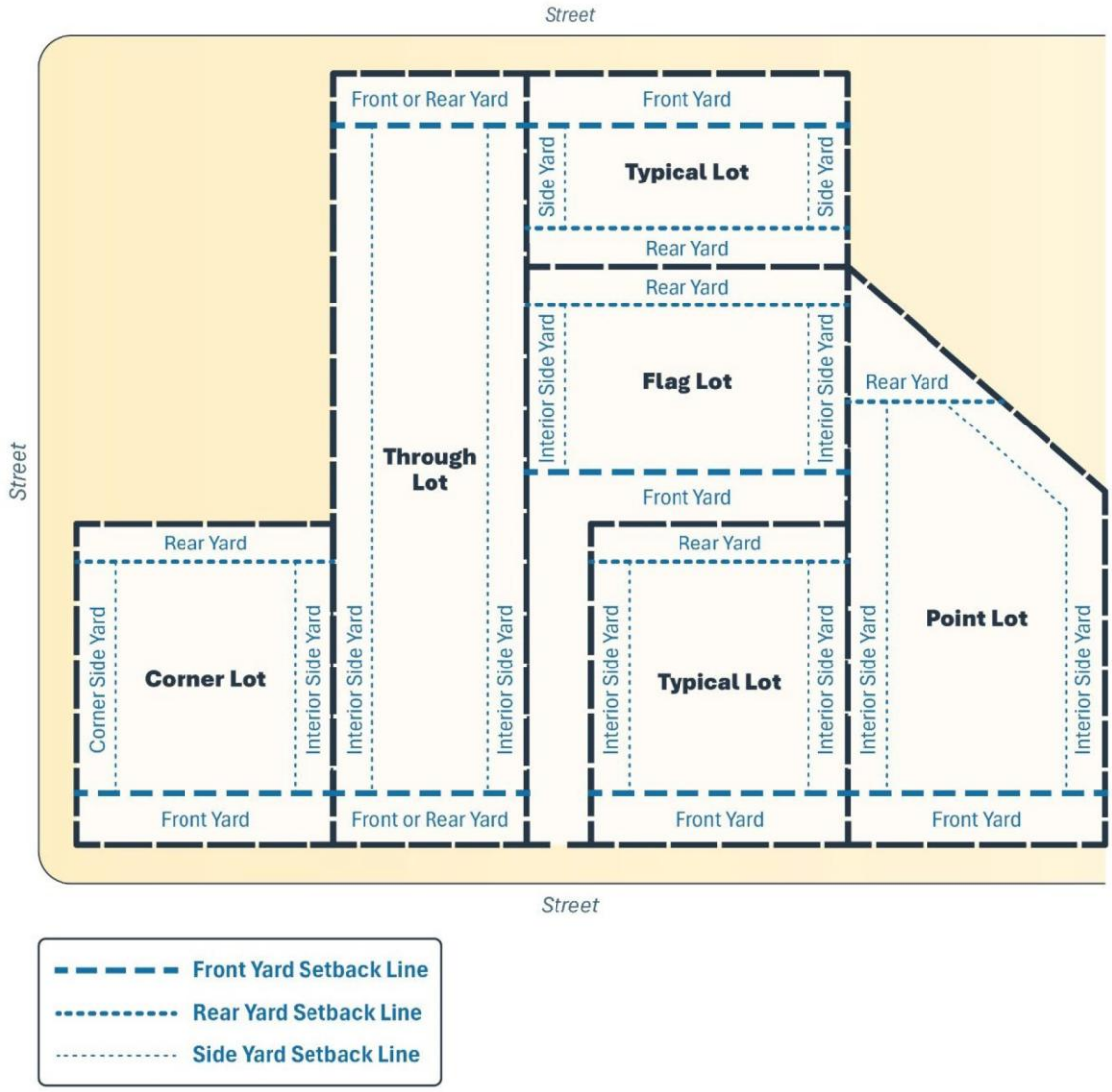
4. Lot Area, Depth, Width, and Setback Reduction. Where a lot area, lot width, lot depth, or setback has been reduced for an existing legally created lot by not more than 15% as a result of acquisition or dedication for a street/highway, road, drain, or other public purpose or as a result of dedication pursuant to a condition of approval, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.

5. Setback Measurement. The setback of all buildings and structures shall be determined by the exterior boundaries of the ultimate street and highway and their proposed widening and extensions as indicated in the Circulation Element of the General Plan. The width of any street or highway which does not appear in the Circulation Element shall be determined from the standards for street widths and improvements set forth in the City's Street Development Standards.

   See Article II, (Zoning Districts and Allowable Land Uses) for more detailed yard and setback requirements and refer to Article VI (Definitions) for definitions and illustrations of lot types.

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Figure 17.150.040-1 - Setback Designations



B. Yard Encroachments. Where yards are required by this Title, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

1. Outside stairways, landing places, and covered patios, if uncovered and unenclosed, may extend into a required side yard for not to exceed three feet and/or into the required rear yard a distance not to exceed five feet, inclusive of any eave or overhang.

2. Cornices, canopies eaves, fire places and other similar architectural features not providing additional floor space within the building may extend into a required rear or side yard not to exceed three feet.

    a. No canopies, carports, or temporary shade structures are permitted in front yard

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areas.

b. If placed within a rear or side yard, at least three of the sides of a canopy or temporary shade structure must be open and facing away from a structure.

c. The total area covered by canopies or temporary shade structures may not exceed 120 square feet.

C. Detached accessory structures as identified in Chapter 17.185 (Accessory Structures). (Ord. 247, 1/15/2025)

§ 17.150.050. Fences, walls, and screens.

Unless otherwise exempt, minor development review approval shall be required for fences and walls.

A. Exemptions. The following fences and walls shall be exempt from planning review (a building permit may be required as determined by the Chief Building Official):

1. Retaining Walls. Retaining walls less than 36 inches in height.

2. Residential Fences. Fences located on residential property (privacy fences) constructed in compliance with the standards of this section.

3. Required Fences. Fences and walls required by a state or federal agency, or by the City for public safety.

B. Height Limits and Locations. For all residential zoning districts in the City, each fence or wall (including landscaping used as a screen) shall comply with the height limits and locations shown in Table 17.150.050-1 (Maximum Height of Fences and Walls in Required Yard Areas).

Table 17.150.050-1 Maximum Height of Fences and Walls in Required Yard Areas

For lots less than one acre in size	
Location of fence/wall/screen	Maximum Height
Within required front yard area (Applies to the entire area in the front yard/setback area of a house, as defined by the front façade.)	3.5 feet (42") for solid fences/garden walls. 5 feet for ~~chain-link and~~ wrought-iron fencing. Decorative pilasters (w/cap) & gates (at the crown peak cannot exceed 6 feet).
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Fences/walls located at intersections of streets, alleys, and driveways must maintain clear visibility as defined by the City Engineer.
Fences, walls, and screening are not required between land uses unless otherwise specified in the Zoning Ordinance. Fences, walls, and screening must also be located outside of any public utility easement, except as authorized by the applicable utility agency.	

Table 17.150.050-1 Maximum Height of Fences and Walls in Required Yard Areas

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For lots less than one acre in size	
Location of fence/wall/screen	Maximum Height
Fences, walls and hedges not exceeding 12 feet in height shall be permitted to enclose sports courts located within the rear half of the lot; provided, however, such enclosure shall be located not less than 3 feet from any side or rear property line; and provided, further, however, that any portion of the enclosure which is higher than 6 feet shall be composed of wire mesh or other material whose vertical surface shall not be closed more than 10%.	
Within required front yard area (Applies to the entire area in the front yard/setback area of a house, as defined by the front façade.)	6 feet for solid fences/decorative walls. Decorative pilasters (w/cap) at gate entry cannot exceed 7 feet. Gates (at the crown peak) cannot exceed 8 feet
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Fences/walls located at intersections of streets, alleys, and driveways must maintain clear visibility as defined by the City Engineer.
Fences, walls, and screening are not required between land uses unless otherwise specified in the Zoning Ordinance. Fences, walls, and screening must also be located outside of any public utility easement, except as authorized by the applicable utility agency.	
Fences, walls and hedges not exceeding 12 feet in height shall be permitted to enclose sports courts located within the rear half of the lot; provided, however, such enclosure shall be located not less than 3 feet from any side or rear property line; and provided, further, however, that any portion of the enclosure which is higher than 6 feet shall be composed of wire mesh or other material whose vertical surface shall not be closed more than 10%.	

C. Height Measurements.

1. Fence height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material. Grade may not be modified in order to increase fence height.

2. The height of fencing placed atop a wall shall be measured from the base of the wall, except as provided in subsection (3)c of this section.

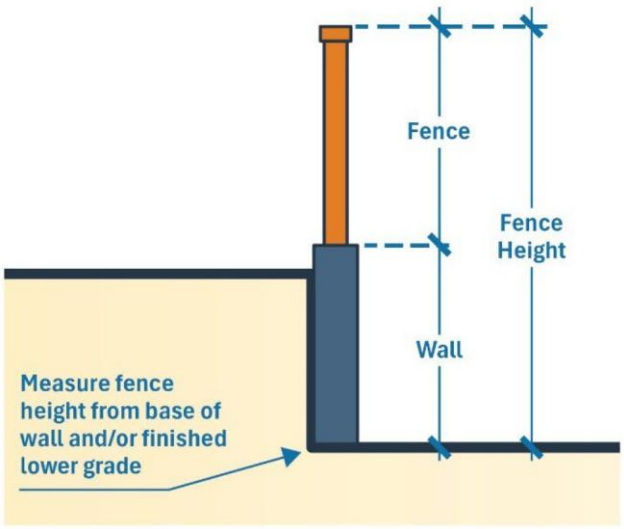
3. The height of the fence must not exceed six feet as measured from the base of the wall and/or fence from the perspective of the sidewalk, roadway and/or adjacent property.

D. Retaining Walls

1. Retaining walls shall not exceed six feet in height except in front yards areas where they shall not exceed thirty-six (36) inches in height. However, retaining walls necessary for the construction of an adjacent driveway may be constructed to a maximum of six feet in height anywhere on the property.

1. Any retaining wall exceeding the maximum height shall be stepped a minimum of three (3) feet horizontally to break up wall heights beyond the maximum allowed, or may use other similar methods that break up the wall heights as determined by the Community Development Director.

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Figure 17.150.050-1 - Height Measurements

~~D.~~ F. Prohibited Fences. The following fence materials are prohibited in all zones.

1. Garage doors, tires, pallets, shipping containers, buses, truck trailers, or other materials not typically used for the construction of fences.
2. Barbed wire or electrified fence (Except within the R-A and R-R zone districts for agricultural use).
3. Chain link fencing ~~within a front yard or street side yard.~~
4. Razor wire or similar.

~~E.~~ G. Nonresidential Walls and Fences. Fences, walls, and screening in Commercial and Industrial zones shall be constructed of long-lasting materials and architecturally integrated with the site design and surrounding area. The following regulations shall apply:

1. Fences and walls for screening purposes in commercial and industrial zones shall be approved by the Community Development Director and be constructed of decorative masonry walls, tubular steel, or wrought iron not to exceed six feet in height. When a screening wall is facing a public right-of-way or is not solid, a green wall or a landscaping strip with a minimum width of five feet shall be provided for the length of the wall and include planting of 15-gallon trees placed 10-feet on center. As an alternative, a three-foot high planter with vines and shrubs that will grow to six feet in height shall be installed adjacent to the wall. Wall materials are subject to the approval of the Community Development Director or Planning Commission as part of a proposed development review or CUP application.
2. Where a commercial or industrial zone abuts a residential zoning district, a solid decorative masonry (such as slump stone, split-face, etc.) wall six feet in height shall be constructed on the zone boundary line. Walls may be constructed up to eight feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed development review or CUP application.

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3. Fencing for all outdoor storage areas shall be screened from public view. Screening must include a combination of six-foot decorative block walls, and 36-inch box trees planted a maximum of 20 feet on center. Walls may be constructed up to eight feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed development review or CUP application. Storage of materials or equipment shall not exceed the wall height within 10 feet of street-fronting screening. Walls and fences within the front setback shall not exceed 48 inches (four feet).

4. Recreation and sports facilities such as driving ranges, ball fields, tennis courts, etc. may have fencing a maximum of 15 feet in height, provided the fencing is set back at least five feet from the property line, subject to the approval of the Community Development Director, or Planning Commission as part of a proposed development review or CUP application.

5. Security Fencing. Security fences may be permitted in Commercial and Industrial Zones. The design of the security fence may include a combination of wrought iron, tubular steel, or decorative masonry wall. In addition, barbed wire may be allowed at the top of a wall or fence with approval of the Community Development Director or Planning Commission as part of a proposed Development Review or CUP application. Barbed wire shall only be permitted when the property owner demonstrates there is a security or safety problem.

6. Commercial Fencing Security. Security fencing and walls shall have a maximum height of six feet. Additional height up to eight feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed development review or CUP application.

7. Industrial Fencing Security. Security fencing and walls shall have a maximum height of six feet. Additional height up to eight feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed development review or CUP application.

    a. Monitored electrified security fences are permitted with development review in Industrial Zones with the Community Development Director's approval as well as compliance of the following standards:

i. Monitored electrified security fences must be installed three to 12 inches behind a minimum five foot high non-electrified perimeter fence/wall (six feet if adjacent to a residential use or zone).

ii. Monitored electrified security fences must be two feet higher than the perimeter barrier, with a max of 10 feet.

iii. Warning signs shall be placed at maximum intervals of 30 feet apart, at least one sign per side of the area fenced, and at each access point to clearly identify electric fences. Warning signs should state "Danger-Electric Fence" and include a shock symbol.

iv. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The electric charge produced by the fence upon contact shall not exceed the energizer characteristics set forth

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in paragraph 22.108 of International Electrotechnical Commission (IEC) Standard 60335-2-76.

v. A "Knox Box Electrical Shunt Switch" and a "Knox Box" or other similar approved device shall be installed for emergency access by the Police and Fire Departments.

vi. All applicants issued permits to install or use an electrified fence as provided in this chapter shall agree, as a condition of permit issuance, to defend, indemnify and hold harmless the City of Wildomar and its agents, officers, consultants, independent contractors, and employees from any and all claims, actions or proceedings arising out of any personal injury, including death, or property damage caused by the electric fence.

(Ord. 247, 1/15/2025)

§ 17.150.060. Organic waste trash enclosures.

Commercial businesses and multifamily residential developments that subscribe to organic waste recycling services with the City's franchise waste haulers or otherwise engage in organic waste recycling shall comply with the following standards:

A. Bins or containers used for organic waste recycling collection shall be stored inside an existing trash enclosure area. If the existing trash enclosure cannot accommodate the extra waste bin or container, the business owner shall be required to enlarge the trash enclosure subject to planning department approval of a substantial conformance application.

B. Expansion of an existing trash enclosure, when required, shall be constructed with the same materials and match the design and color of the existing trash enclosure.

C. The expanded trash enclosure (and the existing enclosure) shall be completely covered to prevent rain from falling directly onto the trash containers or enclosure area to keep pollutants from flowing into the City's stormwater system in compliance with the San Diego Regional Water Quality Control Board requirements.

1. The roof cover shall be solid and sloped in all directions so that wind-blown rain will not enter the interior of the trash enclosure storage area.

2. Stormwater runoff from the roof cover shall drain away from the enclosure area.

3. A grade break or other acceptable design feature shall be used to prevent water runoff from entering the trash enclosure area.

4. Where feasible, runoff from the roof of the enclosure area shall drain to a landscape area, or other stormwater treatment system, before discharging to the storm drain system.

5. Where feasible, there shall be no storm drain inlets located inside the enclosure area.

6. Where feasible, the trash enclosure areas shall be plumbed to the sanitary sewer so that waste spills, leaks, and wastewater from trash bin washouts do not run out of the enclosure area and into the storm drain system.

D. Signage outlining best management practices (BMPs) shall be posted by the business

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owner inside the trash enclosure area. The signage shall be identified on the trash enclosure plans, for City review and approval. Signage shall list the following minimum requirements:

1. Trash enclosure areas shall be kept free of debris and liquid waste at all times.
2. Spills and leaks shall be cleaned up immediately using a spill kit and/or other approved method approved by the Public Works Department.
3. Trash waste container lids shall be closed at all times when not actively in use.
4. Washing down of the trash enclosure area is not permitted unless the runoff is captured and properly disposed.
5. FOG (fats, oils, and grease) waste is prohibited from being stored in the trash enclosure.

(Ord. 247, 1/15/2025)

§ 17.150.070. Swimming pools and spas.

Swimming pools may be constructed as follows:

A. Private, residential swimming pools for the use of the occupants of the premises and their nonpaying guests shall be located not nearer than five feet to any property line or dwelling.

1. Pool equipment for private, residential swimming pools shall be located not nearer than five feet to any property line or dwelling.

B. Public pools, pools associated with a club, hotel, or resort, and all other swimming pools shall be located not nearer than 10 feet from any property line or building.

1. Pool equipment for all nonresidential swimming pools shall be located not nearer than 10 feet to any property line or window opening.
2. A swimming pool may be constructed contrary to this section when it lies partially inside and outside a structure conforming with all other provisions of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.155
PARKING AND LOADING

§ 17.155.010. Purpose.

The purpose of this chapter is to provide sufficient off-street parking and loading spaces for all land uses in the City and to assure the provision and maintenance of safe, adequate and well-designed off-street parking facilities. It is the intent of this chapter that the number of required parking and loading spaces will meet the needs created by the particular uses. The standards for parking facilities are also intended to reduce street congestion and traffic hazards, promote vehicular and pedestrian safety and efficient land use.
(Ord. 247, 1/15/2025)

§ 17.155.020. Applicability.

Off-street vehicle parking shall be provided in accordance with this chapter when the associated building or structure is constructed, or the use is established. Additional off-street parking shall be provided in accordance with this chapter when an existing building is altered or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use.
(Ord. 247, 1/15/2025)

§ 17.155.030. Parking design standards.

A. Approval of Off-Street Parking Plan. Development review, pursuant to the provisions of Chapter 17.85 (Development Review~~, Major~~), and Chapter 17.90 (Development Review, Minor), shall be filed for approval of all off-street parking facilities, except for one- and two-family residences, unless the off-street parking facilities are approved as a part of a Development Review and/or use permit~~, conditional use permit or public use permit approval~~.

B. Number of Required Parking Spaces. In the case of mixed land uses, the total number of parking spaces shall be the sum of the requirements for the various uses computed separately unless shared parking is approved as provided in this Title.

C. Location and design of parking spaces unless otherwise specified, all parking must be within 300 feet of the use served on the same parcel as the use, or on an adjoining appropriately zoned parcel.

1. All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

2. Required parking for any uses outlined in in this section may be reduced in accordance with the "Alternative Programs for Parking" allowances outlined Section 17.155.030(C)(6) and (C)(7) of this Title.

3. The following table is designed to allow calculation of parking spaces required for the uses shown:

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are not specifically stated, the parking requirement for such use shall be determined by the Community Development Director based on the requirement for the most comparable listed use in this Title.

5. Requests for Modifications from Parking Standards. The Community Development Director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

6. Alternative Programs for Parking. A residential, commercial or industrial project may provide for alternative programs which reduce parking demand in return for a reduction in the number of off-street parking spaces required.

    a. Alternative programs that may be considered by the Community Development Director under this provision include, but are not limited to, the following:

        i. Private Carpool/Vanpool Operations. Office or industrial developments which guarantee preferred parking spaces to employees who participate regularly in a car or van pool may have their parking requirement reduced by two parking spaces for every one space which is marked for car or van pool at a preferred location.

        ii. Mass Transit. Developments which are located within 150 feet of a mass transit facility may have their parking requirement reduced by two percent of the total number of required parking spaces.

        iii. Planned Residential Development—Senior Citizen. A 20% reduction in the total number of required parking spaces may be allowed when an alternative senior citizen transportation program is proposed.

        iv. Bicycle Parking. Developments which provide secured bicycle parking facilities exceeding the minimum requirement may reduce the number of required parking spaces by one vehicle space for every three additional bicycle spaces provided.

        v. Shared Parking Requirements. In order to encourage efficient use of parking spaces and good design practices, the total parking requirements for conjunctive uses shall be based on the number of spaces adequate to meet various needs of the individual uses operating during the peak parking period.

            (A) The Community Development Director may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the following conditions:

                (1) Sufficient evidence shall be presented to the Community Development Director to demonstrate that the peak hours of parking demand from all uses combined do not coincide/ conflict with the principal hours or peak parking demand which propose to share parking. The efficiency of parking provided will equal or exceed the level that can be expected if parking for each use were provided separately.

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(2) The building or use for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared.

(3) No more than 50% of the parking space requirement shall be met through shared parking.

(4) Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder with the number of copies as required and thereof filed with the Building and Safety Department.

vi. Shared Parking Agreement. A written agreement between the landowners and in some cases the City that runs with the land shall be filed, in a form satisfactory to the City Attorney, and include:

(A) A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking without application for approval of an amended ~~conditional~~ use permit, development permit, or other discretionary approval as appropriate;

(B) A reciprocal grant of nonexclusive license among the business operator(s) and the landowner(s) for access to and use of the shared parking facilities;

(C) Evidence that the agreement has been recorded in the County Recorder's office.

7. Special Review of Parking. The Community Development Director may reduce the parking requirement, as required above, for any use or combination of uses as part of the review of a development plan, including, but not limited to, minor or ~~major~~ development review, ~~conditional~~ use permit, or planned residential development, based on the following conditions:

a. The applicant shall submit a request for modification of parking standards, including sufficient evidence and documentation, to demonstrate to the Community Development Director that unusual conditions warrant a parking reduction. Evidence shall include, but is not limited to, the following:

i. Information showing that the parking area serves uses having peak parking demands which occur at different times;

ii. Floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed;

iii. Documentation that other programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand, such as the provision of monetary incentives to employees who regularly utilize public transit or participate in a car or van pool.

b. As a condition of approval for a parking reduction, the applicant may be required to record agreements or covenants prior to issuance of a building

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permit, which assure that appropriate programs are implemented for the duration of the parking reduction.

c. Criteria for Approval. The Community Development Director shall only grant approval if it is determined that the project meets three or more of the circumstances listed below and are true.

i. The use will be adequately served by the proposed parking due to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a travel demand management program that will reduce parking demand at the site.

ii. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

iii. The site plan is consistent with the objectives of the zoning district and incorporates features such as unobtrusive off-street parking placed below the ground level of the project with commercial uses above or enclosed parking on the ground floor.

iv. The applicant has provided on-site parking for car-share vehicles via a recorded written agreement between the landowner and the City that runs with the land. Agreement shall provide for proof of a perpetual agreement with a car-share agency to provide at least one car share vehicle on-site.

d. The Community Development Director, at his/her discretion, may elevate the request for a reduction of parking requirements as outlined above to the Planning Commission for review and approval. If the request is part of a proposed development permit, ~~conditional~~ use permit, ~~public use permit~~, planned residential development or a specific plan, the request shall automatically be reviewed and approved by the Planning Commission as part of the underlying discretionary action.

8. Development Standards for Off-Street Parking Facilities—Layout Design Standards. All parking areas shall be designed as follows:

a. Location of Parking Areas. No parking space shall be located within three feet of any property line. No parking space located on driveways providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way.

b. Parking Space and Driveway Specifications. The location and dimensions of parking spaces and aisles adjacent to parking spaces shall be arranged in accordance with the following tables entitled Dimensions of Parking Spaces and Aisles and Dimensions of Driveways.

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"COMPACT CARS ONLY." Compact car parking spaces may be reduced (from the dimensions listed in the table) as follows:

i. In width by no more than one-half foot,

ii. In length by no more than two feet.

iii. When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet.

d. Off-street parking for private residences shows in Table 17.155.030-3.

Table 17.155.030-3 Dimensions of Driveways	
Type Of Use	Minimum Width of Driveway
One-family and two-family dwellings	12 feet
Multiple family or apartment complexes:	
• less than 100 units (Carports or garages may be allowed on one side.)	24 feet
• 100 to 300 units (Carports or garages may be allowed on both sides.)	28 feet
• more than 300 units (Carports or garages may be allowed on both sides.)	34 feet
Commercial/Industrial (The driveway shall have a vertical clearance of 13 feet and 6 inches.)	24 feet
All driveways located within a road right-of-way shall be approved by the ~~Transportation~~ Public Works Director or City Engineer.	
Where parallel parking is allowed, the minimum width shall be increased by eight feet for parking on one side and by 16 feet for parking on both sides.	
Stub streets in excess of 150 feet shall have a minimum 45-foot radius turnaround at the end, or as otherwise approved by the Fire Department.	

e. Surfacing Standards for Parking Areas. The following standards shall apply to the development of all off-street parking facilities, including driveways, whether the space is required or optional.

Table 17.155.030-4 Surfacing Standards	
Type of Use	**Surfacing Materials**
One and two family residences	
less than 1/2 acre parcel	Concrete, asphaltic concrete, brick or equivalent
equal to or greater than 1/2 acre parcel	At least 3 inches of decomposed granite or equivalent
Multiple family residences	Concrete, asphaltic concrete, brick or equivalent driveways with an inverted section shall be constructed with a concrete ribbon gutter

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Table 17.155.030-4 Surfacing Standards	
Type of Use	**Surfacing Materials**
All other uses	
At least 25% of the total street frontage within 660 feet from the boundaries of the proposed use, including both directions from the property and both sides of the street, is in commercial, industrial, residential use or other developed use. Where the proposed use would front on 2 or more streets, this provision refers to the street with the greater General Plan designation or right-of-way requirement.	Concrete surfacing with a minimum thickness of 3 1/2 inches, with expansion joints; or asphaltic concrete paving compacted to a minimum thickness of 3 inches on 4 inches of Class 2 base.
Other cases where the aforementioned circumstances do not apply or as determined by the Community Development Director.	A base of decomposed granite or equivalent compacted to a minimum thickness of 3 inches to act as an all-weather surfacing material

f. Off-Street Parking Area Striping.

i. If five or more parking spaces are provided, each space shall be clearly marked with white paint or other easily distinguishable material.

ii. If 10 or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.

g. Drainage. All parking areas, including driveways, shall be graded to prevent ponding and to minimize drainage runoff from entering adjoining properties.

h. Curbs, Bumpers, Wheel Stops or Similar Devices. Public parking areas shall be equipped with permanent curbs, bumpers, wheel stops or similar devices so that parked vehicles do not overhang required walkways, planters or landscaped areas.

i. If the method used is designed to stop the wheel rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two feet from the edge of any required walkway, planter or landscaped area, or from any building.

~~ii.~~i. The innermost two feet of each parking space, between the wheel stop or other barrier, and any required planter or walkway, may either: Be paved; or be planted with low ground cover.

This additional planting area is considered part of the parking space and may not be counted toward satisfying any landscaping requirement(s).

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CHAPTER 17.156
LANDSCAPING STANDARDS

Prior History: Former Ch. 17.160 W-1 Watercourse, Watershed and Conservation Areas Zone, compiled of RCC Ch. 17.160; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.156.010. General landscaping provisions.

A. Application Requirements. A landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be required for all development review ~~(minor and major)~~, ~~conditional~~ use permits, subdivisions, and any other permit when the Community Development Director deems it necessary.

1. The landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted under one application consistent with the provisions of Chapter 17.125 (Common Application Processing Procedures). The landscaping plan, landscaping grading plan, irrigation plan and shading plan may be submitted on four separate exhibits or may be combined on one to three exhibits, provided that the information required to be displayed for each plan is legible and clearly discernible.

2. No less than the number of copies as determined by the Community Development Director of the landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted for approval by the Community Development Director.

3. All landscaping shall comply with Chapter 17.160 (Landscaping Standards), Chapter 17.165 (Water Efficient Landscapes), and the City's Landscape Design standards and Guidelines in regard to water-efficient landscaping.

4. All plans shall show the following information:

   a. The first sheet of a multiple sheet set shall contain a title block with the name and address of the project, sheet number, and numbers of sheets and a revision block to indicate date and type of revisions.

   b. Each sheet shall show the required technical data, including scale of drawing, north arrow, date drawn, and dates of revisions (if applicable), all property lines and project limits, if other than property limits, all easements, fences, walls, curbs, roads, walks, structures, mounds, swales, manholes, banks, and all plant and landscaping materials, grading, irrigation and other exterior elements proposed. A legend shall also be included for each symbol used.

B. Landscaping Plan Requirements.

1. The location of all existing landscaping materials, and where proposed landscaping material is to be placed shall be shown. Existing trees shall be preserved whenever it is practical to do so and shall be shown on the landscaping plan. Any existing trees to be removed shall also be shown on the landscaping plan.

2. The quantities, sizes and locations of all trees, shrubs and ground cover, hydroseed and wildflower mixtures, etc., shall be indicated. Trees shall be a minimum 15 gallon

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size. Shrubs shall be a minimum five-gallon size; however, the use of smaller plants may be approved for areas where color or growth habits make it suitable.

3. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. Trees shall be drawn to size as indicated on the shade tree list as provided in the *Riverside County Guide to Trees, Shrubs and Ground Covers.*

4. All plants shall be listed by correct botanical name and common name.

5. The soil surface of all planters shall be shown planted or covered with suitable material.

6. Lawns shall be indicated by common name of species and method of installation (seeding, hydro mulching or sodding).

7. Proposed treatment of all ground surfaces, including paving, turf and gravel.

8. Planting details and methods of application shall be shown.

9. Complete construction detail referencing (fencing, walls, etc.) shall be indicated.

C. Landscaping Grading Plan Requirements. The grading plan shall show the drainage of all planting areas and the heights of mounds. Mounds shall not exceed 3:1 slope, and no mound over 30 inches high shall be placed within 10 feet of any street and/or alley intersections.

D. Irrigation Plan Requirements. An irrigation plan shall show the following:

1. Locations of all irrigation components, such as sprinkler heads, valves, pipes, backflow prevention devices and water taps, and if applicable, automatic controllers, quick couplers, hose bibs and washer boxes.

2. Proposed radius or diameter of throw (sprinkler coverage) at a stated pressure (PSI) for each sprinkler head.

3. Worst case irrigation system pressure loss calculations.

4. Static water pressure PSI (pounds per square inch), available GPM (gallons per minute), water pressure zone, agency reading locations and source of information for each one.

5. Required water budget calculations based on the *Riverside County Guide to Trees, Shrubs and Ground Covers.*

E. Shading Plan Requirements.

1. Parking area landscaping shall include shade trees from the *Riverside County Guide to Trees, Shrubs and Ground Covers,* unless otherwise approved by the Community Development Director, so as to provide for adequate shade canopies within 15 years of age as follows:

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Table 17.160.010-1 Percentage of Total Parking Area Required to be Shaded	
Number of Parking Spaces	Percentage of Parking Area to be Shaded (Minimum Percent)
05—24 spaces	30
25—49 spaces	40
50+ spaces	50
Note: The percentage of parking area required to be shaded shall be based on the number of uncovered parking spaces; driveways and aisles are excluded. Multilevel parking structures are exempt from shading requirements.	

2. Trees shall be a minimum 15 gallon size at planting.

3. Trees shall be planted and maintained throughout the parking area to ensure that within 15 years, the percentage of the parking area that is shaded is no less than the minimum amount required by the table entitled Percentage of Total Parking Area Required to be Shaded. The parking area shading plan shall be developed in compliance with a landscaping plan. Each planting area shall be of adequate size for the landscaping approved and shall have adequate irrigation for that landscaping.

F. Landscaping Design Standards. Landscaping shall be incorporated into the design of all off-street parking areas, including covered and decked, as follows:

1. General Landscaping Provisions.

a. These provisions apply to:

i. Landscaping throughout and immediately surrounding parking areas,

ii. Additional landscaping as required by a zone classification.

b. Landscaped areas shall be distributed throughout the entire off-street parking area as evenly as is appropriate in the design of the parking facility.

c. Nothing in this subsection shall preclude the installation of additional landscaping and the planting of additional trees so long as such planting is consistent with visibility regulations.

d. Any open areas in the interior shall be landscaped with appropriate plant materials and maintained in good condition as provided in this Title.

e. All landscaped areas shall be designed so that plant materials are protected from vehicle damage, encroachment or overhang.

f. All trees shall be double-staked and secured with a rubber or plastic strip, or other commercial tie material. Wire ties shall not be used.

g. No trees shall be planted within 10 feet of driveways, alleys and/or street intersections.

h. All landscaping shall be within planters bounded by a curb at least six inches

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high.

i. A six-inch high curb with a 12-inch-wide concrete walkway shall be constructed along planters on end stalls adjacent to vehicle parking spaces.

j. In urban areas, all parking areas shall be screened from view along the entire perimeter of the parking lot by the construction of either a three-foot high and three-foot wide earthen berm, or a three-foot wide planter with shrubbery that can be maintained at a height of three feet. When the parking area is adjacent to a public road right-of-way, the berm or planter shall be five feet in width.

k. In addition to the perimeter landscaping required by this Title, parking areas of five spaces or more shall be required to provide additional landscaped areas within the parking area. A minimum percentage of the total parking area shall be landscaped as follows:

Table 17.160.010-2 Minimum Percentage of Total Interior Parking Area to be Landscaped

Parking Spaces Required	5—24 Spaces	25—49 Spaces	50+ Spaces
Percentage To Be Landscaped	5.0%	7.5%	10.0%
Percentage To Be Landscaped Along State and County Scenic Highway	6.0%	8.5%	11.0%

l. At the discretion of the appropriate authority, a barrier free, four-foot wide paved walkway may be provided through the required planter at street and driveway intersections to provide unencumbered access for persons with disabilities from the sidewalk to the parking lot.

i. Such a walkway shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if provided.

ii. Bus shelters may be located within this planter if approved by the Community Development Director. Such shelters shall not be placed so as to reduce the number of trees which are otherwise required by this article.

2. Planter Provisions. Planters containing organic landscaping shall be provided adjacent to and within parking areas. The dimensions of a planter refer only to that which is plantable area.

a. No planter shall be smaller than 25 square feet.

b. Each planter shall include an irrigation system.

c. The planter shall include shrubs, hedges, and other natural growth or other features such as berms, designed to form a partial visual screen at least three feet in height, except within 10 feet of street and driveway intersections where landscaping shall not be permitted to grow higher than three feet.

d. A planter at least five feet wide shall be provided adjacent to all public road

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right-of-ways. Any area within the road right-of-way between the edge of the walkway and outer edge of the right-of-way shall also be developed as a landscaped area in conjunction with the required planter, unless this requirement is waived by the Community Development Director.

i. A planter at least five feet wide shall be provided adjacent to properties used for residential purposes. Within this planter, one screen tree from the *Riverside County Guide to Trees, Shrubs and Ground Covers* shall be planted at an average distance apart of at least every 25 feet on center in combination with other plants to provide a dense visual screen.

ii. A planter at least eight feet wide shall be located at least 45 feet apart for every 150 feet of frontage along a public road right-of-way. Within this planter, trees from the *Riverside County Guide to Trees, Shrubs and Ground Covers* shall be planted no farther apart than 25 feet on center, and at least five feet, but not farther than 10 feet, from the back of the walkway.

e. All planters located adjacent to end parking spaces shall have a six-inch high and 12-inch-wide concrete walkway.

3. Plant Materials Provisions.

a. Existing mature trees on the site shall be preserved whenever it is practical to do so.

b. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical damage, insects and diseases. Plant materials showing such damage shall be replaced by the same or similar species.

c. Planting areas shall be kept free from weeds, debris and undesirable materials which may be detrimental to public safety, drainage or site appearance.

d. Drought tolerant species and native species are to be used to the maximum extent possible over non-drought tolerant and nonnative species.

i. The quantity and extent of drought tolerant species shall be dependent on the climatic zone of the project.

ii. Landscaping may include natural features such as rock and stone, non-drought tolerant plants and structural features such as fountains, reflecting pools, art work, screens, wall and fences.

e. Plant materials shall be grouped together in regard to water and soil requirements. In order to conserve water, alternative types of low volume irrigation concepts may be used, including, but not limited to, drip/trickle, rotary spray, mini-spray, bubbler, and perforated soaker tubing.

4. General Irrigation Provisions.

a. An automatic irrigation system for all planted areas shall be required.

i. The layout of the system should consider meter water pressure, pipe size and length, and type of heads (sprinkler, bubbler or rainbird).

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ii. Hose bibs shall be located in each tree well site as may be considered adequate for irrigation of the trees.

b. Sprinkler spacing shall not exceed the manufacturer's recommended spacing or, if no spacing is recommended, spacing shall not exceed 60% of the diameter of throw (sprinkler coverage).

c. No sprinklers on risers shall be installed next to walks, streets and/or pavement. Sprinklers in hazardous locations shall be flush mounted on high pop models only.

d. Backflow prevention devices for sprinklers shall comply with the latest edition of the Uniform Plumbing Code as adopted by the City.

G. Requests for Modifications from Landscaping Standards. The Community Development Director may, without notice or hearing, permit modifications to the landscaping requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

H. Enforcement of Landscaping Design Standards.

1. Prior to the issuance of a final building occupancy certificate, all required landscape planting and irrigation shall have been installed and be in a condition acceptable to the Community Development Director.

a. The plants shall be healthy and free of weeds, disease or pests.

b. The irrigation system shall be properly constructed and in good working order.

2. Prior to the issuance of a building permit, performance securities in an amount to be determined by the Community Development ~~Building and Safety~~ Director shall be filed with said Director, so as to guarantee:

a. The installation of plantings, walls and fences in accordance with the approved landscaping plan when the total uncovered parking area on the property, including adjoining parcels over which the property has a shared parking agreement, and/or any other parking agreement exceeds 3,600 square feet; and

b. The adequate maintenance of the planting for one year.

3. The Community Development ~~Building and Safety~~ Director shall be authorized to execute, on behalf of the City, the required agreements and bonds and those forms and terms approved by the City Council. Acceptable forms of security shall be limited to the following:

a. A bond from a duly authorized corporate surety;

b. A deposit of cash with the City;

c. An irrevocable instrument of credit from a regulated financial institution; or

d. An irrevocable letter of credit issued by a regulated financial institution; provided, that a cash bond is required to guarantee the installation of plantings, walls and fences when the estimated cost is equal to or less than the cost determined by the Building and Safety Department. The remaining performance

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surety shall be released one year after installation is approved; provided that the planting has been adequately maintained.

(Ord. 247, 1/15/2025)

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CHAPTER 17.176
SIGNS

Prior History: Former Ch. 17.180 Standards for Planned Residential Developments, compiled of RCC Ch. 17.180; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.176.010. Purpose.

The purpose of this chapter is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements.
(Ord. 247, 1/15/2025)

§ 17.176.020. General sign standards.

Signs shall be consistent with the following standards:

A. Timing. Businesses must display a permanent sign within 30 days of opening.

B. General Plan. Signs shall be consistent with the General Plan.

C. Roof Mounts. No sign shall be affixed on or over the roof of any building and no display shall be affixed to the wall of a building so that it projects above the parapet of the building.

D. Display Movement. No sign shall move or rotate or display any moving and/or rotating parts. No propellers, flag, or other noise-creating devices, and no architectural embellishments which utilize mechanical or natural forces for motion, shall be permitted. Use of daylight reflective materials or electronic message boards using flashing, intermittent or moving light or lights is prohibited; provided, however, that electronic message boards displaying only time and/or temperature for periods of not less than 30 seconds is permitted.

E. Mobile Displays. No person shall place, use, maintain or otherwise allow a mobile vehicle, trailer, or sign not permanently affixed to the ground to be used as a sign. Incidental logos and graphics affixed to a vehicle are not considered signs.

F. Lighting and Illumination of Displays. A sign may be illuminated unless otherwise specified, provided that the displays are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the display face. Displays making use of lights to convey the effect of movement or flashing, intermittent or variable intensity shall not be permitted.

G. Illegal Signs. All illegal signs and all abandoned signs shall be removed or brought into conformance with this Title immediately.

H. Sign Maintenance and Construction.

1. All permanent signs shall be constructed of quality, low-maintenance materials such as metal, concrete, natural stone, glass or acrylics. All temporary signs and banners shall be made of a material designed to maintain and attractive appearance for as long as the sign is displayed;

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2. Signs shall be cleaned, updated and/or repaired as necessary to maintain an attractive appearance and to ensure safe operation;

3. All equipment related to the sign operation such as transformers, programmers and other items shall be concealed within the sign structure when possible or painted to match the building.

4. Banner shall be attached flat against the wall or fascia of a building and not hung from poles, awnings, eaves or similar structures. Banners shall be hung with permanent attachments, such as bolts or screws, and not be tied to a structure with rope, twine or similar materials. Banners that are faded and/or torn shall be removed or replaced.

(Ord. 247, 1/15/2025)

§ 17.176.030. Sign standards by type.

No person shall erect an on-site advertising structure or sign in the City in violation of the provisions contained within any specific zoning classification in this Title or in violation of the following provisions:

A. Freestanding Freeway Signs.

1. Located within 660 feet of the nearest edge of a freeway right-of-way line.

   a. The maximum height of a freeway identification sign shall not exceed 60 feet;

   b. The maximum surface area of a freeway identification sign shall not exceed 150 square feet per sign face.

2. Shopping Centers. Notwithstanding the provisions of subsection A above, a shopping center may have a freestanding center identification sign as follows:

   a. One center identification sign per street frontage is allowed. One additional center identification sign per street frontage may be allowed if approved by the Planning Commission as part of a sign program.

   b. The maximum surface area of the center identification sign shall not exceed 100 square feet per sign face.

   c. The maximum height of a center identification sign shall not exceed 20 feet.

   d. Signs for individual businesses within a shopping center are permitted as provided in this chapter and in accordance with any adopted sign program for the center.

3. Number of freestanding signs, other locations.

   a. The maximum height of a sign shall not exceed 20 feet;

   b. The maximum surface area of a sign shall not exceed 100 square feet per sign face.

   c. Not more than one freestanding sign shall be permitted on a parcel of land, except that if a business has frontage on two or more streets, the business shall be permitted one freestanding sign per street frontage provided that the signs are

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not located on the same street and are at least 100 feet apart.

B. Window Signs.

1. Dimensions.

a. The maximum width shall be 50% of the total width of the window.

b. The maximum height shall be 50% of the total height of the window.

c. The maximum size shall be 25% of the total area of the window.

2. Maximum one window sign per window.

3. Window signs are only permitted on ground floor windows and expressly prohibited on upper story windows.

4. Permanent window signs shall be individually painted, etched, or otherwise applied graphics surrounded by clear glass, and shall be painted, applied, or adhered to the interior surface of the glass.

5. Holiday window painting, such as for Christmas and Halloween, shall be permitted and shall be exempt from the window sign limitations. However, such painting shall contain no reference to named goods or services, and shall be removed within 12 days after the applicable holiday.

C. Signs Affixed to Building, All Areas.

1. No sign shall be affixed on, above or over the roof of any building, and no on-site advertising sign shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this section, a mansard-style roof shall be considered a parapet.

2. The maximum surface area of signs affixed to a building shall be as follows:

a. Front wall of building: surface area of the sign shall not exceed 10% of the surface area of the front face of the building.

b. Side walls of a building: surface area of the sign shall not exceed 10% of the surface area of the side face of the building.

c. Rear wall of a building: surface area of the sign shall not exceed five percent of the surface area of the rear face of the building.

D. Subdivision Signs. Subdivision signs shall be subject to the following minimum standards:

1. Signs must be within the subdivision boundaries;

2. No sign shall exceed 100 feet in surface area;

3. No sign shall be within 100 feet of any existing residence that is outside of the subdivision boundaries;

4. No more than two such signs shall be permitted for each subdivision;

5. No sign shall be artificially lighted.

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E. Electronic Message Signs (Board). This sign type is intended to provide for the location of centrally controlled message signs incorporating an illuminated LED panel at public facilities throughout the City for the purpose of providing information to the public. Electronic message board signs shall be subject to the following:

1. Type. Community electronic message signs must be one of the following types:

   a. Monument (ground-mounted on a base).

   b. Pole (elevated above the ground on a central support).

   c. Building-mounted (affixed to a building).

   d. Standards for each sign type are provided below.

2. Brightness. The electronic message portion of the sign shall comply with all applicable lighting provisions of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.

3. Enclosures and Supports. Sign enclosures and supports must be designed to be compatible with the architecture of the school or other buildings on the site.

4. Number and Spacing of Signs.

   a. No more than one sign may be placed on a site (school, park, public facility, etc.), except that two signs may be placed at the high school.

   b. No specific spacing is required between signs, except that the Planning Commission may impose a spacing requirement based on site-specific circumstances as part of the review of the ~~conditional~~ use permit for an individual sign.

5. Height, Size, Hours of Operation and Other Standards. Standards for the various types of community electronic message signs are as follows:

   a. Monument Signs.

      i. Maximum height shall not exceed 10 feet.

      ii. Maximum screen size shall not exceed four feet high by eight feet wide.

      iii. Sign may be single- or double-sided. Size for a double-sided sign is calculated by measuring one sign face.

   b. Pole Signs.

      i. The maximum height shall not exceed 20 feet. The maximum height to the bottom of the LED panel shall not exceed 12 feet.

      ii. The maximum screen size shall not exceed six feet high by 12 feet wide.

      iii. The sign support must be at least one-third the width of the sign face.

   c. Building-Mounted Signs.

      i. The sign must be mounted to a vertical surface, such as a building wall or

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other architectural feature, provided that the top of the sign may not be more than 45 feet above the ground at the base of the wall.

ii. The sign may not project over the top of the wall on which the sign is placed.

iii. The LED panel may not exceed eight feet high by 16 feet wide.

d. Hours of Operation.

i. Signs may be operated between the hours 6:00 a.m. and 10:00 p.m.

e. Content.

i. Community electronic message signs may display advertising messages for uses not located on the site.

f. Permitted Locations. Signs may be placed at the following locations:

i. Up to nine signs may be placed at public schools.

ii. Up to five signs may be placed at public parks.

iii. Public facilities.

iv. City-owned property.

v. Public road right-of-way (except roadway medians).

vi. Signs at public facilities, City-owned property, and public road right-of-way may only be installed and operated by the City, or by another entity specifically authorized by the City.

g. Prohibited Locations. Community electronic message signs may not be placed in any of the following locations:

i. Private property.

ii. Roadway medians.

F. Electronic Message Signs (Changeable). Electronic changeable copy signs and electronic graphic display signs shall be permitted only within the C-G, C-H and I-M zones as a freestanding business identification sign for individual businesses on a single parcel of land, or as a freestanding center/business identification sign for commercial retail shopping centers adjacent to Interstate 15 freeway subject to the development standards outlined in this section. In addition, these sign types shall be permitted for private schools and non-profit service club organizations located on a single parcel of land in any zone subject to the development standards outlined in this section. A development permit and/or sign program application is required for these electronic message sign types and shall be approved by the Community Development ~~Planning~~ Director prior to the issuance of any building/electrical permit by the Building Department.

1. Prohibited Electronic Sign Types. Signs with mechanical moving parts (e.g., multi-vision signs) and signs with video or other types of moving lights or visual images (e.g., video display signs) are prohibited within all Wildomar zoning districts.

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2. Exempt Electronic Signs. Time and temperature display signs that are smaller than 12 square feet in size are exempt from these requirements.

3. Development Standards (Individual Businesses on a Single Parcel). The following standards shall apply to all electronic message sign types.

   a. A maximum of one electronic message sign is allowed per street frontage and can only be included as part of a freestanding business identification sign.

   b. An electronic message sign is limited to a maximum sign area of 50 square feet per sign face.

   c. No more than 50% of the total business identification sign area can be allocated to the electronic message portion of the sign.

   d. Business identification sign which include an electronic message sign are limited to a maximum height of 15 feet.

   e. The sign shall only be located on the site of the use identified/advertised by the sign.

   f. When proposed, a monument base for the proposed sign type shall be constructed of materials that are consistent with the materials of the building for the business. The monument base shall be included in the total sign height.

   g. The electronic message sign shall be located no closer than 100 feet from an abutting residential zone district boundary, and shall not produce any glare into an adjacent residence.

   h. Audio speakers are prohibited in association with any electronic message business identification signs.

   i. The provisions in Table 17.180.030-1 (Additional Standards for Electronic Message Signs) shall apply as noted.

4. Development Standards (Commercial Retail Shopping Centers). The following standards shall apply to all electronic message sign types.

   a. A maximum of one electronic message sign is allowed for a commercial retail shopping center with a minimum site size of four gross acres.

   b. An electronic message sign shall be limited to a maximum sign area of 200 square feet per sign face and shall not exceed 45 feet in height.

   c. The electronic message sign shall be located on the site adjacent to and oriented toward Interstate 15 freeway as determined by the Community~~Planning~~ Director.

   d. The electronic message portion of the sign may only display on-site commercial messages and noncommercial messages.

   e. The monument base for the proposed sign type shall be constructed of materials that are consistent with the materials approved with the commercial center. The monument base shall be included in the total sign height outlined above.

   f. Audio speakers are prohibited in association with any electronic message

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business identification signs.

g. The electronic message sign shall maintain a minimum setback of five feet from the freeway right-of-way and/or street property line.

h. The electronic message portion of the sign shall comply with all applicable lighting provisions of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.

i. The provisions in Table 17.180.030-1 (Additional Standards for Electronic Message Signs) shall apply as noted.

5. Freeway Oriented Electronic Graphic Display Sign Regulations for Medical Centers.

a. Intent. It is the intent of this subsection to establish sign regulations for electronic graphic display freeway signs proposed as a freestanding business identification sign for medical centers to provide business identification and visibility for the Interstate 15 freeway.

b. Applicability. An electronic graphic display freeway sign for medical centers shall be permitted only within the C-G and C-H zones on property adjacent to the Interstate 15 freeway subject to the development standards outlined in this section.

c. Medical Centers Defined. Medical centers as defined in this subsection includes hospitals and/or medical office buildings providing health care services in the City of Wildomar.

d. Permit Required. Prior to any permit being issued, a sign package that includes a development permit, architectural elevations, all electrical, lighting and structural design specifications (accompanied by the appropriate processing fee) shall be submitted to the Chief Building Official and Community Development ~~Planning~~ Director for review and approval.

e. Development Standards. The following standards shall apply to electronic graphic display freeway sign types permitted in this section.

i. A maximum of one electronic graphic display sign is allowed for an individual medical center provided the site is five gross acres or larger, and it is located directly adjacent to the Interstate 15 freeway.

ii. The electronic graphic display portion of the freeway sign shall be limited to a maximum sign area of 360 square feet per sign face. An additional sign identifying the name of the medical center shall be allowed provided it does not exceed 35 square feet per sign face and designed separately from graphic display portion. The maximum total height of the sign structure shall not exceed 50 feet.

iii. The electronic graphic display sign shall maintain a minimum setback of 15 feet from the site property line/I-15 freeway right-of-way line.

iv. The monument base and vertical sign elements for the proposed sign shall be constructed of materials that are consistent with the building materials

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of the medical center. The monument base shall be included in the total sign height outlined above.

v. The electronic message portion of the sign shall only display on-site commercial messages and noncommercial messages. No off-site business messaging shall be permitted.

vi. Audio speakers are prohibited in association with any electronic graphic display sign business identification signs.

vii. The electronic graphic display freeway sign shall comply with all applicable lighting standards and requirements of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.

viii. The provisions in Table 17.180.030-1 (Additional Standards for Electronic Message Signs) shall apply as noted.

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Table 17.180.030-1 Additional Standards for Electronic Message Signs					
Sign Type	Description	Text Limit	Minimum Duration	Brightness (NITs) Day/ Night	Dark Period (Off/On)
Electronic Changeable Copy	Text only - no picture or movement (e.g., no scrolling)	15 words	5 seconds	5,000/200 Dimmer control required to change to the lower nighttime brightness setting upon sunset. A change to the higher brightness setting is not permitted until after sunrise. As part of the minor development permit process, the Community Development ~~Planning~~ Director may approve an increase in sign brightness up to a maximum of 7,500 NITs during periods of low sun (e.g., sunset) to allow sign text and graphics to be clearly seen when affected by direct sunlight.	None, provided the LED sign area is in a "static position" with a dark background The "static position" sign area may contain up to 3 lines of text and/ or logos during the hours of 9:30 p.m. to 6:30 a.m., but the remainder of the background area shall be "dark."
Electronic Graphic Display	Images and text (scrolling of text permitted)	No limit	5 seconds		
Electronic Graphic Display - Medical Facilities		Not to exceed 15 lines of text	8 seconds		

G. Temporary Signs. Temporary signs are permitted in all zoning classifications subject to the limitations imposed by this chapter. No person shall erect, use or maintain a temporary sign in the City, except in accordance with the following provisions.

1. Standards for all Temporary Signs.

a. No temporary sign shall be artificially lighted.

b. No temporary sign shall be erected, placed, used or maintained within the public road right-of-way, or on a fence/wall (except as allowed in subsection D of this section during an election period, and subsection E of this section).

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c. No temporary sign shall be erected, placed, used or maintained upon property without the consent of the owner, lessee, person or entity in lawful possession of the property.

d. No temporary sign shall be erected, placed, used or maintained so that it does any of the following:

i. Mars, defaces, disfigures or damages any public building, structure or other property;

ii. Endangers the safety of persons or property;

iii. Obscures the view of any fire hydrant, traffic sign, traffic signal, street sign, or public informational sign;

iv. Blocks motorists' line of vision to areas of vehicular or pedestrian traffic.

e. Any temporary sign posted or otherwise affixed to property in violation of this section shall be considered an illegal temporary sign. City employees, representatives or agents shall be authorized to remove and dispose of any illegal temporary sign as follows:

i. Temporary Signs on City Property. Any illegal temporary sign on any public street, right of way, or any City-owned property may be immediately removed by the City. The City employee or agent removing the sign will immediately attempt to notify the owner of the sign, if such owner can be ascertained.

ii. Temporary Signs on Other Property. Any illegal temporary sign on any other property may be removed by the City if the authorized City employee has the permission of the person in lawful possession of the property to do so or is authorized to do so by any court of competent jurisdiction.

2. Retrieval of Removed Signs. Any person desiring to retrieve a sign removed by the City may do so upon the payment of an administrative fine as required in Chapter 1.16 (Code Enforcement). A person desiring to retrieve a sign may appeal this fine by submitting a written appeal to the Building Official within 15 days after the date of removal. The appeal shall be conducted by review of the written appeal by an administrative hearing officer selected by the City Manager or designee. The submission of a written appeal to the Building Official within the 15-day time period shall stay the disposal of the sign upon a decision of the hearing officer granting the appeal or until 10 days after mailing of a decision of the hearing officer denying the appeal. The determination by the administrative hearing officer shall be final.

3. Disposal of Temporary Signs. Any temporary sign removed by the City may be considered abandoned if it is not retrieved within 15 days after the date of such removal and may be disposed of by the City without liability therefor to any person.

4. The procedures, remedies and penalties for violation of this chapter and for recovery of costs related to enforcement are provided for in Chapter 1.16 (Code Violations) of the Wildomar Municipal Code.

5. Every temporary sign which was lawfully in existence prior to the enactment of the

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ordinance codified in this chapter, and does not conform to this chapter, shall be deemed a nonconforming temporary sign and shall be removed or altered in accordance with this chapter as follows:

a. All temporary signs with a nominal value of $100.00 or less shall be abated or brought into conformance immediately after the effective date of the ordinance codified in this chapter.

b. All temporary signs with a value of more than $100.00 shall be abated or brought into conformance within six months of the effective date of the ordinance codified in this chapter.

6. All temporary signs not in lawful existence prior to the date of enactment of the ordinance codified in this chapter shall be abated or brought into conformance immediately.

7. The following temporary signs are prohibited to be located in the City:

a. Commercial inflatable devices (i.e., balloons, animals, and the like) and feather signs. Noncommercial temporary inflatable devices are permitted (i.e., holiday inflatable decorations).

b. An off-site temporary sign of any kind.

c. A temporary sign affixed to fences/walls.

d. Any temporary commercial sign located on the roof of a building or dwelling unit residence.

e. Obscene signs, as defined by Miller v. California (1973) 413 U.S. 15 or subsequent case law.

H. Standards for Real Estate Signs.

1. For lots zoned single-family residential, one sign not exceeding six square feet in surface area (per sign face) and not more than six feet in height.

2. For lots zoned multifamily residential, commercial, industrial and agricultural, one sign on each separate frontage of the lot on the street, each sign not to exceed 32 square feet in surface area (per sign face) and not more than six feet in height. No more than four signs are allowed per development.

3. Riders, not to exceed two square feet in aggregate surface area (per sign face) may be added to the real estate sign to identify the specific agent offering the property for sale, to show that the property is "in escrow" or for an "open house."

4. The sign(s) shall be removed within 10 days of the close of escrow on the property or structure, or portion thereof, being sold, leased or rented.

5. A real estate sign (of any size) located in City limits which is advertising a residential subdivision project outside of the City limits is prohibited. The sign shall be removed within 14 days of notification by the City.

I. Standards for Yard or Garage Sale Signs and Event Signs. Temporary signs that advertise

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items for sale or events located on the property on which the sale or event will be conducted are permitted in every zoning classification, subject to the following standards:

1. The yard or garage sale or event is in conformance with City ordinances.
2. No sign shall exceed four square feet in surface area.
3. No sign shall exceed four square feet in height.
4. No sign shall be posted more than 15 days before the event or sale, and shall be removed within five days after the event or sale.
5. Only one sign per lot may be displayed at any time and no more than three such signs may be posted on any lot per calendar year.

J. Standards for Temporary Commercial Banners. Temporary banners for individual businesses located in commercial, office and industrial zone districts shall be allowed with approval of the Community Development~~Planning~~ Director and subject to the following standards:

1. A banner may be made of paper, canvas, plastic, cloth or similar material, and must be attached to the building or lease space where the business is located.
2. One banner per business shall be allowed at a time. If a business is located with frontage on two or more streets, one additional banner per street frontage shall be allowed.
3. The maximum sign area for a banner shall not exceed 36 square feet with a maximum vertical height dimension of three feet and shall not extend above the eave line or parapet wall of the building.
4. A banner is allowed to be displayed for a maximum duration of 30 consecutive days on a quarterly basis (beginning on January 1st of each year) provided there is a 60-day down period between display times. In no case shall a banner be displayed more than four times per year for the same business.
5. The banner shall be removed within 24 hours after the end of the 30-day display period.
6. If a commercial center, office or industrial complex has its own approved sign program (as previously approved by the City of Wildomar), the standards outlined in this section shall not apply.
7. Inflatable devices (i.e., balloons, animals, and the like) and feather signs used as a temporary business identification banner are prohibited.

K. Banners and other signage displays are permitted for a period not to exceed the time limits established in Table 17.180.030-2, allowed temporary on-site sign standards by type. Inflatable signs are prohibited. See specific requirements in the following Table 17.180.030-2, allowed temporary on-site sign standards for standards and additional limitations:

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Table 17.180.030.2. Allowed Temporary On-Site Sign Standards by Type							
Sign Type	Max. Number Permitted	Max. Area	Max. Height	Min. Setback from ROW[1]	Max. Permits per Year	Max. Time Period	Permit Required
Residential							
On-site subdivision directional signs	1 per subdivision entrance, max. 62	32 sq. ft.	10 ft.	10 ft.	N/A	Until final sale[3]	Yes
On-site subdivision flags	10 poles per subdivision	15 sq. ft. per pole	20 ft.	10 ft.	N/A	Until sale[3]	Yes
Multifamily dwelling complexes (e.g., apartments)	1 per street frontage	32 sq. ft.	Roofline, if on building; otherwise 10 ft	5 ft.	N/A	While units are available for rent or lease	Yes
Sale or lease of existing residences	1 per parcel	10 sq. ft.	6 ft.	3 ft.	N/A	Until final sale[3]	No
Commercial							
Window signs	N/A	25% of window area	N/A	N/A	N/A	90 days	No
Building-mounted banners for sales, events, etc.[4]	1 per building frontage	32 sq. ft.	Roofline	N/A	[4]	30 days	No
Sale, rental or lease of nonresidential real estate: freestanding signs	2 per parcel, must be on site	32 sq. ft.	6 ft.	3 ft.	N/A	Until final sale[3]	No
Sale, rental or lease of nonresidential real estate: building-mounted signs (including banners)	2 per establishmen	100 sq. ft.	Roofline	N/A	[4]	Until final sale[3]	No

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Notes:	
[1]	Must be located outside of the clear vision triangle.
[2]	Only allowed Friday to Monday.
[3]	Signs shall be removed within 30 days of close of escrow or lease of final unit.
[4]	Banner shall be attached flat against the wall or fascia of a building and not hung from poles, awnings, eaves or similar structures. Banners shall be hung with permanent attachments, such as bolts or screws, and not be tied to a structure with rope, twine or similar materials. Banners that are faded and/or torn shall be removed or replaced.

L. Temporary Signs in the Public Right-of-Way.

1. Temporary signs may be placed in the public right-of-way during the period beginning 4:00 p.m. Friday and ending 7:00 p.m. Sunday. Signs in place outside this period will be subject to removal.

2. Temporary Sign Size, Materials, and Maintenance Criteria. All temporary signs placed in the right-of-way must:

   a. Be free-standing and securely mounted on a wooden or metal stakes;

   b. Be no higher than four feet above grade;

   c. Be no larger than six square feet and no more than three feet in either height or width;

   d. Be constructed of substantial sturdy, durable and weather-proof material;

   e. Be kept in good repair;

   f. Not be illuminated;

   g. Include the contact name and phone number of the person responsible for the sign in a clearly legible manner, either on the front or back of the sign; and

   h. Be located in a permitted location as defined in subsection (H)(3).

3. Sign Location. Temporary signs in the public right-of-way must be located at least 20 feet from the curved portion of the corner in order to maintain visibility for motorists, as shown in the illustration. In addition, the following apply:

   a. Signs must be located at least two feet from the edge of a curb or sidewalk, or from the edge of the pavement if there is no curb or sidewalk.

   b. Signs shall be installed so as not to damage plant materials, irrigation equipment or other public property.

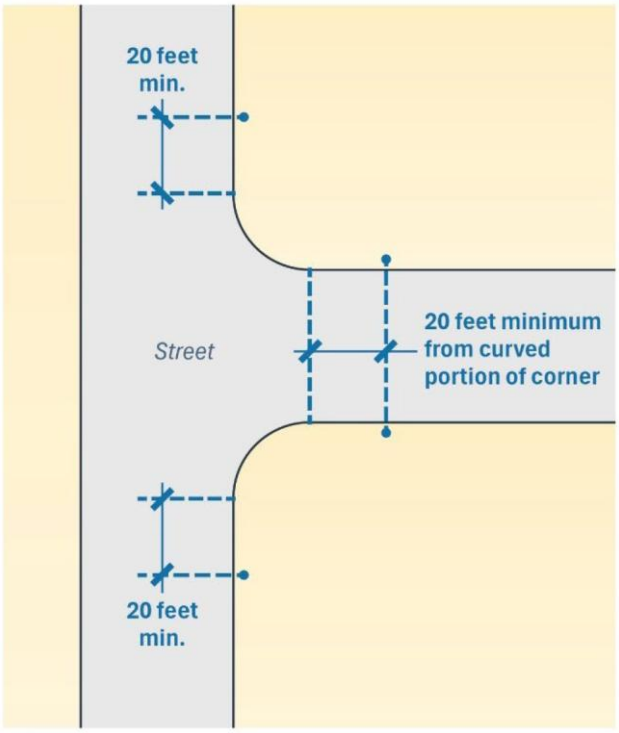
   c. Signs may not be placed on a sidewalk.

   d. Signs may not be placed in a roadway median.

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e. Signs may not be attached to utility poles, sign posts, fences, walls, or any other structure.

Figure 17.180.030-1 Permitted Locations for Temporary Signs in the Public Right of Way



M. Political Signs. Temporary noncommercial signs associated with any local, state, regional or national official election shall be permitted in any zoning district subject to the following provisions:

1. No political sign shall be placed earlier than 90 calendar days prior to the election or primary which it addresses, and such signage shall be removed no later than 10 calendar days following the date of the election or primary.

2. Political signs shall not be erected on a permanent foundation, or be attached to a sign structure having a permanent foundation. Structures with permanent foundations include buildings, fencing, utility poles, utility boxes, traffic signs and directional signs.

3. Political signs shall not be displayed on City-owned property; however, such signs may be permitted in the right-of-way provided no sign is erected, placed, used or maintained on any publicly owned tree or shrub, or upon the improved portion of any street or highway right-of-way used for traffic or parking, or upon any street divider or median. Political signs shall not be suspended over the right-of-way.

4. No sign shall be placed in a manner that would obstruct visibility of traffic, or which constitutes an immediate peril to persons or property.

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5. A political sign shall not exceed 32 square feet in total area for one side.

6. Contact information shall appear on the face of the sign. At minimum, contact information shall consist of the name of a responsible individual, committee, or the campaign identification number, and a valid telephone number. The font used for contact information shall be not less than one-half inch in height.

7. No political sign shall exceed an overall height of six feet. Signs used for identification of political headquarters shall comply with other provisions of this section.

8. No lot shall contain political signage with a combined aggregate surface area in excess of 80 square feet.

9. Political signs may not be erected, placed, used or maintained upon property without the consent of the owner, lessee, person or entity in lawful possession of the property.

10. Political signs shall not be artificially illuminated.

11. Any political sign that remains posted for more than 10 calendar days after the political or primary to which it pertains shall be deemed abandoned. If the Community Development ~~development services~~ Dd~~i~~rector or designee finds that any political sign has been posted or is being maintained in violation of the provisions of this section, the owner of the sign shall be given written notice to remove said sign. Said notice shall include a brief statement of the reasons for requiring removal. If the person so notified fails to correct the violation or remove the sign within five days after such notice, Community Development~~the development services~~ Dd~~i~~rector or designee may cause such sign to be removed. If the owner of the sign cannot in good faith be located within a reasonable time, the sign shall be deemed abandoned. The Community Development~~development services~~ Dd~~i~~rector or designee may cause such abandoned signs to be removed summarily and without prior notice. The City may recoup reasonable costs associated with the removal of violating or abandoned political signs.

N. Nonconforming and Abandoned Signs.

1. Except as otherwise provided in this section, any sign lawfully in use on the effective date of this Title or any amendment thereto, shall be considered a legal use and as such may continue to operate and exist, provided:

   a. Nonconforming signs shall be kept in good repair and visual appearance. Structural alterations or modifications of any nonconforming sign are prohibited. Structural repair resulting in the same size and shape is permitted subject to the provisions of Title 17. Change of copy on a nonconforming sign shall be allowed, provided the change does not increase the area of the sign;

   b. Whenever any modifications, alterations, or changes occur or are proposed, the sign shall be brought into conformance with the provisions, standards and regulations of this section, requiring issuance of zoning clearance.

2. The City Council, Planning Commission or other designated approving authority, may, as a condition of rezoning, development review or ~~conditional~~ use permit, or other development entitlement, require any nonconforming sign on the applicable property to be removed or altered so as to comply with the provisions of this section.

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3. Sign structures which have no message attached to them for more than 90 days shall be considered abandoned signs and as such may be abated by the City. Adequate notice shall be provided to the property owner prior to any removal. For regulatory purposes, any factors indicating abandonment shall not begin occurring until 90 days after the effective date of the ordinance from which this section is derived.

(Ord. 247, 1/15/2025)

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CHAPTER 17.185
ACCESSORY STRUCTURES

§ 17.185.010. Purpose.

This chapter establishes regulations for the design and location of accessory structures in residential zones to help ensure that such structures are adequately designed and are integrated and compatible with the character of the primary structure on a lot and that of the surrounding properties. Provisions regulating the use of metal shipping containers as accessory storage facilities on residentially designated properties are also included in this chapter.
(Ord. 247, 1/15/2025)

§ 17.185.020. Applicability.

A. Detached Structures. The provisions of this section apply to roofed structures, including, but not limited to, garages, carports, sheds, workshops, gazebos, and covered patios which are detached from and accessory to a main building on the site. These provisions also apply to unroofed structures that are over 30 inches in height and are detached from and accessory to a main building on the site.

B. Attached Structures. The provisions of this section do not apply to accessory structures attached to a main building, which shall comply in all respects with the requirements of Title 17 applicable to the main building.

C. Accessory Dwelling Units. Accessory Dwelling Units, attached or detached, are subject to the standards of Chapter 17.195 (Accessory Dwelling Units)
(Ord. 247, 1/15/2025)

§ 17.185.030. Relationship to existing structures.

A detached accessory structure may only be constructed on a lot on which there is a permitted main building to which the accessory structure is related.
(Ord. 247, 1/15/2025)

§ 17.185.040. Development standards.

A. An accessory structure (not including metal shipping containers, see Section 17.185.070) is permitted in all residential zones subject to the following requirements, which are in addition to any requirements of that residential zone.

B. Where the principal use of a lot is a one-family dwelling, a detached accessory building shall be permitted subject to the following requirements. These requirements are in addition to the development standards of the applicable zone.

1. No detached accessory building shall be within five feet of the front half of an adjacent lot. For the purpose of this development standard a depth of not more than 75 feet shall be deemed to be such front half of such adjacent lot.

2. Where the average slope of the front half of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four feet above or below such established street elevation, a private garage may be built to the street and side lines.

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3. In the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot; provided, however, such detached accessory building need not be more than 75 feet from the street line.

4. In the case of a corner lot abutting upon more than two streets, no detached accessory building shall be nearer any street line than one-fifth of the width or length of the lot.

5. In the case of through lots, no detached accessory building shall encroach upon the required front yard on either street.

6. No detached accessory building shall be closer than 10 feet to the principal building and no closer than 10 feet to any other accessory structure. Eaves or roof overhangs may not extend more than one foot into this 10-foot area from either direction.

C. For lots one acre or smaller:

1. The minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall be 10 feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

2. Notwithstanding the height limitations of any zone, the height limit on any lot shall be 20 feet.

3. The total size of a detached accessory structure along with the size of the principal/main dwelling shall not exceed 50% of the lot area.

4. A detached accessory structure shall not be greater than 1,200 square feet.

D. For lots larger than one acre:

1. The minimum setback from a side property line and from a rear property line shall be 10 feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

2. Notwithstanding the height limitations of any zone, the height limit on any lot shall be 35 feet.

3. The total size of a detached accessory structure along with the size of the principal/main dwelling shall not exceed 30% of the lot area.

4. A detached accessory structure shall not be greater than 2,000 square feet.

E. In any residential zone or where a dwelling is the principal use, bare metal buildings (metal buildings without paint or exterior architectural coatings or treatments) shall not be located on a lot one acre or smaller. This prohibition shall not apply to single-story garden sheds, playhouses or similar buildings of 120 square feet or less.

F. Detached accessory structures shall be compatible with the materials and architecture of the main dwelling(s) on the property.

G. Accessory structures may be constructed in conjunction with or subsequent to (but not in advance of) construction of the primary building(s) on the site without approval of the Director.

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H. Notwithstanding the regulations in this chapter, detached single-story accessory structures, not more than 120 square feet in size and, therefore, not requiring a building permit, may be permitted with a minimum setback of two feet to interior side and rear property lines.

(Ord. 247, 1/15/2025; Ord. 256, 11/12/2025)

§ 17.185.050. Permit requirements.

In any residential zone where the principal use of a lot is a dwelling, a detached accessory structure is permitted by right (i.e., no development permit required) subject to the development standards of Section 17.185.040.

(Ord. 247, 1/15/2025)

§ 17.185.060. Exceptions.

The following accessory structures are exempt from Planning Department review but may require building permits in keeping with the California Building Code adopted by the City.

A. All accessory structures that are less than 120 square feet in size with no portion of the structure equal to or greater than six feet in height and that meet the siting requirements of Title 17.

B. Water Features. A detached structure typically used for decorative or landscape design purposes such as a fountain, water wall, bird bath and similar features that are less than 120 square feet in size with no portion of the feature equal to or greater than six feet in height.

C. Play Equipment. Structures and surfaces used for recreational purposes including play structures, tree houses, jungle gyms, and non-illuminated sports courts such as tennis and basketball courts.

D. Deck/Patio. A detached porch or platform that is generally constructed with wood, concrete or stone that is above the grade or located over a basement or story below.

E. Pool/Spa. Any structure intended for swimming or recreational bathing. Swimming pool includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools. Note that these features retain siting criteria from the Building Code.

F. Pool Accessories. Any structure for entertainment or relaxation value, including, but not limited to, diving boards, slides, and grottos.

G. Outdoor Entertaining Features. Structures used for entertainment and outdoor cooking such as built-in barbecues and fire pits.

H. The provisions of this section shall not apply to any detached accessory building for which a building permit was issued prior to the effective date of the ordinance codified in this section.

(Ord. 247, 1/15/2025)

§ 17.185.070. Metal shipping containers.

Metal shipping containers shall conform to the following standards.

A. Metal shipping containers shall not be allowed as a principal use in any residential zone;

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B. Metal shipping containers shall be allowed in all zones on a temporary basis when utilized during construction or grading operations for the site where located and when utilized solely for the storage of supplies and equipment that are used for construction or grading on that site;

C. In industrial zones, placement of metal shipping containers as an accessory use is permitted provided development review has been approved pursuant to the provisions of Chapter 17.85 of this Title or the placement has been approved as part of development review or a ~~conditional~~ use permit;

D. In all zones, other than commercial and industrial zones, placement of metal shipping containers is allowed as an accessory use subject to the following development standards:

1. The minimum lot size shall be five acres,

2. No more than one metal shipping container shall be permitted on any parcel,

3. The setback from all property lines shall be a minimum of 50 feet,

4. Placement shall be to the rear of the main building on the rear half of the property,

5. The metal shipping container shall be fully screened by an opaque fence or fast-growing landscaping. Fencing may not be provided by any type of chain link fencing,

6. The metal shipping container shall be painted a neutral color.

E. Containers shall not exceed 50% of the floor area of the primary residence on site, inclusive of all accessory structures.

F. Metal shipping containers shall conform with all health, safety development, and environmental requirements.

G. Metal shipping containers shall not be placed upon a residential lot in a manner which would cause significant impacts to drainages, watercourses, sensitive habitat, or archeological or paleontological resources.

H. Metal shipping containers shall not be stacked vertically.

(Ord. 247, 1/15/2025)

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Article V
Standards Related To Specific Uses

CHAPTER 17.195
ACCESSORY DWELLING UNITS

§ 17.195.010. Purpose.

The intent of this ~~section~~ chapter is to regulate accessory dwelling units and junior accessory dwelling units in residential zoning districts consistent with state law. This chapter is intended to expand housing opportunities by increasing the availability of smaller and more affordable residential units within existing neighborhoods while maintaining compatibility with surrounding residential development through objective standards consistent with state law.~~Implementation of this section is intended to expand housing opportunities for low-income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.~~
(Ord. 247, 1/15/2025)

§ 17.195.020. Applicability.

Accessory dwelling units (as defined by Government Code Section 66313), including junior accessory dwelling units (as defined by Government Code Sections 66333-66339), are ~~shall be a~~ permitted uses on all lots ~~in~~ with a proposed or existing single-family ~~and~~ or multifamily ~~residential zones~~dwelling units, provided the accessory dwelling unit complies with the development standards of this chapter and State ADU Law. For purposes of this chapter, "State ADU Law" means Chapter 13 (commencing with Section 66310) of Division 1 of Title 7 of the California Government Code, including provisions for accessory dwelling units and junior accessory dwelling units, and any successor or amending statutes.

Accessory dwelling units that do not qualify under Government Code section 66323 must comply with the development standards of this chapter. Accessory dwelling units that qualify under Government Code section 66323 ("66323 Units") ~~are~~will be approved ministerially in accordance with Government Code section 66323 ~~and regulated only under that section~~ and applicable building, fire, and health and safety codes that State law allows. No development or design standard in this chapter or elsewhere in the Municipal Code applies to a 66323 Unit unless State law expressly allows it. If a conflict exists between this chapter and Government Code section 66323, State law controls. This chapter must be interpreted to allow the maximum number and type of ADUs and JADUs permitted by State ADU Law, and any ambiguity must be resolved in favor of housing production ~~to the extent~~consistent with ~~required by~~ State ADU Law. An applicant eligible for approval under Government Code section 66323 retains the right to elect approval under that section at any time prior to final permit issuance.

~~. Accessory dwelling units shall be constructed in compliance with the City's single-family and multifamily residential objective design standards and guidelines.~~ Accessory dwelling units may be attached to, or located within, a proposed or existing primary dwelling, including attached garages, storage areas, or similar uses, or the conversion of an existing accessory structure that is detached from the proposed or existing primary dwelling, (referred to herein as an "attached" accessory dwelling unit) or may be detached from the proposed or existing primary dwelling (referred to herein as a "detached" accessory dwelling unit). All ADUs must be located on the same lot as the proposed or existing primary dwelling.~~Accessory dwelling units must be on the same lot as the proposed or existing primary dwelling.~~

No owner occupancy requirement applies to an accessory dwelling unit, consistent with

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Government Code section 66315. The City may require that ADUs be rented for terms longer than 30 days. The Community Development Director, or designee, administers and enforces this chapter.

(Ord. 247, 1/15/2025)

§ 17.195.030. Permits required for construction.

A. An accessory dwelling unit shall not be constructed without first obtaining a building permit ~~from the Chief Building Official~~.

B. A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit must be reviewed concurrently with the application and issued concurrently with the building permit for the unit~~shall be reviewed with the application for the accessory dwelling unit and issued at the same time~~.

(Ord. 247, 1/15/2025)

§ 17.195.040. Application.

An application for an accessory dwelling unit building permit ~~shall~~must be made in writing to the ~~Chief Building Official~~Building Department on forms provided by the ~~Building D~~said department, and ~~shall~~must include ~~be accompanied by~~ the applicable~~a minor or major development permit and~~ filing fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. The ~~Chief~~ Building Department~~Official shall~~~~must~~may distribute the application ~~and minor or major development permit~~ to the Planning, Fire and Engineering ~~d~~Departments for review. The ~~minor or major development~~ permit shall include the following information:

A. Name and address of the applicant and the name and address of the property owner, if

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different. If a junior accessory dwelling unit is proposed, evidence that the premises upon which the accessory dwelling unit is proposed is owner-occupied shall also be provided, if required by State ADU Law.

B. Assessor's parcel number of the premises upon which the accessory dwelling unit is proposed.

C. Sufficient detail clearly describing the following:

1. Physical dimensions of theproperty;

2. Location and dimensions of all existing and proposed structures;

3. Location and dimensions of all easements, wells, septic tanks, leach lines, existing seepage pits, drainage structures, and utilities;

4. Location, dimensions, and names of all clear adjacent roads, whether public or private, showing the location of the street centerline and all existing improvements such as sidewalks, curbs, gutters, and curb cuts;

5. Setbacks from all property lines;

6. Methods of circulation, including ingress and egress, access, yards, drives, parking areas, landscaping, walls, or fences;

7. Topography of the property;

8. Objective information necessary to demonstrate compliance with applicable objective standards~~A description of walls, landscaping, architectural treatments and other methods which will be used to ensure that the accessory dwelling unit will be compatible with the neighborhood~~; and

~~9. A written statement as to whether the accessory dwelling unit shall be used for family members or for rental purposes; and~~

9. ~~Such a~~Additional information expressly identified ~~as required by the Chief Building Official to make an appropriate determination regarding issuance or denial of the~~listed on the City's adopted public ADU application checklist and reasonably necessary to determine compliance with State ADU Law, objective standards authorized by State ADU Law, and applicable building, fire, and health and safety codes.

~~10.~~D. ~~Assessor's parcel number of premises upon which the accessory dwelling unit is proposed.~~ The City reviews all ADU and JADU applications ministerially. The City does not require discretionary review, a public hearing, or subjective evaluation, and the City may not impose any requirement, condition, or standard through plan check or the building permit process unless State ADU Law expressly authorizes it, regardless of how the requirement is labeled or characterized. The City may not require resubmittal, redesign, or additional technical studies unless expressly authorized by State ADU Law and listed on the adopted checklist, , except to address corrections necessary for compliance with applicable building, fire, health, or safety requirements authorized by state law.

(Ord. 247, 1/15/2025)

§ 17.195.050. Development standards for accessory dwelling units.

~~Except as provided in Section 17.195.060, accessory dwelling units must comply with the~~

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~~following development standards:~~The standards in this section apply only to ADUs reviewed under Government Code sections 66314 through 66322. These standards do not apply to 66323 Units unless state law expressly allows them. All standards in this section must be objective, uniformly verifiable, and applied without discretion or subjective judgment. The City may not apply development standards cumulatively in a way that prevents or unduly constrains ADU development allowed by State ADU Law. Any authority to deny or condition an ADU must derive from an express provision of State ADU Law. Notwithstanding any other provision of this section, the City must permit at least one ADU of up to 800 square feet with four foot side and rear setbacks on each lot with a proposed or existing primary dwelling, consistent with Government Code section 66321.

A. An accessory dwelling unit shall only be permitted ~~in residential zones and~~ on a lot with an existing or proposed single-family or multifamily residence, and comply with the following setback standards:

1. A minimum distance of 10 feet shall be maintained between an accessory dwelling unit and any other structure on the lot.

2. The following minimum setbacks shall be met for lots two acres or smaller:

   a. The minimum front yard setback shall be 20 feet.

   b. The minimum side yard setback shall be four feet.

   c. The minimum rear yard setback shall be four feet.

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d. The maximum building height shall be 25 feet.

3. The following minimum setbacks shall be met for lots two acres or greater:

a. The minimum front yard setback shall be 20 feet.

b. The minimum side yard setback shall be four feet.

c. The minimum rear yard setback shall be four feet.

d. The maximum building height shall be 25 feet.

4. An existing garage or other accessory structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit is not subject to these setback requirements. This shall also apply when the existing accessory structure is demolished, and an accessory dwelling unit is constructed in the same location and to the same dimensions as the demolished structure.

5. ~~An accessory dwelling unit up to 800 square feet may be constructed in the street yard setback if objective site constraints demonstrate on the applicant's site plan showit is determined by the Chief Building Official that an 800 square foot accessory dwelling unit cannot be constructed anywhere else on the property and outside of the four-foot side and rear setbacks.~~The City shall not apply front setback standards in a manner that prevents construction of an accessory dwelling unit otherwise required to be permitted under State ADU Law.

B. The size of a detached accessory dwelling unit shall be a maximum of 1,200 square feet ~~in size~~.

C. Where an attached accessory dwelling unit is proposed for an existing primary dwelling unit, the total floor area of the attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling. Nothing in this subsection shall be applied to prevent construction of an ADU otherwise required to be permitted under Government Code section 66321.

D. An accessory dwelling unit shall comply with the following parking standards regardless of the zone district:

1. One off-street parking space per accessory dwelling unit or per bedroom, whichever is less, shall be provided ~~in addition to any existing off-street parking~~.

2. The parking space may match the existing parking surface of the principal dwelling unit.

3. Off-street parking shall be provided ~~in front of the accessory dwelling unit~~on the lot, which may be in the rear yard setback area and/or through tandem parking, unless parking in these areas is not feasible based upon specific site, topographical, or fire safety conditions.

4. If a garage or covered carport is demolished in conjunction with the construction of an accessory dwelling unit, or is converted to an accessory dwelling unit, no replacement off-street parking is required to be provided for those spaces.

E. The parking standards in subsections (D)(1) through (4) above shall not apply in any of the following instances:

1. The accessory dwelling unit is located within one-half mile of public transit;

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2. The accessory dwelling unit is located within a state or locally designated historic district;

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3. The accessory dwelling unit is part of the proposed or existing primary residence or an existing accessory structure;

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or

5. When there is a "car-share vehicle" located within one block of the accessory dwelling unit.

F. ~~The proposed accessory dwelling unit shall be subject to the City's development impact fees for single-family residential units if it is 750 square feet or larger. However, development impact fees for accessory dwelling units that are 750 square feet or larger shall be charged proportionately in relation to the square footage of the primary dwelling unit.~~The City shall not impose impact fees on an accessory dwelling unit containing 750 square feet or less of interior livable space. Any impact fee imposed on an accessory dwelling unit containing more than 750 square feet of interior livable space shall be charged proportionately in relation to the square footage of the primary dwelling unit, consistent with Government Code section 66311.5.

G. Construction of an accessory dwelling unit shall not require that fire sprinklers be installed in any existing primary dwelling.

H. The City may apply objective design standards only to ADUs that are not 66323 Units. These standards must be clearly defined, uniformly verifiable, and applied without subjective judgment. Design standards may not require architectural matching, neighborhood compatibility findings, stylistic uniformity, or aesthetic determinations, whether express or implied. Failure to comply with a design guideline or preference may not be used as a basis for denial or delay. These standards must not unreasonably increase construction costs or prevent development required by State ADU Law. Design standards do not apply to 66323 Units~~The architectural design of the ADU shall meet adopted objective design standards or guidelines, if any, and shall match the design of the primary dwelling, as determined by the Community Development Director or designee, using objective design standards or guidelines, if any, except as stated in Government Code section 66323~~.

I. The accessory dwelling unit may be rented separately from the primary residence. Except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the primary residence.

J. The lot on which an accessory dwelling unit is located shall have an existing or proposed single-family or multifamily residence ~~one-family detached dwelling unit~~ on the premises.

K. ~~An attached accessory dwelling unit shall have an independent exterior access separate from the primary dwelling unit, and cannot be accessed from the interior of the primary dwelling unit.~~An attached accessory dwelling unit shall have exterior access as required by applicable building and fire codes. Interior access between the primary dwelling and the accessory dwelling unit may be permitted consistent with applicable building and fire codes.

L. ~~A detached accessory dwelling unit may be located in front of the primary dwelling unit if it is compatible with the neighborhood, provided it maintains a minimum front setback of 20 feet, and only where the placement of the accessory dwelling unit at the rear or side portion of the lot would be impractical due to the location of the of the primary dwelling unit or topography of the site.~~A detached accessory dwelling unit may be located in front of the primary dwelling unit provided applicable objective setback, visibility, access, and safety standards are satisfied and the placement does not conflict with State ADU Law.

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M. Any accessory dwelling unit placed more than 150 feet from a public right-of-way shall be required to provide "all-weather access" for emergency vehicles as required by the Riverside County Fire Department.

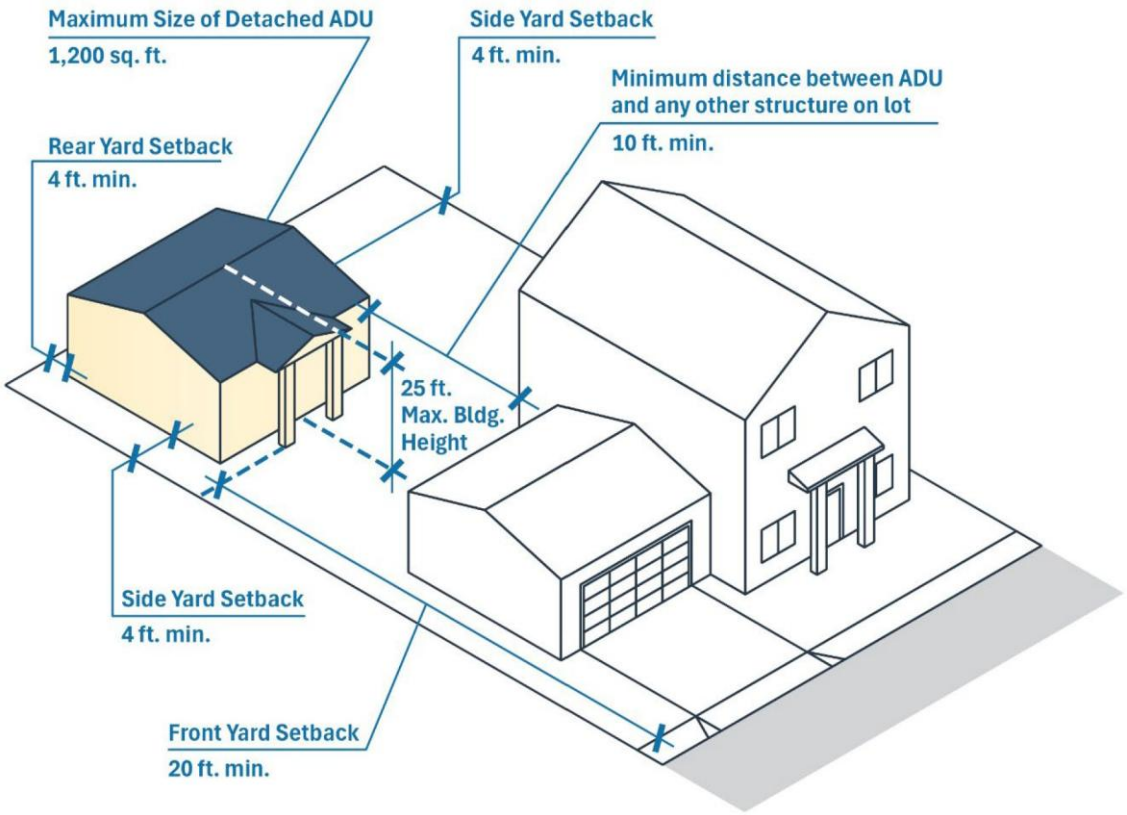
N. An accessory dwelling unit shall comply with the health requirements for water and sewerage as required by the appropriate agency. ~~An applicant shall also be required to provide verification from the appropriate water and sewerage district that their requirements have been complied with prior to the issuance of building permits.~~

O. ~~An applicant for an accessory dwelling unit shall be required to provide a will-serve letter from the applicable water agency stating that the appropriate water and sewerage availability and capacity exists for the unit.~~

P. The City will not impose connection fees, capacity charges, or service requirements in a manner inconsistent with state law~~Government Code section 66324~~, including treating conversion ADUs or JADUs as new residential uses when state law prohibits that, or in a manner that delays or prevents approval of an ADU.

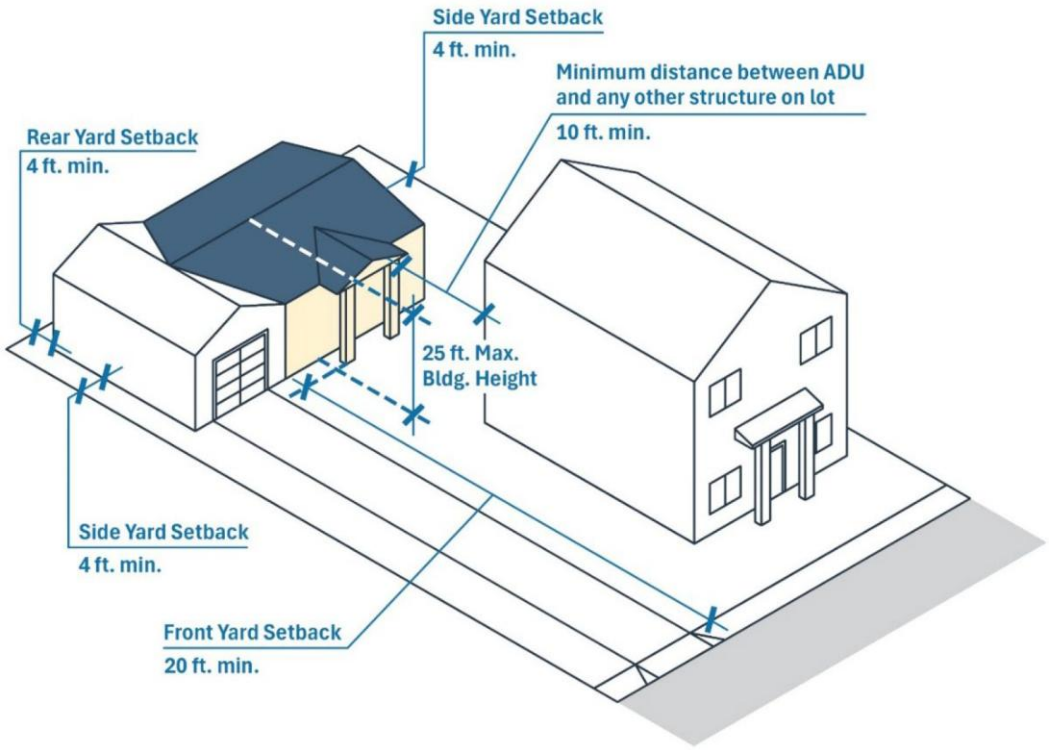
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Figure 17.195.050-1 Detached Accessory Dwelling Unit



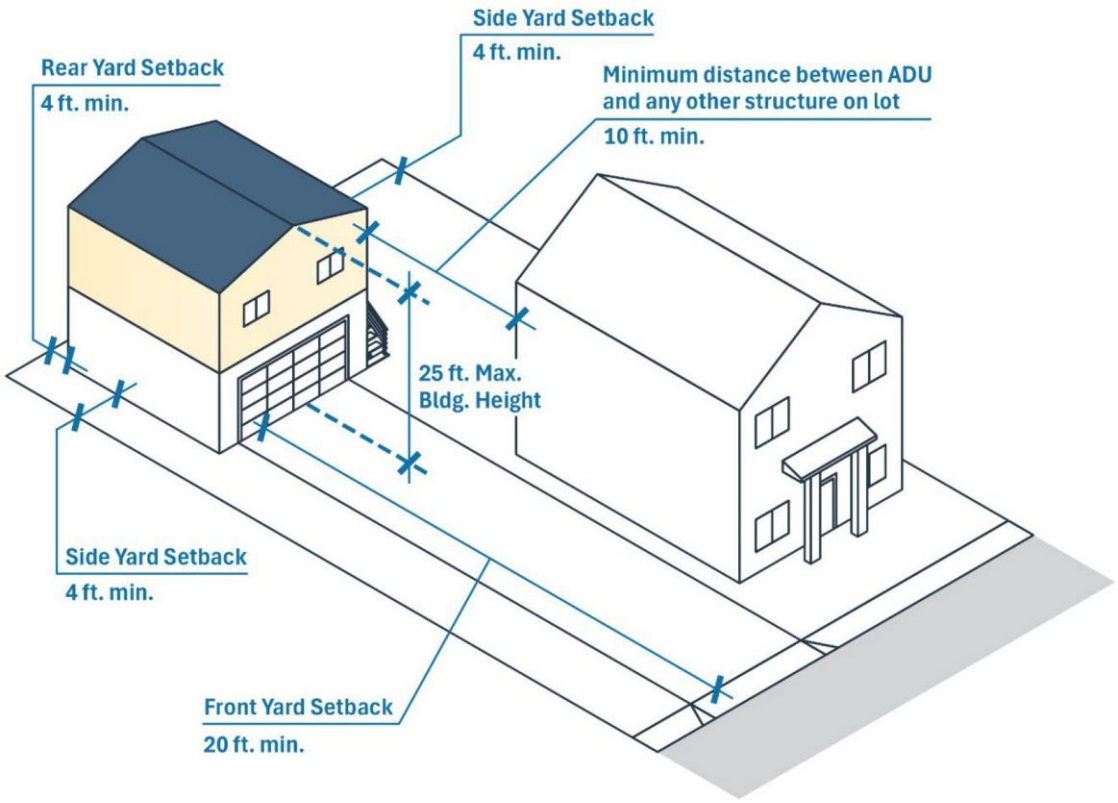
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Figure 17.195.050-2 Accessory Dwelling Unit — Attached to an Accessory Structure



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Figure 17.195.050-3 Accessory Dwelling Unit Above Detached Garage



(Ord. 247, 1/15/2025; Ord. 256, 11/12/2025)

§ 17.195.060. Supplemental development standards for junior accessory dwelling units.

Junior accessory dwelling units must comply with the following standards in addition to the standards in Section 17.195.050. To the extent there is any conflict between the standards in Section 17.195.050 and the standards in this section, this section shall take precedence.

A. One junior accessory dwelling unit (JADU) may be permitted per lot not to exceed 500 square feet ~~in size~~. The lot must be zoned for single-family residences and a single-family residence must exist or be proposed for the lot.

B. A lot with a junior accessory dwelling unit is required to be owner-occupied only when the JADU shares sanitation facilities with the primary dwelling, consistent with Government Code Section 66333~~must be owner-occupied~~. The owner may live in either the junior accessory dwelling unit or the primary residence. Owner-occupancy is not required when the junior accessory dwelling unit has separate sanitation facilities. This requirement ~~shall~~does not apply if the owner is another governmental agency, a land trust, or a housing organization, or as otherwise provided by State ADU Law~~corporation~~.

C. A deed restriction that runs with the land must be recorded and a copy filed with the City that includes a prohibition on the sale of the junior accessory dwelling unit separate from the sale of the primary residence, that this prohibition may be enforced against future purchasers, and that restricts the size of the junior accessory dwelling unit to no more than 500 square feet. The deed restriction shall be recorded prior to final inspection or issuance

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of a certificate of occupancy, whichever occurs first.

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D. A junior accessory dwelling unit must have exterior access as required by Government Code section 66333 and applicable building and fire codes. Interior access between the primary dwelling and the junior accessory dwelling unit may be permitted consistent with applicable building and fire codes.~~be constructed within the walls of a proposed or existing single-family residence.~~

E. A junior accessory dwelling unit must have an independent exterior access separate from the main entrance to the proposed or existing primary dwelling unit and cannot be accessed from the interior of the primary dwelling unit.

F. A junior accessory dwelling unit shall include at a minimum an efficiency kitchen that includes cooking facilities with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

G. The provision of additional off-street parking is not required for a junior accessory dwelling unit.

~~G.~~H. If rented, a junior accessory dwelling unit must be rented for more than 30 days and may not be used for short term rentals. JADUs ~~are~~will be processed ministerially and are subject only to the standards under State ADU Law ~~allows~~.

(Ord. 247, 1/15/2025)

§ 17.195.070. Ministerial approval.

Pursuant to Government Code Section 66323, t~~T~~he Chief Building Official must ~~ity shall~~ ministerially approve an application for a building permit for an accessory dwelling unit that meets any of the following criteria outlined below without requiring an accessory dwelling unit permit or applying the standards contained in ~~Section 17.195.05~~40this Chapter.

A. One accessory dwelling unit or junior accessory dwelling unit per lot that is within the proposed or existing space of a single-family dwelling or existing ~~space of a single-family dwelling or existing~~ accessory structure if the following standards are met:

1. For units proposed within an existing dwelling or accessory structure, there is no expansion of the physical dimensions of the existing structure, except that an expansion of up to 150 square feet may be included solely for the purpose of accommodating ingress and egress.

2. The accessory dwelling unit has independent exterior access as required by applicable building and fire codes.

3. The side and rear setbacks are sufficient for fire and safety.

4. For junior accessory dwelling units, it complies with the requirements of Section 17.195.06~~5~~0.

B. One detached new construction accessory dwelling unit per lot with a proposed or existing single-family dwelling if the following standards are met:

1. The side and rear setbacks are at least four feet.

2. The total square footage of the accessory dwelling unit is no more than 800 square feet.

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3. The height of the unit is no more than 16 feet, except as otherwise provided in this section or State ADU Law ~~if the primary dwelling is less than 16 feet high~~.

4. The unit on a lot within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Public Resources Code Section 21155, may be up to 18 feet high. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

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5. ~~The unit shall not exceed the height limitation that applies to the primary dwelling unit or 25 feet, whichever is lower. This clause shall not be construed to permit an attached accessory dwelling unit to exceed two stories.~~The unit shall not exceed the maximum height authorized by State ADU Law. This subsection shall not be interpreted to prohibit a height otherwise required to be permitted by State ADU Law.

6. The existing or proposed single-family dwelling on the lot may contain a junior accessory dwelling unit that complies with subsection A of this section, but it may not contain an accessory dwelling unit that does not qualify as a junior accessory dwelling unit.

C. Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings, provided that the total number of accessory dwelling units permitted by this subsection does not exceed 25% of the existing multifamily dwelling units.

D. Up to eight~~Two~~ detached accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling, provided that ~~not exceeding~~ the number of detached accessory dwelling units does not exceed the number of existing multifamily dwelling units on the lot, the units are no more ~~existing or proposed multifamily units., provided that the units are no higher~~ than 16 feet in height, and the untis comply with ~~and meet a~~the four-foot rear and side ~~yard~~ setbacks.

(Ord. 247, 1/15/2025)

§ 17.195.080. Prohibited areas.

This section does not apply to accessory dwelling units approved under Government Code section 66323. For all other accessory dwelling units, the City may deny an application only if it makes written findings, based on substantial evidence in the administrative record, that the accessory dwelling unit would have a specific, adverse impact on public health or safety, as defined in Government Code section 65589.5(d), and that there is no feasible method to satisfactorily mitigate or avoid the impact. Any such finding must be based on objective, identified public health or safety impacts~~site-specific conditions~~ directly attributable to the proposed accessory dwelling unit and supported by site-specific evidence in the administrative records. A finding may not be based on generalized neighborhood conditions, speculative impacts, or ~~in the surrounding area or on~~ the existence of a moratorium or similar local limitation on residential development~~An accessory dwelling unit shall not be permitted in those areas of the City which have significant problems with regard to water availability or water quality, sewage disposal or other public health or safety concerns. The prohibited areas include, but are not limited to, those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the City or another public agency with the authority to impose a development moratorium~~.

(Ord. 247, 1/15/2025)

§ 17.195.090. Notice of decision.

A. The Chief Building Official must determine whether an application for an accessory dwelling unit or junior accessory dwelling unit is complete within 15 business days after submittal and provide written notice to the applicant. If the City does not provide written notice within 15 business days, the application is deemed complete, except as provided by state law~~Upon acceptance of an accessory dwelling unit application for a lot where there is an existing or proposed single-family or multifamily dwelling, the Chief Building Official~~

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~~shall review, approve an application, and issue a building permit for an accessory dwelling unit within 60 days after receiving a complete application provided all applicable requirements of this chapter have been met~~.

B. The Chief Building Official must approve or deny an application and issue a building permit for an accessory dwelling unit within 60 days after the application is deemed complete, provided the application complies with this chapter and State ADU Law, and applicable building, fire, and health and safety codes~~The Chief Building Official may deny the application for an accessory dwelling unit at the end of 60 days if the applicant has not met the requirements of this chapter. If the Chief Building Official denies an application for an accessory dwelling unit permit the Chief Building Official shall provide a full set of comments to the applicant with a list of deficiencies and a description of how they can be remedied~~.

C. The Chief Building Official may deny an application only if the applicant has not met the requirements of this chapter or State ADU Law, or applicable building, fire, or health and safety requirements authorized by state law. If the Chief Building Official denies an application, the City must provide a written explanation identifying all deficiencies and describing how they may be remedied~~An application for an accessory dwelling unit permit and/or a building permit for an accessory dwelling unit where there is no existing single-family dwelling shall be approved or denied concurrently with the permit application to create the new single-family dwelling~~.

D. An application for an accessory dwelling unit where there is no existing single-family dwelling must be approved or denied concurrently with the permit application for the proposed dwelling.

E. The City may not delay, toll, or suspend the timeframes in this section except as State law expressly allows.

~~C.~~F. Failure to act within the timeframes required by this section will result in approval only to the extent required under state law. Nothing in this section limits the City's authority to require compliance with applicable building, fire, utility, health, and safety requirements expressly authorized by State ADU Law.

(Ord. 247, 1/15/2025)

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§ 17.195.100. Exception.

Pursuant to the authority provided by Section 65852.21(f) of the Government Code, notwithstanding any other provision in this chapter, no accessory dwelling unit or junior accessory dwelling unit shall be permitted on any lot in a single-family zoning district if: (1) an urban lot split has been approved for the lot pursuant to Chapter 16.72 (Urban Lot Splits) herein. (Ord. 247, 1/15/2025)

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CHAPTER 17.196
TWO-UNIT DEVELOPMENTS

§ 17.196.010. Purpose.

The purpose of this chapter is to provide regulations for the establishment of two-unit developments, as defined in Section 17.196.020, pursuant to Government Code Section ~~65852.21~~65852.21. To accomplish this purpose, the regulations outlined herein are determined to be necessary for the preservation of public health, safety, and general welfare, and for the promotion of orderly growth and development. Except where such provisions directly conflict with Section 66411.21 of the Government Code, the provisions of this chapter shall apply.

§ 17.196.020. Eligibility.

Notwithstanding anything in this chapter to the contrary, a residential development containing no more than two residential units on one legal lot within the R-R, R-R-O, R-1, R-1A, R-A, R-T, and R-T-R zones ("Two-Unit Development") may be constructed following approval ~~of~~ by the Community Development Director, without discretionary review or a public hearing, if the proposed two-unit development meets all of the requirements set forth below:

A. A two-unit development may be permitted under this chapter if the development will result in no more than two residential units in total on a lot. If the lot has an existing dwelling, one additional unit may be developed pursuant to this chapter. If a parcel does not include an existing dwelling, or if the existing dwelling is proposed to be demolished in connection with the creation of a two-unit development, up to two dwelling units may be developed pursuant to this chapter. For purposes of this section, "dwelling unit" does not include an accessory dwelling unit or junior accessory dwelling unit unless state law expressly authorizes the City to include such units within the two-unit limitation.

B. -Inconsistency~~mpatibility~~ with the City's density limitations shall not provide a basis to deny a two-unit development~~ shall not provide a basis to deny a two-unit development~~ that otherwise conforms to the requirements of this chapter and state law.

C. A two-unit development shall not be approved in each of the following circumstances:

1. The two-unit development would require demolition or alteration of any of the following types of housing:

   a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

   b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

   c. Housing that has been occupied by a tenant in the last three (3) years.

   d. Demolition of up to 25% of the exterior of its police power.

2. The parcel subject to the proposed two-unit development is a parcel on which an owner of residential real property has exercised the owner's rights under Government Code Section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date that the two-unit development proponent submits an application.

3. The parcel subject to the proposed two-unit development is located within a historic ~~district~~landmark or historic ~~or~~ property included on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1, or within a site or district that is designated or listed as a City or County landmark or historic property or district pursuant

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to a City or County ordinance.

4. The parcel subject to the proposed two-unit development does not satisfy the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Government Code Section 65913.4.

(Ord.223 § 4, 2022)

§ 17.196.030. Objective Standards.

Except as provided in this section, two-unit developments under this chapter shall conform to all objective property development regulations of the zone in which the property is located including, but not limited to, setbacks, building height, building size, structural coverage, and impervious coverage, and any objective requirements in the City's design guidelines, unless the applicant demonstrates that such zoning or design standard would have the effect of physically precluding the construction of up to two residential units on the parcel, or that would physically preclude either of the two units from being at least 800 square feet in floor area, subject to the following modifications:

A. New dwelling units constructed under this chapter shall each be no more than 1,200 square feet in floor area.

B. No additional setback shall be required for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure. The City may require documentation reasonably necessary to verify the location and dimensions of an existing structure.~~Verification of size and location of the existing and proposed structure requires pre- and post-construction surveys by a California licensed land surveyor.~~

C. A setback of at least four feet is required from the rear and side property lines. Front yard setbacks shall be as required for the zone in which the property is located. Front setback standards shall not be applied in a manner that physically precludes construction of two dwelling units otherwise required to be permitted under Government Code section 65852.21.

D. ~~Primary Entrance Orientation. The primary entrance to each new dwelling unit shall face the front or interior of the parcel unless the unit is directly accessible from an alley or a public street.~~Primary entrances shall be designed to provide safe and functional pedestrian access consistent with applicable building and fire codes.

E. ~~Privacy Impacts. To minimize privacy impacts on adjacent properties, the following requirements apply to building walls with windows within eight feet of an interior side or rear property line abutting a residential use:~~

~~1. For a single-story building wall or the first story of a two-story wall, privacy impacts shall be minimized by either:~~

~~a. A six-foot solid fence (wood, block, or vinyl) on the property line; or~~

~~b. Opaque windows for all window facing the adjacent property.~~

~~2. For a second story building wall, all windows facing the adjacent property shall be opaque.~~To address privacy impacts, windows located within eight feet of an interior side or rear property line may utilize privacy glazing, clerestory design, offset window placement, landscaping, or similar objective privacy measures.

F. If a proposed dwelling unit will be connected to an onsite wastewater treatment system, the applicant shall provide a percolation test completed within the last five years, or if the percolation test has been recertified, within the last 10 years.

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G. Any dwelling unit, or portion thereof, that is constructed pursuant to an approval under this section shall only be used for rentals of terms of longer than 30 days. It shall be unlawful to rent, offer to rent or lease, or to advertise for rent or lease, any dwelling unit or portion thereof built pursuant to authority under this section for a term that is 30 days or less.

H. A minimum of one off-street parking space shall be provided for each dwelling unit except that no parking shall be required if either of the following applies:~~except that no parking shall be required when the parcel meets one or both of the following instances~~:

1. The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

2. There is a car share vehicle located within one block of the parcel.

I. ~~When construction of a new dwelling unit is proposed on a parcel with an existing dwelling unit, any new dwelling unit shall utilize the same exterior materials and colors as the existing dwelling unit, subject to any restrictions on use of building materials. Where two new units are proposed to be constructed on a parcel, each unit shall utilize the same exterior materials and colors as the other unit.~~ Exterior building materials and colors may differ between units, provided the materials are durable and suitable for exterior residential construction.

J. Utility connections and services shall comply with applicable utility provider requirements and state law.~~Each dwelling unit constructed under this section shall utilize a separate utility connection directly from each dwelling unit to the utility for water, sewer, gas, and electrical utilities.~~

K. Each unit in a two-unit residential development shall be separated by a distance of at least 10 feet from any other structure on the parcel; however, units may be adjacent or connected if the structures meet building code safety standards and are sufficient to allow a separate conveyance.

L. Second story exterior decks and balconies, and rooftop decks, shall ~~prohibited~~comply with applicable objective privacy, setback, and building safety standards ~~on dwelling units constructed under this section~~.

§ 17.196.040. Filing, processing and action.

A. A two-unit development that complies with all standards in this chapter shall be approved ministerially under a Minor Development Permit. No discretionary review or public hearing is required. A building permit application may be submitted concurrently with the ~~administrative~~ permit application.

B. The City shall act on an application for a two-unit development within 60 days from the date the City receives a complete~~ed~~ permit application. If the applicant requests a delay in writing, the 60 day time period shall be tolled for the period of the delay. The City has acted on the application if it:

1. Approves or denies the application building permit for the two-unit development; or

2. Informs the applicant in writing that changes to the proposed project are necessary to comply with this chapter.

C. If the City fails to act within the time period required by State law, the application shall be deemed approved only to the extent required by State law.~~If an application is not approved within 60 days from the date the City receives a complete permit application, the application is deemed approved~~.

D. The Community Development Director shall deny the two-unit development if either of the following is found:

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1. The two-unit development fails to meet or perform one or~~f~~ more objective requirements imposed by this chapter. Any such requirement or condition shall be specified in writing, together with an explanation of how the deficiency may be remedied.

2. The Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed development would have a specific, adverse impact, as defined~~, and determined~~ in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

E~~D~~. The Community Development Director shall not reject an application solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyances.

~~E~~F. The Community Development Director may require easements reasonably necessary for the provision of public services and facilities or access to the public right-of-way, consistent with Government Code section 65852.21~~The Community Development Director shall condition approval on the dedication of any easements deemed necessary for the provision of public services to the proposed residential units and any easements deemed necessary for access to the public right-of-way.~~

~~F~~G. The Community Development Director shall not require the correction of nonconforming zoning conditions. The Community Development Director shall not require correction of existing nonconforming zoning conditions as a condition of approval of a two-unit development.

H. The City shall not impose objective standards that would physically preclude construction of two residential units or that would physically preclude either unit from being at least 800 square feet in floor area.

§ 17.196.0~~1~~50. Performance Standards.

A. It shall be unlawful to rent, offer to rent, offer to rent or lease, ~~or to~~ advertise for rent or lease, any dwelling unit or portion thereof under this chapter for a term that is 30 days or less.

B. It shall be unlawful to use any dwelling unit under this chapter for any use other than a residential use.

C. Except as otherwise required by State law, no more than two dwelling units shall be permitted pursuant to the authority granted by this chapter on any lot subject to a two-unit development approved under this chapter.~~Notwithstanding any other provision of this Code, no more than two dwelling units shall be permitted on any parcel created under the provisions of this chapter.~~

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CHAPTER 17.19~~7~~6
SPECIAL HOUSING TYPES

Prior History: Former Ch. 17.200 Conditional Use Permits, compiled of RCC Ch. 17.200; Ord. 18 § 2, 2008; Ord. 104 § 4, 2015; Ord. 136 § 3, 2017; Ord. 157 § 4, 2018; Ord. 231 § 3, 2023; repealed by Ord. 247, 1/15/2025.

§ 17.19~~7~~6.010. Purpose.

The purpose of this chapter is to establish development and/or operational standards for special housing types allowed in the City of Wildomar. The purpose and intent of the allowance for such special housing types is also established.
(Ord. 247, 1/15/2025)

§ 17.19~~7~~6.020. Transitional and supportive housing.

A. Supportive and Transitional Housing. Pursuant to California Government Code Section 65583(c)(3), transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

1. Supportive Housing, up to 50 Units. Pursuant to California Government Code Section 65651, supportive housing development with up to 50 supportive housing units shall be permitted by right in all zoning Districts where multi-family and mixed-use residential development are permitted provided the development satisfies all of the following requirements:

a. All supportive housing units within the development are subject to a recorded affordability restriction for 55 years.

b. 100% of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

c. At least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

d. The developer shall provide the information required by California Government Code Section 65652 to the Planning Department.

e. Nonresidential floor area shall be used for on-site supportive services in the following amounts:

i. For a development with 20 or fewer total units, at least 90 square feet shall be provided for on-site supportive services.

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ii. For a development with more than 20 units, at least three percent of the total nonresidential floor area shall be provided for on-site supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

f. The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Government Code Section 65915.

g. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

h. Notwithstanding any other provision of this section to the contrary, the local government shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

i. The owner demonstrates that it has made good faith efforts to find other sources of financial support.

ii. Any change in the number of supportive service units is restricted to the minimum necessary to maintain a project's financial feasibility.

iii. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

(Ord. 247, 1/15/2025)

§ 17.1976.030. Emergency shelters.

All emergency shelters shall meet the following locational and operational standards:

A. No emergency shelter shall be located within 250 feet of any other emergency shelter.

B. An emergency shelter shall not exceed 40 residents, excluding staff.

C. Any single resident's stay shall not exceed six consecutive months.

D. Emergency shelters shall provide one parking space for every staff member and one parking space for every 10 temporary residents, but may not require more parking for emergency shelters than other residential or commercial uses within the same zone.

E. An emergency shelter must adequately comply with the following management standards:

F. There shall be space inside the building so that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.

G. Security shall be provided on site during hours of operation.

H. On-site management shall be provided by at least one emergency shelter staff member at

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all times while residents are present at the shelter.

I. Emergency shelter lighting shall be consistent with the City of Wildomar's adopted building code and light pollution ordinance.

(Ord. 247, 1/15/2025)

§ 17.1976.040. Employee housing (for farmworkers).

A. Six or Fewer Employees. Employee housing providing accommodations for six or fewer employees shall be deemed to be a single-unit structure with a residential land use and shall be treated the same as a single unit dwelling of the same type in the same zoning district.

B. Districts Where Agriculture Uses Are Allowed. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located, and may consist of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing shall be considered to be an activity that in no way differs from an agricultural use.

(Ord. 247, 1/15/2025)

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CHAPTER 17.210
MOBILE HOME PARKS

§ 17.210.010. Purpose.

The California Legislature has declared that there is a need to eliminate the distinction between mobilehome development and conventional forms of residential land use. The purpose of this chapter is to establish standards for the development of mobilehome parks, in accordance with Government Code Section 65852.7 and the Mobilehome Parks Act (Health and Safety Code Section 18200 et seq.).
(Ord. 247, 1/15/2025)

§ 17.210.020. Permit required.

Mobilehome parks and subdivisions shall be subject to approval of a ~~Major~~ Development Review application (refer to Chapter 17.85) as designated in Article II, Tables of Allowed Land Uses and Approval Requirements.
(Ord. 247, 1/15/2025)

§ 17.210.030. Development standards.

The following shall apply to all mobilehome parks:

A. Minimum Site Area. The minimum site that may be developed for a mobilehome park shall be five gross acres.

B. Mobilehome Park Access. Vehicular access to a mobilehome park shall be provided from a collector/rural collector street or larger.

C. Mobilehome Lot Access. Vehicular access to all mobilehome lots shall be from internal mobilehome park streets.

D. Minimum Mobilehome Space. The minimum size of each space shall be 2,500 square feet. Each space shall have a minimum width of 30 feet.

E. Recreation. On-site recreation shall be provided at a ratio of not less than 150 square feet per dwelling unit.

F. Perimeter Setbacks. All mobilehome subdivisions and mobilehome parks shall provide a setback along all adjoining boundary streets equal to the minimum setbacks of the applicable zone, but in no case less than 20 feet along an adjoining street nor less than 15 feet to side and rear setback along all non-street boundaries of the development.

G. Perimeter Wall. A six-foot decorative masonry wall shall be erected along all perimeter property lines, except that the wall shall be erected not less than 10 feet from the property line along the street side of the parcel, or the required front yard setback line of the applicable zone district, whichever is greater.

H. Opaque Skirt. The area between the ground level and floor level of the unit shall be screened by an opaque skirt.

I. Automobile Storage. Automobile storage shall be provided as required by Chapter 17.155 (Parking and Loading).

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J. Signs. Signs shall be permitted in accordance with the standards of Chapter 17.180 for a multi-family complex.

K. Modified Standards. The improvement and setback requirements contained in this section may be modified or eliminated when the approving authority finds that due to topographical conditions or property ownership patterns these requirements are impractical and will not serve to protect the present or future welfare of the public.

(Ord. 247, 1/15/2025)

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CHAPTER 17.236
CANNABIS

Prior History: Former Ch. 17.240 Mini-Warehouses, compiled of RCC Ch. 17.240; Ord. 18 § 2, 2008; Ord. 69 §§ 12, 13, 2012; repealed by Ord. 247, 1/15/2025.

§ 17.236.010. Purpose.

A. The purpose of this chapter is to regulate cannabis business land uses, as permitted by the Medicinal and Adult-Use Cannabis Regulation and Safety Act (Section 26200 of the California Business and Professions Code), in a manner designed to minimize negative impacts on the City and neighboring uses, and promote the health, safety, morals, and general welfare of residents and businesses within the City.

B. This chapter is further adopted and established pursuant to the specific authority granted to Wildomar in Section 7 of Article XI of the California Constitution and Section 26200 of the California Business and Professions Code. This chapter shall govern all cannabis businesses within the jurisdiction of Wildomar.

(Ord. 247, 1/15/2025)

§ 17.236.020. Relationship to other laws.

A. In the event of any conflict between the provisions of this chapter and the provisions of Medicinal and Adult-Use Cannabis Regulation and Safety Act or any other applicable State or local law, the more restrictive provision shall control.

B. Except as expressly stated herein, cannabis businesses must comply with all other City codes and regulations. Nothing in this chapter shall be construed as permitting a cannabis business to operate at any time in a manner that is in violation of all other applicable state and local laws.

(Ord. 247, 1/15/2025)

§ 17.236.030. Conditional use permit and development agreement required.

A. No person may operate a cannabis business of any type in the City unless the following are complied with:

1. The business is located in a zoning district where a cannabis businesses of that type are conditionally permitted, and a conditional use permit has been approved by the Planning Commission and City Council for the operation of a cannabis business of that type for the property; and

2. The business owner has entered into a development agreement with the City approved by the Planning Commission and City Council for the operation of the cannabis business that is; and

3. The business owner has valid state and local licenses to operate a cannabis business within the City.

B. Chapter 17.200 of this Code shall govern and apply to conditional use permits for cannabis businesses applied for or obtained pursuant to this chapter unless this chapter expressly

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states otherwise. All requirements contained in this chapter shall be in addition to the applicable requirements of Chapter 17.200.

C. Each cannabis business shall enter into a development agreement pursuant to Government Code Section 65864 et seq., with the City setting forth the terms and conditions under which the cannabis business will operate that are in addition to the requirements of this chapter and Chapter 5.76, including, but not limited to, public outreach and education, community service, payment of fees and other charges, and such other terms and conditions that will protect and promote the public health, safety, and welfare. The execution and recordation of the development agreement shall be a condition of approval for the conditional use permit for the cannabis business. The Planning Commission shall make a recommendation to the City Council on whether to approve a development agreement submitted to it by City staff. The City Council shall make a final decision on whether to approve a development agreement recommended to the City Council by the Planning Commission.

D. The Community Development~~Planning~~ Director is authorized to make policies and procedures consistent with the intent and spirit of this chapter concerning the applications, the application process, the information required of applicants, the application procedures and the administration and procedures to be used and followed in the application and hearing process for cannabis business conditional use permits and development agreements.

(Ord. 247, 1/15/2025)

§ 17.236.040. Conditional use permit application.

A. All applications for a conditional use permit shall be filed with the Community Development~~Planning~~ Director on the official form supplied by the City and shall be accompanied by the application fee established by resolution of the City Council, as may be amended from time to time.

B. An application for a conditional use permit shall include, but shall not be limited to, the following information:

1. Proof that the applicant has received a local license for the proposed premises, and the local license is in good standing, or a statement that the applicant is applying for a local license for the proposed premises concurrently with the conditional use permit application.

2. Confirmation that the proposed premises is not currently permitted by the state or county for the production of non-cannabis infused food products.

3. The address of the proposed cannabis business.

4. A site plan and floor plan of the cannabis business denoting all the use of areas of the cannabis business, including storage, employee areas, exterior lighting, restrooms, security cameras, areas of ingress and egress, signage, limited access areas, and restricted access areas, if included.

5. Plans and specifications for the interior of the proposed premises if the building to be occupied is in existence at the time of the application. If the building is not in existence or alteration to the building is required at the time of the application, the applicant shall file a plot plan and a detailed sketch for the interior and shall further submit an architect's drawing of the building to be constructed.

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6. The name and address of the person that owns the real property upon which the cannabis business is to be operated. In the event the applicant does not legally own the property, the application must be accompanied by a notarized acknowledgement from the person that owns the property that a cannabis business will be operated on his or her property.

7. A description of the design of the proposed premises evidencing that the design conforms to applicable City laws.

8. For a Cultivation Site or Manufacturing Site.

   a. An environmental plan indicating how cultivation and/or manufacturing will be conducted in accordance with state and local laws related to hazardous material disposal, land conversion, grading, electricity usage, water usage, and agricultural discharges.

   b. An emergency response plan which complies with Title 8 of this Code and California Fire Code Section 401 and sets out standard operating procedures to be followed by all individuals in case of a fire, chemical release, chemical spill, or other emergency.

   c. A description of the source of power (electric utility company, solar, diesel generators), the size of the electrical service or system, and the total demand to be placed on the system by all proposed uses on site.

   d. For a cultivation site, verification of all water sources used by the proposed premises and verification that the proposed premises does not utilize water that has been or is illegally diverted from any stream, creek, or river.

   e. For a manufacturing site, a report from a professional engineer that details the type of equipment that will be used to extract cannabinoids from cannabis. If flammable gas, flammable liquefied gas, flammable and combustible liquids, or compressed carbon dioxide (CO2) are used for extraction, then the report must certify that only closed-loop extraction system(s), that are UL or ETL listed or have a sign off by a professional engineer, capable of recovering the solvent are utilized.

   f. For a manufacturing site, a separate diagram of any room where extraction occurs that details the location of the extraction equipment, areas of ingress and egress, emergency eyewash station, any other fire suppression or emergency equipment required by Title 8 of this Code, City and the California Building Codes, Fire Code, Electrical Code and all other applicable laws.

9. A statement in writing by the applicant that he or she certifies under penalty of perjury that all the information contained in the application is true and correct.

10. Authorization for the Community Development~~Planning~~ Director to seek verification of the information contained within the application.

11. Any such additional and further information as is deemed necessary by the Community Development~~Planning~~ Director to administer this section or this chapter.

C. The Community Development~~Planning~~ Director and appropriate City staff shall review, verify and investigate all

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information on the application and prepare a report for the Planning Commission incorporating the findings of such investigation and verification, including, but not limited to, the suitability of the proposed location, and the applicant's compliance with the requirements of this chapter, Chapter 5.76 and Chapter 17.200.

(Ord. 247, 1/15/2025)

§ 17.236.050. Findings for approval of conditional use permit.

A. The Planning Commission shall not hold a public hearing on or approve any application for a conditional use permit to operate a cannabis business unless the applicant holds a local license in good standing in accordance with Chapter 5.76 (Commercial Cannabis Licensing) of this Code.

B. In addition to the findings set forth in Section 17.80.050 of this Code, a conditional use permit for a cannabis business shall only be granted subject to the following additional findings:

1. The cannabis business as well as all operations as conducted therein, fully comply with all conditionally permitted, and all of the applicable locational restrictions in Section 17.240.070 are satisfied.

C. The Planning Commission may deny an application for a conditional use permit if it determines that one or more of the findings required by Section 17.80.050 of this Code or subsection B of this section cannot be made.

D. Based on the information set forth in the application and City staff's report and testimony presented at the public hearing, the Planning Commission may impose reasonable terms and conditions on the proposed cannabis business in addition to those specified in and required to be included in every conditional use permit granted under this chapter.

(Ord. 247, 1/15/2025)

§ 17.236.060. Locational requirements.

A conditional use permit for a cannabis business shall not be approved unless the proposed cannabis business will be located in a zoning district in which cannabis businesses of the type proposed are conditionally permitted. In addition, a conditional use permit shall not be approved for a cannabis business unless all of the following locational requirements applicable to the type of cannabis business proposed are satisfied:

A. No cannabis business shall be located within 600 feet of a residential use or residential zone, public or private school providing instruction in kindergarten or grades 1 through 12, a day care center (excluding small and large family day cares), a park or a youth center.

B. All distances specified in this section shall be measured in a straight line, without regard to intervening structures or topography, from the nearest point of the building or structure in which the cannabis business is, or will be located, to the nearest property line of the parcel where such use is located. If the cannabis business is, or will be located, in a multi-unit building, the distances shall be measured from the nearest point of the suite in which the cannabis business is or will be located.

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

§ 17.236.070. Conditions of approval.

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A. All Cannabis Businesses. Every conditional use permit for a cannabis business shall be subject to the following conditions of approval.

1. The premises must be equipped with an odor absorbing ventilation and exhaust system so that odor generated inside the cannabis business that is distinctive to its operation is not detected outside the cannabis business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the cannabis business. As such, cannabis businesses must install and maintain the following equipment or any other equipment which local licensing authority determines has the same or better effectiveness:

    a. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or

    b. An air system that creates negative air pressure between the cannabis businesses' interior and exterior so that the odors generated inside the cannabis business are not detectable outside the cannabis business.

2. The applicant or its legal representative shall:

    a. Indemnify and hold the City harmless from any and all claims, damages, legal or enforcement actions, including, but not limited to, any actions or claims associated with violation of federal law associated with the operation of the cannabis business; defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval of a conditional use permit or the operation of the cannabis business; reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge (or federal enforcement action) related to the City's approval of a conditional use.

    b. Maintain insurance in the amounts and of the types that are acceptable to the City pursuant to guidelines and policies set forth by the local licensing authority and name the City as an additionally insured on all City-required insurance policies.

3. All windows on the premises of the cannabis business shall be appropriately secured and cannabis securely stored.

4. All cannabis businesses shall comply with the City's lighting standards including, without limitation, fixture type, wattage, illumination levels, shielding, and secure the necessary approvals and permits as needed.

5. All cannabis businesses and all equipment used in the conduct of the business, must be operated in compliance with all applicable state and local laws and regulations, including all building, electrical, and fire codes, and incompliance with the businesses' state and local licenses.

6. From a public right-of-way, there should be no exterior evidence of the cannabis business except for any permitted on-site signage.

7. A development agreement for the cannabis business must be executed and recorded

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against the property.

8. Cannabis and cannabis products shall not be smoked, vaped, ingested, or otherwise consumed by any person on the premises of the cannabis business.

B. Manufacturing Sites. Every conditional use permit for a manufacturing site shall include the following conditions of approval:

1. All manufacturing of cannabis products shall occur in an enclosed locked structure.

2. Manufacturing activities shall only occur in the areas depicted on the floor plan submitted by the applicant and shall not exceed the square footage authorized pursuant to the conditional use permit.

3. If hazardous materials, flammable gas, flammable liquefied gas, flammable and combustible liquids, or other flammable material, as those terms are defined in CFC Section 202, are to be used in the processing of cannabis, then the provisions of CFC Section 407 shall be applicable where hazardous materials subject to permits under CFC Section 50 (Hazardous Materials) are located on the premises or where required by the fire department official.

4. Storage, use and handling of compressed gases in compressed gas containers, cylinders, tanks and systems shall comply with CFC Chapter 53, including those gases regulated elsewhere in the Wildomar Municipal Code. Partially full compressed gas containers, cylinders or tanks containing residual gases shall be considered as full for the purposes of the controls required. Compressed gases classified as hazardous materials shall also comply with CFC Chapter 50 for general requirements and CFC Chapter 53 addressing specific hazards, including CFC Chapter 58 (Flammable Gases), CFC Chapter 60 (Highly Toxic and Toxic Materials), CFC Chapter 63 (Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids) and CFC Chapter 64 (Pyrophoric Materials). Prevention, control and mitigation of dangerous conditions related to storage, use, dispensing, mixing and handling of flammable and combustible liquids shall be in accordance with CFC Chapters 50 and 57.

5. Manufacturing sites are a Group F-1 (Factory Industrial Moderate-Hazard) Occupancy under the Fire Code. All new construction is required to be fire sprinkled per the Fire Code. For manufacturing sites that will be sited in an existing structure, an automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

a. A Group F-1 fire area exceeds 12,000 square feet.

b. A Group F-1 fire area is located more than three stories above grade plane.

c. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.

C. Cultivation Sites. Every conditional use permit for a cultivation site shall include the following conditions of approval:

1. All cultivation of cannabis shall occur in an enclosed locked structure. Outdoor cultivation is prohibited.

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2. Cultivation activities shall only occur in the areas shown on the floor plan submitted by the applicant and shall not exceed the square footage authorized pursuant to the conditional use permit.

3. Areas where cannabis is cultivated are wet locations, and the electrical system in such areas must comply with Article 300.6(D) of the National Electric Code, City and the California Building Codes, Fire Code, Electrical Code and all other applicable laws.

4. Cultivation Sites are a Group F-1 (Factory Industrial Moderate-Hazard) Occupancy under the Fire Code. All new construction is required to be fire sprinkled per the Fire Code. For cultivation sites that will be sited in an existing structure, an automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

   a. A Group F-1 fire area exceeds 12,000 square feet.

   b. A Group F-1 fire area is located more than three stories above grade plane.

   c. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.

D. Cannabis Distribution Sites. Every conditional use permit for a cannabis distribution site shall include the following conditions of approval:

1. Cannabis distribution sites shall store all cannabis and cannabis products in a locked safe room, safe, or vault and in a manner to prevent diversion, theft, and loss.

2. The storage of cannabis and cannabis products shall only occur in the areas shown on the floor plan submitted by the applicant and shall not exceed the square footage authorized pursuant to the conditional use permit.

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

§ 17.236.080. Limitations on City's liability.

To the fullest extent permitted by law, the City shall not assume any liability whatsoever, with respect to approving any conditional use permit pursuant to this chapter or the operation of any cannabis business approved for such permit pursuant to this chapter.
(Ord. 247, 1/15/2025)

§ 17.236.090. Inspections.

A. Recordings made by security cameras at any cannabis business shall be made immediately available to the Community Development~~Planning~~ Director upon verbal request for the purposes of determining compliance with this chapter and the cannabis business's conditional use permit.

B. The Community Development~~Planning~~ Director shall have the right to enter all cannabis businesses from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance with this chapter and the cannabis business' conditional use permit. Such inspections shall be limited to observing the premises for purposes of determining whether the cannabis business is being operated or maintained in compliance with this Code, state law, and other applicable laws and regulations.

C. Applicants and permittees must cooperate with employees and investigators of the City

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who are conducting inspections or investigations relevant to the enforcement of this chapter. No applicant or permittee shall by any means interfere with, obstruct or impede any City official from exercising their duties under the provisions of this chapter and all rules promulgated pursuant to it.

(Ord. 247, 1/15/2025)

§ 17.236.100. Enforcement.

The operation of a cannabis business in violation of any conditions of approval or the provisions of this chapter or Chapter 17.80 (Conditional Use Permits) is a violation of this Code, and a public nuisance. The City may seek to remedy such violations by any means provided for in law or equity, including, but not limited to, the enforcement mechanisms and remedies provided for in Chapter 1.16 (Code Violations) of this Code, or take action to revoke the conditional use permit pursuant to Section 17.125.150 of this Code.

(Ord. 247, 1/15/2025)

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CHAPTER 17.250
RECYCLING FACILITIES

§ 17.250.010. Purpose.

These standards are designed to provide appropriate development of recycling facilities pursuant to the 1986 California Beverage Container Recycling and Litter Reduction Act (Public Resources Code Section 14500 et seq.).
(Ord. 247, 1/15/2025)

§ 17.250.020. Development standards.

A. Reverse Vending Machines.

1. Location. Reverse vending machines shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to development review ~~(minor or major)~~ or ~~conditional~~ use permits, and shall be located within 30 feet of the entrance to the commercial or industrial structure, without obstructing pedestrian or vehicular traffic, or occupying parking spaces required by the primary use.

2. Parking. No additional parking spaces for access or use shall be required.

3. Size. Reverse vending machines shall occupy no more than 50 square feet of floor area per machine, and shall be no more than eight feet in height.

4. Design. Reverse vending machines shall be constructed and maintained with durable waterproof and rustproof material, and shall be clearly marked to identify material to be deposited, operating instructions, and the identity and the telephone number of the operator or responsible person to contact in the event of machine malfunction or if the machine is inoperative.

5. Signs. Signs shall have a maximum surface area of four square feet.

6. Maintenance. Units shall be maintained in a clean litter-free condition, and shall be sufficiently illuminated to ensure safe operations at all times.

7. Operating Hours. Such facilities shall have operating hours at least the same as the primary use.

B. Mobile Recycling Units.

1. Mobile recycling units shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to approved development review or conditional use permits.

2. Mobile recycling units shall be no larger than 500 square feet and occupy no more than five parking spaces not including space needed for material removal or transfer.

3. Such facilities shall accept only glass, metals, plastics, papers and such other nonhazardous materials suitable for recycling.

4. Parking. No additional parking spaces for customer use at facilities located in established parking lots of a primary use, shall be required. Mobile recycling units

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shall have an area which is clearly marked to prohibit other vehicular parking during times when the mobile unit is scheduled to be present.

5. Setbacks.

   a. Units shall be set back at least 10 feet from any street line and shall not obstruct pedestrian or vehicular traffic.

   b. The storage, operation and concealment of materials shall conform to the setback and development standards of the zone in which the project is located.

   c. Containers for 24-hour material donation shall be at least 30 feet from any residentially zoned property unless superseded by an acoustic barrier approved by the Community Development Director.

6. Storage.

   a. Storage containers shall be securable and constructed of waterproof and rustproof materials.

   b. Storage of recyclable materials outside of containers or mobile unit when an attendant is not present is prohibited.

   c. Containers shall be clearly marked to indicate the type of material acceptable for collection. The facility shall identify the operator and hours of operation.

7. Maintenance facilities shall be maintained in a safe and litter-free condition.

8. Hours of Operation. Attended facilities located within 100 feet of any residentially zoned property shall operate only between the hours of 9:00 a.m. and 7:00 p.m.

9. Signs.

   a. All on-site signs shall comply with the provisions of Chapter 17.180 (Signs).

   b. Directional signs may be installed, as approved, if necessary to facilitate traffic circulation.

   c. A sign shall be affixed to the facility prohibiting the deposit of hazardous or toxic materials after hours or at any time an attendant is not present.

10. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

11. Landscaping. Facilities shall be located so as not to affect the landscaping required for any concurrent land use.

12. Additional Development Requirements. Additional development standards may be required as conditions of approval.

C. Recycling Collection Facilities. Containers provided for after-hours donation shall be set back at least 50 feet from any property zoned or occupied for residential use, and shall be constructed of sturdy and durable containers that have the capacity to accommodate donated materials.

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1. Storage of Materials.

    a. All exterior storage of materials shall be in sturdy weather and rustproof containers which are covered, baled or palletized; and which are secured and maintained in good condition.

    b. Storage for flammable materials shall be in nonflammable containers.

    c. Storage for the recycling of oil shall be in containers approved by the Health Department.

2. Parking. Parking shall be provided for six vehicles or the anticipated peak customer demand load, whichever is greater. One additional parking space for each commercial vehicle operated by the facility shall be provided.

3. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

4. Hours of Operation. If the facility is located within 500 feet of property zoned or designated for residential use subsequent to the General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.

5. Signs. All on-site signs shall be in conformance with the standards set forth in Chapter 17.180 (Signs), and shall clearly identify the responsible operating parties and their telephone numbers.

6. Power-Driven Machinery. The use of power-driven machinery shall be limited to state-approved reverse vending machines. In addition:

    a. Machinery which is necessary for the temporary storage, efficient transfer, or securing of recyclable materials may be permitted with the approval of a minor development permit.

    b. In the M-I zones power-driven machinery which is used to briquette, shred, transform and otherwise process recyclable materials may be approved with a conditional use permit.

7. Additional Development Requirements. Additional development standards may be required as conditions of approval.

D. Recycling Processing Facilities.

1. The processing facility shall operate totally within an enclosed building with no outside storage, and shall be located at least 150 feet from property zoned or designated for residential use pursuant to the General Plan. Outside storage shall not be permitted.

2. Setbacks, landscaping and structural requirements shall comply with the development standards of the underlying zone.

3. Storage of Materials.

    a. All outside storage of materials shall be in sturdy weather and rustproof

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containers which are covered, baled, or palletized; and which are secured and maintained in good condition.

b. Storage for flammable materials shall be in nonflammable containers.

c. Storage for the recycling of oil shall be in containers approved by the Health Department.

d. Storage of recyclable materials outside of containers or mobile/recycling unit when attendant is not present is prohibited.

e. Containers shall be clearly marked to indicate the type of material accepted for collection.

4. Parking. Parking shall be provided on site for the peak load circulation and parking of customers. If the facility is to service the public, parking spaces shall be provided for a minimum of 10 customers, or the peak customer demand load whichever is greater.

5. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

6. Hours of Operation. The facility shall identify the operator and the hours of operation. If the facility is located within 500 feet of property zoned or planned for residential use pursuant to the General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.

7. Signs. All on-site signs shall be in conformance with the standards set forth in Chapter 17.180 (Signs), and shall clearly identify the responsible operating parties and their telephone numbers.

8. The site shall be maintained in a safe and litter-free condition on a daily basis.

9. Additional Development Requirements. Additional development standards may be required as conditions of approval.

(Ord. 247, 1/15/2025)

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CHAPTER 17.256
RURAL EVENT VENUE

Prior History: Former Ch. 17.260 Mobilehomes, compiled of RCC Ch. 17.260; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.256.010. Purpose.

The purpose of this section is to provide for the orderly development within the City of Wildomar of rural event venues and bed and breakfast lodging, as these terms are defined in Article VI (Definitions). Additionally, this chapter is intended to protect the rural character and ensure the rural event venue will not result in a change to the residential character of the surrounding community.
(Ord. 247, 1/15/2025)

§ 17.256.020. Rural event venue application.

No person shall rent, offer to rent, or advertise for rent a rural event venue without a valid conditional use permit by the City pursuant to Chapter 17.80 and in the manner provided for by this chapter.
(Ord. 247, 1/15/2025)

§ 17.256.030. Development and operational standards.

A. Minimum Lot Size.

Table 17.256.020-1 Rural Event Venue Lot Size Requirements	
Event Center Type	Minimum Lot Size
Small rural event venue	5 acres
Intermediate rural event venue	10 acres
Large rural event venue	25 acres
Bed and breakfast lodging	40,000 sq. ft.

B. Setbacks. All rural event venues shall be required to have all outdoor activities associated with the agricultural event venue (with the exception of parking) a minimum of 200 feet from the exterior property lines or as specified by the conditional use permit. An application must delineate where all outdoor activities will occur.

C. Parking. Adequate on-site parking facilities, pedestrian and vehicular circulation, and vehicular ingress and egress, shall be provided in compliance with Chapter 17.155 (Parking and Loading). Additional standards include:

1. All on-site parking areas do not need to be paved; however, they must be stabilized in order to minimize any off-site dust impacts and for compliance with water quality control purposes;

2. Adequate parking must be provided based on maximum occupancy of the site.

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Occupancy will be determined based on the seating capacity of the venue.

3. If buses or limousines are proposed for off-site transport, adequate drop off and pick up locations must be provided on site.

4. Any parcel where a facility is proposed shall have access to a paved and maintained public street.

D. Signs. One externally illuminated monument sign shall be permitted and shall be located at access points to the parcel, subject to the following criteria:

1. Signs are allowed only for frontages adjoining a public street;

2. Monument signs shall not be located closer than five feet from a property line;

3. The maximum sign area shall be 20 square feet per side and not exceed four feet in height;

4. Monument signs shall contain an address plate identifying the project or use by specific street address. The address plate shall not exceed four square feet in area. Numbers shall be a minimum of six inches in height. Address plates shall not be calculated against the allowed sign area;

5. Illumination shall be down lit and shall not be allowed to spill over into, or provide glare, to adjacent properties or rights-of-way;

6. On-site directional signage shall be no larger than 12 square feet in area and its design shall be complimentary to the monument sign.

E. Ancillary Structures.

1. If an ancillary structure is provided as part of the project approval, ancillary structures shall be permanent construction, shall be fully enclosed, or enclosable on four sides, and shall have a roof. Ancillary structures shall be complimentary in terms of size, scale, and materials used on the primary structure on the site;

2. Ancillary structures shall be consistent with all development standards of the R-R zone, as shown in Table 17.30.030-1.

F. Venue Size.

1. Small rural event venues shall be allowed a maximum event size of 150 guests or as specified by the conditional use permit.

2. Intermediate rural event venues shall be allowed a maximum event size of 250 guests or as specified by the conditional use permit.

3. Large rural event venues shall be allowed a maximum event size of 500 guests or as specified by the conditional use permit.

4. Bed and breakfast lodging - maximum capacity shall be no more than the equivalent of three guests per bedroom, excluding bedrooms utilized by the property owner and other permanent residents.

G. Number of Events.

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1. Small rural event venues shall be limited to 104 events per year.

2. Intermediate and large rural event venues shall be limited to 260 events per year.

H. Hours of Operation.

1. Rural event venues shall be allowed to operate from 10:00 a.m. to 10:00 p.m. on Friday and Saturday and from 10:00 a.m. to 8:00 p.m. Sunday through Thursday or as specified by the conditional use permit.

I. Noise. Noise levels generated from events shall be subject to the following criteria:

1. All noise generated by the event use shall conform to Chapter 9.48 (Noise Regulation), and shall be subject to the provisions contained therein;

2. Noise levels for events shall not exceed the City's noise standards, either during set up or as part of the event;

3. The applicant shall monitor and ensure that the noise levels shall not exceed City of Wildomar noise standards;

4. Any noise generating activities shall be terminated at 10:00 p.m.

J. Sanitary Facilities.

1. The ~~e~~Community ~~d~~Development ~~d~~Director shall determine the appropriate quantity and location for any for sanitary facilities. All facilities shall be located on site, and shall comply with accessibility requirements and the requirements of the Riverside County Health Department.

2. Any potable sanitary facilities shall not be located any closer than 50 feet from an adjacent property with a residential use. Sanitary waste shall be removed from the site within 48 hours of any event, or determined through the minor conditional use permit.

K. Solid Waste Collection and Disposal. On-site waste collection shall be located onsite as to not create any off-site noise, odors or nuisances. Solid waste shall be removed from the site within 48 hours of any event.

L. Security. Provision for security and safety measures shall be provided, if applicable. Recent contact information shall be maintained on file with the City at all times.

M. Other Conditions. The Community Development D~~d~~irector shall require any other conditions which will ensure the operation of the facility in an orderly and efficient manner and in full compliance with the purpose/intent of this section.

(Ord. 247, 1/15/2025)

§ 17.256.040. Inspections.

The owner shall permit the City to inspect the rural event venue and/or bed and breakfast and property at any time prior to issuance of a permit, or during the operation of the rural event venue and/or bed and breakfast for the purpose of making a reasonable inspection to observe and enforce compliance with all applicable laws, rules and regulations, including the provisions of this chapter and all applicable requirements of Title 17 of this Municipal Code. The owner may be required to reimburse the City for the cost of an inspection, not to exceed the actual cost of

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such inspection.
(Ord. 247, 1/15/2025)

§ 17.256.050. Public nuisance.

It shall be unlawful and a public nuisance for any person to commit, cause or maintain a violation of this chapter. The City may, in addition to, or in lieu of, prosecuting a criminal action hereunder, commence proceedings for the abatement, removal and/or enjoinment thereof in any manner provided by law.
(Ord. 247, 1/15/2025)

§ 17.256.060. Violations and penalties, enforcement.

A. It shall be unlawful for any person to fail to comply with any of the requirements of this chapter, or operate a rural event venue and/or bed and breakfast within the jurisdiction of the City contrary to or in violation of any of the provisions of this chapter, any applicable provisions of Title 17 of this Municipal Code, or any other applicable laws, rules and regulations.

B. Violations of this chapter may be enforced by any method allowed in this Municipal Code, or any other applicable enforcement mechanism available to the City.

(Ord. 247, 1/15/2025)

§ 17.256.070. Denial, suspension, and revocation of permits.

A. Denial, Suspension or Revocation. In addition to any other remedy provided by this chapter, a rural event venue permit may be denied, and if already issued, may be suspended or revoked by the City Manager, pursuant to this section.

B. Grounds. A permit issued under this chapter, and/or a City business registration issued by the City may be denied, suspended or revoked upon any of the following grounds:

1. A material misrepresentation, false or misleading information was included on the application or renewal application for a permit and/or City business registration application.

2. A violation of any provision under this chapter, any applicable provision under Title 17 of this Municipal Code, and/or any other applicable law, rule or regulation has occurred on the premises of the rural event venue.

3. An authorized official has given notification of existing health or safety violations on the property or non-compliance with applicable laws, rules and regulations relating to health and safety.

4. A rural event venue permit for the property has been suspended or revoked in the previous 12 months, unless the property has been sold and the new owner can demonstrate to the City a change of property ownership during that time period.

5. The applicant is delinquent in the payment of any outstanding fees, assessments or taxes owed to the City related to any property located in the City that is owned by the applicant, including, but not limited to, Transient Occupancy Taxes (TOT).

6. Appeal of Denial, Suspension or Revocation. The appeal procedures for the denial,

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suspension or revocation of a permit shall be those set forth in Section 17.125.110 (Appeals) of this Municipal Code.

7. Public Notice of Suspension or Revocation. If a rural event venue permit is suspended or revoked pursuant to this section, notification shall be provided by the City to all record property owners located within 300 feet of the subject rural event venue and/or bed and breakfast of any imposed suspension or revocation of the permit. Posting of the suspension or revocation shall also be provided on the City's rural event venue webpage.

8. Prohibited Operations. If a rural event venue permit is revoked pursuant to this section, the applicant shall not operate a rural event venue and/or bed and breakfast at the property for a period of 12 months from the date of such revocation. No permit that is revoked by the City may be transferred to any other person or entity to operate a rural event venue at the property during such period of revocation. Termination of property use as a rural event venue.

(Ord. 247, 1/15/2025)

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Article VI
Definitions

CHAPTER 17.265
UNIVERSAL DEFINITIONS

§ 17.265.010. Purpose.

This chapter provides definitions of terms and phrases used in Title 17 that are technical or specialized, or that may not reflect common usage. If any of the definitions in this chapter conflict with definitions in other provisions of the Municipal Code, these definitions shall take precedent for the purposes of Title 17. If a word is not defined in this chapter, or other provisions of the Municipal Code, the Community Development Director shall determine the most appropriate definition in compliance with Chapter 17.15 (Interpretation). State law definitions, as they may be amended from time to time, take precedent over the definitions in this section. (Ord. 247, 1/15/2025)

§ 17.265.020. "A" Definitions.

Abandoned Sign. Means:

1. Any outdoor advertising display that is allowed to continue for more than six months without a poster, bill, printing, painting, or other form of advertisement or message;
2. Any outdoor advertising display that does not appear on the inventory required by Chapter 17.176~~180~~ (Signs); or
3. Any on-site advertising structure or sign that is allowed to continue for more than 90 days without a poster, bill, printing, painting, or other form of advertising or message for the purposes set forth in Chapter 17.176~~180~~ (Signs).

Abandonment. A discontinuance of any use with intent to permanently discontinue such use.

Abatement. The method of reducing the degree and intensity of pollution, nuisances or violations.

Abut. To physically touch or border upon; to share a common property line.

Access. A way or means of physical entry to a property.

Accessory Dwelling Unit. An attached or a detached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the primary dwelling unit is situated. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code Section 17958.1, and a manufactured home, as defined in California Health and Safety Code Section 18007.

Accessory Structure. See Structure, Accessory.

Accessory Use. See Use, Accessory.

Acre. A measure of land area containing 43,560 square feet.

Acre, Gross. The entire acreage of a site is calculated to the centerline of adjacent streets.

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Developer. The legal or beneficial owner or owners of property to be developed or being developed, including the holder of an option or contract to purchase or other person(s) having enforceable proprietary interests in such property.

Development. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

Development Agreement. A contract between the City and a developer through which the developer receives vested rights to construct a project subject to specific requirements benefiting the community.

Development Code. A set of land use and development regulations, as contained in Title 17 of the Wildomar Municipal Code, as adopted by the City Council which prescribes standards and regulations for land use and development.

Development Review~~, Major~~. The process established to provide for Planning Commission review and approval (or denial) of projects.

Development Review, Minor. The process established to provide for administrative review and approval (or denial) of projects.

Development Rights. The legally established right to develop land by a party or property owner.

Development Standard. A site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an on-site open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, General Plan element, specific plan, or other City condition, law, policy, resolution or regulation.

Director. The Community Development Director of the City of Wildomar or their designee.

Disabled, or Individual with a Disability. An individual with a qualifying disability under federal and state fair housing laws. Generally, any person with any mental or physical impairment, disorder or condition, which substantially limits one or more major life activities, including physical, mental and social activities and working. "Disabled" or "individual with a disability" does not include impairments, disorders or conditions resulting from the current, illegal use of or addiction to a controlled substance, sexual behavior disorders, compulsive gambling, kleptomania, or pyromania.

Discretionary Decision. An action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

District. A zone or geographic area in the municipality within which certain zoning or development regulations apply.

Dog. An animal, domestic dog of the species canine of either sex, altered or unaltered, that has reached the age of four months.

Drainage. Surface water runoff; the removal of surface water or groundwater from land by drains, grading or other means, which include runoff controls to minimize erosion and sedimentation during and after construction or development.

Drainage Area. A geographical area, formed by topography, which collects and directs surface runoff from precipitation to natural or man-made channels.

Drive-through. Any portion of a building or development intended to allow service direct from

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more messages. An electronic message sign is different from an illuminated sign in that the illumination of the display creates the message, rather than illumination illuminating the message. An electronic message sign could be used as a message delivery method for a wall sign, a monument sign or other freestanding sign.

Elevation. A vertical distance above or below a fixed reference level; a dimensioned drawing of the front, rear or side of a building showing features such as windows, doors and relationship of grade to floor level.

Emergency Shelter. A temporary, short-term residence providing housing with minimal supportive services for families or individuals experiencing homelessness, where occupancy is limited to 180 days or less, as defined in California Health and Safety Code Section 50801. Medical assistance, counseling, and meals may be provided.

Emission. A discharge into the air or water.

Enclosed Locked Structure. A structure that: (1) does not allow for the visibility of the interior areas from the outside; (2) is secured with a lock; (3) is completely surrounded on all sides by a wall; and (4) is roofed. Enclosed locked structures may include greenhouses, provided that only the roof of the greenhouse is made of transparent glass.

Enclosure. A fence, pen or structure suitable to securely and humanely prevent the animal from escaping or the entry of unauthorized persons.

Encroachment. The placement or construction of a fence, building, structure, or other improvement or use on another's property or on a public right-of-way.

Equipment Enclosure. Any freestanding or mounted structure, shelter, cabinet, or vault used to house and protect the electronic and supporting equipment necessary for processing wireless communication signals. Supporting equipment includes, but is not limited to, air conditioners, emergency generators, and other back-up power suppliers.

Established Facility. An existing, legally permitted facility.

Estimated Applied Water Use. The average annual total amount of water estimated to be necessary to keep plants in a healthy state, calculated as provided in the Guidelines. It is based on the reference evapotranspiration rate, the size of the landscape area, plant water use factors, and the relative irrigation efficiency of the irrigation system. Also known as the "EAWU."

Evapotranspiration Adjustment Factor. The local reference for evapotranspiration using site-specific plant factors and irrigation efficiency factors that influence the amount of water that needs to be applied to the specific landscaped area. It is calculated by dividing. Also known as the "ET adjustment factor" or "ETAF."

Event. A gathering of more than 20 people for one to 12 hours where the purpose is for fundraising, profit or is political, public, social, or educational in nature. A gathering which consists of friends or family of an event center owner that is not for the purpose of fundraising, profit, or is political, public, or educational in nature and no donation or compensation of any kind is exchanged in relationship to the gathering, is not considered an event

Expansion. The creation or use of additional land or floor area for a specific use or activity.

Extension. An increase in the amount of time that a permit or approval may be valid.
(Ord. 247, 1/15/2025)

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§ 17.265.070. "F" Definitions.

Façade. The exterior walls of any building.

Fair Housing Laws. The Federal Fair Housing Act (42 U.S.C. Section 3601 et seq.), the California Community Care Facilities Act (California Health and Safety Code Section 1500 et seq.), the California Fair Housing and Employment Act (Government Code Section 12900 et seq.), and Civil Code Section 54, together with published judicial decisions interpreting those laws.

Family. One or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen and eating areas within the dwelling unit. Family does not include larger institutional group living situations, such as in a boarding house or hotel/motel/long-term stay.

Family Day Care Home. State-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family dwelling.

Small. The occupant of the residence provides care and supervision for up to eight or fewer children, when specific conditions are met in accordance with California Health and Safety Code Section 1597.44.

Large. The occupant of the residence provides care and supervision for between 9 and up to 14 children, when specific conditions are met in accordance with California Health and Safety Code Section 1597.465.

Farm Operations, Commercial. See Agricultural Operations, Commercial.

Farm Operations, Noncommercial. See Agricultural Operations, Noncommercial.

Farmers' Market. An outdoor market where farmers and other producers of agricultural and related foodstuffs and products (including, but not limited to, bread, cheese, and hand-made crafts such as seasonal goods, ornaments, hand-dipped or rolled candles, hand-made soap) may bring the products for sale to the public.

Fence. An exterior physical barrier erected to enclose, screen or separate areas.

Flag. The symbol, insignia or display of a governmental or nonprofit organization when not displayed in connection with a commercial promotion or used as an advertising mechanism.

Floor Area Ratio. The net floor area of all buildings on a parcel to the total adjusted lot square footage of that parcel. FAR calculations do not include floor areas for parking structures or outdoor open storage.

Floor Area, Gross. The sum of all areas of the floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two buildings but excluding any space where the floor-to-ceiling height is less than six feet.

Floor Area, Net. The total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading, and all floors below the first or ground floor, except when used or intended to be used for human habitation.

Food or Food Products. Any item described by California Health and Safety Code Section 113781.

Food Trailer. A legally attached trailer to a licensed, motorized vehicle, used in conjunction with the service of a commissary, or other permanent food facility upon which prepackaged or approved non-prepackaged food is sold, offered for sale or otherwise distributed as retail.

Food Truck. A licensed, motorized vehicle or mobile food unit licensed by the Department of

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Homeowners Association. An association of owners in a condominium, planned unit development or residential subdivision established to provide management of property in which they own an undivided, common interest.

Horse. Animal of the Equus genus, including mule, ass, donkey, and miniatures.

Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight.

Substance Abuse Treatment Clinic. A nonresidential facility that administers medication, or supervises the self-administration of medication, for substance abuse treatment.

Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes animal hospitals and veterinary clinics.

Hotel. A lodging facility offering transient accommodations to the public, typically on a less than monthly basis, and which may provide additional services, such as restaurants, meeting rooms and recreational facilities.

Household. See Single Housekeeping Unit

Hydrozone. A portion of the landscaped area having plants with similar water needs and typically irrigated by one valve/controller station. A hydrozone may be irrigated or non-irrigated. (Ord. 247, 1/15/2025)

§ 17.265.100. "I" Definitions.

Illegal On-Site Advertising Structure or Sign. Means any of the following:

1. An on-site advertising structure or sign erected without first complying with all applicable City ordinances and regulations in effect at the time of its construction, erection or use;

2. An on-site advertising structure or sign that was legally erected, but whose use has ceased, or the structure upon which the advertising display is placed has been abandoned by its owner, and not maintained or used to identify or advertise an ongoing business for a period of not less than 90 days;

3. An on-site advertising structure or sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance; the amortization period for the display provided by the ordinance rendering the display nonconforming has expired; and conformance has not been accomplished.

Illegal Outdoor Advertising Display. Means any of the following:

1. An outdoor advertising structure or outdoor advertising sign erected without first complying with all applicable City ordinances and regulations in effect at the time of its construction, erection or use;

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salvage of any used or secondhand materials, including, but not limited to, lumber, auto parts, household appliances, pipe, drums, machinery, or furniture.

Junior Accessory Dwelling Unit. A dwelling unit that is contained entirely within a single-family dwelling or attached garage and does not exceed five hundred square feet in size.
(Ord. 247, 1/15/2025)

§ 17.265.120. "K" Definitions.

Kennel. Any building, structure, enclosure, or premises whereupon, or within which, five or more dogs, four months of age or older, are kept or maintained.

Kitchen. Any room, all or part of which is designed and/or used for storage, refrigeration, cooking and the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.
(Ord. 247, 1/15/2025)

§ 17.265.130. "L" Definitions.

Land Use. A description of how land is occupied or utilized.

Land Use Permit. A permit issued by the City pursuant to the requirements of the Wildomar Municipal Code allowing a specific activity to be conducted on an individual property.

Landscape Architect. A licensed landscape architect in the State of California.

Landscape Construction Document Package. The construction plans and specification and other supporting documentation required to review and approve landscape construction projects subject to this chapter.

Landscape Plan. A plan on which shows proposed landscape species (such as number, spacing, size at time of planting, and planting details), proposals for protection of existing vegetation during and after construction, proposed treatment of hard and soft surfaces, proposed decorative features, grade changes, buffers and screening devices, and any other information that can reasonably be required in order that an informed decision can be made by the approval authority.

Landscape Rehabilitation. Any re-landscaping project that meets the applicability criteria of Section 17.165.030(A) of this chapter and where the modified landscape area is greater than 2,500 square feet or where the cumulative modified area is greater than 2,500 square feet if the modifications are planned to occur incrementally within one year.

Landscaped Area. All the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance and estimated applied water use calculations. The landscaped area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscape, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Legislative Act. The means by which the legislative arm of government renders decisions, such as minute actions, resolutions and ordinances.

Limited Access Area. A building, room or other area that is part of the premises where cannabis is grown, cultivated, stored, weighed, displayed, packaged, or sold to other cannabis businesses with limited access to only authorized personnel.

Live Entertainment. Entertainment provided by or one or more professionals and utilizing sound amplification equipment.

Living Area. The area that is considered habitable living space. Does not include the garage,

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nonpoisonous insects, ornamental or songbirds, fish, nonpoisonous snakes under six feet long, domesticated hedgehogs, or small animals kept in a cage such as hamsters, lizards, white mice, domestic rodents, or reptiles. Pets shall not include horses, pigs of any type, large or small livestock, or exotic animals.

Petting Zoo. A collection of farm animals, such as goats, ducks, and sheep, and sometimes docile wild animals such as turtles or deer, for children to feed and pet.

Physically Disabled. A person who has a permanent loss of, or loss of use of, a part of the body, or permanent impairment of a body function, resulting in actual disability and a diminished ability to compete in an open market.

Pig. All species and sizes of pigs and hogs, genus Sus.

Planning Department. See Community Development Department~~, Planning Director. See Community Development Director~~.

Plant Factor (or Plant Water Use Factor). A factor, when multiplied by reference evapotranspiration, estimates the amount of water needed by plants. (The plant factors cited in this chapter are derived from the Department of Water Resources 2000 publication "Water Use Classification of Landscape Species" also known as "WUCOLS.")

Plat. A map representing a tract of land showing the boundaries and location of individual properties and streets; a map of a subdivision or site plan.

Plaza. An open space which is improved and landscaped, usually surrounded by streets and/or buildings.

Plot. A single unit parcel of land; a parcel of land that can be identified and referenced to a recorded plat or map.

Porch. A roofed open area, which may be screened, usually attached to or part of and with direct access to or from a building.

Poultry. Winged and feathered animals including, but not limited to, chickens, hens, roosters, ducks, geese, and turkeys. Includes both crowing fowl and non-crowing fowl.

Premises. Any dwelling, parcel of land, structure, residence, building, pen, corral, enclosure, fenced yard, or dog run.

Prezoning. The process or action by which cities are able to designate that portion of an unincorporated area for future annexation, with specific zoning districts which will apply upon annexation of the property to the City.

Primary Building. See Building, Primary.

Primary Use. See Use, Primary.

Private Recreational Facilities. Facilities including, but not limited to, country clubs, tennis and swim clubs, golf courses, racquetball and handball facilities, and commercial uses which are commonly associated and directly related to these uses.

Processing. A method that changes a material's nature, chemical composition, or physical qualities.

Professional Office. The office of a member of a recognized profession maintained for the conduct of that profession.

Prohibited Use. See Use.

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markets, auctions, open air markets or other similar activities, but the term does not include a supermarket, department store or typical retail operations.
(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.265.210. "T" Definitions.

Target Population. Persons with lower incomes, as defined in Health and Safety Code Section 50675.14, who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (California Welfare and Institutions Code Sections 4500, et seq.) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Telecommunications Service Provider. The private sector entity that is responsible for providing wireless communication to the general public or the private sector entity that owns or operates a wireless communication facility.

Temporary Event. An individual event held either indoors or outdoors not to exceed six times per calendar year to which the public is invited with or without charge. Temporary events include, but are not limited to, the following: music festivals, stage and/or theatrical shows, sports events, fairs and/or carnivals, rodeos, automobile sales, off-road vehicle sales, animal sales, heavy equipment auctions and tent revival meetings. Temporary events are classified as follows:

1. "Major event" means a temporary event which 2,000 or more people are expected to attend.

2. "Minor event" means a temporary event which less than 2,000 are expected to attend.

Temporary Sign. A sign that is not intended to be permanent. Temporary signs shall not be constructed or erected upon a permanent foundation or attached to a sign structure having a permanent foundation. Temporary signs shall include noncommercial signs (including noncommercial signs during an election period), real estate signs, yard or garage sale signs or event signs. All other commercial signs, not constructed or erected upon a permanent foundation, are prohibited by this chapter. If the sign is constructed or erected on a permanent foundation, it is regulated by Chapter 17.180 (Signs).

Temporary Use. All uses of a short-term nature or fixed duration listed in this chapter, which last for a duration of two days or longer and do not require permanent construction and which are approved with a specific time limit. Temporary uses include, but are not limited to, the following: seasonal sales, such as Christmas tree or Halloween pumpkin lots, temporary parking lot dining for established restaurants, and other temporary activities that the Community Development~~Planning~~ Director determines are similar in nature and intensity to those identified in this section.

Temporary Use. Special events which, by their nature, are non-recurring and which continue for a limited period of time. Temporary uses may occur indoors or outdoors, on improved or unimproved property and should be consistent with the zone for that property and its uses.

Terrace. A level, landscaped and/or surfaced area, also referred to as a patio, directly adjacent to a primary building at or within three feet of finished grade and not covered by a permanent roof.

Time/Temperature Sign. An electronic or mechanical device that shows time and/or temperature but contains no business identification or advertising.

Total Units (or total dwelling units or total rental beds). Units added by a density bonus awarded

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(Ord. 247, 1/15/2025)

§ 17.265.230. "V" Definitions.

Variance. A grant of relief from the requirements of Title 17 which permits construction in a manner that would otherwise be prohibited by Title 17.

Vehicle Body Repair, Paint or Restoration. A commercial use often referred to as a body and fender shop through which damaged or wrecked vehicles are repaired or restored.

Vehicle Dismantling. See Vehicle Wrecking.

Vehicle Leasing and Rental. A business whose primary purpose is to provide vehicles to serve customer transportation needs. Such vehicles may include automobiles, trucks, bicycles, motorcycles, trailers and/or recreational vehicles.

Vehicle Repair, Major. A facility which provides heavy repair of vehicles and/or trucks including, but not limited to, body and fender repair, automotive painting, transmission and/ or engine rebuilding, or other repair services which include the removal of major automotive mechanical components of a vehicle.

Vehicle Repair, Minor. A facility which provides light repair of vehicles and/or light trucks, including, but not limited to, engine tune-up, oil change, brake repair and replacement, muffler replacement, and the sale and/or installation of tires, batteries, and accessories.

Vehicle Sales. A facility for the display and sale of new or used automobiles, light trucks, vans, trailers or recreation vehicles and including any vehicle preparation or repair work conducted as an accessory use in designated buildings.

Vehicle Storage Lot. A parcel or parcels of land utilized for long-term or short-term vehicle storage, including cars, motorcycles, trucks, light trucks and/or recreational vehicles.

Vehicle Wrecking. The dismantling and parting out of motor vehicles or trailers, or the storage and/or sale of dismantled or wrecked motor vehicles or their parts.

~~Vending Pod. A site containing one or more vending vehicles and associated amenities on private property.~~

Vending Vehicle. A motorized device or vehicle by which any person or property may be propelled or moved upon a highway or street, or which may be drawn or towed by a self-propelled, motorized vehicle, from which food or food products are sold, offered for sale, displayed, bartered, exchanged, or otherwise given. Vending vehicle shall not include a device moved exclusively by human power.

Very Low Vehicle Travel Area. An urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85% of either regional vehicle miles traveled per capita, or City vehicle miles traveled per capita. For purposes of this paragraph, "area" may include a travel analysis zone, hexagon, or grid. For the purposes of determining "regional vehicle miles traveled per capita" pursuant to this paragraph, a "region" is the entirety of incorporated and unincorporated areas governed by a multicounty or single-county metropolitan planning organization, or the entirety of the incorporated and unincorporated areas of an individual county that is not part of a metropolitan planning organization.

Veterinary Clinic. A place where animals are given medical care and where the boarding of animals is limited to short-term care incidental to the medical care.

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Video Display Sign. A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression or frames which give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs.
(Ord. 247, 1/15/2025)

§ 17.265.240. "W" Definitions.

Wall. The vertical exterior surface of a building; vertical interior surfaces that divide a building's space into rooms; fences made of block or stucco, or similar permanent material.

Warehouse. A building used primarily for the storage of goods and materials.

Water Feature. A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscaped area. Constructed wetlands used for on-site wastewater treatment, habitat protection, or storm water best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features.

Watercourse. A lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Wheel Stops. Permanent devices that block the front wheels of a vehicle in a parking stall.

Wireless Communication Facilities. Facilities that send and/or receive personal wireless communication signals, including, but not limited to, antennas, microwave dishes or horns, antenna structures, towers, equipment enclosures and the land upon which they are all situated. Wireless communication facilities are classified as follows:

1. "Concealed wireless communication facility" is a facility blended into the environment so as not to be seen at all or, if seen, not to be recognized as a wireless communication facility. A concealed wireless communication facility includes, but is not limited to, architecturally screened roof-mounted facilities, façade-mounted design feature facilities, clock tower facilities and entry statement signage facilities. The Community Development ~~Planning~~ Director shall make the final determination as to whether a facility under review constitutes a concealed wireless communication facility.

2. "Disguised wireless communication facility" is a facility designed and sited so as to be minimally visually intrusive. A disguised wireless communication facility includes, but is not limited to, disguised palm trees (monopalms), disguised pine trees (monopines), disguised ball field light poles, disguised flag poles, disguised water towers, disguised street lights, disguised electric utility poles, suspended wire antennas and painted poles located within a grove of live trees. The Community Development~~Planning~~ Director shall make the final determination as to whether a facility under review constitutes a disguised wireless communication facility.

3. "Co-located wireless communication facility" is a facility owned by one telecommunication service provider that is attached to an existing facility owned by a

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different telecommunication service provider. The Community Development~~Planning~~ Director shall make the final determination as to whether a facility under review constitutes a co-located wireless communication facility.

4. "Other wireless communication facility" is a facility that is not concealed, disguised or co-located.

(Ord. 247, 1/15/2025)

§ 17.265.250. "X" Definitions.

(Ord. 247, 1/15/2025)

§ 17.265.260. "Y" Definitions.

Yard. The open space between a lot line and the required building setback line. Yards shall be unobstructed from the ground to sky. See Figure 17.150.040-1 (Setback Designations).

Front. A yard extending across the full width of the lot between the side lot lines and between the front lot line and the front setback line. The front lot line shall be deemed to be the existing nearest right-of-way line of the abutting street, road or highway, unless a different right-of-way line for future use shall have been precisely fixed by law or ordinance, or by formal action of the City Council pursuant to law or ordinance, in which event the front lot line shall be deemed to be such different right-of-way line. In the event of multiple adjacent rights-of-way in residential zones, the front of the lot shall be that portion of the lot adjacent to the lowest classification of roadway as established in the General Plan Circulation Element. For all other land use districts, the front of a lot with multiple adjacent rights-of-way shall be that portion of the lot adjacent to the highest classification of roadway as established in the General Plan Circulation Element (unless otherwise established by the General Plan). In the event that more than one adjacent right-of-way are of the same classification, building orientation shall determine the front yard in all zones.

Rear. A yard extending across the full width of the lot between the side lot lines and measured between the rear lot line and the rear setback line. Where a rear yard abuts a street, it shall meet the front yard requirements of the district.

Side. That portion of a lot adjacent to a property line that is not a front or rear yard as defined herein.

Street Side. A side yard adjacent to a public right-of-way.

Youth Center. Any facility that is operated by a public agency or non-profit entity with the sole purpose of providing educational and/or recreational services to minors. Dance studios, gymnasiums, martial arts studios, or other similar uses that provide services to both adults and minors shall not be considered a youth center.

(Ord. 247, 1/15/2025)

§ 17.265.270. "Z" Definitions.

Zone. The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

Zone District. A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Zoning Map. The map or maps that are a part of a zoning ordinance that delineate the boundaries

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CHAPTER 16.04
INTRODUCTORY PROVISIONS AND DEFINITIONS

§ 16.04.010. Authority.

A. The ordinance codified in this title is adopted pursuant to the provisions of the Subdivision Map Act.

B. All land divisions in the City as hereinafter defined are subject to all of the applicable provisions of the Subdivision Map Act and this title.

(Ord. 18 § 2, 2008, RCC § 16.04.010)

§ 16.04.020. Advisory agencies.

A. The Planning Commission is designated as the "advisory agency" charged with the duty of making investigations and reports on the design and improvement of all proposed tentative Schedule "A," "B," "C," "D" and "E" maps. The Commission is authorized to approve, conditionally approve or disapprove all such tentative map land divisions and report the action directly to the City Council and the land divider.

B. The Community Development~~Planning~~ Director is designated as the "advisory agency" charged with the duty of making investigations and reports on the design and improvement of all proposed tentative Schedule "F," "G," "H," and "I" parcel maps. The Community Development~~Planning~~ Director is authorized to approve, conditionally approve or disapprove all such tentative map land divisions and to report the action directly to the City Council and land divider.

C. Notwithstanding the above, or any other provision in this title to the contrary, the City Council reserves exclusively to itself the duty to investigate, approve, conditionally approve or disapprove all tentative Schedule "E" maps given fast track status. The City Council also reserves exclusively to itself the duty to investigate, approve, conditionally approve or disapprove all minor change and amendment to final map requests for all maps encompassing property within the boundaries of Assessment District No. 159, Assessment District No. 161, Community Facilities District No. 84-2, Community Facilities District No. 86-1, Community Facilities District No. 87-1, Community Facilities District No. 87-5 and Community Facilities District No. 88-8. The Council's actions shall be final with no further right of appeal.

(Ord. 18 § 2, 2008, RCC § 16.04.020)

~~**§ 16.04.030. Land Development Committee.**~~

~~There is created a Land Development Committee to act in an advisory capacity on all land divisions to the designated advisory agencies.~~

~~A. The Land Development Committee shall consist of representatives from the following departments and districts:~~

~~1. Transportation and Land Management Agency;~~

~~2. Planning Department;~~

~~3. Transportation Department;~~

~~4. Department of Building and Safety;~~

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~~5. Riverside County Flood Control and Water Conservation District;~~

~~6. Fire Department.~~

~~B. The Land Development Committee shall consider all land use proposals and report its findings and recommendations to the advisory agency for their decision.~~

~~C. A representative from one of the above departments or districts shall coordinate recommendations from the other departments and districts, under the supervision of the Planning Department.~~

(Ord. 18 § 2, 2008, RCC § 16.04.030)

§ 16.04.040. Appeal boards.

A. The Planning Commission is established as the appeal board to which the land divider or any interested person may appeal from any action of the advisory agency with respect to tentative Schedule "F," "G," "H" and "I" maps.

B. The City Council is established as the appeal board to which the land divider or any interested person may appeal from any action of the Planning Commission with respect to all tentative maps.

(Ord. 18 § 2, 2008, RCC § 16.04.040)

§ 16.04.050. Suspensions.

Notwithstanding the above, or any other provision in this title to the contrary, operation of the East Area planning council is suspended and its authority and duties transferred to the Planning Commission.

(Ord. 18 § 2, 2008, RCC § 16.04.050)

§ 16.04.060. Definitions.

A. General Definitions. In this title, unless the context otherwise requires, the following words shall have the following meanings.

"Advisory agency" means the Planning Commission or the Community Development~~Planning~~ Director as specified in Section 16.04.020.

"Building official" means the appointed building official ~~Director~~ of the Building and Safety Division~~epartment~~.~~-~~

"City" means the City of Wildomar.

"City Council" or "Council" means the City Council of the City of Wildomar.

"Community services district" means a community services district which has the power to construct and maintain streets.

"County Surveyor" means the County Surveyor of Riverside County.

"Department of Transportation" means the Department of Transportation of the State of California.

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

~~"Fast track status" means the status conferred on a map by majority vote of the City Council or by the Executive Director of the Economic Development Agency in accordance with the~~

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~~provisions of City Council Policy A-32.~~

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

~~"Flood control engineer" means the person as determined by the area in which a land division is located as follows:~~

~~1. Within the boundaries of the Riverside County Flood Control and Water Conservation District, it means the chief engineer of that district;~~

~~2. Within the boundaries of the flood control jurisdiction of the Coachella Valley Water District, it means the general manager-chief engineer of that district;~~

~~3. Outside the boundaries of either of the above districts, it means the person designated by the City Council to perform the flood protection studies.~~

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

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

"Community Development~~Planning~~ Director" means the

Community Development~~Planning~~ Director of the City.~~-~~

"Prime agricultural land" and the "Williamson Act" means either:

1. Land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications;

2. Land which qualifies for rating 80 through 100 in the Storie Index Rating;

3. Land which supports livestock used for production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture;

4. Land planted with fruit or nut-bearing trees, vines bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200.00 per acre;

5. Land which has returned from the production of unprocessed agricultural plant products and annual gross value of not less than $200.00 per acre for three of the previous five years.

"Recorder" means the Recorder of Riverside County.

"Staff" means the employees of the City of Wildomar~~Transportation and Land Management Agency, the Health and Fire Departments and the Riverside County Flood Control and Water Conservation District~~.

~~"Transportation and Land Management Agency" means the Departments of Planning, Transportation and Building and Safety consolidated into one agency.~~

B. Technical Definitions.

"Approved fire hydrant" means an appliance meeting AWWA pamphlet C-502 or C-503 standards and approved by the water company and fire department having jurisdiction.

"Comprehensive General Plan" means the Comprehensive General Plan of the City,

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including all elements thereof, as adopted by the City Council.

"Contiguous units" means adjacent parcels of land which shall be considered contiguous even if separated by roads, streets, utility easements or railroad rights-of-way.

"Design" means:

1. Street alignments, grades and widths;
2. Drainage and sanitary facilities and utilities, including alignments and grades thereof;
3. Location and size of all required easements and rights-of-way;
4. Fire roads and firebreaks;
5. Lot size and configuration;
6. Traffic access;
7. Grading;
8. Land to be dedicated for park or recreational purposes; and
9. Such other specific physical requirements in the plan and configuration of the entire land division as may be necessary or convenient to insure consistency with or implementation of the Comprehensive General Plan or any adopted specific plan.

"Environmental constraint note" means any note or notes required by the conditions of approval to be shown on an environmental constraint sheet and reference made thereto on the final map. This shall be required when constraints involving but not limited to any of the following are conditioned by the advisory agency or City Council: archaeological sites, geologic mapping, grading, building, building setback lines, flood hazard zones, seismic lines and setbacks, fire protection, water availability, and sewage disposal.

"Environmental constraint sheet" means a duplicate of the final map on which are shown the environmental constraint notes. This sheet shall be filed simultaneously with the final map, with the City Engineer~~County Surveyor~~, and labeled "Environmental Constraint Sheet" in the top margin. Applicable items will be shown under a heading labeled "Environmental Constraints Notes." The environmental constraint sheet shall contain the statement: "The environmental constraint information shown on this map sheet is for informational purposes describing conditions as of the date of filing, and is not intended to affect record title interest. This information is derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer of this map sheet."

"Fire hazard areas" means area within the City~~County~~ so designated on the map entitled "Hazardous Fire Areas of ~~Riverside County~~the City of Wildomar" on file in the office of the City Clerk and in the office of the Fire Chief.

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

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

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

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

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

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

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

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

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

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

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

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

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

    b. Agricultural, gas, oil or mineral leases;

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

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

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

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public utility to a contiguous ownership;

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

g. When a land division is of a portion of any unit or units of improved or unimproved land, the subdivider may designate as a remainder that portion which is not divided for the purpose of sale, lease or financing. The designated remainder shall not be counted as a parcel for the purpose of determining whether a parcel map or final map is required.

For a designated remainder parcel, the fulfillment of construction requirements for improvements shall not be required until a permit or other grant of approval for development of the remainder parcel is issued by the Planning Division~~Department~~, or until the construction of the improvements is required pursuant to an agreement between the subdivider and the City. In the absence of that agreement the City may require fulfillment of the construction requirements within a reasonable time following approval of the final map and prior to the issuance of a permit or other grant of approval for the development of a remainder parcel upon a finding by the City that fulfillment of the construction requirements is necessary for reasons of the public health and safety, or the required construction is a necessary prerequisite to the orderly development of the surrounding area. A designated remainder subsequently may be sold without any further requirement of the filing of a parcel map or final map, but the Community Development~~Planning~~ Director may require a certificate of compliance or conditional certificate of compliance.

"Lot line adjustment" means a minor alteration to adjust a lot line or lot lines. It is not a subdivision or resubdivision procedure and is intended to be used only in those situations where the provisions of the Subdivision Map Act and this title applicable to subdivision and re-subdivisions do not apply.

"Minor change" means a minor modification of an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposals provided that the basic design concept is retained. A minor change may decrease, but not increase the number of approved lots. A minor change may alter or delete any condition of approval which is no longer appropriate or necessary. Notwithstanding the above, or any other provision herein to the contrary, a request to alter or delete a condition of approval of any approved tentative map within the boundaries of the following districts shall, in all instances, be considered a minor change: Assessment District No. 159, Assessment District No. 161, Community Facilities District No. 84-2, Community Facilities District No. 86-1, Community Facilities District No. 87-1, Community Facilities District No. 87-5 and Community Facilities District No. 88-8.

"Planned residential development" means residential development including, but not limited to, statutory and nonstatutory condominiums, cluster housing, town houses and community apartments that is permitted reduced lot area, width and depth requirements and building setback requirements, by integrating into the overall development open space

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and outdoor recreational facilities, and which may include recreational and public assembly buildings intended primarily for the use of the residents of the project, within the development.

"Public access" means:

1. A dedication to public use or to the City to the required width for road purposes;

2. A permanent written easement for road purposes to the required width from the state or federal government;

3. An access road, as defined in this title that has been open to the public without posting for five years or more, provided adequate evidence thereof is submitted to and approved by the Public Works Director ~~of Transportation~~;

4. A dedication to a community services district to the required width for road purposes.

"Public improvements" means traffic controls, streets, roads, highways, freeways, bridges, over crossings, street interchanges, flood control or storm drain facilities, sewer and water facilities, and lighting facilities.

"Revised tentative map" means a modification of an approved tentative map wherein the design of the land division is changed from the approved tentative map, but there is no substantial change in concept from the original approved map.

"Specific plan" means a plan adopted by the Council that is based upon the Comprehensive General Plan of the City of Wildomar, as provided in Section 65450 et seq. of the Government Code.

"Storm frequency of one in 100 years" means a storm that will probably be equaled or exceeded on the average of once every 100 years. It does not follow, however, that such a storm will be equaled or exceeded once in every 100-year period, or that having occurred once, it will not occur again for 100 years. It may occur several times in a 100-year period, but over a sufficient length of time the average is expected to be once in 100 years.

"Tentative map" means a map made for the purpose of showing the design and improvement of a proposed land division and the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

"Vesting tentative map" means a land division that has printed conspicuously on its face the words "Vesting Tentative Map" and is processed in accordance with Section 16.12.090.

(Ord. 18 § 2, 2008, RCC § 16.04.060)

§ 16.04.070. Street and highway definitions.

"Highway" or "street" means a right-of-way within which improvements are constructed for the conveyance of vehicular and pedestrian traffic and includes all highways, streets, road and alleys. The rights-of way and improvements shall be in conformity with ~~Transportation Department~~ standards and specifications as set forth by the City Engineer ~~in Riverside County Ordinance 461~~.

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

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

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one-half mile intervals.

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

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

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

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

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

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

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

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

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

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

13. "Access road" means:

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

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

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

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

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

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

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

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

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

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

21. "Rural road" means any local residential street within designated areas, identified in the General Plan, community plan, or a specific plan serving less than 50 single-family lots with lot sized of one-half acre or larger. Minimum right-of-way shall be 60 feet. The radii, maximum grade percentage, intersection intervals and all other design standards except pavement width shall be the same as those for a local road as required by the City Engineer~~Riverside County Ordinance 461~~. Minimum improvements are as follows:

Road Classification	Minimum Parcel Size	Number of Residences	Minimum Pavement Width	Road Standard Number
Collector	½ acre gross	21 through 49	28 feet	No. 136
Residential (Local)	2 acres gross	20 or less	24 feet	No. 138

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Road Classification	Minimum Parcel Size	Number of Residences	Minimum Pavement Width	Road Standard Number
~~The above rural road standards shall be applicable in the following areas: a. Lake Mathews Community Plan; b. County service areas Numbered 41, 86, 104, 105, 108, 117, 124 and 149~~.				

Street and Highway Details.

1. "Barrier strip" means a strip of land one foot or more in width dedicated to the City for street purposes and access control at the end of a dead-end street or along the side of a part-width dedicated street or other public right-of-way.

2. "Bicycle way" means an area either within or outside the right-of-way of a dedicated street where bicycle travel is the designated use.

3. "Median" means that portion of a divided highway separating the traveled way for traffic in opposite directions.

4. "Multilane demand" means that projected traffic volume will exceed the nominal capacity of a two-lane street section when such projected traffic volume is determined by a rational method of traffic generation employing land use techniques and traffic engineering principles.

5. "Outer separation" means the area between the traveled way of a highway for through traffic and a frontage road or service road.

6. "Pedestrian way/sidewalk" means a right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind. A pedestrian way may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic.

7. "Right-of-way" means the entire width of property for the use of highways, flood and drainage works, overhead and underground utilities, or any related improvements.

8. "Parkway" means the area adjoining the outer edge of the roadbed, extending to the right-of-way line in which sidewalks, plantings, utilities, bank slopes and related facilities may be located.

9. "Roadway" means that portions of the highway including roadbed, all slopes, side ditches, channels, waterways and all other related facilities which are located within a road right-of-way.

10. "Roadbed" means that portions of the roadway extending from curb-face or to the outside lien of improved shoulders.

11. "Traveled-way" means that portion of the roadway for the movement of vehicles, exclusive of shoulders and auxiliary lanes.

(Ord. 18 § 2, 2008, RCC § 16.04.070)

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CHAPTER 16.08
DESIGN STANDARDS

§ 16.08.010. Conformance with General Plan.

A. All land divisions shall conform to the Comprehensive General Plan of the City, with all applicable specific plans, with the requirements of the land use ordinance and other ordinances, and with the requirements of this title except as hereinafter provided.

B. The requirements set forth within this title are minimum requirements, and the City may impose greater requirements if so justified.

C. Exceptions from the requirements of this title relating to the design or improvement of land divisions shall be granted by the appropriate advisory agency or appeal board only when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity.

D. Applications for exceptions shall be made, in writing, stating fully the reasons and justification for the requested exception, and shall be submitted with the application for a land division.

(Ord. 18 § 2, 2008, RCC § 16.08.010)

§ 16.08.020. General street design.

A. The street system in the proposed land division shall relate, in general, to the existing streets in the area adjoining the proposed land division.

B. The proposed street plan shall give consideration to the future development of adjoining undeveloped property.

C. All streets shall be designed to serve the proposed use of the abutting land.

D. When improvements are required, part-width boundary streets in a land division adjacent to undivided land shall have a minimum right-of-way width of 40 feet. The land developer shall provide the prescribed half-width, and the additional dedications shall be acquired from the adjacent undeveloped property.

E. When no improvements are required, part-width boundary streets shall have a minimum right-of-way width of 30 feet.

F. Additional right-of-way or easements shall be provided where necessary to accommodate roadway slopes, drainage structures, and other facilities related to land division improvements.

G. When consistent with existing development, access to residential property along freeways, expressways, arterial highways, major highways and flood control channels shall be provided by one of the following:

1. A frontage road or service road;

2. A street separated by a tier of lots.

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H. Design of streets shall make provisions for railroads, parkways, expressways, grade separations, flood control channels, prevailing geological conditions and local drainage facilities.

I. In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

J. When alternate access is required and the alternate access is off-site, or when any other public improvement is required or proposed off-site, the land divider shall do each of the following as part of the tentative map review.

1. Provide any studies or information required to adequately evaluate the environmental impacts of constructing the off-site improvement/alignment;

2. Show all proposed centerline, approximate gradients and radii on the tentative map in addition to other factors such as street widths, pavement surface, etc. for the off-site improvement/alignment;

3. Provide mailing labels showing the addresses of property owners that are adjacent to the off-site improvement/alignment for hearing notification purposes; and

4. Provide written assurance(s) from the owner(s) of the property underlying the off-site improvement/alignment that sufficient right-of-way to construct will be provided. A formal agreement or offer of dedication is not necessary to satisfy this requirement, but the owner's willingness to cooperate must be communicated in a form acceptable to the Public Works~~Transportation~~ Department, Engineering Division.

In the event that the land divider does not satisfy one or more of the requirements set forth in subsection (J)(1), (2) or (3) of this section, and no exception is granted, the tentative map shall be redesigned such that the off-site improvement/alignment is no longer required. If the land divider refuses or is unable to redesign, project review staff shall recommend to the appropriate advisory agency or appeal board that the tentative map be denied. In the event that the land divider does not satisfy the requirement set forth in subsection (J)(4) of this section, project review staff shall note in its report the potential need to institute eminent domain proceedings and the appropriate advisory agency or appeal board may, in its discretion, act on the tentative map as designed or require that the map be redesigned to eliminate the off-site improvement/alignment.

K. Cul-de-sac streets shall conform with ~~Riverside County Ordinance 461, Standard No. 800~~standards provided by the City Engineer. When a part-width cul-de-sac is permitted, an offset cul-de-sac shall be provided in conformance with standards provided by the City Engineer~~Riverside County Ordinance 461, Standard No. 800(A)~~.

L. Dead-end and part-width streets shall not be permitted if it is determined that adjacent land use or topographical features will not permit the extension or widening of such streets. Dead-end streets shall be so designed that access to abutting property shall be physically possible.

M. On land divisions where improvements are not required, the centerline alignment of the street right-of-way shall be so located that future improvements will be feasible and in accordance with City standards and ordinances.

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(Ord. 18 § 2, 2008, RCC § 16.08.020)

§ 16.08.030. Private streets.

A. Private streets may be permitted when it is determined that there is adequate provision for their construction and continued maintenance, that the welfare of the occupants of the development will be adequately served and that it will not be detrimental to the public health, safety and general welfare.

B. Private streets, other than interior streets of planned residential developments, shall be required to be offered for dedication to public use. All dedicated private streets shall meet the width requirements set by the City Engineer~~Director of Transportation~~ and shall be constructed in accordance with improvement standards ~~of Riverside County Ordinance 461~~approved by the City Engineer. All offers of dedication shall remain in effect and shall be irrevocable unless abandoned under the Streets and Highways Code.

C. All streets that are permitted to be private, whether offered for dedication or not, may provide for access control by land division design, posting or gating.

D. Interior streets of a planned residential development, if not offered for dedication, shall be constructed to minimum widths of 32 feet for noncirculatory interior access and 36 feet for circulatory interior access in accordance with improvement standards approved by the City Engineer~~of Riverside County Ordinance 461~~; however, reduced widths may be permitted when either of the following conditions occur:

1. Where the design and topography permit the taking of access only on one side of the street; or

2. When the design does not permit on-street parking.

E. When a special design for a cul-de-sac, length of a street terminating in a cul-de-sac, landscaped median, or any other improvement design is proposed and is not provided for in this chapter or in the improvement standards ~~of Riverside County Ordinance 461~~, the design shall be submitted to the City Engineer~~Director of Transportation~~ for approval.

F. Concrete rolled curbs in conformance with ~~Riverside County Ordinance 461, Standard No. 202~~approved standards, may be permitted in place of standard curbs on non-dedicated streets upon the determination of the City Engineer~~Director of Transportation~~ that the streets are adequate to handle drainage, and that an adequate maintenance program is provided for in the covenants, conditions and restrictions.

G. Sidewalks shall be required to be constructed in conjunction with dedicated or nondedicated private streets unless it is determined by the approving body to be unnecessary, considering the design of the development. Sidewalk construction shall be in accordance with the improvement standards ~~of Riverside County Ordinance 461~~ unless otherwise approved by the City Engineer~~Director of Transportation~~.

H. Improvement plans, agreements and bonds shall be required for all dedicated and non-dedicated private streets in accordance with the applicable provisions of this title.

(Ord. 18 § 2, 2008, RCC § 16.08.030)

§ 16.08.040. Street grades.

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A. Grades for local streets may not exceed 16% unless approved by both the Public Works~~Transportation~~ and Fire Departments. In areas with an elevation of 5,000 feet or more, street grades shall not exceed 10%, except that grades up to 15% may be approved for distances not to exceed 200 feet.

B. Street grades of less than 0.50% may be approved only when engineering design shows that local drainage provisions are adequate and steeper gradients cannot be obtained. The utilization of combinations of steep and minimum grade lines as a means of generating embankment materials for on-site tract grading to the detriment of street maintenance and good engineering design will not be approved. Every effort shall be made to design street grades which will be in conformance with the existing terrain.

(Ord. 18 § 2, 2008, RCC § 16.08.040)

§ 16.08.050. Street alignment.

Curves of streets with right-of-way width of 60 feet or less shall have a minimum centerline radius of 300 feet in comparatively level locations and shall have a minimum centerline radius of 150 feet in comparatively steep hillside locations.

(Ord. 18 § 2, 2008, RCC § 16.08.050)

§ 16.08.060. Intersections.

A. All street intersections shall be at right angles, plus or minus five degrees, unless otherwise approved by the Public Works Director~~ of Transportation~~.

B. Centerline offsets of less than 200 feet shall not be permitted, except that in special design cases off-sets of less than five feet may be used when approved by the Public Works Director~~ of Transportation~~.

C. Curb Returns.

1. A minimum curb return radius of 25 feet shall be provided at intersecting streets designated as collector or local streets.

2. A minimum curb return radius of 35 feet shall be provided when one or both of the intersecting streets is designated as a secondary highway or greater.

3. In hillside areas, the curb return radius may be modified if required because of the topography.

D. Corner cutbacks shall be established as provided in standards approved by the City Engineer~~Riverside County Ordinance 461, Standard No. 805~~.

E. Frontage road connections providing access on commercially or industrially~~C-1/C-P, C-P-S, M-SC, M-M, M-H and I-P~~ zoned properties to the main highway shall incorporate an intersection design in conformance with standards approved by the City Engineer~~Riverside County Ordinance 461, Standard No. 802~~.

F. Median openings or crossovers between opposing lanes of a divided highway shall be located only at approved intersections and at intervals of not less than 660 feet unless otherwise approved by the Public Works Director~~ of Transportation~~.

(Ord. 18 § 2, 2008, RCC § 16.08.060)

§ 16.08.070. Alleys.

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A. Improved alleys not less than 20 feet in width may be approved at the rear of all lots intended for industrial, commercial, and multiple-family uses.

B. Alley intersections shall have minimum corner cutbacks of 25 feet or shall provide unobstructed sight distance as approved by the Public Works Director ~~of Transportation~~.

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

D. Part-width alleys shall not be permitted.

(Ord. 18 § 2, 2008, RCC § 16.08.070)

§ 16.08.080. Lots.

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

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

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

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

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

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

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

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

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

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

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

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(Ord. 18 § 2, 2008, RCC § 16.08.080)

§ 16.08.090. Exclusions.

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

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

(Ord. 18 § 2, 2008, RCC § 16.08.090)

§ 16.08.100. Required access.

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

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

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

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

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

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

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

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

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

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(Ord. 18 § 2, 2008, RCC § 16.08.100)

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

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

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

(Ord. 18 § 2, 2008, RCC § 16.08.110)

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CHAPTER 16.12
TENTATIVE MAPS

§ 16.12.010. Map numbers.

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

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

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

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

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

(Ord. 18 § 2, 2008, RCC § 16.12.010)

§ 16.12.020. Preliminary corner stakes.

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

(Ord. 18 § 2, 2008, RCC § 16.12.020)

§ 16.12.030. Pre-application review.

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

(Ord. 18 § 2, 2008, RCC § 16.12.030)

§ 16.12.040. Application.

A. Prior to submitting a tentative map, the land divider shall obtain an application for a land division, which form shall be furnished by the Community Development~~Planning~~ Director and completed by the land divider.

B. The application shall be for the purpose of:

1. Providing and clarifying the information required to be shown on, or to accompany, the tentative map;

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2. Determining whether the land division conforms to all the requirements of this and other City ordinances;

3. Expediting the processing of the tentative map.

(Ord. 18 § 2, 2008, RCC § 16.12.040)

§ 16.12.050. Division of land.

A. No person shall make any land division, as defined in this title, of real property located in the City, except in accordance with the provision of the Subdivision Map Act and this title.

B. When a tentative map has been submitted, no grading or construction work shall be performed until the tentative map has been approved by the appropriate approving body.

(Ord. 18 § 2, 2008, RCC § 16.12.050)

§ 16.12.060. Tentative tract maps.

A. The following information shall be shown on and verified or accompany tentative tract maps. The Community Development~~Planning~~ Director may require such additional information as he or she deems necessary and reasonable.

1. Tract number, title of map, assessors' parcel number and legal description of property, not including tract name;

2. Name, address and telephone number of owner and land divider and name, address and telephone number of person preparing map;

3. Ownership information on additional property owned adjacent or contiguous to the land to be subdivided;

4. Approximate total acreage of property and lot size, net and gross for a typical lot and for each irregular lot, overall dimension, north arrow, scale and date;

5. Subdivision boundary line and detailed vicinity map showing relationship to surrounding community;

6. Names, locations, right-of-way, widths and improvements of adjacent streets, alleys, railroads, transmission lines, pipelines, sewers and existing structures, both above and below ground;

7. Names, locations, widths of right-of-way for proposed streets, alleys and easements, and the approximate grades of proposed and existing streets and approximate street centerline radii of curves;

8. Streets, alleys and right-of-way providing legal access to the property;

9. If private streets are proposed, they shall be so noted on the tentative map;

10. Names of utility purveyors, locations and widths of existing and proposed public utility easements:

a. When specific areas for subsurface disposal are required, those areas shall be delineated,

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b. Any known existing wells on the property or within 200 feet of the subdivision boundary shall be indicated on the tentative map;

11. Water courses, channels, existing culverts and drain pipes, including existing and proposed facilities for control of stormwaters;

12. Land subject to overflow, inundation or flood hazard;

13. Any land or right-of-way to be dedicated to public use;

14. Identify common areas and open spaces;

15. Proposed lot lines and approximate dimension;

16. Adjoining property and lot lines;

17. Maximum contour interval shall be four feet. The contour lines shall extend 300 feet beyond the exterior boundaries of the property when adjacent property is unimproved or vacant. Copies of U.S.G.S. topographic maps are acceptable only when other information is not available. ~~Flood control and Transportation~~Public Works Department base maps may be acceptable;

18. Site grading:

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

i. The proposed cuts and fills in the tract:

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

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

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

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

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

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

iii. The elevations at the perimeter of the subdivision;

iv. The relationship to adjoining land and development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§ 16.12.070. Tentative parcel maps.

A. The following information shall be shown and verified on or accompany all tentative parcel maps and any other information that the Community Development~~Planning~~ Director may deem necessary and reasonable.

1. Parcel map identification number, assessor's parcel number, title of map, and legal description of property but not including tract name;

2. Name and address of owner and land divider and name and address of person preparing map;

3. Approximate total acreage of property and lot size net and gross for a typical lot and for each irregular lot, overall dimension, north arrow, scale and date;

4. Land division boundary line and vicinity map showing relationship to surrounding community;

5. Assessor's map book and page numbers of adjoining land divisions;

6. Names, locations, right-of-way, widths and improvements of existing adjacent streets, alleys, railroads, and existing structures, both above and below ground;

7. Names, locations, widths of right-of-way for proposed streets, alleys and easements, and the approximate grades of proposed streets and approximate street centerline radii of curves;

8. Street and right-of-way providing legal access to the property;

9. If the private streets are proposed, it shall be so noted on the tentative map;

10. Names of utility purveyors, locations and width of existing and proposed known public utility easements:

    a. When specific areas for subsurface sewage disposal systems are required, the disposal areas shall be depicted. This requirement applies to Schedule "E" parcel maps only.

    b. Any known existing wells on the property or within 200 feet of the subdivision boundary shall be indicated on the tentative map;

11. Water courses, channels, existing culverts and drain pipes, including existing and proposed facilities for control of storm waters;

12. Land subject to overflow, inundation or flood hazard;

13. Any land or right-of-way to be dedicated to public use and right-of-way for railroads and other uses;

14. Identify common areas and open spaces;

15. Proposed lot lines and approximate dimensions;

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16. Adjoining property and lot lines;

17. Maximum contour intervals shall be four feet. The contour lines shall extend 300 feet beyond the exterior boundaries of the property when adjacent property is unimproved or vacant. Copies of U.S.G.S. topographic maps are acceptable only when other information is not available. ~~Flood control and Transportation~~Public Works Department base maps may be acceptable;

18. Existing use and zoning of property immediately surrounding tentative map;

19. Existing zoning and proposed land use (single-family, multifamily, business, industrial);

20. A statement as to whether the tentative map includes the entire contiguous ownership of the land divider or only a portion thereof;

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

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

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

2. A written statement (Form SAN 53) from the health officer, stating the type of sewage disposal and water supply that will be permitted shall be submitted for all parcel maps.

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

D. Requests to waive the parcel map for any parcel map division shall be filed at the time of the filing of the tentative parcel map.

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

(Ord. 18 § 2, 2008, RCC § 16.12.070)

§ 16.12.080. Planned developments—Residential, commercial and industrial.

Whenever a tentative tract map or parcel map is filed for a planned residential, commercial or industrial development, as defined in Title 17 of this Code, the following data shall accompany or be delineated on the tentative map in addition to the data required by Sections 16.12.060 and 16.12.070:

A. Locations and dimensions of proposed dwellings, buildings or other structures;

B. Table indicating area and density calculations;

C. Building setback dimensions;

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D. Driveways, loading and parking areas;

E. Location and type of proposed fencing, gates and walls;

F. Irrigation and landscaping plans, including plant species;

G. Floor plans and elevations;

H. Location and dimension of common areas;

I. Proposal for maintenance of common areas;

J. Proposed special restrictions.

(Ord. 18 § 2, 2008, RCC § 16.12.080)

§ 16.12.090. Vesting tentative maps.

A. This section is enacted pursuant to Section 66498.1 of the Government Code, and is intended to establish procedures necessary to implement the provisions of the Subdivision Map Act and this title. The approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with those City ordinances, policies and standards described in Section66474.2 of the Government Code or, if that section is repealed, with the City ordinances, policies and standards which are in effect at the time the vesting tentative map is approved or conditionally approved. The rights conferred by this section shall expire if a final map is not approved prior to the expiration of the vesting tentative map. Whenever a provision of this ordinance requires that a tentative map be filed, a vesting tentative map may be filed instead.

B. Whenever a vesting tentative map is filed, it shall be processed in the same manner as a tentative map unless modified by this section, and shall have printed conspicuously on its face the words "Vesting Tentative Map." All vesting tentative maps shall be submitted to the Community Development~~Planning~~ Director on the forms provided by the Planning Division~~epartment~~ and shall be accompanied by the filing fee set forth in Chapter 3.44. In addition to the data required by Sections 16.12.060 and 16.12.070, the following data and information may be required by the Community Development~~Planning~~ Director:

1. A plot plan, drawn to scale, that shows the following:

   a. Name, address and the telephone number of the applicant and all owners of the subject property, including evidence that all owners agree to the application;

   b. Location or address of the property and assessor's parcel number;

   c. Boundary and dimension of property, north arrow, scale and date;

   d. Topography of the property;

   e. Approximate total acreage of the property and lot size of each lot, recreational and open space area, and paving. Common areas and open space to be identified;

   f. Location and names of adjoining streets, alleys and right-of-way providing legal access to the property;

   g. Name, locations and widths of right-of-way for proposed streets, alleys, and

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easements. Streets without current names must show proposed names;

h. Drainage plan to control both on-site and off-site storm runoff, water courses, channels, existing culverts and drainpipes including existing and proposed facilities for control of storm waters, and data as to the amount of runoff and the approximate grade and dimensions of proposed facilities for control of stormwaters;

i. Height, size and location of buildings;

j. Typical street cross sections;

k. Lighting system, street and outdoor;

l. Signs (location, dimensions, height);

m. Setback dimensions;

n. Location and nature of proposed and existing fences, gates, walls, driveways and curbs;

o. Irrigation systems;

p. Landscaping, including size, species and spacing proposed, including planters;

q. Elevations and floor plans;

r. Detailed grading plans.

C. An application for an amendment or minor change to a vesting tentative map may be made at any time prior to expiration of the map.

D. Whenever the intended development of a vesting tentative map is inconsistent with the zoning ordinance in existence at the time of filing of the map, that inconsistency shall be noted on the map, and the map may be denied or approved upon condition that the zoning is changed to eliminate the inconsistency. A conditionally approved vesting tentative map shall confer the vested right to proceed with the development in substantial compliance with the amended zoning and the map, as approved.

E. Notwithstanding any provision in this chapter to the contrary, any permit approval, extension or entitlement of a vesting tentative map be conditioned or denied under either of the following circumstances.

1. A failure to do so would place the residents of the subdivision or the immediate community, or both in a condition dangerous to their health or safety, or both;

2. The condition of denial is required in order to comply with state or federal law. In addition, the conditions of approval of a vesting tentative map may be amended through a minor change in order to protect against conditions dangerous to the public health or safety.

(Ord. 18 § 2, 2008, RCC § 16.12.090)

§ 16.12.100. Filing of tentative map.

A. Date of Filing. The date of filing for the purpose of determining the 50-day limitation for

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action on the tentative map shall be the date on which the Community Development~~Planning~~ Director accepts the map as complete for filing.

B. Submittal Requirements. All tentative maps shall be submitted to the Community Development~~Planning~~ Director and shall be accompanied by the appropriate fee specified in Chapter 3.44 and shall comply with Sections 16.12.060 through 16.12.090. The map shall be drawn to an engineer's scale which clearly presents the details. The map sheets shall not be less than 18 by 26 inches. The number of copies of the map to be submitted shall be as determined by the Community Development~~Planning~~ Director.

C. Additional Information. Within 30 days of the date on which the map is submitted, the Community Development~~Planning~~ Director shall determine whether any additional information is required, and the applicant or representative shall be so notified. Once the information required to complete the review of the tentative map is provided, the Community Development~~Planning~~ Director shall accept the map as complete for filing. Additional information which may be required shall include, but not be limited to, data necessary to complete environmental review, flood and drainage studies, sewage disposal information, and circulation studies.

D. Effect of Environmental Review. Notwithstanding subsection A of this section, the time limitation for action on the tentative map shall be 50 days after certification of an environmental impact report, adoption of a negative declaration, or a determination that the project is exempt from the California Environmental Quality Act.

(Ord. 18 § 2, 2008, RCC § 16.12.100)

§ 16.12.110. Flood protection study fee.

A. A flood protection study fee as set forth in Chapter 3.44 shall be paid upon the submittal of the tentative map to the Community Development~~Planning~~ Director.

B. When the fee is collected, it shall be paid to the flood control district that performs the flood protection study.

C. No charge shall be made for a flood protection study on a revised tentative map filed within two years of the original filing unless additional lots have been added. If a resubmitted map has additional lots proposed, a supplemental payment of the normal lot fee multiplied by the additional number of lots will be required. After two years the fee shall be the same as the original fee.

D. There shall be no flood protection study fee for reverting subdivided lands to acreage.

(Ord. 18 § 2, 2008, RCC § 16.12.110)

§ 16.12.120. Map distribution.

Upon the submittal of the tentative map to the Community Development~~Planning~~ Director, one copy thereof shall be forwarded to each member of the Planning Commission and to each of the following as may be concerned:

A. California Department of Transportation;

B. Any municipality entitled thereto;

C. The flood control district or person designated who will perform flood control and drainage studies;

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D. Any city, community services district, school or other authorized district requesting a copy;

E. Any utility purveyor serving the area with its facilities;

F. Any others as may be appropriate.

(Ord. 18 § 2, 2008, RCC § 16.12.120)

§ 16.12.130. Review by Land Development Committee.

A. All tentative maps shall be reviewed by the appropriate section of the Land Development Committee. The land divider and his or her representative shall be notified of the date and time of the meeting, at which time the land divider shall review the proposed map with the Committee.

B. Upon completion of its review, the Land Development Committee shall prepare a report and recommendation and shall transmit a copy thereof to the Planning Commission. The report shall be in writing, and a copy thereof delivered to the land divider or his/her representative at least three days prior to any hearing or action on the map by the Planning Commission.

(Ord. 18 § 2, 2008, RCC § 16.12.130)

§ 16.12.140. Consideration by Planning Commission.

A. Tract Maps and Commercial Parcel Maps. Within 50 days after the date of filing of a tentative tract map, a public hearing on the map shall be held before the Planning Commission or before the City Council as provided in Section 16.04.020(C). Notice of the time, date and place of the hearing, the identity of the hearing body, and a general description of the location of the proposed land division, shall be given at least 10 days prior to the hearing by all of the following procedures:

1. Publication once in a newspaper of general circulation in the City;

2. Mailing or delivery to the owner of the subject real property or the owner's duly authorized agent, and to project applicant;

3. Mailing or delivering to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project whose ability to provide those facilities and services may be significantly affected;

4. Mailing or delivering to all owners of real property which is located within 300 feet of the exterior boundary of the subject property, as such owners are shown on the last equalized assessment roll and any update;

5. Mailing by first class mail to any person who has filed a written request with the Community Development~~Planning~~ Department and has provided that department with a self-addressed stamped envelope for that purpose;

6. In the case of a proposed conversion of residential real property to a condominium project, community apartment project, or stock cooperative project, such notice shall also be given by mail to each tenant of the subject property, and, in addition to notice of the time and place of the public hearing, shall include notification to the tenant's right to appear and the right to be heard;

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7. If the number of owners to whom notice would be mailed or delivered pursuant to subsection (A)(4) of this section is greater than 1,000, in lieu of mailed or delivered notice, notice may be provided by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation in the City at least 10 days prior to the hearing;

8. The Community Development~~Planning~~ Director may require that additional notice of the hearing be given in any other manner he or she deems necessary or desirable;

9. Any interested person may appear at the public hearing and shall be heard by the hearing body.

B. After closing the hearing, the Planning Commission shall approve, conditionally approve or disapprove the proposed tentative map. Notice of the decision shall be filed with the City Clerk and a copy thereof mailed to the land divider or his/her authorized agent and any interested party requesting a copy.

C. Parcel Maps. The following procedures shall apply to all applications for approval of residential parcel maps:

1. Applications. Permit applications shall be filed with the Community Development~~Planning~~ Director in accordance with Section 16.12.070 and accompanied by the fees as set forth in Chapter 3.44.

2. Proposed Use. Not less than 10 days prior to the date on which the decision will be made on the application, the Community Development~~Planning~~ Director shall give notice of the proposed use by mail or delivery to all owners, as shown on the last equalized assessment roll as owning real property within a 300-foot radius of the exterior boundary of the property in question and publication once in a newspaper of general circulation in the area affected by the proposed project. No public hearing on the application for a permit issued pursuant to this paragraph shall be required unless such a hearing is requested by the applicant or other affected person or the Community Development~~Planning~~ Director determines that a public hearing is required in the best interest of the community's health, safety and welfare. The notice of proposed use shall include the following information:

a. A brief description of the project and its proposed location;

b. The officer or body which will consider approval of the project and the address where comments or request for a public hearing should be sent;

c. A statement that the decision-making officer or body will not act on the project for a period of 10 days and will consider written comments received during that period as to whether the determination of the Community Development~~Planning~~ Director that the project will not have a significant effect on the environment is appropriate;

d. A statement that a copy of the completed negative declaration is available for inspection at the Planning Division~~epartment~~.

3. Public Hearing. If a request for a public hearing is made, it shall be held within 21 days after the first request is made by the Community Development~~Planning~~ Director's hearing body. Not less than 10 days prior to the date on which the hearing will be held, the Community Development~~Planning~~ Director shall give notice of the proposed hearing by mail or delivery to all owners, as shown on the last equalized

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assessment roll as owning real property within a 600-foot radius

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

4. Decision. The decision shall be made by the Community Development~~Planning~~ Director within the time limitations of the Subdivision Map Act, shall be filed with the City Clerk and, if no public hearing was held, shall be mailed to the same owners who were given notice pursuant to subsection (C)(2) of this section.

D. The Planning Commission, upon the request of the land divider, may waive the requirement that a parcel map be recorded if the Planning Commission finds that the proposed land division complies with the requirements as to:

1. Area;

2. Improvement and design;

3. Floodwater drainage control;

4. Appropriate improved public roads;

5. Sanitary disposal facilities;

6. Water supply availability;

7. Environmental protection;

8. Adequate existing survey control;

9. Other provisions of this title and other applicable ordinances of the City and the Subdivision Map Act.

E. Notwithstanding the above, or any other provision herein to the contrary, any map that requires the approval of a General Plan amendment, a specific plan amendment or a change of zone shall be heard in accordance with the provisions of Title 17 and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

(Ord. 18 § 2, 2008, RCC § 16.12.140)

§ 16.12.150. Consideration of tentative maps by advisory agencies.

A. Tentative Schedule "A," "B," "C," "D" and "E" Maps. Except as provided in Section 16.04.020(C), the action of the Planning Commission on a tentative Schedule "A," "B," "C," "D" and "E" map shall be final unless the final decision is appealed by the land divider or any interested party.

B. Tentative Schedule "F," "G," "H" and "I" Maps. The action of the Community Development~~Planning~~ Director on a tentative Schedule "F," "G," "H" and "I" map shall be final unless the final decision is appealed by the land divider or any interested party.

(Ord. 18 § 2, 2008, RCC § 16.12.150)

§ 16.12.160. Appeal of Planning Commission actions—Procedure.

A. Except as provided in Section 16.04.020(C), the Planning Commission is authorized to directly approve, conditionally approve or disapprove tentative Schedule "A," "B," "C,"

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"D" and "E" maps. If the land divider or any interested party believes that they may be adversely affected by the decision of the Planning Commission, the land divider or any interested party may appeal the decision to the City Council. Any such appeal shall be filed with the City Clerk within 10 days after the decision of the Planning Commission. The appeal shall be filed in writing, stating the basis for appeal, and shall be accompanied by the fee set forth in Chapter 3.44. Upon the filing of the appeal, the City Clerk shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the original hearing. The Council shall render its decision on the appeal within 10 days of the closing of the hearing.

B. The Community Development~~Planning~~ Director is authorized to directly approve, conditionally approve or disapprove tentative Schedule "F," "G," "H" and "I" maps. If the land divider or any interested party believes they may be adversely affected by the decision of the Community Development~~Planning~~ Director, the matter may be appealed to the Planning Commission. The appeal shall be filed with the Community Development~~Planning~~ Department within 10 days after the decision of the Planning Director. The appeal shall be filed in writing, stating the basis for the appeal and accompanied by the fee set forth in Chapter 3.44. All appeals shall be heard within 30 days after the filing of the appeal. Notice of the public hearing shall be given in the same manner as specified for a tract map. The Planning Commission shall render its decision on the appeal within 10 days of the closing of the hearing. The land divider or any interested party may appeal the decision of the Planning Commission to the City Council. Any such appeal shall be filed with the City Clerk within 10 days after the decision of the Planning Commission. The appeal shall be filed in writing, stating the basis for appeal, and shall be accompanied by the fee set forth in Chapter 3.44. Upon the filing of the appeal, the City Clerk shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the hearing before the Planning Commission. Upon conclusion of the hearing, the Council shall render its decision on the appeal within 10 days.

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

§ 16.12.170. Extension of time for processing.

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

(Ord. 18 § 2, 2008, RCC § 16.12.170)

§ 16.12.180. Failure to receive notice.

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

(Ord. 18 § 2, 2008, RCC § 16.12.180)

§ 16.12.190. Denial of tentative land division maps.

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

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

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

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

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

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

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

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

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

(Ord. 18 § 2, 2008, RCC § 16.12.190)

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

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

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

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

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

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

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

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

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

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

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

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

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

(Ord. 18 § 2, 2008, RCC § 16.12.200)

§ 16.12.210. Revised tentative maps.

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

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

(Ord. 18 § 2, 2008, RCC § 16.12.210)

§ 16.12.220. Minor changes.

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

B. The Community Development~~Planning~~ Director shall make a written recommendation thereon to the Planning

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Commission, or to the City Council as provided in Section 16.04.020(C), and shall notice a public hearing in accordance with Section 16.12.140 unless the underlying map did not previously require such a hearing.

C. The Planning Commission or the City Council may decide the matter when it first appears on the agenda, or it may continue the matter with or without the consent of the land divider.

D. The decision of the Planning Commission shall be final, unless the decision is appealed to the City Council or the City Council calls the decision for review. An appeal shall be filed and heard as described in Section 16.12.160. A call for review shall be conducted as provided in Section 2.04.050 of this Code.

E. The approval by the Planning Commission or the City Council of a minor change shall not affect the time period within which the land divider must prepare and file the final map.

(Ord. 18 § 2, 2008, RCC § 16.12.220; Ord. 124 § 3, 2016)

§ 16.12.230. Division into units.

A. If a land divider proposes to file a final map or parcel map on only a portion of the land shown on an approved tentative map, the land divider shall file an application with the Community Development~~Planning~~ Director. The land divider shall note on the application whether the division into units is to be approved by the Public Works Director ~~of Transportation~~ or the Planning Commission.

1. If the land divider indicates that the division into units is to be approved by the Planning Commission, then the application shall be processed in accordance with subsections B through G of this section and Section 16.12.220 and shall be accompanied by the fee set forth in Chapter 3.44 for minor changes (subdivision).

2. If the land divider indicates that the division into units is to be approved by the Public Works Director ~~of Transportation~~, then the application shall be accompanied by the fee set forth in Chapter 3.44 for land division unit map filings and the application shall be processed in accordance with subsections B through G of this section.

B. The Community Development~~Planning~~ Director after reviewing the application shall refer it to the Public Works Director ~~of Transportation~~ for review.

C. No unit map shall be approved unless it is complete and in compliance with all of the provisions of this chapter, including fire protection, flood control, traffic circulation, access/secondary access and environmental considerations, and with all conditions of approval of the tentative map, including provisions and agreements for development of parks, schools, and other facilities, and specifically approved by the Public Works Director ~~of Transportation~~ or the Planning Commission, whichever is appropriate, based on the application filed by the land divider.

D. The unit will be identified by the approved tentative map number with a dash number designating said unit. The unit number shall be obtained from the County Surveyor upon payment of the fee specified in County Ordinances~~Chapter 3.44~~. Units are not required to record in order as indicated by the unit number. However, the land divider shall specify in the application or designate a set of units which may be approved in advance by the Community Development~~Planning~~ Director for recordation in any order or sequence. The last unit within a tentative map to be recorded will not bear a unit number.

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E. Any number of unit numbers may be issued; however, the City Engineer~~County Surveyor~~ can limit the number accepted concurrently for final map review.

F. If, after approval of an application for division into units, the land divider proposes to further divide the tentative map into units, or amend the boundaries of the approved units, or change the previously approved order of recordation of units, the land divider shall first file an application for such, and it shall be processed in accordance with subsections A through E of this section.

G. No phased map shall be approved under this section unless the ~~Transportation~~ Public Works Department has determined that any delay in property development allowed by phasing shall not:

1. Delay the construction of any critically needed facility which is conditioned to be constructed with the delayed phase(s);

2. Result in the increase in Mello-Roos assessments, or similar property improvement assessments, to any existing end user of property within an improved district of which the phased areas to be delayed is a party;

3. Cause a critical reserve fund deficiency, or where a critical deficiency already exists, increase said deficiency, in any Mello-Roos district, or similar property district, of which the phased areas to be delayed is a party; or

4. Cause increased expenses or assessments to existing end property uses or any property owners association, maintenance district or similar property maintenance facility of which the phased areas to be delayed is a part.

(Ord. 18 § 2, 2008, RCC § 16.12.230)

§ 16.12.240. Expiration of approved tentative maps and vesting tentative maps—Extension of time.

A. Tentative Tract Maps. All schedule "A," "B," "C," and "D" approved or conditionally approved tentative tract maps shall expire 36 months after approval by the appropriate hearing body, unless the final tract map has been approved by the City Council and recorded with the Riverside County Recorder's office. The land divider may request an extension of time provided an application and fee (as set forth in Chapter 3.44 of this Code) is submitted to the Community Development~~Planning~~ Director prior to the expiration date of the tentative tract map. The following procedures apply to all extension of time requests for tentative tract maps:

1. The Planning Commission shall review the first request for an extension of time and at their discretion may extend the time to record the final tract map for a period up to three years.

2. The Planning Commission shall review the second request for an extension of time and at their discretion may extend the time to record the final tract map for an additional two-year period.

3. The Planning Commission shall review the third request for an extension of time and at their discretion may extend the time to record the final tract map for a final one-year period.

4. If the final tract map has not been approved by the City Council and recorded with the Riverside County Recorder's office within the nine-year time frame identified

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above, the tentative tract map shall expire and become null and void.

5. The decision of the Planning Commission on each extension of time request shall be final, unless the decision is appealed to the City Council, or the City Council calls for review of the Commission's decision. Any appeal shall be filed and heard by the City Council in accordance with Section 16.12.160 of this chapter. A call for review by the City Council shall be conducted in accordance with the provisions of Section 2.04.050 of this Code.

B. Tentative Parcel Maps. All schedule "E," "F," "G," "H" and "I" approved or conditionally approved tentative parcel maps shall expire 36 months after approval by the appropriate hearing body, unless the final parcel map has been approved by the City Council and recorded with the Riverside County Recorder's office. The land divider may request an extension of time provided an application and fee (as set forth in Chapter 3.44 of this Code) is submitted to the Community Development~~Planning~~ Director prior to the expiration date. The following procedures apply to all extension of time requests for tentative parcel maps:

1. The Planning Commission shall review the first request for an extension of time and at their discretion may extend the time to record the final parcel map for a period up to three years.

2. The Planning Commission shall review the second request for an extension of time and at their discretion may extend the time to record the final parcel map for an additional two-year period.

3. The Planning Commission shall review the third request for an extension of time and at their discretion may extend the time to record the final parcel map for a final one-year period.

4. If the final parcel map has not been approved by the City Council and recorded with the Riverside County Recorder's office within the nine-year time frame identified above, the tentative tract map shall expire and become null and void.

5. The decision of the Planning Commission on each extension of time request shall be final, unless the decision is appealed to the City Council, or the City Council calls for review of the Commission's decision. Any appeal shall be filed and heard by the City Council in accordance with Section 16.12.160 of this chapter. A call for review by the City Council shall be conducted in accordance with the provisions of Section 2.04.050 of this Code.

C. An extension of time shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, and does not adversely affect the general health, safety and welfare of the public.

D. Vesting Tentative Maps. A vesting tentative map shall be subject to the same expiration and extension of time provisions as a tentative map; provided, however, that on recordation of a final map, the rights conferred on a vesting tentative map shall last for one year. Whenever several final maps are recorded on various phases of a project covered by a single vesting tentative map, the one-year initial time period shall begin for each phase when the final map for that phase is recorded. The one-year initial time period shall be automatically extended by any time used for processing a complete application for a grading permit if the time used to process the application exceeds 30 days from the date

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that a complete application is filed. Prior to the expiration of the initial time period, the subdivider may apply in writing to the Planning Commission for a one-year extension, accompanied by the fee set forth in Chapter 3.44. If the extension is denied, an appeal may be filed with the City Councilor the City Council may call the decision for review. An appeal shall be filed and heard as described in Section 16.12.160. A call for review shall be conducted as provided in Section 2.04.050 of this Code. When the subdivider submits a complete application for a building permit during the period of time specified in this section, the vested rights shall continue until the building permit, or any extension thereto, expires.

E. If the subdivider is required to expend $125,000.00 or more to construct, improve or finance the construction or improvement of public improvements outside the property boundaries of the land division, excluding improvements of public rights-of-way which abut the boundary of the property to be subdivided and which are reasonably related to the development of that property, each filing of a final map authorized by Section 16.12.230(A)(1) shall extend the expiration of the approved or conditionally approved land division map by 36 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the land division more than ten years from its approval or conditional approval. The number of phased final maps which may be filed shall be determined by the Planning Commission at either the time of the approval or conditional approval of the land division or pursuant to Section 16.12.230(A)(1).

The amount of $125,000.00 shall be increased by the Registrar of Contractors according to the adjustment for inflation set forth in the statewide cost index for Class B construction, as determined by the State Allocation Board at its January meeting. The adjustment by the Registrar of Contractors shall be effective on the first day of the month occurring more than 30 calendar days after the Registrar of Contractors made that adjustment. The adjusted amount shall apply to tentative and vesting tentative maps whose applications were received after the effective date of the adjustment.

F. Extensions of Time for Maps Affected by Moratoriums and Lawsuits. The period of time specified in subsections A and B of this section shall not include any period of time during which a development moratorium, imposed after approval of the tentative map, is in existence; provided however, that the length of the moratorium does not exceed five years. Once a moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time that the moratorium was imposed. However, if the remaining time is less than 120 days, the map shall be valid for 120 days following the termination of the moratorium. A development moratorium shall include a water/sewer moratorium as well as other actions of public agencies which regulate land use, development, or the provisions of services to the land, other than the City which thereafter prevents, prohibits or delays the approval of a final or a parcel map.

G. The period of time specified in subsections A and B of this section shall not include the period of time during which a lawsuit involving the approval or conditional approval of the tentative map is or was pending in a court of competent jurisdiction if the stay of the time period is approved by the Planning Commission pursuant to this section. After service of the initial petition or complaint in the lawsuit upon the City, the subdivider may apply to the Community Development~~Planning~~ Department for a stay pursuant to this section.

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

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by the Community Development~~Planning~~ Department and shall be accompanied by the filing fee set forth in Chapter 3.44 and shall include such information and documents as may be required by the Community Development~~Planning~~ Director. The Community Development~~Planning~~ Director shall forward to the Planning Commission a recommendation for approval or denial of the request for a stay. The Planning Commission shall act on the requested stay within 40 days after the application is received by the Community Development~~Planning~~ Director. The decision of the Planning Commission shall be forwarded to the City Clerk. The decision of the Planning Commission shall be final unless the decision is appealed to the City Council or the City Council calls the decision for review. An appeal shall be filed and heard as described in Section 16.12.160. A call for review shall be conducted as provided in Section 2.04.050 of this Code.

(Ord. 18 § 2, 2008, RCC § 16.12.240; Ord. 124 § 4, 2016; Ord. 146 §§ 2, 3, 2018)

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CHAPTER 16.16
FINAL MAPS AND PARCEL MAPS

§ 16.16.010. Generally.

After the approval or conditional approval of the tentative map and prior to the expiration of such map, the subdivider may cause the real property included within the map, or any part thereof, to be surveyed and a final map or parcel map thereof prepared in accordance with the current Surveyor's office map preparation manual and the approved or conditionally approved tentative map.
(Ord. 18 § 2, 2008, RCC § 16.16.010)

§ 16.16.020. Subdivision boundary requirements.

A. Surveys made in preparation of final maps or parcel maps shall be in accordance with standard practices and principles of surveying and all applicable provisions of the Subdivision Map Act.

B. The entire boundary of a land division must appear on the first map sheet of a final map or parcel map showing:

1. A boundary survey of the land division, including all courses and distances necessary to compute a closure;

2. Sufficient data to prove the method by which the boundary was determined, including a description of all corners found or set, adjoining maps or property lines of record;

3. Phased units in relation to the boundary.

C. The City Engineer~~County Surveyor~~ may waive the boundary plat if sufficient survey information is of record.

D. Whenever the City Engineer~~County Surveyor~~ has established the centerline of a street, that data shall be considered in making the surveys and in preparing the final map or parcel map, and all monuments found shall be indicated and proper reference made to field books or maps of public record, relating to the monuments. If the points were reset by ties, that fact shall be stated. The final map or parcel map shall show City and County boundaries adjoining the division of land.
(Ord. 18 § 2, 2008, RCC § 16.16.020)

§ 16.16.030. Preliminary filing of final map.

A. When the subdivider files his or her final map for preliminary checking in the office of the City Engineer~~County Surveyor~~, ~~five positive prints~~they shall be distributed as follows:

1. ~~Two to the County Surveyor~~City Engineer;

2. ~~One to the~~ Planning Division~~irector~~;

~~3. One to the health officer;~~

3. ~~One to t~~The appropriate flood control agency.

4. Any other applicable agency as determined by the City Engineer.

B. The final map shall be accompanied by the map checking fee as set forth in Chapter 3.44.

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C. Required improvement plans shall be submitted to the Public Works~~Transportation~~ Department and accompanied with the plan checking fee as set forth in Chapter 3.44.

D. Prior to the recordation of the final map, the following items shall be provided and approved:

1. A copy of the approved conditions, covenants and restrictions (CC&Rs) that are to be recorded with the final map;

2. Evidence of title in the form of a current preliminary title report issued by a California title company, showing the names of persons having any record title interest in the land to be divided, together with the nature of their respective interests therein. In the event that any dedication is to be made for public use of any property shown on a final land division map, a subdivision guarantee shall be issued by a California title company. The consent of the owner or owners of any contingent reversionary interest in the lands to be subdivided is not necessary and need not be named in the guarantee of this title;

3. All requests for waivers of signatures as provided in the Subdivision Map Act;

4. Letters from utility purveyors that will serve the land division certifying that satisfactory provisions have been made with each of the public utility purveyors as to location of their facilities and construction thereof.

(Ord. 18 § 2, 2008, RCC § 16.16.030)

§ 16.16.040. Preliminary filing of parcel map.

After a tentative parcel map is approved, the land divider may cause a parcel map to be prepared and submitted to the City Engineer~~County Surveyor~~. The land divider shall submit the following:

A. The parcel map with map checking fee as required in Chapter 3.44.

B. Required improvement plans with plan checking fee as required in Chapter 3.44.

C. Evidence of title in the form of a current preliminary title report issued by a California title company showing the names of persons having any record title interest in the land to be divided, together with the nature of their respective interests herein. In the event that any dedication is to be made for public use of any property shown on a parcel map, a subdivision guarantee shall be issued by a California title company.

D. Prior to the recordation of the parcel map, the following items shall be provided and approved:

1. A copy of the approved conditions, covenants and restriction (CC&Rs) that are to be recorded with the final map;

2. Evidence of title in the form of a current preliminary title report issued by a California title company, showing the names of persons having any record title interest in the land to be divided, together with the nature of their respective interests therein. In the event that any dedication is to be made for public use of any property shown on a parcel map, a subdivision guarantee shall be issued by a California title company. The consent of the owner or owners of any contingent reversionary interest in the lands to be subdivided is not necessary and need not be named in the guarantee of title;

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3. All requests for waivers of signatures as provided in the Subdivision Map Act.

E. The Recorder shall have not more than 10 days within which to examine the final map or parcel map and either accept or reject it for filing.

F. If the Recorder accepts the final map or parcel map for filing, such acceptance shall be certified on the face thereof.

G. The Recorder, upon filing the final map or parcel map, shall attach the recording data to the polyester type film duplicate original and thereupon deliver the same to the City Engineer~~County Surveyor~~ who shall retain custody thereof.

(Ord. 18 § 2, 2008, RCC § 16.16.040)

§ 16.16.050. Data required—Final land division maps.

A. Final maps and parcel maps shall conform to all of the following provisions:

1. Each map shall be legibly drawn, printed or reproduced by a process guaranteeing a permanent record in black on tracing cloth or good quality polyester base film, including certificates, except that such certificates may be legibly stamped or printed upon the map with opaque material when recommended by the City Engineer~~County Surveyor~~ and authorized by the County Recorder. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility. The size of each sheet shall be 18 by 26 inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch.

2. Each sheet shall bear the number as assigned by the County Surveyor which shall be followed by a subtitle consisting of a general description of all the property being divided by reference to record maps, and to section surveys or ranchos. Reference shall be spelled out and worded identically with original records, with complete reference to proper book and page of record and shall be shown on every sheet of a multisheet map.

3. All sheets shall be numbered, the relation on one sheet to another clearly shown, and the number of sheets used shall be set forth on each sheet. An adequate number of sheets shall be submitted to clearly present all pertinent data.

4. When required by the City Engineer~~County Surveyor~~, a location map shall be placed on the final map which indicates the location of the proposed land division and its relationship to existing streets and highways.

5. The certificates and acknowledgments, required by the Subdivision Map Act and this title, shall appear on the first sheet only. Statements shall include the following:

a. Owners' statement;

b. Trustee's statement;

c. Recorder's statement;

d. Surveyor's/engineer's statement;

e. City Engineer~~County Surveyor~~'s statement;

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f. Public Works Director ~~of Transportation~~'s statement;

g. City Clerk's statement;

h. City Council's statement;

i. Tax collector's statement;

j. Signature omissions (relating to oil, gas or mineral rights) notice of election by land divider to defer payment of drainage fees if needed, the second map sheet may be used for notary acknowledgments. In no case shall the certificates noted above be placed on the second sheet of a multisheet map.

6. The Recorder's certificate shall be placed in the upper right-hand corner of the map.

7. The surveyor's or engineer's certificate shall state that the survey was made by him or her or under his or her direction, that the survey is true and complete as shown, that all monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retracted, that the map conforms to the approved tentative map and conditions of approval thereof, and that all provisions of the applicable state and local ordinances have been complied with.

8. The number, scale, north point and sheet number shall be shown on each sheet of the map. The map shall be drawn at a suitable engineer's scale to identify and describe all essential details clearly. If more than two map sheets are used, an index showing the division of land, with lots numbered as shown on the map, shall be shown. A complete boundary survey shall be shown on one sheet of every phase of unitized subdivision. The boundary shall also reflect the original boundary as shown on the tentative map of the subdivision.

9. A land division name shall not be shown on the map.

10. The exterior boundary of the land shown on a land division map shall be indicated by a distinctive delineation and clearly designated.

11. A statement labeled "Surveyor's Notes" or "Engineer's Notes" shall be shown on the first map sheet after the signature sheet of a multisheet map. The statement shall include the basis of bearings; the monuments that were found; the monuments and points that were set, with reference to ~~Riverside County Ordinance 461~~approved standards; and a key to the symbols and abbreviations and such other information required by the City Engineer~~ounty Surveyor~~.

12. Lots shall be numbered consecutively, commencing with the number "1," with no omissions or duplications. Each lot shall be shown in its entirety on one sheet; unless, due to size and/or shape, and after using an acceptable scale, the City Engineer~~County Surveyor~~ determines the parcel(s) or lot(s) cannot reasonably be shown on a single sheet. Lots used for streets, alleys or barrier strips shall be lettered. Easements shall be clearly identified.

13. Where a part-width street is shown on a map, the centerline of the improvements shall be monumented and shown correctly, as related to the full future width of the street.

B. The following data shall be shown on each final map and parcel map:

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1. Dates of survey and the name and registration number of the person authorized to practice land surveying by the State of California and who is responsible for the preparation of the map;

2. Locations and names (without abbreviations) of all adjoining, existing and proposed streets and the locations of alleys. Proposed public area and easements shall also be identified;

3. Gross area of land division, and the net acreage, computed to the nearest 0.01 acres, on all lots containing one acre or more. Lot lines shall be shown by solid lines;

4. Centerline of all streets and lengths, tangent, radius and central angle or radial bearings on all points on curves and the bearings of radial lines to each lot corner on a curve; the width of each street, the width of the portion being dedicated and the width of existing dedications; and the widths of right-of-way of railroads, flood control or drainage channels and other easements appearing on the map;

5. Sufficient data to determine readily the bearing and length of each line. Recorded survey data as required by the City Engineer~~County Surveyor~~;

6. Sufficient primary survey control points;

7. Ties to and recording references to adjacent record maps and to section corners, quarter section corners and also to section lines and quarter section lines when adjacent or within the map;

8. Centerline data and width of all easements to which the division of land is subject. If the easements are not definitely located by record, a statement as to the easement shall appear on the title sheet of the land division. Distances and bearings on the side lines of lots which are cut by an easement shall be so shown as to indicate clearly the actual location. Alignment data alongside lot lines of easements shall be provided when not controlled by paralleling lines or centerline. The easement shall be clearly labeled and identified and, if already on record, proper reference to the records given. Easements dedicated in land divisions shall be included in the owner's certificate of dedication. Easements shall be shown on the map by broken lines;

9. Clear indication of stakes, monuments or other evidence found on the ground to determine the boundaries of the tract, data to determine physical description, size, ground position, tag number and record reference of survey markers; untagged monuments accepted as control shall be tagged or replaced by the surveyor or engineer making the survey;

10. No setback lines shall appear on the final map;

11. New street names shown on a land division map must be approved by the City Engineer~~County Surveyor~~;

12. When an environmental constraint sheet is required a note shall be placed below the surveyor's notes on the final map in one-fourth inch high bold block letters, stating: "Environmental Constraint Note: Environmental constraint sheet affecting this map is on file in the Office of the Wildomar City Engineer~~Riverside County Surveyor~~ in E.C.S. Book _____ Page _____. This affects lot Nos. _____or Parcel No. _____."

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13. The basis of bearings and the basis of coordinates shall be based on the California State Plane Coordinate System, Zone 6, and shall be shown on the map in accordance with the current Surveyor's map preparation manual. Exemptions shall be at the discretion of the City Engineer~~County Surveyor~~.

(Ord. 18 § 2, 2008, RCC § 16.16.050)

§ 16.16.060. Parcel maps compiled from recorded data.

A parcel map of four or less parcels may be compiled from recorded or filed data, if such data is acceptable to the City Engineer~~County Surveyor~~.
(Ord. 18 § 2, 2008, RCC § 16.16.060)

§ 16.16.070. Filing of final land division maps.

A. After the preliminary final map or parcel map is determined to be correct, the City Engineer~~County Surveyor~~ shall notify the land divider to prepare and submit the original and duplicate original of the final map or parcel map together with all required agreements for improvements and securities and all other required documents as may be necessary for consideration of the final map or parcel map. If the final map or parcel map or documents are not determined complete by the City Engineer~~County Surveyor~~, they shall be returned to the land divider for corrections.

B. The original and duplicate original map shall be inscribed on polyester base film, including the required signatures, and shall meet the requirement of the City Engineer~~County Surveyor~~.

(Ord. 18 § 2, 2008, RCC § 16.16.070)

§ 16.16.080. Action by City Engineer~~County Surveyor~~.

A. When a Schedule "A," "B," "C," "D" or "E" final map or parcel map and all agreements, securities and other required documents have been submitted and found to be in correct form, the City Engineer~~County Surveyor~~ shall, within 20 days thereafter, file the final map or parcel map and documents with the City Clerk and certify that:

1. He or she has examined the map;

2. The land division as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof;

3. All provisions of the Subdivision Map Act and all City ordinances applicable at the time of approval of the tentative map have been complied with;

4. He or she is satisfied that the map is technically correct; and

5. In the certificate, the City Engineer~~County Surveyor~~ shall state the date of approval of the tentative map and the date of expiration.

B. When a Schedule "F," "G," "H" or "I" final parcel map and all agreements, securities and other required documents have been submitted and found to be in correct form, the City Engineer~~County Surveyor~~ shall, within 20 days thereafter, approve the map if it conforms to all the requirements of the Subdivision Map Act and this title applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder, or, if it does not so conform, disapprove the map; provided, however, that the final map shall not be

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disapproved due to technical or inadvertent errors which in the opinion of the City Engineer~~County Surveyor~~ do not materially affect the validity of the map. When the map is approved, the City Engineer~~County Surveyor~~ may accept or reject dedications and offers of dedication that are made by certificate on such map, and may sign the certificate for the City. The City Engineer~~County Surveyor~~ shall file the approved map and documents with the City Clerk for transmittal by the Clerk of the County Recorder.

(Ord. 18 § 2, 2008, RCC § 16.16.080)

§ 16.16.090. Action by City Council.

The City Council, upon filing with it of a Schedule "A," "B," "C," "D" or "E" final map or parcel map, shall at the meeting at which it receives the map or at its next regular meeting after the meeting at which it receives the map, approve the map if it conforms to all the requirements of the Subdivision Map Act and this title applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder, or it does not so conform, disapprove the map; provided, however, that the map shall not be disapproved due to technical or inadvertent errors which in the opinion of the City Engineer~~County Surveyor~~ do not materially affect the validity of the map.

(Ord. 18 § 2, 2008, RCC § 16.16.090)

§ 16.16.100. Surveys and monuments.

A. At the time of making the survey for a final map or parcel map, the engineer or surveyor shall set sufficient durable monuments to conform to the standards described in Section 8771 of the Business and Professions Code and also comply with the requirements of ~~Riverside County Ordinance 461 and with the requirements of~~ the City Engineer~~ounty Surveyor~~.

B. All monuments for final maps and parcel maps shall be set prior to the recordation of the map. The land divider may execute a secured agreement or cash bond guaranteeing the setting of the monuments upon approval by the City Engineer~~County Surveyor~~.

(Ord. 18 § 2, 2008, RCC § 16.16.100)

§ 16.16.110. Delivery of map to Recorder.

A. Upon approval by the City Council, or upon approval by the City Engineer~~County Surveyor~~ if he or she is so authorized, the City Clerk shall certify that all required certificates, security and deposits have been filed and shall transmit the final map or parcel map to the Recorder.

B. The land developer shall present to the Recorder evidence that, at the time of the filing of a final map or parcel map, the parties consenting to the filing are all of the parties having a record title interest in the real property being divided whose signatures are required, as shown by the records in the office of the Recorder; otherwise, the map shall not be filed.

C. The Recorder shall have not more than 10 days within which to examine the final map or parcel map and either accept or reject it for filing.

D. If the Recorder accepts the final map or parcel map for filing, such acceptance shall be certified on the face thereof.

E. The Recorder, upon filing the final map, shall attach the recording data to the polyester type film duplicate original and thereupon deliver the same to the City Engineer~~County Surveyor~~ who shall retain custody thereof.

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(Ord. 18 § 2, 2008, RCC § 16.16.110)

§ 16.16.120. Waived maps.

A. Waiver of a parcel map means that enough information is available and that the necessary conditions of the tentative parcel map have been met, therefore, a parcel map is not required.

B. The Community Development~~Planning~~ Director may waive a parcel map according to the provisions set forth in Section 16.12.140(D).

C. When a parcel map has been waived, the Community Development~~Planning~~ Director shall distribute copies of the certificate of compliance and waiver of the parcel map to the ~~Department of~~ Building and Safety Division and file a certificate of compliance with the Recorder's office upon payment of the fee set forth in Chapter 3.44 or established by the County.

(Ord. 18 § 2, 2008, RCC § 16.16.120)

§ 16.16.130. Waived maps—Mobilehome park.

A. When at least two-thirds of the owners of mobilehomes who are tenants in the mobilehome park have signed a petition indicating their intent to purchase the mobilehome park for purposes of converting it to tenant-owned, condominium ownership interest and a field survey has been performed, they may file with the Community Development~~Planning~~ Director an application for waiver of a parcel map or a tentative and final map.

B. The petition signed by the owners of mobilehomes in a mobilehome park proposed for conversion to a tenant-owned, condominium ownership shall read as prescribed by Government Code 66428(b).

C. The application for map waiver shall be on the form prescribed by the Community Development~~Planning~~ Director, shall be accompanied by the field survey, certified copies of all petitions signed in accordance with subsection B of this section and the combined fee required for residential parcel map (with waiver of final map) and certificate of land division compliance with waiver of final parcel map.

D. Waiver of a parcel map may not occur if any one of the following exists:

1. There are significant design or improvement requirements necessitated by health or safety concerns;

2. Subsequent to recordation of the existing parcel or final map, there is an exterior boundary discrepancy that requires recordation of a new parcel or tentative and final map;

3. The existing lot or lots were not created by a recorded parcel or final map;

4. The conversion would result in the creation of additional parcels.

E. After the waiver application is deemed complete, the Community Development~~Planning~~ Director shall approve or deny the application within 50 days. The applicant shall have the right to appeal that decision to the Planning Commission and City Council.

(Ord. 18 § 2, 2008, RCC § 16.16.130)

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§ 16.16.140. Certificate of correction.

After a final map or parcel map is filed in the office of the County Recorder, the recorded map may be modified by a certificate of correction.

A. Application. The land divider may apply for a certificate of correction upon finding that one or more of the following conditions apply:

1. To correct an error in any course or distance shown thereon;

2. To show any course or distance that was omitted therefrom;

3. To correct an error in the description of the real property shown on the map;

4. To indicate monuments set after the death, disability or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments;

5. To show the proper location or character of any monument which has been changed in location or character and originally was shown at the wrong location or incorrectly as to its character; or

6. To correct any other type of map error or omission as approved by the City Engineer~~County Surveyor~~ which does not affect any property right. Such errors and omissions may include, but are not limited to, lot numbers, acreage, street names, and identification of adjacent record maps. As used in this section, "error" does not include changes in courses or distances from which an error is not ascertainable from the data shown on the final or parcel map.

B. The application for a certificate of correction shall be made to the City Engineer~~County Surveyor~~ upon payment of fees set forth in Chapter 3.44 and on the forms provided by the City~~Director of Transportation~~ and shall include such information as required by the City Engineer~~County Surveyor~~ in addition to the following: The certificate of correction shall be prepared and signed by a registered civil engineer or licensed land surveyor and shall show in detail the corrections made and show the names of the present fee owners of the property affected by the correction or omission.

C. Recordation of Certificate of Correction. Once the certificate of correction has been certified by the City Engineer~~Director of Transportation and the County Surveyor~~, the certificate of correction shall be filed in the office of the County Recorder in which the original map was filed. Upon such filing, the County Recorder shall index the names of the fee owners and the appropriate tract or parcel map designation shown on the amended map or certificate of correction in the general index and map index respectively. Thereupon, the original map shall be deemed to have been conclusively so corrected, and thereafter shall impart constructive notice of all such corrections in the same manner as though set forth upon the original map.

(Ord. 18 § 2, 2008, RCC § 16.16.140)

§ 16.16.150. Amendment of final maps or parcel maps.

A. In addition to the amendments authorized by Section 16.16.140, after a final map or parcel map is filed in the office of the County Recorder, the recorded map may be modified by an amendment of the map.

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B. Application. The land divider may apply for an amendment of map on the forms provided by the Planning Division~~epartment~~ upon payment of fees as set forth in Chapter 3.44 and shall include such information as required by the Community Development~~Planning~~ Director.

C. No amended map shall be approved unless it complies with the following standards:

1. There are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary;

2. The modifications do not impose any additional burden on the present fee owner of the property;

3. The modifications do not alter any right, title, or interest in the real property reflected on the recorded map;

4. The City Engineer~~County Surveyor~~ finds that the map as modified conforms to the provision of Section 16.12.190.

D. Notice of Hearing. The Community Development~~Planning~~ Director shall set the matter for public hearing in accordance with Section 16.12.140. The hearing shall be confined to consideration of and action on the proposed modification.

E. Recordation of Amendment of Map. When the changes to a final map or parcel map are in conformance with the standards, the Community Development~~Planning~~ Director shall certify to this fact on the amended map.

(Ord. 18 § 2, 2008, RCC § 16.16.150)

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CHAPTER 16.20
DEDICATIONS

§ 16.20.010. Dedications generally.

A. All streets, highways and alleys, and other parcels of land intended for public use including, but not limited to, access road easements required for flood control and utilities intended for public use, shall be offered for dedication to the public by owners certificate as a part of a final map or parcel map. No utility easement or other rights-of-way shall be granted within proposed street dedications subsequent to the date of filing of a preliminary tentative map. Necessary right-of-way outside of the subdivision boundary must be processed by separate instruments.

B. Whenever a secondary highway or higher classification is designated on the circulation element of the Comprehensive General Plan of the City of Wildomar as requiring an ultimate right-of-way of 88 feet or greater and such highway either adjoins or crosses a proposed land division, access rights may be offered for dedication to the City or otherwise restricted. The note "Access Restricted" shall be shown along the highway frontages on the final map or parcel map, as provided herein. Access rights shall be restricted except for limited access openings as approved by the Public Works Director~~ of Transportation~~. However, access control to commercially zoned property may be postponed to the development stage as approved by the Public Works Director~~ of Transportation~~.

C. Whenever a subdivider is required to dedicate roadways to the public, he or she may also be required to dedicate such additional land as may be necessary and feasible to provide bicycle paths for the use and safety of the residents of the subdivision, if the subdivision, as shown on the final map or parcel map thereof, contains 200 or more parcels.

D. The subdivider shall offer a dedication or an irrevocable offer of dedication of land within the subdivision for local transit facilities such as bus turnouts, benches, shelters, landing pads and similar items which directly benefit the residents of a subdivision if: (1) the subdivision as shown on the tentative map has the potential for 200 dwelling units or more if developed to the maximum density shown on the adopted General Plan or contains 100 acres or more; and (2) the governing body finds that transit services are or will within a reasonable time period be made available to such subdivision.

E. The provisions of this section do not apply to condominium projects.

(Ord. 18 § 2, 2008, RCC § 16.20.010)

§ 16.20.020. Park and recreation fees and dedications.

A. Authority. This section is adopted pursuant to Section 66477 of the Government Code, which authorizes the legislative body of a city to require, by ordinance, the dedication of land or the payment of fees in lieu thereof, or a combination of both, for park and recreational facilities as a condition of approval of a tentative map or parcel map.

B. Dedication or Fee Required. Whenever land is proposed to be subdivided for residential use, the property owner shall be required, as a condition of approval of the subdivision, to dedicate to the City for park purposes three acres of land for every 1,000 residents of the subdivision, or pay an equivalent fee, or a combination of both, consistent with this section.

1. For subdivisions containing 50 parcels or less, only the payment of fees may be

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required; provided, however, that when a condominium project, stock cooperative or community apartment project exceeds 50 dwelling units, the dedication of land may be required even though the number of parcels may be less than 50.

2. Nothing in this section shall prevent the City from accepting the voluntary dedication of land by a developer for a subdivision containing less than 50 parcels if the dedication meets the other requirements of this section.

C. Exemptions. This section shall not apply to the following land divisions:

1. Commercial or industrial.

2. Condominium projects or stock cooperatives which consist of the subdivision airspace in an existing apartment building which is more than five years old and no new dwelling units area added.

3. Subdivisions containing less than five parcels and not used for residential purposes; provided, however, that a condition of approval shall be placed on those maps that if a building permit is requested for the construction of a residential structure or structures on one or more of the parcels within four years of the approval of the final map, the owner of each parcel on which construction of a residential structure is proposed must pay a fee in lieu of park land dedication as a condition to the issuance of a building permit.

D. Dedications of Land. Whenever land is dedicated pursuant to this section the following provisions apply.

1. The amount and location of property to be dedicated shall be as approved by the City. In determining whether to require a dedication of land, the City may consider the natural features of the area, available access, the location, size and shape of the subdivision, the land available for dedication, the feasibility of dedication, the location of existing and proposed park sites and trailways and the compatibility of dedication with the City's General Plan.

2. All dedications of land shall be in accordance with the Subdivision Map Act. Land shall be conveyed in fee simple to the City free and clear of all encumbrances except those which will not interfere with the use of the property for its intended purposes and which the City agrees to accept. All deeds shall be delivered to the City before the approval of the final map. If the final map is disapproved, or if it is withdrawn by the developer, the deeds shall be returned to the developer. If the final map is approved, the deeds shall be recorded by the City at the time the final map is recorded. No deed for dedication of land shall be accepted unless it is accompanied by a policy of title insurance, secured by the developer, in an amount equal to the value of the land dedicated.

3. The amount of land to be dedicated shall be based on the residential density of the subdivision, and shall be determined by multiplying the number of dwelling units in the subdivision by the average number of persons per household by type of dwelling unit by 0.003. The average number of persons per household by dwelling unit type shall be the same as that disclosed by the most recent available federal census.

4. Whenever the actual amount of land to be dedicated is less than the amount of land

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required to be dedicated as calculated under subsection (D)(3) of this section, the developer shall pay fees for the value of any additional land that otherwise would have been required to be dedicated.

5. Whenever a park or recreational facility is to be located in whole or in part within the proposed subdivision, the land dedicated shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

6. Whenever land is dedicated, the developer shall, without credit, provide the following for the benefit of the land dedicated:

   a. Full street improvements and utility connections including, but not limited to, curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, street trees, and sidewalks to the dedicated land;

   b. Fencing along the property lines of the subdivision which are contiguous to the park;

   c. Improve the drainage through the park site;

   d. Provide minimal physical improvements, not including recreational facilities, building, or equipment, which the City determines are necessary for acceptance of the land for park and recreational purposes, including, but not limited to, grading, drainage, irrigation and planting improvements;

   e. Provide access from the park and recreational facilities to an existing or proposed public street, unless the City determines that such access is unnecessary for maintenance of the park area or use of the park by the residents of the subdivision.

E. Payment of Fees. Whenever fees are imposed pursuant to this section, the following provisions apply.

1. The fee shall be paid prior to the time stated in the conditions of approval for the subdivision. No Certificate of Occupancy shall be issued by the City for a dwelling unit within subdivision conditioned to pay fees pursuant to this section unless and until the fee for that dwelling unit has been paid.

2. The fee shall be based on the fair market value of the land which would otherwise be required to be dedicated, as determined by the City Council. The City Council may, by resolution, determine a fixed fair market value that will apply to all fee calculations pursuant to this section. The fee shall be calculated by multiplying the product of the calculation stated in subsection (D)(3) by the fair market value of one acre of land.

3. Whenever fees are paid pursuant to this section, the City shall deposit them into a separate fund.

F. Credits. A developer may receive a credit against dedication or fee requirements as follows.

1. A credit may be given against the requirement for the payment of fees or the dedication of land required by this section for the reasonable value of park and recreation improvements provided by the developer. The amount of the credit shall be determined prior to the approval or conditional approval of the tentative map. The

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granting of a credit shall be at the discretion of the City Council and shall be based on an approved set of improvement plans.

2. A credit may be given where private areas for park and recreational purposes are provided in a subdivision and such areas are for active recreational uses, and will be privately owned and maintained in common by the future owner(s) of the development. Such areas may be credited against up to 50% of the requirement of land dedication or fees at the discretion of the City Council; provided that the City Council determines that it is in the public interest to grant such credits and that all of the following standards either have been or will be met prior to approval of the final map or development permit:

   a. That yards, court areas, setbacks, and other open space areas, required to be maintained by Title 17 of this Code, the building code and other regulations, shall not be included in the computation of such private areas;

   b. Evidence is provided that the private ownership and maintenance of the area will be adequately provided for by recorded written agreement, covenants or restrictions; and that the use of the private area is restricted for park and recreational purposes by an open space easement or other instrument; and

   c. That the proposed private area is reasonably adaptable for use of park or recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location.

3. "Active recreational uses" means, for the purposes of this subsection F, recreation facilities occurring on usable level land (five percent maximum slope) in a planned development which are designed to provide individual or group activities of an active nature including, but not limited to, open lawn, sports fields, court games, swimming pools, children's play areas, picnic areas, golf courses, and recreational community gardening. Active recreational uses do not include natural open space, nature study areas, open space for buffer areas, steep slopes, or scenic overlooks.

G. Use of Land and Fees.

1. The City shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop park or recreational facilities.

2. All fees collected by the City may be used only for the purpose of developing new or rehabilitating existing park and recreational facilities to serve the subdivision. Notwithstanding the foregoing, fees may be used for the purpose of developing new or rehabilitating existing park or recreational facilities in a neighborhood other than the neighborhood in which the subdivision is located, if all of the following requirements are met:

   a. The neighborhood in which the fees are to be expended has fewer than three acres of park area per 1,000 members of the neighborhood population.

   b. The neighborhood in which the subdivision for which the fees were paid has a park area per 1,000 members of the neighborhood population ratio that meets or exceeds three acres per 1,000 persons.

   c. The legislative body holds a public hearing before using the fees pursuant to this

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paragraph.

d. The legislative body makes a finding supported by substantial evidence that it is reasonably foreseeable that future inhabitants of the subdivision for which the fee is imposed will use the proposed park and recreational facilities in the neighborhood where the fees are used.

e. The fees are used within a specified radius that complies with the City's ~~or County's~~ ordinance ~~adopted pursuant to subsection (G)(2)(a)~~, and are consistent with the adopted General Plan or specific plan of the City ~~or County~~. For purposes of this clause, "specified radius" includes a planning area, zone of influence, or other geographic region designated by the City ~~or County~~, that otherwise meets the requirements of this section.

3. All fees collected pursuant to this section shall be committed by the City for a specific project within five years of receipt of the fees or five years after the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If the fees are not so committed, the fees received shall be distributed to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots in the subdivision.

H. Subsequent Subdivisions. Whenever subsequent development occurs on property for which fees have been paid or land dedicated, no additional fees or dedications shall be required except as to any additional lots or dwelling units which were not subject to a prior fee or dedication requirement.

(Ord. 18 § 2, 2008, RCC § 16.20.020; Ord. 93 § 2, 2014)

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CHAPTER 16.24
IMPROVEMENTS

§ 16.24.010. Land division improvements generally.

A. Improvements installed in land divisions shall be constructed in conformance with the provisions established by the City Engineer~~of Riverside County Ordinance 461~~.

B. In the absence of a standard for an improvement, the Public Works Director~~ of Transportation~~ or flood control engineer, as appropriate, may establish a standard in keeping with good construction and engineering practices.

C. When asphalt-concrete dikes are permitted and drainage is required to cross at intersecting streets, concrete curb returns and cross-gutters shall be installed.

D. Structural roadbed section shall be designed using recognized design methods, employing engineering soils analysis and determination of traffic evaluations.

E. The street pattern in the land development shall not land lock adjacent property or preclude access to public land.

F. When located under the pavement, utility mains and utility services shall be installed before the final street surfacing is installed.

G. Asphalt-concrete dikes shall be placed when fill slopes are 4:1 or steeper, or street gradients exceed three percent.

H. Concrete curb and gutter shall be placed in lieu of asphalt concrete dike when street gradient is less than 0.50 percent or when street drainage exceeds a velocity of 10 feet per second.

I. When an existing underground utility or pipeline crosses a proposed land division or an access to a land division, the land divider shall adequately protect the utility or pipeline as directed by the utility owner as part of the conditional approval of the land division.

J. Projects which are located in high fire hazard areas as shown on the Comprehensive General Plan hazardous fire area map shall require special fire mitigation measures. These fire mitigation measures include the following:

1. Roofs, eaves and siding must be constructed with Class B fire resistant roofing materials;

2. A buffer of fire retardant landscaping for appropriate distances from structures;

3. Water facilities improvements such as storage tanks as required by the Fire Chief.

(Ord. 18 § 2, 2008, RCC § 16.24.010)

§ 16.24.020. Improvement plans required.

A. All improvements constructed or installed in public or private dedications shall be in accordance with detailed plans and specifications as approved by the Public Works Director ~~of Transportation~~ prior to commencement of the improvement work.

B. Plans for water and sewer improvements shall be signed by a registered civil engineer, the

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water and sewer purveyors and the health officer. Each system shall comply with all applicable state and City regulations. The Fire Chief shall also sign the water plans when conditions include fire protection.

C. Contractors shall secure an encroachment permit for all work done within the City right-of-way and the Riverside County Flood Control and Water Conservation District right-of-way prior to commencing the work.

D. Improvements proposed or required on state highway rights-of-way shall require CalTrans approval.

E. The subdivider may submit a written request and justification to the Public Works Director ~~of Transportation~~ to accept an estimate of the construction costs for the required public improvements as a basis for the bonding amounts for the improvement agreement as specified in Chapter 16.56. If the request is approved by the Public Works Director ~~of Transportation~~, the bond estimate shall be based upon a written report prepared by the subdivider's engineer, signed and stamped by a registered civil engineer, detailing the itemized construction quantities. The quantities shall be taken from the subdivider's engineer's improvement plans, which while not required to be signed by the Public Works Director ~~of Transportation~~, must be acceptable to him or her as to final design concept and quantities. The design engineer shall utilize current unit costs for bonding purposes as issued annually by the Public Works~~Transportation~~ Department. When improvement plans are not approved and signed by the Public Works Director ~~of Transportation~~ prior to map approval and recordation, an additional contingency amount of 20% shall be included in the security amount.

F. Securities submitted by a subdivider shall not be reduced to reflect signed plans. Any partial releases of security shall only reflect the percentage of construction work completed. The bond amounts held for improvement design may only be released in conjunction with the first partial bond release for construction.

(Ord. 18 § 2, 2008, RCC § 16.24.020)

§ 16.24.030. Improvement for subdivisions.

The minimum improvements which a land divider shall install, or enter into an agreement to install, for subdivisions shall be as hereinafter set forth in Schedule "A," "B," "C" and "D."
(Ord. 18 § 2, 2008, RCC § 16.24.030)

§ 16.24.040. Schedule "A" subdivision.

Any division of land into five or more parcels, where any parcel is less than 18,000 square feet in net area, shall be defined as a Schedule "A" subdivision.

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

1. Arterial highways: 86 feet in width, designed and constructed in conformance with ~~Riverside County Ordinance 461, Standard No. 100~~City standards.

2. Arterial (urban) highways: 110 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (A)~~.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section~~

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~~A.~~ A maximum width of 40 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section C~~ may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64-foot four-lane highway. A minimum width of 52 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section B~~ may be required in steep terrain to provide for a passing lane.

4. Major highways: 76 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 101~~.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 102~~.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 103, Section A~~.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 104, Section A~~.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 105, Section A~~.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section A~~; provided, however, that in areas with an elevation of 5,000 feet or more it shall be 28 feet in width, designed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 112, Local Mountain Residential Street~~.

10. Access road: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~.

11. Frontage roads: designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 107, Section A, 108 or 109~~.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 800~~.

13. Alleys: 20 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 500~~.

14. Part-width streets: shall be one-half of the required improvement, but not less than 28 feet, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 110, Section A~~.

15. Street name signs: type and placement shall conform with City standards~~Riverside County Ordinance 461, Standard No. 816~~.

16. Barricades shall be placed at the end of dead-end streets in accordance with City standards~~Riverside County Ordinance 461, Standard No. 810~~.

17. Sidewalks shall be required to be constructed unless they are determined by the approving body to be unnecessary considering the design of the development. Sidewalk construction shall be in accordance with the Improvement Standards~~ of Riverside County Ordinance 461.~~

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B. Domestic Water. The minimum requirement for domestic water supply and distribution system is as follows:

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

2. Piped water systems.

C. Fire Protection. The minimum requirement for fire protection facilities in residential zones that do not allow multifamily residential uses shall be as follows:

1. Type of fire hydrant and connection as approved by the agency providing fire protection;

2. Approved fire hydrants shall be located one at each street intersection, and spaced not more than 330 feet apart in any direction;

3. The water system shall be capable of providing a fire flow of 1,000 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards);

4. The fire protection system shall be installed and operational prior to any combustible building material being placed on the job site;

5. In zones that allow multifamily residential uses, the minimum fire protection shall be set forth in Chapter 8.28.

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

1. Sewage disposal shall be provided by connection to an existing collection system capable of accepting the waste load, or, if an existing collection system is not available by the development of individual subsurface sewage disposal systems that meet Health Department and the Regional Water Quality Control Board standards and requirements, or, by development of a package treatment plant that meets the Health Department and Regional Water Quality Control Board standards and requirements.

2. Improvement plans for sewage collection systems shall be reviewed as required by Section 16.16.030.

3. Dry sewer may be required as set forth in Chapter 16.36 when subsurface sewage disposal is approved.

E. Fences. Minimum fencing requirement shall be as follows: six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway or other feature deemed to be hazardous.

F. Electrical and Communication Facilities. Minimum requirement for electrical and communication facilities shall be as follows: electrical and communication facilities shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.040)

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§ 16.24.050. Schedule "B" subdivision.

Any section of land into five or more parcels, where any parcel is not less than 18,000 square feet in net area up to two acres in gross area, shall be defined as a Schedule "B" subdivision. The minimum improvements for a Schedule "B" subdivision shall be as follows:

A. Streets.

1. Arterial highway: 86 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100~~.

2. Arterial (urban) highway: 110 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (A)~~.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section~~
~~A.~~ A maximum width of 40 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section C~~ may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64-foot four-lane highway. A minimum width of 52 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section B~~ may be required in steep terrain to provide for a passing lane.

4. Major highways: 76 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 101~~.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 102~~.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 103, Section B~~.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 104, Section B~~.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 105, Section B~~.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~; provided, however, that in areas with an elevation of 5,000 feet or more it shall be 28 feet in width designed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 112, Local Mountain Residential Street~~.

10. Access roads: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~.

11. Frontage roads: designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 107, 108 or 109, Section B~~.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 800~~.

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

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conformance with City standards~~Riverside County Ordinance 461, Standard No. 136~~.

14. Rural residential (local) roads: shall be 24 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 138~~.

15. Alleys: 20 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 500~~.

16. Part-width streets: shall be one-half of the required improvement, but not less than 28 feet, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 110, Section B~~.

17. Street name signs: type and placement shall conform with City standards~~Riverside County Ordinance 461, Standard No. 816~~.

18. Barricades shall be placed at the end of dead-end streets in conformance with City standards~~Riverside County Ordinance 461, Standard No. 810~~.

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

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

2. Piped water systems.

C. Fire Protection. The minimum requirement for protection facilities in residential zones that do not allow multifamily residential uses shall be as follows:

1. Type of fire hydrant and connection as approved by the agency providing fire protection;

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

3. The water system shall be capable of providing a fire flow of 1,000 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards);

4. The fire protection system shall be installed and operational prior to any combustible building material being placed on the job site;

5. In zones that allow multifamily residential uses, the minimum fire protection shall be as set forth in Chapter 8.28.

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

1. Sewage disposal shall be provided by connection to an existing collection system capable of accepting the waste load, or, if an existing collection system is not available, by the development of individual subsurface sewage disposal systems that meet Health Department and the Regional Water Quality Control Board standards and

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requirements, or, by development of a package treatment plant that meets the Health Department and Regional Water Quality Control Board standards and requirements.

2. Improvement plans for sewage collection systems shall be reviewed as required by Section 16.16.030.

3. Dry sewer may be required as set forth in Chapter 16.36 when subsurface sewage disposal is approved.

E. Fences. Minimum fencing requirement shall be as follows: six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway or other feature deemed to be hazardous.

F. Electrical and Communication Facilities. Minimum requirement for electrical and communication facilities shall be as follows: electrical and communication facilities shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.050)

§ 16.24.060. Schedule "C" subdivision.

A. Any division of land into five or more parcels where any parcel is not less than two acres in gross area up to five acres in gross area. The minimum improvements for Schedule "C" subdivision shall be as follows:

1. All streets excluding rural collector roads and rural residential (local) roads, shall be 32 feet in width, improved with asphalt concrete and paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions. Rural collector roads shall be 28 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 136~~.

2. Rural residential (local) roads shall be 24 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 138~~.

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

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

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

b. Piped water systems.

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

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

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

1. Type of fire hydrant and connection as approved by the agency providing fire protection;

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

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

4. If a domestic water system is installed that does not meet the minimum fire protection requirements, the following statement shall be placed on each map sheet of the record land division map and the Environmental Constraints Sheet, in letters not less than one-quarter inch high:

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

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

1. No sewage disposal collection system is required.

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

E. Electrical and Communication Facilities, The minimum requirements for electrical and communication facilities shall be as follows:

1. No electrical and communication facilities are required.

2. If installed, they shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.060)

§ 16.24.070. Schedule "D" subdivision.

Any division of land into five or more parcels, where any parcel is not less than five acres in gross area up to 20 acres in gross area, shall be defined as a Schedule "D" subdivision. The minimum improvements for a Schedule "D" subdivision shall be as follows:

A. Streets.

1. If the streets are not to be accepted for maintenance by the City, all streets shall be improved with 24 feet of suitable aggregate base, four inches thick, on a 40-foot graded roadway section. Vertical grades and horizontal alignments shall be held to an acceptable tolerance as determined by the Public Works Director ~~of Transportation~~.

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

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

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

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

b. Pipe water systems.

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

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

C. Fire Protection.

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

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

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

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

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

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

1. No sewage disposal collection system is required.

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

(Ord. 18 § 2, 2008, RCC § 16.24.070)

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§ 16.24.080. Improvements for parcel map divisions.

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

§ 16.24.090. Schedule "E" parcel map division.

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

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

1. All through streets shall be 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard 102~~.

2. No circulatory street shall be less than 56 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 111~~.

3. No part-width interior street shall be less than 34 feet in width.

4. Concrete curb and gutter shall be required in all cases.

5. Industrial collector shall be 56 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 111~~.

6. Sidewalks may be required to be constructed unless they are determined by the approving body to be unnecessary considering the design of the development. Sidewalk construction shall be in accordance with the Improvement Standards ~~of Riverside County Ordinance 461~~.

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

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

2. Piped water systems.

C. Fire Protection. The minimum fire protection requirements shall be as provided in Chapter 8.28.

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

1. Sewage disposal shall be provided by connection to an existing collection system capable of accepting the waste load, or, if an existing collection system is not available, by the development of individual subsurface sewage disposal systems that meet Health Department and Regional Water Quality Control Board standards and requirements, or by development of a package treatment plant that meets Health Department and Regional Water Quality Control Board standards and requirements.

2. Improvement plans for sewage collection systems shall be reviewed as required by

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Section 16.16.030.

3. Dry sewer may be required as set forth in Chapter 16.36 when subsurface sewage disposal is approved.

E. Fences. Minimum requirement for fencing shall be as follows: six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway or other feature deemed to be hazardous.

F. Electrical and Communication Facilities. The minimum requirements for electrical and communication facilities shall be as follows: electrical and communication facilities shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.090)

§ 16.24.100. Schedule "F" parcel map division.

Any division of land into four or less parcels, where any parcel is less than 18,000 square feet in net area, shall be defined as a Schedule "F" parcel map division. The minimum improvements for a Schedule "F" parcel map division shall be as follows:

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

1. Arterial highways: 86 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100~~.

2. Arterial (urban) highways: 110 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (A)~~.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section~~
~~A.~~ A maximum width of 40 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section C~~ may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64-foot four-lane highway. A minimum width of 52 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section B~~ may be required in steep terrain to provide for a passing lane.

4. Major highways: 76 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 101~~.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 102~~.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 103, Section A~~.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 104, Section A~~.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 105, Section A~~.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and

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constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106,~~

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~~Section A~~; provided, however, that in areas with an elevation of 5,000 feet or more it shall be 28 feet in width, designed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 112, Local Mountain Residential Street~~.

10. Access road: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~.

11. Frontage roads: designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 107, Section A, 108 or 109~~.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 800~~.

13. Alleys: 20 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 500~~.

14. Part-width streets: shall be one-half of the required improvement but not less than 28 feet, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 110, Section A~~.

15. Street name signs: type and placement shall conform with City standards~~Riverside County Ordinance 461, Standard No. 816~~.

16. Barricades shall be placed at the end of dead-end streets in accordance with City standards~~Riverside County Ordinance 461, Standard No. 810~~.

17. Sidewalks shall be required to be constructed unless they are determined by the approving body to be unnecessary considering the design of the development. Sidewalk construction shall be in accordance with the Improvement Standards ~~of Riverside County Ordinance 461~~.

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

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

2. Piped water systems.

C. Fire Protection. The minimum requirements for fire protection facilities in residential zones that do not allow multifamily residential uses shall be as follows:

1. Type of fire hydrant and connection as approved by the agency providing fire protection.

2. Approved fire hydrants shall be located one at each street intersection, and spaced not more than 330 feet apart in any direction.

3. The water system shall be capable of providing a fire flow of 1,000 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).

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4. The fire protection system shall be installed and operational prior to any combustible building material being placed on the job site.

5. In zones that allow multifamily residential uses, the minimum fire protection shall be as set forth in Chapter 8.28.

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

1. Sewage disposal shall be provided by connection to an existing collection system capable of accepting the waste load, or, if an existing collection system is not available, by the development of individual subsurface sewage disposal systems that meet Health Department and the Regional Water Quality Control Board standards and requirements, or, by development of a package treatment plant that meets Health Department and Regional Water Quality Control Board standards and requirements.

2. Improvement plans for sewage collection systems shall be reviewed as required by Section 16.16.030.

3. Dry sewer may be required as set forth in Chapter 16.36 when subsurface sewage disposal is approved.

E. Fences. Minimum fencing requirement shall be as follows: six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway or other feature deemed to be hazardous.

F. Electrical and Communication Facilities. Minimum requirement for electrical and communication facilities shall be as follows: electrical and communication facilities shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.100)

§ 16.24.110. Schedule "G" parcel map division.

Any division of land into four or less parcels, where any parcel is not less than 18,000 square feet in net area to one acre in gross area, shall be defined as a Schedule "G" parcel map division. The minimum improvements for a Schedule "G" parcel map division shall be as follows:

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

1. Arterial highway: 86 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100~~.

2. Arterial (urban) highways: 110 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (A)~~.

3. Arterial (mountain) highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section A.~~ A maximum width of 40 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section C~~ may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64-foot four-lane highway. A minimum width of 52 feet in conformance with City standards~~Riverside County Ordinance 461, Standard No. 100 (B), Section B~~ may be required in steep terrain to provide for a passing lane.

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4. Major highways: 76 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 101~~.

5. Secondary highways: 64 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 102~~.

6. Collector streets: 44 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 203, Section B~~.

7. General local streets: 40 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 104, Section B~~.

8. Short local or circulatory interior streets: 36 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 105, Section B~~.

9. Restricted local or noncirculatory interior streets: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~; provided, however, that in areas with an elevation of 5,000 feet or more it shall be 28 feet in width, designed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 112, Local Mountain Residential Street~~.

10. Access road: 32 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~.

11. Frontage roads: designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 107, Section B, 108 or 109~~.

12. Cul-de-sac streets: shall be designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 800~~.

13. Rural collector roads: shall be 28 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 136~~.

14. Rural residential (local) roads shall be 24 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 138~~.

15. Alleys: 20 feet in width, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 500~~.

16. Part-width streets: shall be one-half of the required improvement, but not less than 28 feet, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 110, Section B~~.

17. Street name signs: type and placement shall conform with City standards~~Riverside County Ordinance 461, Standard No. 816~~.

18. Barricades shall be placed at the end of dead-end streets in conformance with City standards~~Riverside County Ordinance 461, Standard No. 810~~.

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

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

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

b. Piped water systems.

2. If no water system is installed, the following statement shall be placed on each map sheet of the environmental constraints sheet, in letters not less than one-quarter inch high:

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

C. Fire Protection. The minimum improvements for fire protection shall be as follows:

1. Fire protection is required when a public water system exists within 500 feet right-of-way distance of the boundary of the land division and the water purveyor is not prohibited by law from extending water service to the land. In such case, fire protection shall be required as approved by the Fire Chief or as follows:

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

b. The water system shall be capable of providing a fire flow of 1,000 GPM for two hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).

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

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

D. Sewage Disposal. The minimum improvements for sewage disposal shall be as follows: No sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board standards.

E. Electrical and Communication Facilities. The minimum requirements for electrical and communication facilities shall be as follows:

1. No electrical and communication facilities are required.

2. If installed, they shall be installed in conformity with the provisions of Chapter 16.40.

(Ord. 18 § 2, 2008, RCC § 16.24.110)

§ 16.24.120. Schedule "H" parcel map division.

Any division of land into four or less parcels, where all parcels are not less than one acre in gross

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area, shall be defined as a Schedule "H" parcel map division. The minimum improvements shall be as follows:

A. Streets. The minimum improvements for streets shall be as follows:

1. Parcels Between One Acre and Less Than Five Acres in Gross Area.

a. Proposed Streets. The minimum improvements for a roadway section within new dedication(s) or for existing dedications shall be designed and constructed in conformance with City standards~~Riverside County Ordinance 461~~ and as per the following designated standards:

i. Primary and general plan circulation element street serving 50 or more lots: 24 feet graded and based with six-foot graded shoulders.

ii. Collector street serving 21 to 49 lots: 24 feet graded and based with four-foot graded shoulders.

iii. Local street serving six to 20 lots: 24 feet graded and based with two-foot graded shoulders.

iv. Cul-de-sac street serving less than six lots: 24 feet graded and based.

v. Access road: 24 feet graded.

b. If the streets are to be accepted for maintenance by the City, the improvements shall be as follows:

i. All streets except as noted in subsections (A)(1)(b)(i) and (ii) of this section shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B~~, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.

ii. Noncirculatory streets located in an area where the geography will not sustain parcels of lesser size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461~~.

iii. Rural residential (local) roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 138~~.

c. Existing Streets. If any segment of an existing roadway section in which the grade, alignment, and drainage are not adequate as determined by the Public Works~~Transportation~~ and Fire Departments and/or the width of the traveled way is less than 18 feet; street and drainage improvement plans shall be prepared detailing the work necessary for the deficient section to be brought in compliance with City's grade, alignment and drainage standards as stated in this title ~~and Riverside County Ordinance 461~~ and the designated roadway sections as listed

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in subsection (A)(1)(a) of this section.

d. Access Roads. The design and construction requirements as stated in subsections (A)(1)(a) and (b) of this section shall pertain for access road(s) from the nearest maintained road(s) as defined in Section 16.04.070 to the map boundary street(s).

2. Parcels no Less Than Five Acres in Gross Area.

a. Proposed Streets. No improvements are required. A centerline study profile of the map street dedications shall be submitted to the Public Works~~Transportation~~ Department for review and approval.

b. If the streets are to be accepted for maintenance by the City, the improvements shall be as follows:

i. All streets except as noted in subsections (A)(2)(b)(ii) and (iii) of this section shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 106, Section B,~~ unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.

ii. Noncirculatory streets located in an area where the geography will not sustain parcels of less size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461~~.

iii. Rural residential (local) roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with City standards~~Riverside County Ordinance 461, Standard No. 138~~.

c. Access Roads. Legal access shall be provided as defined in Section 16.08.100.

B. Street Improvement Plans. For the purposes of this section, "street improvement plans" means plans prepared by a registered civil engineer and as approved by the Public Works~~Transportation~~ Department. The plans shall be drawn on acceptable reproducible material, drawn to a horizontal scale of not greater than 80 feet to an inch, a vertical scale of not greater than eight feet to an inch, and contain a contour interval plotting of not greater than five feet. The plans shall show the following: the existing ground line profile at centerline, the engineered profile at centerline, the plan view layout of all right-of-way dedications, the watercourses and the rate of surface runoff for a 100-year storm (Q's 100), the proposed drainage facilities within road dedications, the roadway cut and fill slope requirements, and all major topographic features and existing improvements. Design parameters shall be in compliance with this title ~~and Riverside County Ordinance 461~~, unless otherwise approved by the City Engineer~~Director of Transportation~~.

C. Other Improvements. Domestic water, fire protection facilities and electrical and communication facilities shall be as required by the advisory agency.

D. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows: No

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sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board standards.

E. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified within this section:

1. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Chapter 12.12;

2. Lands zoned A-1, A-2, or A-P or A-D identified in the Comprehensive General Plan as important farmland shown on the agricultural resources map, and not less than five acres in size.

F. Exceptions. For the purposes of this section, the following exceptions shall apply to any parcel map division located in its entirety within a community services district: Whenever in this title reference is made to any street design, standards, minimum improvements, maintenance, access or dedication thereof, the adopted street standards of the community services district shall apply in meeting any street requirement for land division approval, provided the ~~Transportation~~ Public Works Department has previously approved such standards. The land divider shall submit to the ~~Transportation~~ Public Works Department a street construction permit issued by the community services district approving the proposed street construction.

(Ord. 18 § 2, 2008, RCC § 16.24.120)

§ 16.24.130. Schedule "I" parcel map division.

Any division of land where all parcels are not less than 20 acres in gross area, or greater, shall be defined as a Schedule "I" parcel map division. The land divider may be required to provide the City with soils feasibility reports in conformity with the standards and requirements of the Health Department and Regional Water Quality Control Board for individual sewage disposal.

A. Streets. The minimum improvements for streets shall be as follows:

1. If no specific plan has been filed on the land to be divided, no improvements will be required. Only a centerline study profile of the proposed street dedications shall be prepared for ~~Transportation~~ Public Works Department review and approval.

2. If a specific plan has been filed on the land to be divided, grading and required infrastructure improvements plans shall be prepared to ultimate design parameters for planning areas or phases of the specific plan as recommended by City development staffs and approved by the appropriate advisory agencies.

3. Legal access shall be provided as defined in Section 16.08.100.

B. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified in this section:

1. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Chapter 12.12;

2. Lands zoned A-1, A-2, A-P, or A-D identified in the Comprehensive General Plan as important farmland shown on the agricultural resources map.

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C. Exceptions. For the purposes of this section, the following exceptions shall apply to any parcel map division located in its entirety within a community services district: Whenever in this title reference is made to any street design, standards, minimum improvements, maintenance, access or dedication thereof, the adopted street standards of the community services district shall apply in meeting any street requirement for land division approval, provided the ~~Transportation~~Public Works Department has previously approved such standards. The land divider shall submit to the Public Works~~Transportation~~ Department a street construction permit issued by the community services district approving the proposed street construction.

(Ord. 18 § 2, 2008, RCC § 16.24.130)

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CHAPTER 16.28
MAJOR THOROUGHFARE AND BRIDGE FEES

§ 16.28.010. Fee imposed.

As a condition of approval of a final map or as a condition of issuing a building permit, a fee shall be paid by the applicant for the final map or building permit, for purposes of defraying the actual or estimated cost of constructing bridges over waterways, railways, freeways, and canyons, or constructing major thoroughfares, if the land that is the subject of the final map or building permit lies within an area of benefit. The amount of the fee shall be set by resolution of the City Council.
(Ord. 08-08 § 2)

§ 16.28.020. Definitions.

As used in this chapter:

"Area of benefit" means a specified area wherein it has been determined that the real property located therein will benefit from the construction of a major thoroughfare or bridge facility. An area of benefit may include land or improvements in addition to the land or improvements which are the subject of any map or building permit application considered at the proceedings.

"Bridge facilities" mean those locations identified in the transportation or flood control provisions of the Circulation Element of the City's General Plan as requiring a bridge to span a stream, railway, freeway or canyon. ~~Should the City not have a General Plan in effect, then, until such time as such a General Plan is adopted, the term "bridge facilities" shall mean those locations identified in the transportation or flood control provisions of the Circulation Element or other element of the General Plan of the County of Riverside as requiring a bridge to span a stream, railway, freeway or canyon.~~

"Construction" includes design, acquisition of right-of-way, administration of construction contracts, and actual construction.

"Major thoroughfare" means those major thoroughfares identified in the Circulation Element of the City's General Plan whose primary purpose is to carry through traffic and provide a network of connecting to the state highway system. ~~Should the City not have a General Plan in effect, then, until such time as such a General Plan is adopted, the term "major thoroughfare" shall mean those major thoroughfares identified in the Circulation Element of the General Plan of the County of Riverside whose primary purpose is to carry through traffic and provide a network of connecting to the state highway system.~~
(Ord. 08-08 § 2)

§ 16.28.030. General Plan applicability.

The provisions herein for payment of a fee shall apply only if the major thoroughfare or bridge facility has been included in the Circulation Element of the General Plan adopted by the City Council at least 30 days prior to the filing of a map or application for a building permit and on land located within the boundaries of the area of benefit. ~~Should the City not have a General Plan in effect, then, until such time as such a Plan is adopted, the provisions herein for the payment of a fee shall apply only if the major thoroughfare or bridge facility has been included in the Circulation Element of the General Plan of the County of Riverside.~~
(Ord. 08-08 § 2)

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CHAPTER 16.32
FLOOD CONTROL AND DRAINAGE

Article I
Drainage Fees

§ 16.32.010. Authority.

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

§ 16.32.020. Area drainage plan—Fee required.

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

§ 16.32.030. Adoption of area drainage plan.

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

§ 16.32.040. Payment of fees.

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

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

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Article II
Flood Control and Tract Drainage

§ 16.32.090. General provisions.

Facilities for the control of tract drainage and floodwaters in Schedule "A," "B," "C," "D," "E," "F" and "G" land divisions are established as follows:

A. The minimum design for facilities which control drainage water generated within a land division or floodwater flowing into or crossing a land division shall be based on a storm having a frequency of once in 100 years. Hydrologic and hydraulic calculations for the design of drainage facilities which control drainage water generated within a land division shall be submitted for approval to the Public Works Director ~~of Transportation~~. Hydrologic and hydraulic calculations for the design of flood control facilities to control floodwater flowing into or crossing a land division shall be submitted for approval to the flood control agency having jurisdiction and to the Public Works Director ~~of Transportation~~.

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

C. When the Public Works Director ~~of Transportation~~ permits the use of streets for flood control and drainage purposes, the 10-year frequency design discharge shall be contained between the tops of curbs or asphalt concrete dikes, and the 100-year frequency design discharge shall be contained within the street right-of-way. If either of these conditions is exceeded, additional flood control facilities shall be provided.

(Ord. 18 § 2, 2008, RCC § 16.36.090)

§ 16.32.100. Flood control.

A. The flood control engineer shall review the hydrologic calculation submitted by the land divider and determine the adequacy of peak discharges of offside floodwaters impinging upon the land division from which protection must be provided. The land divider may consult with the flood control engineer or his/her representative as to the adequacy of the flood control facilities proposed.

B. Improvement plans for flood control facilities to control floodwater flowing into or crossing a land division shall be approved by the appropriate flood control agency and the Public Works Director ~~of Transportation~~.

C. After receipt of an acceptable tentative map, the flood control engineer will recommend conditions to be imposed. He or she shall also furnish a flood hazard report to the land divider and such governmental agencies as may require the same.

(Ord. 18 § 2, 2008, RCC § 16.36.100)

§ 16.32.110. Tract drainage.

A. Improvement plans for drainage facilities to control drainage water generated within a land division shall be approved by the Flood Control and Water Conservation District and ~~Transportation~~Public Works Department.

B. In land divisions where lot grading is not proposed, the following criteria are established:

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1. Where land division streets on sustained gradients cross natural drainage courses, adequate culverts shall be provided to accommodate the 100-year storm with maximum ponding to an elevation two feet below the road centerline profile grade, provided diversion of ponded water into another drainage area will not result therefrom.

2. Runoff in natural drainage courses exceeding the 100-year storm may be permitted to overtop the roadway in dip sections where, in the opinion of the Public Works Director ~~of Transportation~~, topography, soil conditions, adjacent development and available all-weather routes indicate its feasibility. If a deep section is permitted, the roadway embankment slopes shall be adequately protected.

3. Culverts of adequate size, but not less than 18 inches in diameter or equal, to prevent the 100-year storm from overtopping the roadway shall be provided in dip section or as approved by the Public Works Director ~~of Transportation~~. Smaller culverts may be approved by the Public Works Director ~~of Transportation~~.

4. Streets crossing improved channels shall be provided with culverts of adequate size to permit passage of the channel design flow or such other type of crossing as approved by the appropriate flood control agency and the Public Works Director ~~of Transportation~~.

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

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

(Ord. 18 § 2, 2008, RCC § 16.36.110)

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CHAPTER 16.36
DRY SEWERS

§ 16.36.010. Generally.

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

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

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

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

(Ord. 18 § 2, 2008, RCC § 16.40.010)

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CHAPTER 16.40
ELECTRICAL AND COMMUNICATIONS FACILITIES

§ 16.40.010. Installation requirements.

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

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

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

D. Underground lines shall not be required:

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

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

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

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

F. Distribution lines must be underground when alignments parallel or cross scenic highways, natural scenic and historic sites, recreation areas, wildlife refuges, national and state monuments or other unique natural resources when it is deemed feasible.

G. Street lighting shall conform to the provisions and processing procedures as outlined ~~in Section 22 of Riverside County Ordinance 461~~by the City Engineer.

(Ord. 18 § 2, 2008, RCC § 16.44.010)

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CHAPTER 16.44
STREET TREES

§ 16.44.010. General provisions.

A. The planting of street trees in connection with the development of new land divisions is desirable and shall be required as a condition of approval in Schedule "A," "B," "C," "D," "E," "F" and "G" land divisions unless otherwise exempted. In Schedule "E" parcel maps, the planting of trees shall be deferred to the plot plan stage.

B. All land divisions governed by this section shall be required to have planted a minimum of one street tree per parcel frontage prior to final building inspection based on the following standards:

1. Trees shall be chosen from Chapter 17.276~~,~~ and the accompanying tree list ~~and the Riverside County guide to trees, shrubs and groundcovers~~. Each choice should reflect consideration of the geographic zone involved.

2. Trees shall be located such that at 15 years of age the crown will not encroach across property lines or into street rights-of-way.

3. Trees shall be located a minimum of 10 feet from driveways.

4. Trees shall be spaced at approximately 60-foot intervals or a minimum of one tree per lot frontage.

5. For corner lots, street trees shall be required on both street frontages, provided such planting does not interfere with site distances and setbacks.

6. Street trees shall not be required along street frontages where noise attenuation walls exist or will be required.

7. All street trees shall be staked. Tree stakes shall be one and one-half to two inches in diameter, eight feet in length, and driven into the hole before tree is planted on the side from which the prevailing winds come. The tree shall be secured to the stake in two or three places with plastic, cloth or rubber ties.

8. Exceptions to street tree planting may be permitted in cul-de-sacs and on those lots where proper spacing is not possible. Requests for exception shall be made to the Community Development~~Planning~~ Director.

(Ord. 18 § 2, 2008, RCC § 16.48.010)

§ 16.44.020. Security and agreements.

A. Prior to the issuance of building or grading permits, the land divider shall enter into an agreement with the ~~Transportation~~ Public Works Department for the planting of the trees and for the guarantee and warranty of the work for a period of one year following the acceptance of all improvements as against any defective work or labor done, or defective materials furnished.

B. Acceptable forms of security shall be the same as those enumerated in Section 16.44.010(A). The agreement and the security shall be executed only upon forms and terms approved by the Council, and shall be checked by the Public Works Director ~~of Transportation~~. The

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amount of the security shall be $100.00 for each tree required.

C. The security shall be released at the time when the one-year warranty period has ended.
(Ord. 18 § 2, 2008, RCC § 16.48.020)

§ 16.44.030. Exemptions.

A. Any person who is required to plant street trees may request exemption from the requirement. The request for the exemption shall be made to the Public Works Director ~~of Transportation~~ on the forms provided by the ~~Transportation~~ Public Works Department with other such agency clearances as may be required.

B. Any person may be exempted from the requirement to plant street trees if any of the following conditions are found to exist:

1. Tree planting is impractical due to unsatisfactory soil, rock, grade or other topographical conditions that cannot readily be corrected;

2. A satisfactory water supply is not available;

3. Tree planting will create conditions hazardous to traffic;

4. The street is likely to be widened within a reasonable period of time and trees cannot now be set in their proper relationship to the ultimate right-of-way;

5. Trees are already planted in the substantially correct location.

C. Any request for exemption shall be reviewed by the Public Works Director ~~of Transportation~~ and be transmitted for review to the Planning Division~~epartment~~. The decision on any request for an exemption under this section shall be made prior to the issuance of any building or grading permits.
(Ord. 18 § 2, 2008, RCC § 16.48.030)

§ 16.44.040. Enforcement.

The Public Works~~Transportation~~ Department shall be responsible for the enforcement of the street tree planting requirements under this chapter.
(Ord. 18 § 2, 2008, RCC § 16.48.040)

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CHAPTER 16.56
SECURITY FOR IMPROVEMENTS AND TAXES

§ 16.56.010. Security for improvements.

A. If the improvements are not completed prior to approval of the final map or parcel map, the land divider shall enter into an agreement with the City to complete the improvements and in connection therewith shall furnish to the City improvement security in the amounts required by subsection D of this section. Acceptable forms of security shall be limited to the following:

1. A bond or bonds by one or more duly authorized corporate sureties;

2. A cash deposit with the City;

3. An irrevocable instrument of credit from one or more financial institutions subject to regulation by the state or federal government pledging that the funds necessary to carry out the agreements are on deposit until released by the City;

4. An irrevocable letter of credit issued by a financial institution subject to regulation by the state or federal government guaranteeing that all or any portion of the funds available pursuant to the letter of credit will be paid upon the written demand of the Public Works Director ~~of Transportation~~, and that such written demand need not present documentation of any type as a condition of payment, including proof of loss.

B. The agreement and the improvement security for Schedules "A," "B," "C," "D" and "E" maps shall be executed for the City by the chairperson of the Council only upon forms and terms approved by the Council, which shall be checked by the Public Works Director ~~of Transportation~~. The Public Works Director ~~of Transportation~~ shall be authorized to execute on behalf of the City agreements and improvement security in accordance with the provisions of this chapter for Schedules "F," "G," "H" and "I" maps. The agreement and improvement security for Schedules "F," "G," "H" and "I" maps shall be executed for the City by the Public Works Director ~~of Transportation~~ only upon forms and terms approved by the Council. If bonds are to be used, they shall be substantially in the form provided for in the Subdivision Map Act.

C. The original period of the agreement and security shall be 24 months. Extensions of time may be granted at any time by the City Manager only upon terms and conditions approved by the City Council either at its own option, with or without notice to the land divider and surety, or at the written request of the land divider, with or without notice to the surety. Each extension shall be for a period not to exceed one year. In addition to the above, and as a further condition to granting an extension of time, the City Engineer may require additional agreements or security as necessary to guarantee the completion of the improvements.

D. Security to guarantee the performance of any act or agreement shall be in the following amounts:

1. 100% of the total estimated cost of the improvement or of the act to be performed, conditioned upon the faithful performance of the act or agreement;

2. 50% of the total estimated cost of the improvement or the performance of the required act, securing payment to the contractor, his or her subcontractors, and the persons

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furnishing labor, materials or equipment to them for the improvement or the performance of the required act;

3. 10% of the total estimated cost of the improvement or the performance of the required act for the guarantee and warranty of the work for a period of one year following the completion and acceptance thereof against any defective work or labor done, or defective materials furnished. As a part of the obligation guaranteed by the security and in addition to the face amount of the security, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees incurred by the City in successfully enforcing the obligation, all to be taxed as costs and included in any judgment.

E. The security may be released, in whole or in part, in the following manner:

1. Security given for faithful performance or any act or agreement shall be released upon the performance of the act and final completion and acceptance of the required work. Once one-third of the bonded work has been completed, a request for a partial release of securities may be submitted. The request shall be made in writing to the ~~Transportation~~Public Works Director, and a fully detailed description of the bonded work completed shall be provided with the request. A maximum of three partial releases of the security may be granted by written order of the Public Works Director ~~of Transportation~~ upon a determination by the Public Works Director ~~of Transportation~~ of the acceptable work that has been completed and the amount of security that is necessary to guarantee the completion of the remaining improvements. Requests for partial releases, setting forth in detail the amount of work completed, shall be made in writing to the Public Works Director ~~of Transportation~~.

2. Security securing the payment to the contractor, the subcontractors, and the persons furnishing labor, materials or equipment may, after the time within which claims of lien are required to be recorded pursuant to Article 3 (commencing with Section 3114) of Chapter 2 of Title 15 of Part 4 of Division 3 of the Civil Code and after acceptance of the work, be reduced to an amount not less than the total claimed by all claimants for whom claims of lien have been recorded and notice thereof given in writing to the Council, and if no such claims of lien have been recorded, the security may be released in full. Requests for release shall be made to the Public Works Director ~~of Transportation~~ who may, prior to the release of any security under this subdivision, require the land divider to provide a title report or other form of evidence sufficient to show what claims of lien, if any, are of record on the land division.

3. The release of such security shall not apply to any required guarantee and warranty period, nor to costs and reasonable expenses and fees, including reasonable attorney fees.

F. In any case where the performance of the obligation for which the security is required is subject to the approval of another agency, the security shall not be released until the obligation is performed to the satisfaction of such other agency. The City shall notify the servicing agency in writing and such agency shall have two months after completion of the performance of the obligation to register its satisfaction or dissatisfaction. If at the end of that period it has not registered its satisfaction or dissatisfaction, it shall be conclusively deemed that the performance of the obligation was done to its satisfaction.

G. The liability upon the security given for the faithful performance of any act or agreement shall be limited to:

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1. The performance of the work, covered by the agreement between the subdivider and the City for the performance of the required act;

2. The performance of any changes or alterations in such work, provided that all such changes or alterations do not exceed 10% of the original estimated cost of the improvement;

3. The guarantee and warranty of the work for a period of one year following completion and acceptance thereof against any defective work or labor done or defective materials furnished in the performance of the agreement or the performance of the act;

4. Costs and reasonable expenses and fees, including reasonable attorneys' fees.

H. If the estimated cost of completing the street/drainage improvements, water system improvements, sewer system improvements or the setting of the monuments is less than $5,000.00, a cash bond shall be required for that specific improvement.

I. The Public Works Director ~~of Transportation~~ is authorized to release or reduce the security in accordance with the provisions of this section.

(Ord. 18 § 2, 2008, RCC § 16.60.010; Ord. 60 § 2, 2011)

§ 16.56.020. Security for taxes and assessments.

A. Certificates for taxes and special assessments, as prepared by the tax collector, and security for unpaid taxes and special assessments shall be furnished as required by the Subdivision Map Act. This section applies to land divisions located within the City.

B. When a land division is located within the City:

1. If the certificate shows that there are no liens against the land division or any part thereof for unpaid taxes or special assessments collected as taxes, the City Clerk shall certify that such certificates have been filed and shall transmit the final map or parcel map to the County Recorder without placing the matter on the agenda of the Council.

2. If the certificate shows that there are no liens against the land division or any part thereof for unpaid taxes or special assessments collected as taxes, except for taxes or special assessments that are not yet payable, the land divider shall file with the City Clerk acceptable security in the amount determined by the tax collector as necessary to pay the taxes and special assessments which are a lien but not yet payable. Upon approval of the security by the City Attorney, the City Clerk shall certify that such certificates and security have been filed and shall transmit the final map or parcel map to the County Recorder without placing the matter on the agenda of the Council.

3. When a land division is located within the City, the land divider shall furnish the required certificate as to tax and assessment liens to the Public Works Director ~~of Transportation~~ who shall handle the matter as a part of the processing of the final map or parcel map.

C. Acceptable forms of security for taxes shall be as provided in Section 16.56.010(A) for security for improvement; provided, however, that a cash bond shall be required to guarantee the payment of taxes in amounts less than $2,500.00. The forms of security offered shall not have an expiration date prior to that of the expiration of the map.

(Ord. 18 § 2, 2008, RCC § 16.60.020; Ord. 60 § 3, 2011)

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CHAPTER 16.60
REVERSION TO ACREAGE

§ 16.60.010. Generally.

Divided real property may be reverted to acreage pursuant to the provisions of this title and the Subdivision Map Act. Reversion to acreage proceedings may be initiated by the City Council on its own motion, or by petition of all owners of record of real property that is proposed to be reverted to acreage.
(Ord. 18 § 2, 2008, RCC § 16.64.010)

§ 16.60.020. Procedures for filing.

To revert divided lands to acreage, a tentative map shall be filed as follows:

A. A tract or parcel map number shall be obtained from the County Surveyor upon payment of the fee set forth ~~in Chapter 3.44~~by the County.

B. 25 copies of the tentative map shall be filed with the Community Development~~Planning~~ Director, accompanied by the fee as set forth in Chapter 3.44. The fee shall be paid by the owners filing the tentative map, or, if the reversion to acreage is initiated by the Council upon request of the owners of the property, the fee shall be paid by the person(s) making the request to the Council.

C. The tentative map prepared in the form required by Chapter 16.12 shall show all relevant details of the land division proposed to be reverted, its relationship to existing streets, dedications, and adjoining lands, and configurations of the proposed reversion.

D. Proof of ownership of the real property proposed to be reverted to acreage shall be submitted with the tentative map.
(Ord. 18 § 2, 2008, RCC § 16.64.020)

§ 16.60.030. Review of tentative map.

The tentative map shall be distributed by the Community Development~~Planning~~ Director to all interested and affected agencies and utilities. Thereafter, the tentative map shall be considered by the appropriate Land Development Committee, which Committee shall report and recommend to the advisory agency having jurisdiction over the area.
(Ord. 18 § 2, 2008, RCC § 16.64.030)

§ 16.60.040. Consideration by advisory agency.

The advisory agency shall consider the report and recommendation of the Land Development Committee on the tentative map, and shall forward a report and recommendation to the Council for approval, conditional approval or disapproval of the proposed reversion to acreage. A copy of the advisory agency report and recommendations shall be mailed to the applicant or the authorized agent.
(Ord. 18 § 2, 2008, RCC § 16.64.040)

§ 16.60.050. Consideration by Council.

A. After receipt of the report and recommendations of the advisory agency, the Council shall set the matter for public hearing. Notice of the time and place of the public hearing before

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the Council, including a general description of the location of the property proposed to be reverted to acreage, shall be given at least 10 days before the public hearing by publication once in a newspaper of general circulation that is published and circulated in the City.

B. Divided real property may be reverted to acreage only if the Council finds that:

1. Dedications or offers of dedication which have not been accepted by the City and which are to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes; and

2. Either:

a. All owners of an interest in the real property within the land division have consented to the reversion, or

b. None of the improvements required to be made have been made within two years from the date the final land division map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is the later, or

c. No lots shown on the final land division map have been sold within five years from the date such map was filed for record.

C. The following shall be required as conditions to approval of a reversion:

1. Dedications necessary for a logical street pattern for access to any lands not proposed for reversion or as may be necessary for drainage or utilities;

2. Retention of all previously paid fees;

3. Retention of any necessary improvement security or deposit.

(Ord. 18 § 2, 2008, RCC § 16.64.050)

§ 16.60.060. Final map procedures.

After the approval of the tentative map, the applicant may cause a final map or parcel map to be prepared in accordance with the applicable provisions of Chapter 16.16, and shall pay the fees as set forth in Chapter 3.44.

(Ord. 18 § 2, 2008, RCC § 16.64.060)

§ 16.60.070. Merging of contiguous parcels.

A. Notwithstanding the preceding sections, four or fewer contiguous parcels under common ownership may be merged without reverting to acreage, provided that the merger is approved by the Community Development~~Planning~~ Director and an instrument evidencing such merger is recorded with the County Recorder.

B. Applications to merge contiguous parcels shall be made to the Community Development~~Planning~~ Director on forms provided by the Planning Division~~epartment~~, and shall be accompanied by the fee specified in Chapter 3.44, and the following:

1. An exhibit, drawn to scale, delineating the existing parcel boundaries and the location of existing structures and easements;

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2. Copies of grant deeds for the existing parcels;

3. An exhibit, drawn to scale, delineating the boundaries of the parcel after the merger;

4. A legal description of the new parcel as merged;

5. Preliminary title report;

6. Written consent of all owners of record interest.

C. The Community Development~~Planning~~ Director shall transmit a completed application to the City Engineer~~County Surveyor~~ for review and recommendation and shall grant approval of the request for merger if:

1. The parcels to be merged are, at the time of merger, under common ownership and written consent has been obtained from all record owners;

2. The parcel as merged will be consistent with the zoning of the property;

3. The parcel as merged will not conflict with the location of any existing structures on the property;

4. The parcel as merged will not be deprived access as a result of the merger;

5. Access to the adjoining parcels will not be restricted by the merger;

6. No new lot lines are created through the merger;

7. The existing right-of-way shall not be altered. Any alteration shall be accomplished through a separate vacation process.

D. The Community Development~~Planning~~ Director shall submit to the County Recorder for recordation the new legal description and exhibit within 20 days after it has been approved~~ by the Planning Director~~.

(Ord. 18 § 2, 2008, RCC § 16.64.070)

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CHAPTER 16.64
LOT LINE ADJUSTMENTS

§ 16.64.010. Lot line adjustment defined.

A "lot line adjustment" is a modification of a boundary line between two or more adjacent legal parcels where the modification complies with the following criteria:

A. No new parcels are created, and no existing parcels are deleted;

B. No parcel is reduced below the minimum lot area required by the zoning designation set forth in Title 17 and the General Plan of the City;

C. The proposed adjustment is exempt from the Subdivision Map Act, and no tentative map, final map or parcel map, shall be required as a condition to the approval of a lot line adjustment;

D. Public rights-of-way are not altered in any way unless approved by the Public Works Director ~~of Transportation~~.

(Ord. 18 § 2, 2008, RCC § 16.68.010)

§ 16.64.020. Filing requirements.

Applications for lot line adjustment as defined in Section 16.04.060(B) shall be made to the Community Development~~Planning~~ Director on forms provided by the Planning Division~~epartment~~. The applications shall be accompanied by the fee set forth in Chapter 3.44.
(Ord. 18 § 2, 2008, RCC § 16.68.020)

§ 16.64.030. Procedure.

Upon receipt of a completed application, the Planning Division~~epartment~~ shall transmit the material to the following agencies: ~~Transportation Department, County Surveyor, Health~~City Engineer, Fire, Building and Safety, ~~Assessor Departments,~~ and other appropriate agencies~~Flood Control District~~. The applicant and his or her representative shall be notified of any concerns set forth by the reviewing agencies which may delay approval of the applications. The Community Development~~Planning~~ Director shall limit his or her review and approval to a determination of whether or not the parcels resulting from the adjustment will conform to state law and City ordinances, and shall not impose conditions or exactions on the approval except to conform to City ordinances, or to facilitate the relocation of existing utilities, infrastructure, easements or improvements. When special circumstances applicable to a parcel of property, including but not limited to topographic constraints, parcel orientation, access restrictions, methods of circulation, existing improvements, and/or urbanization of the property under a requested permit, the Community Development~~Planning~~ Director may, upon sufficient documentation and justification, approve a lot line adjustment so long as the proposed adjustment is not in conflict with state law, City ordinances, and requirements set by other City departments or agencies. Within 30 days of the lot line adjustment application being accepted as complete, the Community Development~~Planning~~ Director shall conditionally approve, disapprove or notify the applicant and his or her representative that the request does not meet the requirements of a lot line adjustment. Applications for lot line adjustment shall not be considered final until the exhibits and new legal descriptions, or amended deed, reflecting the adjustment have been recorded.
(Ord. 18 § 2, 2008, RCC § 16.68.030)

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§ 16.64.040. Recordation.

Upon approval of the lot line adjustment, the Community Development~~Planning~~ Director, within six months or as agreed to by the Community Development~~Planning~~ Director and applicant not to exceed one year, shall receive proof of the recordation of the deed or record of survey and the notice of lot line adjustment with the County Recorder. The notice shall contain the following: "This document is being recorded pursuant to Lot Line Adjustment No. _____, approved by the Planning Division~~epartment~~ on ____."
(Ord. 18 § 2, 2008, RCC § 16.68.040)

§ 16.64.050. Record of survey.

A record of survey shall be required pursuant to Section 8762 of the Business and Professions Code if monuments are set at the new lot lines, unless the boundary is monumented as part of a land division with a recorded map.
(Ord. 18 § 2, 2008, RCC § 16.68.050)

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CHAPTER 16.68
ENFORCEMENT AND PENALTIES

§ 16.68.010. Denial of permits.

No building permit, grading permit or any other permit or approval necessary to develop real property shall be granted or issued for any parcel of real property which has been divided, or which has resulted from a division, in violation of the provisions of the Subdivision Map Act or this title that were applicable at the time such division occurred, unless the Community Development~~Planning~~ Director, as hereinafter provided, finds that development of such real property is not contrary to the public health, welfare or safety. A permit or approval shall be denied whether the applicant was the owner of the real property at the time of the violation or whether the applicant is the current owner of the real property with, or without, actual or constructive knowledge of the violation at the time of acquisition of the real property. Whenever a permit or approval is sought to develop such real property, the department from which the permit is sought shall notify the applicant that the permit cannot be granted because of the illegal division of land, and shall advise the person that he or she may file an application with the Community Development~~Planning~~ Director for a determination as to whether the development of the property would not be contrary to public health or safety and for the possible issuance of a certificate of compliance.
(Ord. 18 § 2, 2008, RCC § 16.72.010)

§ 16.68.020. Certificate of compliance.

A. Classification of Certificates of Compliance.

1. Certificates of Compliance. A certificate of compliance is issued when the real property is in compliance with the Subdivision Map Act and this title.

2. Conditional Certificate of Compliance. A conditional certificate of compliance is issued when the Community Development~~Planning~~ Director determines that the property was divided in violation of the Subdivision Map Act or this chapter.

3. Certificate of Compliance and Waiver of Parcel Map. A certificate of compliance is required on all tentative parcel maps which have the parcel map waived. Since there is no parcel map to record, a certificate is necessary to record a legal description of the property which has been divided.

B. The following procedures shall apply to applications for approval of a certificate of compliance:

1. Application. Any owner of real property, including owners denied a permit, may file an application for a certificate of compliance. A separate application shall be made to the Community Development~~Planning~~ Director, accompanied by the fees set forth in Chapter 3.44 for each parcel to be certified. No certificate of compliance application proposing the certification of multiple lots will be accepted unless submitted in conjunction with a waived final parcel map. Each completed application shall be accompanied by the following:

a. A map shall be submitted, drawn on a form provided by the Planning Division~~epartment~~. The map shall be legibly drawn, in ink, to an engineer's scale, with the scale shown on the map. It shall show the subject property with dimensions and the gross and net area, and it shall show the locations, width and names of

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all streets and roads adjacent to and providing access to the property.

b. The map shall show the location and use of all structures on the property, with the distances from the structures to the parcel boundaries and distances between structures, and all existing utilities and easements.

c. A small scale vicinity map shall be shown with distances (in feet or tenths of a mile) to the nearest street intersection.

d. The map shall show the name, address, telephone number of the current owner of the property, and the name, address and telephone number of the person preparing the map, if different from the owner.

e. The map shall show the current zoning on the property and the current assessor's parcel number.

f. The application shall also include:

i. A legible copy of the current owner's grant deed or contract of sale;

ii. A map and copies of deeds of all other property owned by the applicant that is contiguous to the subject real property;

iii. Documentation of recorded access to the subject property unless abutting a public street;

iv. A legal description for the subject property to be typed on plain white paper, 8-1/2 by 11 inches in size, with one-inch margins at the top, sides and bottom. This legal description shall be reproducible so as to yield a legible copy that can be used as a part of a recorded certificate of compliance;

v. A lot book report that shows transaction of the subject property for the previous four years.

2. Processing and Issuance.

a. Certificate of Compliance.

i. Upon receipt of a completed application, the Community Development~~Planning~~ Director shall review the matter and within 50 days after receipt of the completed application make a final determination as to whether or not the real property complies with the applicable provisions of the Subdivision Map Act and this title, or whether the proposed development of the real property can be approved as not contrary to the public health, welfare and safety.

ii. If the Community Development~~Planning~~ Director determines that the real property was divided in compliance with the provisions of the Subdivision Map Act and this title that were applicable at the time the property was divided, he or she shall cause a certificate of compliance to be filed for record with the County Recorder.

b. Conditional Certificate of Compliance.

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i. If upon receipt of a completed application the Community Development~~Planning~~ Director determines that the property was divided in violation of the Subdivision Map Act or this title, but that a proposed development may be approved as being not contrary to the public health, welfare or safety, a certificate of compliance may be issued by the Community Development~~Planning~~ Director contingent upon the completion of specified conditions.

ii. The Community Development~~Planning~~ Director shall submit the applications to the Land Development Committee at one of its regular meetings for its report, recommendations and to establish appropriate conditions.

iii. The Community Development~~Planning~~ Director may impose such conditions as would have been applicable to the division of the property at the time that the current owner of record acquired the property, except that where the applicant was the owner of record at the time of the initial violation who by a grant of the real property created a parcel or parcels in violation, and such person is the current owner of record of one or more of the parcels which were created as a result of the grant in violation, then the Community Development~~Planning~~ Director may impose such conditions as would be applicable to a current division of the property or the requirement of filing on a tentative parcel or tract map.

(A) When the Community Development~~Planning~~ Director imposes conditions, he or she shall file for record with the County Recorder a conditional certificate of compliance.

(B) The conditions may be fulfilled and implemented by the owner who has applied for the certificate of compliance or any subsequent owner.

(C) Compliance with such conditions shall not be required until such time as a permit or other grant of approval for the development or use of the property is issued by the City or any other subsequent jurisdiction, unless the property is thereafter included as a part of a legal division of said real property pursuant to the provisions of this title.

(D) Upon completion of the conditions, the owner shall notify the Community Development~~Planning~~ Director. If the conditions are satisfactorily completed, the Community Development~~Planning~~ Director shall then issue and record a final certificate of compliance.

iv. Certificate of Compliance and Waiver of Parcel Map.

(A) A certificate of compliance is required on all tentative parcel maps which have the parcel map waived.

(B) The Community Development~~Planning~~ Director shall distribute the final copy of the certificate of compliance and waiver of parcel map to the ~~Department of~~ Building and Safety Division and ~~County Recorder~~City Clerk's office upon payment of the fee set forth in Chapter 3.44.

3. Appeal to Planning Commission. The decision of the Community Development~~Planning~~ Director regarding a

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certificate of compliance may be appealed to the Planning Commission within 10 calendar days after the date of the decision by the Community Development~~Planning~~ Director. Upon receipt of a completed appeal, the Community Development~~Planning~~ Director shall set the matter for hearing before the Planning Commission, not less than 10 days nor more than 60 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The Planning Commission shall render its decision within 30 days following the close of the hearing on the appeal and a copy thereof shall be mailed to the appellant.

(Ord. 18 § 2, 2008, RCC § 16.72.020)

§ 16.68.030. Notice of violation.

Whenever the Community Development~~Planning~~ Director has knowledge that real property has been divided in violation of the provisions of the Subdivision Map Act or of this title, he or she shall cause to be filed for record with the County Recorder notice of intention to record a notice of violation, describing the real property in detail, naming the owners thereof, describing the violation and stating that an opportunity will be given to the owner to present evidence. Upon recording a notice of intention to record a notice of violation, the Community Development~~Planning~~ Director shall mail a copy of such notice by certified mail to the owner of such property. The notice shall specify a time, date, and the place at which the owner may present evidence to the advisory agency why such notice should not be recorded. If, after the owner has presented evidence, it is determined that there has been no violation, the Community Development~~Planning~~ Director shall file a release of the notice of intention to record a notice of violation with the County Recorder. If, after the owner has presented evidence, the advisory agency determines that the property has, in fact, been illegally divided, or within 60 days of receipt by the owner of the involved real property of a copy of the notice of intention to record a notice of violation, the owner of the real property fails to inform the advisory agency as to why the involved real property has not been illegally divided, the advisory agency shall record the notice of violation with the County Recorder. The notice of intention, to record a notice of violation and the notice of violation, when recorded, shall be deemed to be constructive notice of the violation to all successors in interest in such property. The County Recorder shall index the names of the fee owners in the general index.

(Ord. 18 § 2, 2008, RCC § 16.72.030)

§ 16.68.040. Prohibition.

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

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

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

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

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

(Ord. 18 § 2, 2008, RCC § 16.72.040)

§ 16.68.050. Procedures, remedies and penalties.

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

(Ord. 18 § 2, 2008, RCC § 16.72.050)

§ 16.68.060. City to be held harmless.

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

(Ord. 18 § 2, 2008, RCC § 16.72.060)

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CHAPTER 16.72
URBAN LOT SPLITS

§ 16.72.010. Purpose and intent.

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

§ 16.72.020. Eligibility.

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

A. ~~The proposed urban lot split will create no more than two new parcels, and e~~Each of the newly created parcels meets all the required o~~O~~bjective s~~S~~tandards in this Chapter~~the following requirements:~~

~~1. Is at least 1,200 square feet in size;~~

~~2. Is at least 40% of the lot area of the original parcel;~~

~~3. Has access to or adjoins the public right-of-way, sufficient to allow development on the parcel to comply with any property access requirements under the California Fire Code Section 503 and Title 14, California Code Regulations Section 1273.00 et seq., when applicable to the parcel; and~~

~~4. The parcel to be subdivided is located within the R-R, R-R-O, R-1, R-1A, R-A, R-T, or R-T-R zone.~~

B. The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code.

C. The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power;

3. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application; and/or

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4. Housing that has been occupied by a tenant in the last three years ~~based~~ before~~on~~ the date of the application for an urban lot split.

D. ~~The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a City landmark or City heritage resource.~~The parcel is not located within a historic~~al~~ landmark property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark pursuant to a city or county ordinance.

E. The proposed urban lot split does not require demolition or alteration of either of the following:

1. A contributing structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance.

~~D.~~2. An existing exterior structural wall of a structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance.

~~E.~~F. The parcel has not been established through prior exercise of an urban lot split provided for in Section 66411.7 of the Government Code or this section.

~~F.~~G. Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this chapter.

~~G.~~H. ~~The proposed new parcels are intended for exclusively residential use.~~The urban lot split will not result in a structure being split over the two parcels.

~~H. The owner of the parcel to be subdivided signs an affidavit under penalty of perjury declaring all of the following to be true:~~

~~1. The housing units proposed to be demolished or altered have not been occupied by a tenant at any time within three years of the date of the application for an urban lot split.~~

~~2. The owner of the parcel intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split. Owner-occupancy is not required if the owner is a community land trust or qualified nonprofit corporation under Sections 214.15 or 402.1 of the Revenue and Taxation Code.~~

~~3. The owner has not previously subdivided an adjacent parcel using an urban lot split.~~

~~4. The owner has not previously acted in concert with any person to subdivide an adjacent parcel using an urban lot split. "Acted in concert" means that the owner, or a person acting as an agent or representative of the owner, knowingly participated with another person in joint activity or parallel action toward a common goal of subdividing the adjacent parcel.~~

(Ord. 223 § 2, 2022)

§ 16.72.030. Objective subdivision standards.

All urban lot splits under this chapter shall ~~also~~ comply with the standards in this section, unless

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the applicant can demonstrate that ~~this~~ application of the standards would have the effect of physically precluding the construction of two units on either of the resulting parcels~~, or would necessarily result in a unit size of less than 1,200 square feet for any unit on the resulting parcels~~:

A. New parcel lines that abut a street shall maintain right angles to streets or are radial to the centerline of curved streets or be parallel to existing parcel lines.

B. Lots without 24 feet or more of frontage on a street will not be permitted. Frontage requirements for flag lots may be satisfied by a driveway or private road accessing a street of 12 feet in width or more.

Each resulting parcel must

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~~C. A minimum of one off-street parking space shall be provided on each parcel except no parking shall be required where the parcel meets one or both of the following instances:~~

~~1. The parcel is located within one half mile walking distance of either a high quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.~~

~~2. There is a car share vehicle located within one block of the parcel.~~

~~D. No additional setback shall be required for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure. Verification of size and location of the existing and proposed structure requires pre- and post-construction surveys by a California licensed land surveyor.~~

C. ~~H~~haves access to or adjoins the public right-of-way, sufficient to allow development on the parcel to comply with any property access requirements under the California Fire Code Section 503 and Title 14, California Code Regulations Section 1273.00 et seq., when applicable to the parcel.~~; and~~

D. The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that no ~~one~~ parcel is~~shall not be~~ smaller than 40 percent of the lot area of the original parcel proposed for subdivision.

E. Both newly created parcels are no smaller than 1,200 square feet.

F. The parcel being subdivided is located within a single-family residential zone.

G. The parcel map satisfies the objective requirements of the Subdivision Map Act and this chapter regarding parcel maps.

The standards described in this ~~paragraph~~section shall apply except to the extent a standards ~~to all urban lot splits except where such standard directly~~ conflicts with a provision of this chapter or Section 66411.7 of the Government Code, as amended, or would ~~whether the applicant demonstrates that such zoning district standard or design standard would have the effect of~~ physically precluding the construction of two units on either of the resulting parcels or would necessarily result in a unit size of less than 800 square feet.
(Ord. 223 § 2, 2022)

§ 16.72.040. Filing, processing, and action.

A. An application for an urban lot split must be made through submittal of a City parcel map application and requisite fees and approved by the Community Development~~Planning~~ Director as provided for in Subsection B. of Section 16.12.150 of this Code. The minimum information for a parcel map is provided on the application form.

B. The City shall act on an application for an urban lot split within ~~5~~60 days from the date the City deems an application to be complete. If the applicant requests a delay in writing, the ~~5~~60 day time period shall be tolled for the period of the delay. If the City has not acted on the completed application within 60 days or by the end of any tolled period, the application shall be deemed approved. The City has acted on the application if it:

1. Approves or denies the application for the urban lot split; or

2. Informs the applicant in writing that changes to the proposed project are necessary to comply with this chapter.

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C. The Community Development~~Planning~~ Director shall deny the urban lot split if either of the following is found:

1. The urban lot split fails to meet or perform one o~~f~~r more objective requirements imposed by the Subdivision Map Act or by this chapter. Any such requirement ~~or condition~~ shall be specified in a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant; and/or

2. The building official makes a written finding, based upon a preponderance of the evidence, that the proposed subdivision would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

D. The Community Development~~Planning~~ Director shall not reject an application solely because it proposes adjacent or connected structures, provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

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~~E. The Planning Director shall condition approval on the dedication of any easements deemed necessary for the provision of public services to the proposed parcels and any easements deemed necessary for access to the public right-of-way.~~

~~F.~~E. The Community Development~~Planning~~ Director shall not require the correction of nonconforming zoning conditions as a condition of approval of the u~~U~~rban l~~L~~ot s~~S~~plit.

~~G.~~F. The Community Development~~Planning~~ Director shall not require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of approval of a parcel map for an urban lot split.

(Ord. 223 § 2, 2022)

§ 16.72.050. Conditions of Approval.

The City may require ~~any of~~ the following conditions ~~when considering an application~~ for an urban lot split parcel map ~~for an urban lot split~~:

A. Easements required for the provision of public services and facilities.

B. A requirement that the parcels have access to, provide access to, or adjoin the public right-of-way.

§ 16.72.0~~5~~60. Performance Standards~~Use and development requirements~~.

A. The owner of the parcel to be subdivided signs an affidavit under penalty of perjury declaring all of the following to be true:

1. The housing units proposed to be demolished or altered have not been occupied by a tenant at any time within three years of the date of the application for an urban lot split.

2. The owner of the parcel intends to occupy one of the housing units as the owner's~~ir~~ principal residence for a minimum of three years from the date of the approval of the urban lot split. Owner-occupancy is not required if the owner is a community land trust or qualified nonprofit corporation under Sections 214.15 or 402.1 of the Revenue and Taxation Code.

3. The owner has not previously subdivided an adjacent parcel using an urban lot split.

4. The owner has not previously acted in concert with any person to subdivide an adjacent parcel using an urban lot split. "Acted in concert" means that the owner, or a person acting as an agent or representative of the owner, knowingly participated with another person in joint activity or parallel action toward a common goal of subdividing the adjacent parcel.

~~A.~~B. It shall be unlawful to rent, offer to rent or lease, or to advertise for rent or lease, any dwelling unit or portion thereof constructed on a lot created under this chapter for a term ~~that is~~of 30 days or less.

~~B.~~C. It shall be unlawful to use any dwelling unit constructed on a lot created under this chapter for any use other than a residential use.

D. New dwelling units constructed under this chapter shall be no more than 1,200 square feet in floor area.

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~~C.~~E. The City shall not be required to permit more than two dwelling units on a parcel created through the exercise of the authority contained within this Chapter. For the purposes of this sub~~Chapter~~section, "dwelling unit" includes any primary ~~means any~~ dwelling ~~unit~~, dwelling unit ~~including, but not limited to, a unit or units~~ created pursuant to Section 65852.21, ~~a primary dwelling, an~~ accessory dwelling unit as defined in subdivision (a) of Section 66313, or a junior accessory dwelling unit as defined in subdivision (d) of Section 66313.

~~D. Development of new dwelling units on any lot created under this chapter shall be subject to the requirements of Chapter 17.320 (Two-Unit Developments) herein and shall also comply with all applicable objective zoning requirements applicable to the subject parcels and any objective requirements in the City's residential design guidelines, as applicable. The standards described in this paragraph shall apply to all urban lot splits except where such standard directly conflicts with a provision of this chapter, or whether the applicant demonstrates that such zoning district standard or design standard would have the effect of the effect of physically precluding the construction of two units on either of the resulting parcels or would necessarily result in a unit size of less than 800 square feet.~~

(Ord. 223 § 2, 2022)

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SUBJECT: PLN26-0003 - Extension of Time (EOT) No. 2 for CUP No. 19-0093

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0003, A TWO (2) YEAR EXTENSION OF TIME (EOT NO. 2 OF 3) THROUGH FEBRUARY 12, 2028 FOR CUP NO. 19-0093 LOCATED AT 34020 MISSION TRAIL (APN: 367-020-038) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:
The City Council reviewed CUP No. 19-0093 on February 12, 2020, and approved the proposed project. The City Council approved: (1) Environmental clearance; (2) General Plan Amendment; (3) Change of Zone; (4) Variance; and (5) Conditional Use Permit (CUP) to develop a 34,789 square-foot indoor shooting range/academy on a 2.33 acre-site.

In accordance with the adopted conditions of approval, the Applicant was required to complete substantial construction on or before February 12, 2023, after which the approval would expire. The Planning Commission approved a 3-year extension of time to February 12, 2026 on November 15, 2022. Since the Applicant has not started construction on the approved development project, they have requested a second 2-year extension of time ("EOT") that will give them, if approved, through February 12, 2028, to complete substantial construction.

One (1) additional EOT, totaling an additional one (1) year, is available for the project if needed, in accordance with Wildomar Municipal Code ("WMC") Section 17.125.120.

PROJECT ANALYSIS:
The Applicant filed the EOT application and paid the required fee on February 12, 2026, before expiration, as required. Based on the timely submittal, staff has determined that the approved CUP remains consistent with the project as originally approved, remains consistent with the General Plan and applicable development standards, and that the setting and local circumstances have not changed in such a manner as to render the previously approved project incompatible with the surrounding area. Thus, staff further determines that the approved project meets all of the required findings for approval of an EOT.

ENVIRONMENTAL ANALYSIS:
The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

PUBLIC NOTICE:
In accordance with Section 17.125.070 of the Wildomar Municipal Code, the Planning Department on or before May 23, 2026, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the June 3, 2026 Planning Commission meeting and the request under this agenda item.

ATTACHMENTS:
Attach A - PC Resolution No 2026-08.pdf
Attach A-Ex1 - CUP 19-0093 EOT-2 Updated COAs [6-3-26].pdf
Attach B - Development Plans-Packet.pdf
Attach C - CUP 19-0093 EOT #2 powerpoint.pdf

ATTACHMENT A

PC RESOLUTION NO. 2026-08

(PLN26-0003 – EOT NO. 2 FOR CUP NO. 19-0093)

PC RESOLUTION NO. 2026-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0003, A TWO (2) YEAR EXTENSION OF TIME (EOT NO. 2 OF 3) THROUGH FEBRUARY 12, 2028 FOR CUP NO. 19-0093 LOCATED AT 34020 MISSION TRAIL (APN: 367-020-038) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

WHEREAS, an application for an extension of time ("EOT") No.2 (PLN 26-0003) for CUP No. 19-0093 was filed by:

Applicant: Kris Kakkar

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on February 12, 2026, requesting a 2-year extension of time (No.2 of 3 available) for CUP No. 19-0093; thereby, meeting the requirements outlined in Wildomar Municipal Code ("WMC") Section 17.125.120; and

WHEREAS, the City Council at a duly noticed public hearing on February 12, 2020 approved CUP No. 19-0093 including adoption of a Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), subject to conditions of approval; and

WHEREAS, the Planning Commission at a duly noticed public meeting on November 15, 2022 approved EOT #1 for CUP No. 19-0093 to February 12, 2026; and

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on February 12, 2026 in advance of the February 12, 2026 deadline requesting a 2-year extension of time for CUP No. 19-0093; and

WHEREAS, in accordance with WMC Section 17.125.070, on or before May 23, 2026, the Planning Division mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent property owners of the June 3, 2026 Planning Commission meeting where the Planning Commission would review Extension of Time No. 2 for CUP No. 19-0093; and

WHEREAS, in accordance with Section 17.125.120 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on June 3, 2026, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 2-year extension of time for CUP No. 19-0093, and at which time the Planning Commission received public testimony concerning the proposed extension of time.

NOW THEREFORE, the Planning Commission of the City of Wildomar does

hereby resolve, determine, order as follows:

SECTION 1. CEQA FINDINGS.

The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

SECTION 2. FINDINGS OF FACT FOR EOT NO.2 (PLN26-0003) FOR CUP No. 19-0093

Pursuant to WMC Section 17.125.120, in light of the record before it, including the staff report dated June 3, 2026, and all evidence and testimony heard at the public meeting for this second extension of time for CUP No. 19-0093, the Planning Commission makes the following findings in support of the second EOT for CUP No. 19-0093:

Finding 1: The approved project remains consistent with the adopted General Plan.

Evidence: The proposed EOT for CUP No. 19-0093 remains consistent with the City's General Plan in that the existing land use designation of Light Industrial (LI) is intended to provide for the development of various industrial and commercial uses. Therefore, the proposed EOT continues to be consistent with the Wildomar General Plan.

Finding 2: The approved plot plan remains in conformance with the requirements of Title 17 (Zoning).

Evidence: The existing Zoning designation for the project site is M-I (Manufacturing-Industrial). The approved CUP will allow for the development of the project. Additionally, the approved project remains consistent with the M-I zoning/development standards. No modifications to the approved project are proposed as part of this extension request. Lastly, In review of the approved project, it has been determined that the approved shooting range remains consistent with the Development Code. Considering these facts, the proposed request for a 2-year extension of time through February 12, 2028, for CUP No. 19-0093, is consistent with the Development Code (Title 17), which is the City's Zoning Ordinance, of the Municipal Code.

Finding 3: The setting and local circumstances of the approved CUP have not changed in such a way to make the previously approved CUP incompatible or inappropriate with the surrounding area.

Evidence: The approved project remains compatible and appropriate with the surrounding area. Based on the original findings, the approved project was designed to conform to a logical pattern of development as envisioned by the General Plan, and the project remains consistent with those findings. Further, the MND/MMRP analyzed all potential impacts related to the approved project and outlined mitigation measures which remain applicable

to the project and remain as adopted conditions of approval. Since there are no changes proposed to the approved CUP with this specific EOT #2 request, the approved project remains consistent with the original approval. Given these facts, the proposed request for a 2-year extension of time to February 12, 2028 for CUP No. 19-0093 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of the approved plot plan.

Evidence: The Applicant submitted the EOT application and paid the required fee on February 12, 2026, in advance of the February 12, 2026, expiration date of the CUP. Accordingly, the application was timely filed in accordance with WMC Section 17.125.120, and this finding is satisfied.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, approves a 2-year extension of time through February 12, 2028 for CUP No. 19-0093, subject to the updated conditions of approval attached hereto this Resolution as Exhibit 1 and incorporated by reference.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2026.

_____
Nolan King
Planning Commission Chair

ATTEST:

_____
Robert Flores
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Joaquin Vazquez
Assistant City Attorney

EXHIBIT 1
UPDATED CONDITIONS OF APPROVAL

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Wildomar Shooting Academy			
Project Application: Conditional Use Permit (CUP) No. 19-0093			
SWC of Bundy Canyon Road and Mission Trail (APN: APN: 367-020-038)			
Conditional Use Permit 19-0093 – Council Review Date: ~~**Original Approval Date: February 12, 2020**~~ ~~**EOT #1 PC Approval Date: November 2, 2022**~~ **EOT #2 PC Approval Date: June 3, 2026**	**Conditional Use Permit 19-0093 Expiration Date:** ~~**Original Expiration Date: February 12, 2023**~~ ~~**EOT #1 Expiration Date: February 12, 2026**~~ **EOT #2 Expiration Date: February 12, 2028**		
Conditions of Approval	**Timing / Implementation Date**	**Enforcement / Monitoring Department**	**Verification (Date and Signature)**

PLANNING DEPARTMENT CONDITIONS				
General Conditions				
1.	In compliance with Chapter 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The notice shall include the required California Department of Fish and Wildlife (Fish and Game Code Chapter 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of **$2,456.75**. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Chapter 711.4(c)).	February 12, 2020	Planning Department	
2.	The Applicant's signature below hereby verifies acceptance of the "Council Adopted Conditions of Approval" contained within these conditions of approval matrix. A signed copy shall be submitted to the Community Development Director by June 17, 2026. Applicant Signature Date	June 17, 2026	Planning Department	
3.	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	On-Going	Planning Department	

	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, the 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 Subdivision Map Act, Code of Civil Procedure Chapter 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. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated			

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	attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	Approval of Conditional Use Permit No. 19-0093 shall expire on February 12, 2028 if grading and/or building permits have not been issued and substantial construction work has not commenced on the project site. For the purposes of this condition, the term "commenced" 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. The Applicant may submit a request for an Extension of Time (EOT) in accordance with Chapter 17.216.070 of the Wildomar Municipal Code. Said extension of time application and fee must be submitted prior to the expiration date. If a request for an EOT has not been submitted by this deadline, then Conditional Use Permit No. 19-0093 shall automatically become null and void.	February 12, 2028	Planning Department	
5.	Conditional Use Permit No. 19-0093 shall not become effective until 30 days after the 2nd reading of the Ordinance approving Change of Zone No. 19-0093 by the City Council. No grading or building permits shall be issued until after the effective date of the change of zone.	April 11, 2020	Planning Department	
6.	In accordance with Chapter 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being	May 12, 2020	Planning Department	

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Conditions of Approval	**Timing / Implementation Date**	**Enforcement / Monitoring Department**	**Verification (Date and Signature)**
	imposed on this project. Notice is hereby given to the Applicant that the 90-day appeal period begins with the approval date by the City Council on February 12, 2020.			
7.	Within 60 days after approval of the second reading of the Ordinance approving Conditional Use Permit No. 19-0093 by the City Council, the Applicant shall pay all applicable outstanding/negative deposit account balances (PA 19-0093). Failure to pay the outstanding balance by the due date may result in delays in the processing building permits.	April 12, 2020	Planning Department	
8.	The project site shall be developed in accordance with the approved development plans for CUP No. 19-0093 as approved by the City Council on February 12, 2020. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Chapter 17.228 of the Wildomar Municipal Code.	On-Going	Planning Department	
9.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan.	On-Going	Planning Department	
10.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Department	
11.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of	On-Going	Planning Department	

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	Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials, if applicable.			
12.	The proposed Project shall comply with the requirements of Chapter 9.48 of the WMC relating to noise.	On-Going	Planning Department	
13.	If human remains are encountered during grading activities, 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 a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	On-Going	Planning & Public Works Depts.	
14.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. Temporary erosion controls shall occur immediately upon establishing planting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. Prior to occupancy, the Applicant shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or	On-Going	Planning & Public Works Depts.	

	greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.			
15.	The proposed development approved by the City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Chapter 8.64 of the Wildomar Municipal Code.	On-Going	Planning Department	
16.	The Applicant shall provide EV charging stations, EV parking spaces, and bike racks/spaces within the site in accordance with the current Cal-Green building code standards and requirements at the time of construction drawing submittals. This information shall be reflected on the construction drawings submitted to the Building Official prior to the issuance of building permits.	On-Going	Planning & Building Departments	
17.	City of Wildomar Municipal Code Chapter 8.28, *Fire Code*, requires adherence to California Fire Code Chapter 49, which cites specific requirements for wildland-urban interface areas.	On-Going	Building and Riverside County Fire Department	
18.	City of Wildomar Municipal Code Chapter 8.28, *Fire Code*, requires compliance with the 2016 California Building Code (or most current version) and the 2016 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations).	On-Going	Building and Riverside County Fire Department	
19.	As required by Municipal Code section 8.28, Fire Code, review of the project design by the City and CAL FIRE / Riverside County Fire Department is required to ensure sufficient emergency access.	On-Going	Riv. Co. Fire Department	
20.	As required by City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, and the MS4 Permit from the San Diego	On-Going	Public Works Department	

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Conditions of Approval	**Timing / Implementation Date**	**Enforcement / Monitoring Department**	**Verification (Date and Signature)**
	Regional Water Quality Control Board, stormwater drainage improvements must be consistent and in accordance with these provisions.			
21.	As required by City of Wildomar Municipal Code Section 16.40.10, Installation Requirements, the project would comply with all applicable requirements for undergrounding utilities per this code section.	On-Going	Public Works Department	
22.	As required by City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, the generation, accumulation, handling, collection, transportation, conversion, and disposal of solid waste must be controlled and regulated through the provisions of this chapter.	On-Going	Public Works Department	

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Conditions of Approval	**Timing / Implementation Date**	**Enforcement / Monitoring Department**	**Verification (Date and Signature)**
Special Landscape Conditions – On-Going			
23. All landscape and irrigation plans shall be consistent with the City of Wildomar Water Efficient Landscaping Ordinance and Irrigation Implementation Guidelines (Chapter 17.276 of the Zoning Ordinance).	On-Going	Planning Department	
24. Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.	On-Going	Planning Department	
25. No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan prior to approval of the grading and site plans.	On-Going	Planning Department	
26. All above ground utilities shall be shown on the precise grading plans in their exact locations. Building and landscape backflow prevention units and transformers shall be located in shrub areas. Double detector checks shall be fully screened from view. The detector check/backflow device shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished and painted to match the device. The detector check and post indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (18 inches on sides and 8 feet at the front doors).	On-Going	Planning Department	
27. All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 1 year of the installation.	On-Going	Planning Department	

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Conditions of Approval	**Timing / Implementation Date**	**Enforcement / Monitoring Department**	**Verification (Date and Signature)**
28. All parking lot planter areas shall be a minimum of 5 feet wide excluding curbs, walkways and required concrete strip adjacent to parking spaces (6" curb with a 12" wide by 4" deep reinforced concrete strip adjacent). A detail shall be drawn on the civil engineer's plan to illustrate this application in all relevant locations.	On-Going	Planning Department	
29. All planting areas damaged during construction shall be replaced at the direction of the City Landscape Architect.	On-Going	Planning Department	
30. The bottom of the detention basin planting of Juncus patens (California gray rush) shall be planted at 3' on center.	On-Going	Planning Department	
31. The irrigation controller shall be a weather-based controller that measures evapo-transpiration. A rain shut-off device is required. Drip irrigation is required in all planting areas.	On-Going	Planning Department	
32. All soil amendments and fertilizers shall be organic as a storm-water best management practice. Soil analysis and agronomic soil report shall be submitted to the City with the landscape plans, including the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH and total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments.	On-Going	Planning Department	
33. No plant materials that could freeze, damage paving, or have thorns are allowed.	On-Going	Planning Department	
IS/MND/MMRP Mitigation Measures:			
Air Quality			

34.	**AQ-1** Exhaust or recirculated air must be filtered at the point of removal with a minimum of 99.97 percent High Efficiency Particulate Air (HEPA) filter, per the Institute of Environmental Sciences and Technology (IEST) recommended practice for HEPA/ULPA filters (IEST RP-CC001). All HEPA filters must be accompanied by a letter of certification or a label documenting that each filter has met the test requirements. The airflows must be designed at the manufacturers recommended face velocity, usually 250 fpm. Pressure drop measuring devices must be installed on all HEPA filter sections for monitoring filter life cycles. It is recommended that HEPA filters be pre-filtered with a minimum of MERV 14 filters to provide an extended life cycle of the HEPA filters. A MERV 7 pre-filter should also be considered to extend the life of the MERV 14 filter. Pressure drop measuring devices should be installed on all filter sections for filter maintenance.	Prior to Occupancy	Planning Department	
Biological Resources				
35.	**BIO-1** Prior to vegetation clearance and grading, the Project Applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey in accordance with the following: ▪ The survey shall be conducted no more than three days prior to the initiation of clearance/construction work; ▪ If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required; ▪ If active nests of birds are found during the surveys, a species-specific no disturbance buffer zone shall be established by a	Prior to vegetation clearance and grading activities	Planning Department	

	qualified biologist around active nests until a qualified biologist determines that all young have fledged (no longer reliant upon the nest).			
36.	**BIO-2** The Project Applicant shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the survey would be submitted to the City of Wildomar prior to obtaining a grading permit. If burrowing owls are not detected during the pre-construction survey, no further mitigation is required. If burrowing owls are detected during the pre-construction survey, the Project applicant proposes to implement passive relocation to safely relocate burrowing owl out of harm's way.	Prior to obtaining a grading permit	Planning Department	
37.	**BIO-3** In accordance with MSHCP provisions limiting the use of exotic and invasive plant species, the Project's landscape plan would exclude invasive species such as crimson fountain grass (*Pennisetum setaceum*), pampas grass (*Cortaderia selloana*), giant reed (*Arundo donax*), and tree of heaven (*Ailanthus altissima*).	During construction activities	Planning & Building Departments	
38.	**BIO-4** The Project Applicant would implement dust control and all other project-specific Storm Water Pollution Prevention Plan (SWPPP) measures during grading and construction.	During construction and grading activities	Planning & Public Works Departments	
Cultural Resources				
39.	**CUL-1** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section	During any ground-disturbing construction activities	Planning & Public Works Departments	

	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 24 hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98			
Geology/Soils				
40.	**GEO-1** The project applicant shall incorporate the recommendations of the Geotechnical Report prepared Earth Strata Geotechnical Services, Inc. (2018a; **Appendix 6.0**) into project plans related to the proposed project. The 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.	During building plan check, prior to any ground-disturbing construction activities	Planning Department and Building and Safety Department	
41.	**GEO-2** Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology's standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources	During any ground-disturbing construction activities	Public Works Department and Planning Department	

	(fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to an accredited repository.			

Hazards and Hazardous Materials				
42.	**HAZ-1** Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2016 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2016 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 2016 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 Chapter 49.	Prior to issuance of building permits	Building Department and Riverside County Fire Department	

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43. **HAZ-2** Prior to the issuance of a certificate of occupancy, 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, including California Government Code Section 51182.	Prior to issuance of certificate of occupancy	Building Department and Riverside County Fire Department	
Tribal Cultural Resources			
44. **TRI-1** To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). The Soboba Band of Luiseno Indians and the Pechanga Band of Luiseño Indians may assign individuals to monitor all grading, excavation, and groundbreaking activities as well, and the tribal monitors shall be allowed on-site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the consulting tribe(s) are satisfied that construction will not disturb cultural resources.	During any ground-disturbing construction activities	Planning Department and Building and Safety Department	
45. **TRI-2** At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the tribe(s) that intend to assign tribal monitors pursuant to mitigation measure **CUL-1**. The archaeologist and the tribal monitor(s) will have	At least 30 days but no more than 60 days prior to any ground-disturbing construction activities	Public Works Department and Planning Department	

	the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.			
46.	**TRI-3** At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project applicant shall contact the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseño Indians with notification of the proposed grading and shall enter into a Tribal Cultural Resources Treatment and Monitoring Agreement with the tribe(s). The agreements shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for tribal monitors; and establishing on-site monitoring provisions and/or requirements for professional tribal monitors during all ground-disturbing activities. The terms of the agreements shall not conflict with any of these mitigation measures. A copy of the signed agreement shall be provided to the Planning Director and the Building Official prior to the issuance of the first grading permit.	At least 30 days but no more than 60 days prior to the issuance of any grading permit.	Public Works Department and Planning Department	
47.	**TRI-4** If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by the archaeologist and the tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the archaeologist. The report shall include a list of the resources discovered; documentation of each site/locality; interpretation of the resources identified; a determination of whether the resources are	During any ground-disturbing construction activities	Public Works Department and Planning Department	

	historical resources, unique or non-unique archeological resources, and/or tribal cultural resources; and the method of preservation and/or recovery for the identified resources. If the archaeologist, in consultation with the tribes, determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. Further ground disturbance shall not resume within the area of the discovery until the City, project applicant, project archaeologist, and consulting tribe(s) reach an agreement regarding the appropriate treatment of the cultural resources, which may include avoidance or appropriate mitigation. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. Work may continue outside of the buffer area and will be monitored by additional tribal monitors, if needed as determined by the project archaeologist and the consulting tribe(s).			
48.	**TRI-5** In the event that cultural resources are discovered during the course of grading (inadvertent discoveries), the following shall be carried out for final disposition of the discoveries: a. The landowner(s) shall agree to relinquish ownership of all recovered tribal cultural resources to the consulting tribe(s), including sacred items and all artifacts, as part of the required treatment for impacts to cultural resources. b. One or more of the following treatments, in order of preference below, with (i) being the preferred treatment and (ii) being the	During any ground-disturbing construction activities	Public Works Department and Planning Department	

	secondary preferred treatment, shall be employed with the agreement of all parties. Evidence of such agreement shall be provided to the City: i. Preservation in place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. On-site relocation to a preservation area shall be accomplished as requested by the consulting tribe(s). The preservation area location shall be governed by measures and provisions to protect the preservation area from any future impacts in perpetuity. Relocation shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of the consulting tribe(s). iii. Only if (i) and (ii) above cannot be employed, curation shall be arranged with an appropriate qualified repository that meets federal standards per 36 CFR Part 79. The cultural resources would be professionally curated and made available to other archeologists/researchers/tribal governments for further research and culturally appropriate use. The collections and associated records shall be transferred to a curation facility meeting the above federal standards to be accompanied by a curation agreement and payment of any fees necessary for permanent curation.			
Prior to Issuance of a Grading Permit				

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49. Prior to the issuance of a grading permit, the Applicant shall submit a haul permit for any import of material to the site or export of material off-site for review and approval by the City Engineer and Planning Director. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site does not have an approved environmental assessment, a grading environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.	Prior to Issuance of a Grading Permit	Planning and Public Works Departments	
50. Concurrent with submittal of grading plans, the Applicant shall submit two (2) sets of final/detailed landscape and irrigation plans prepared by a registered landscape architect to the Planning Director and City's Landscape Architect for review and approval. The following landscape conditions shall be reflected on the landscape and irrigation plans:	Concurrent with Grading Plan Submittal.	Planning Department	
51. The following special landscape requirements/conditions shall be applied to the landscape and irrigation plans required under Planning Condition No. 45 above: a) Provide naturally tall, narrow upright shrubs at the front of the building. In review of the architecture, there are several areas that are either 12'x12' or 16'x16' of 'open' building face. Since the building is a full two stories (with no undulation at the face) and only	Prior to Issuance of Grading Permits	Planning Department	

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	has the narrow planting strip, the additional upright landscape selections would be softening the building. b) Revise the north facing shrub palette to shade selections.			
52.	As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan Mitigation Fee Area.	Prior to Issuance of Grading Permits	Building Department	
53.	Prior to construction, the job site superintendent and the landscape contractor shall meet with the City's Landscape Architect and Planning Department representative shall meet for a pre-job meeting. No landscaping shall occur prior to the meeting.	Prior to Construction	Planning Department	
Prior to Issuance of a Building Permit				
54.	Prior to the issuance of a building permit, the applicant shall comply with Building Department requirements in obtaining all necessary permits to construct said structures.	Prior to Issuance of a Building Permit	Planning Department	
55.	Prior to issuance of building permits for Plot Plan No. 18-0034, the Applicant shall submit a detailed/final photometric analysis for review and approval by the Planning and Building departments. The proposed development approved by the City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Chapter 8.64 of the Wildomar Municipal Code.	Prior to Issuance of Building Permits	Planning & Building Departments	

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56. Prior to the issuance of a building permit for any sign, the Applicant shall submit a sign permit and plans to the Building Department. Proposed signage shall be consistent with all applicable provisions of Chapter 17.252 and 17.254 of the Wildomar Municipal Code.	Prior to Issuance of Building Permits for any Signs.	Planning Department	
Prior to Issuance of a Certificate of Occupancy			
57. Prior to issuance of any building permit on the project site, the project applicant shall demonstrate payment of the Western Riverside Transportation Uniform Mitigation Fee (TUMF), Wildomar Municipal Code Section 3.40.	Prior to the Issuance of Occupancy Permits	Building Department	
58. As required by Section 3.42.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mitigation Fee.	Prior to Issuance of Occupancy Permits	Building Department	
59. Section 3.44.060 requires that the applicant pay appropriate Development Impact Fees (DIF) prior to issuance of a certificate of occupancy for the development project.	Prior to the Issuance of Occupancy Permits	Building and Public Works Departments	
60. The proposed development approved by the City Council via CUP No. 19-0093 shall comply with the standards and requirements of the City's Light Pollution Ordinance (Chapter 8.64 of the WMC). In accordance with Section 8.64.020, the entire property, including ay legal, nonconforming lighting, shall be brought into compliance with the requirements of this chapter for prior to the issuance of a certificate of occupancy for the Phase 2 Administration Building.	Prior to the Issuance of a Certificate of Occupancy	Planning Department	

61.	Prior to the issuance of a certificate of occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Planning Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Department	
62.	Prior to the issuance of occupancy permits, all required landscaping and irrigation systems shall be installed in a condition acceptable to the City. The owner's Landscape Architect shall provide inspection of the landscaping. The owner's Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. An irrigation audit may be required. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.	Prior to Issuance of Occupancy Permits	Planning Department	
PUBLIC WORKS/PUBLIC WORKS/BUILDING DEPARTMENT CONDITIONS				
General Requirements/Conditions				
1.	The applicant is prohibited from using any sort of blasting device or activity during all grading and/or construction operations.	On-Going	Public Works Department	
2.	As required by the City of Wildomar Municipal Code Section 9.48.020, all construction and general maintenance activities shall be limited to the hours 7:00 AM and 6:00 PM from October through May (Monday–Saturday), and between 6:00 AM and 6:00 PM (Monday–Saturday) from	On-Going	Building and Public Works Departments	

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	June through September. No construction is permitted on Sundays or City-observed holidays unless approved by the City Building Official or City Engineer.			
3.	As required by the City of Wildomar Municipal Code Section 15.04.010, Hours of Construction, any construction located within one-fourth mile from occupied residences shall be permitted Monday–Saturday, 6:30 AM to 7:00 PM. No construction shall be permitted on Sundays or City-observed holidays unless approved by the City Building Official or City Engineer.	On-Going	Building and Public Works Departments	
4.	As required by Section 12.08.050 of the Wildomar Municipal Code, any future trees planted in the right-of-way that would require removal or severe trimming must obtain a permit from the Public Works Director. Wildomar Municipal Code Section 3.44.260, Tree Removal Fees, requires that the appropriate feed be paid in order to remove trees.	On-Going	Public Works Department	
5.	Wildomar Municipal Code Section 13.12.060 requires that new construction and renovation control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City shall identify the best management practices (BMP's) that may be implemented in addition to those provided in the WQMP to prevent such deterioration, as part of the building plan check review process prior to construction	On-Going	Public Works Department	
6.	As required by City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, and the MS4 Permit from the San Diego Regional Water Quality Control Board, stormwater drainage	On-Going	Public Works Department	

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	improvements must be consistent and in accordance with these provisions.			
7.	As required by City of Wildomar Municipal Code Section 16.40.10, Installation Requirements, the project would comply with the installation requirements for undergrounding utilities.	On-Going	Public Works Department	
8.	As required by City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, the generation, accumulation, handling, collection, transportation, conversion, and disposal of solid waste must be controlled and regulated through the provisions of this chapter.	On-Going	Public Works Department	
9.	The project shall comply with all mitigation measures identified in the approved Traffic Impact Analysis to the satisfaction of the City Engineer.	On-Going	Public Works Dept.	
10.	The Developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Public Works Dept.	
11.	Should Developer elect to develop this project in phases, appropriate phasing plans shall be submitted for review and approval by the City Engineer and Community Development Director.	On-Going	Public Works Dept. Planning Dept.	
12.	No grading shall be performed without the prior issuance of a grading permit by the City.	Prior to Issuance of Grading Permits/On-Going	Public Works Dept.	
13.	Prior to issuance of any permits, the Developer shall provide a current Title Report and show all easements, rights-of-way, and encumbrances	Prior to Issuance of any permits.	Public Works Dept. Building Dept.	

	to the satisfaction of the Public Works Director. If the Developer is different than the owner identified in the Title Report then a notarized letter authorizing the Developer to improve the property shall be provided.			
14.	All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. The Developer shall obtain a grading permit from the Building Department for any grading which includes 50 or more cubic yards.	On-Going	Public Works Dept. Building Dept.	
15.	All necessary measures to control dust shall be implemented by the Developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	Prior to Issuance of Grading Permits/On-Going	Public Works Dept.	
16.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area.	On-Going	Public Works Dept.	
17.	Grading in excess of 199 cubic yards will require a grading agreement and a performance security to be posted with the City. Grading Agreements require City Council Approval unless authority is delegated to the City Engineer.	On-Going	Public Works Dept.	
18.	The Developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works Dept.	

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19. Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Public Works Dept.	
20. For commercial/industrial projects, the Developer shall submit a Business Registration application to the City for approval. The Business Registration shall indicate that this business in required to submit a Stormwater Compliance Deposit to the City for ongoing Commercial/Industrial Inspection requirements of the City's MS4 permit (NPDES Inspection). The requirement for stormwater compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The Developer/applicant shall also provide to the Planning Department, as part of the Business' Statement of Operations, a copy of the educational materials, business' handbook, training or similar documents describing the business' best management practices for storm water pollution prevention.	On-Going	Public Works Dept.	
21. The Developer shall provide all tenants and employees with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website.	On-Going	Public Works Dept.	
22. The project shall include recycling facilities per current California State Standards and to the satisfaction of the City Engineer.	On-Going	Public Works Dept.	
23. The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards &	On-Going	Public Works Dept.	

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	Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.			
24.	The Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Public Works Dept.	
25.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season, per approved erosion control plans. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and Planning Director, prior to occupancy	Prior to Issuance of a Grading Permit/On-Going	Public Works Dept. Planning Dept.	
26.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Public Works Dept.	
27.	The Developer shall annex into the City's Community Facility District (CFD Services) and/or Landscape Lighting & Maintenance District and	Prior to Issuance of a Building Permit	Public Works Dept.	

	pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the Developer shall de-annex from said assessment/benefit district.			
28.	The Developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Public Works Dept.	
29.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Public Works Dept.	
30.	Improvement Plans for underground utilities (e.g. Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way or easement that will be owned and maintained by other entities shall be reviewed by the City. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses and future plans within the right of way." The plans shall be attached to a city Encroachment Permit.	On-Going	Public Works Dept.	
31.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the Developer shall pay the appropriate fees to RCFCD.	On-Going	Public Works Dept.	

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SWC of Bundy Canyon Road and Mission Trail (APN: APN: 367-020-038)			
Conditional Use Permit 19-0093 – Council Review Date: ~~**Original Approval Date: February 12, 2020**~~ ~~**EOT #1 PC Approval Date: November 2, 2022**~~ **EOT #2 PC Approval Date: June 3, 2026**	**Conditional Use Permit 19-0093 Expiration Date:** ~~**Original Expiration Date: February 12, 2023**~~ ~~**EOT #1 Expiration Date: February 12, 2026**~~ **EOT #2 Expiration Date: February 12, 2028**		
Conditions of Approval	**Timing / Implementation Date**	**Enforcement / Monitoring Department**	**Verification (Date and Signature)**
32. The storm drain facilities proposed to be constructed in the public right-of-way shall require an encroachment permit from the City. Plans shall be submitted for review and approval prior to issuance of the permit.	On-going Prior to Issuance of Encroachment Permits	Public Works Dept.	
Prior to the Issuance of Grading Permits			
33. Prior to issuance of a grading permit, the Developer shall submit a grading and erosion control plan for review and approval by the City Engineer.	Prior to Issuance of a Grading Permit	Public Works Dept.	
34. Prior to issuance of a grading permit, the Developer shall submit plans for approval by the City Engineer for drainage facilities and post bond/securities for public storm drain improvements required for the project.	Prior to Issuance of a Grading Permit	Public Works Dept.	
35. The Developer shall submit a geotechnical soils report to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.	Prior to Issuance of a Grading Permit	Public Works Dept.	
36. Prior to the issuance of a grading permit, it shall be the sole responsibility of the applicant to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Public Works Dept.	

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Conditions of Approval	**Timing / Implementation Date**	**Enforcement / Monitoring Department**	**Verification (Date and Signature)**
37. The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Public Works Dept.	
38. The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Public Works Dept.	
39. The Developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to or from an environmentally approved site.	Prior to Issuance of Grading Permits/On-Going	Public Works Dept.	
40. When import/export of earthwork is required, Developer shall obtain approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval, prior to issuing a grading permit.	Prior to Issuance of a Grading Permit	Public Works Dept.	
41. A licensed civil engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Public Works Dept.	

42.	Prior to the issuance of a grading permit, the applicant shall submit a Final Water Quality Management Plan (WQMP), prepared by a licensed civil engineer, in conformance with the requirements of the San Diego Regional Water Quality Control Board. Developer shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment BMPs shall be located outside of the ultimate public right of way. The Developer shall design the stormwater quality treatment BMPs to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practices Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed and maintained to the satisfaction of the City Engineer. The project shall use the hydromodification criteria for the project site in accordance with the San Diego Regional Water Quality Board and shall be substantiated by a hydrologic modelling acceptable to the City of Wildomar.	Prior to Issuance of a Grading Permit	Public Works Dept.	
43.	If this project is within a priority land use as defined by California Regional Water Quality Control Board San Diego Region Order No. R9-2017-0077 (Trash Amendments), it will be required to install, operate, and maintain full trash capture systems for all storm drains within or adjacent to the project. The Final WQMP shall include the design, specifications, and operation/maintenance procedures of the trash capture systems. The trash capture systems must comply with the Trash Amendments. Trash capture systems that will require City	Prior to Issuance of a Grading Permit	Public Works Dept.	

	maintenance must receive approval from the City Engineer for their use, prior to acceptance of the Final WQMP, and shall be included in the Community Facilities District (CFD) maintenance costs.			
44.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, the Developer is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Developer needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise volume has to be addressed.	Prior to Issuance of a Grading Permit	Public Works Dept.	
45.	A Grading Agreement and a Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Public Works Dept.	
46.	Provide a hydrologic and hydraulic study prepared by a registered Civil Engineer which identifies storm water runoff quantities from the site and upstream of the site. The study shall show all existing or proposed offsite public or private drainage facilities intended to discharge this runoff. The study shall include a capacity analysis verifying the adequacy of the facilities. Runoff from the development or partial phase of development of the property shall not exceed the existing natural discharge quantities with respect to the following criteria: A. Detention shall not be required for projects of less than one acre if the development uses volume-based water quality measures.	Prior to Issuance of a Grading Permit	Public Works Dept.	

	B. Detention for projects less than 10 acres, including those less than one acre NOT using volume-based water quality measures shall analyze and mitigate the difference in developed and undeveloped runoff for a 10-year storm. A simplified hydrograph method shall be used that simulates the hydrograph with a triangle. The Rational method flow rate shall be the top value of the triangle and the base width shall be two times the time of concentration (Tc). The difference in area between the developed condition triangle and the existing condition triangle represents the required storage volume. Both triangles shall use time of concentration from the developed condition. Based upon the storage volume head, the outlet structure shall have an outlet flow no larger than the existing flow rate C. Detention for projects that are 10 acres or greater shall analyze for the 1,3,6 and 24-hour duration for the 2,5 and 10-year frequency storms, The design of detention basins shall provide for the detention of nuisance flow, Development shall detain the year and duration incremental storm runoff developed and or increased by means of on-site detention, Detention techniques shall include, but not be limited to: Parking lot detention or on-site detention basin or other methods approved by the City Engineer. Evidence of a maintenance mechanism shall be provided for the basins. If project discharges/connects to an off-site detention basin, provide permission to drain/connect correspondence from the owner of basin or system. Off-site detention basins require a Declaration of Dedication. All detention measures shall			

	have positive drainage with a minimum 48hr draw-down time and be empty within 72 hours. Standing water is not permitted.			
47.	All retaining walls shall require a separate permit from the Building Department. Retaining Wall plans shall be approved concurrent with Grading Plan approval. The retaining wall calculations shall address earth and hydrostatic loads associated with adjacent water basins	Prior to Issuance of a Grading or Building Permit	Public Works Dept. and Building Dept.	
48.	Prior to issuance of a grading permit, grading and improvement plans shall show all easements listed in the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.	Prior to Issuance of a Grading Permit	Public Works Dept.	
Prior to Issuance of a Encroachment Permit (or Building Permit)				
49.	Prior to issuance of an encroachment permit or building permit, the Developer must submit a Surety Agreement and Faithful Performance and Labor and Materials Bonds (or other surety type acceptable to the City) in the amount approved by the City Engineer guaranteeing the installation of public improvements.	Prior to Issuance of an Encroachment or Building Permit	Public Works Dept.	
50.	Prior to issuance of the first building permit or encroachment permit, Developer shall dedicate the southerly half of Bundy Canyon Road, across the project frontage, to provide for a 55-foot haft street measured from the centerline per Riverside County Standard Drawing No. 92 Modified as show on the Concept Grading Plan approved during the entitlement process. Off-site transitions may require additional dedications. All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly	Prior to Issuance of an Encroachment or Building Permit	Public Works Dept.	

	permitted by the City. The Developer shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar. Inability of the Developer to acquire any necessary offsite dedications may require redesign of project.			
51.	Developer shall prepare improvement plans for approval by the City Engineer and bond/secure improvements for Bundy Canyon Road per Riverside County Standard Drawing No. 92 Modified as shown on the approved Concept Grade Plan to include full street improvements to the southerly half in accordance with the City of Wildomar Road Improvement Standards & Specifications, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. Street half section shall be 55-ft wide with 43-ft of pavement and a 12-ft parkway.	Prior to Issuance of an Encroachment Permit	Public Works Dept.	
52.	Developer shall prepare improvement plans for approval by the City Engineer and bond/secure improvements for Mission Trail per Riverside County Standard Drawing No. 92 Modified as shown on the approved Concept Grade Plan. Street improvements shall include full improvements to the easterly half in accordance with the City of Wildomar Road Improvement Standards & Specifications, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. Street half section shall be 55-ft wide with 38-ft of pavement and a 17-ft parkway.	Prior to Issuance of an Encroachment Permit	Public Works Dept.	
53.	The project proposes to construct private drainage facilities within the right of way of Mission Trail as shown on the approved Concept Grade Plan. Prior to issuance of an encroachment permit, Developer shall	Prior to Issuance of an Encroachment Permit	Public Works Dept.	

	record an agreement defining rights and maintenance responsibilities to the satisfaction of the City Engineer and City Attorney.			
54.	Prior to issuance of an encroachment permit, Developer shall design and bond/secure improvements for the proposed offsite drainage improvements located along the east side of Mission Trail from the project driveway to the drainage undercrossing a few hundred feet to the south as shown on the approved Concept Grade Plan. Improvements to include any necessary upgrades to or replacement of the existing culvert crossing under the road to outlet on the west side. The proposed offsite drainage improvements shall be privately maintained by the project property owner.	Prior to Issuance of an Encroachment Permit	Public Works Dept.	
55.	Prior to issuance of an encroachment permit, Developer shall submit a street light plan for approval by the City Engineer. Street lighting shall be light emitting diode (LED) type and designed in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of an Encroachment Permit	Public Works Dept.	
56.	Prior to issuance of an encroachment permit, a signing and striping plan shall be approved by the City Engineer. The signing striping plan shall establish *"No Stopping Anytime Zones*" along all project frontages and shall support *"right in/right out"* only restrictions for the driveway entrance on Mission Trail.	Prior to Issuance of an Encroachment Permit	Public Works Dept.	
57.	Prior to issuance of an encroachment permit, the Developer shall submit traffic control plans for approval for construction located in a public right	Prior to Issuance of an Encroachment Permit	Public Works Dept.	

	of way to ensure the continued flow of traffic during construction. Bonds/sureties to include costs for traffic control implementation.			
58.	Prior to issuance of an encroachment permit or first building permit, the applicant shall submit improvement plans for approval by the City Engineer and post sureties/bonds for traffic signal modifications at the intersection of Bundy Canyon Road and Mission Trail.	Prior to Issuance of an Encroachment or Building Permit	Public Works Dept.	
59.	Prior to issuance of an encroachment or building permit, the Developer shall provide to the City Engineer, evidence of the water and sewer system plans approved and signed by the local water company. Water plan shall also be approved and signed by the Fire Department and shall conform to hydrant type, location, spacing and minimum fire flow. Developer shall pay the appropriate plan review fees to water and fire agencies. Estimate of Costs for water and sewer facilities shall be approved by the water agency and the City and all public sewer, water and fire facilities shall be bonded/secured prior to issuance of permits.	Prior to Issuance of an Encroachment or Building Permit	Public Works Dept.	
Prior to Issuance of a Building Permit)				
60.	Prior to the issuance of a building permit, rough grading, precise grading, water quality treatment, and improvement plans shall be approved by the City Engineer and public improvements shall be constructed or secured by the applicant.	Prior to Issuance of a Building Permit	Public Works Dept.	
61.	Prior to the issuance of a building permit, applicant shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
62.	The Developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	

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Conditions of Approval	**Timing / Implementation Date**	**Enforcement / Monitoring Department**	**Verification (Date and Signature)**
63. Fire service improvement plans shall be approved by Riverside County Fire Department (RCFD) prior to issuance of all applicable building permits. The City of Wildomar shall be copied on all FCFD transmittals with a copy of the improvement plans and all correspondence. Developer shall pay the appropriate plan review fees to RCFD. Estimate of Costs for fire service facilities shall be approved by RCFD and the City.	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
64. Prior to issuance of a Building Permit, Developer shall dedicate public utility easements where applicable for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	
65. The Developer shall submit landscaping and irrigation plans to the Planning Department for approval for landscaping within the public right-of-way and within the project site. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain.	Prior to Issuance of a Building Permit	Public Works Dept. Planning Dept.	
66. Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the California Title 24.	Prior to Issuance of a Building Permit	Building Dept.	
67. The Developer shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid. These fees include, but are not limited to, plan check and inspection fees, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and City Development Impact Fees.	Prior to Issuance of a Building Permit	Building Dept.	
68. The Developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	

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69. Project applicant shall pay the Project Fair Share cost, calculated as $34,588, for non-DIF required improvements at intersection of Almond Street and Bundy Canyon Road. Reference Table 1-2 of the Traffic Impact Analysis.	Prior to Issuance of an Encroachment Permit	Public Works Dept.	
70. The project proposes to construct a U-channel along the east project boundary to accept offsite drainage from the property to the east. Prior to issuance of a building permit, the Developer shall record a drainage acceptance easement or agreement accepting offsite drainage in perpetuity from the property to the east, to the satisfaction the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	
Prior to Building Occupancy, Final Inspection or Surety Release			
71. Prior to occupancy release, all public and private improvements required by the project conditions of approval and as shown on the approved project improvement plans, including onsite and offsite public street improvements, water, sewer and utility improvements, flood control improvements and onsite grading, stormwater quality treatment improvements and landscaping, shall be constructed/installed and approved	Prior to Occupancy Release	Public Works Dept.	
72. Above-ground utilities shall be undergrounded by the developer in accordance with City of Wildomar Municipal Code 16.40.010. The undergrounding of utilities shall be reflected on the project improvement plans.	Prior to Occupancy Release	Public Works Dept.	

73.	The Developer shall install light emitting diode (LED) street lights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Occupancy Release	Public Works Dept.	
74.	Prior to occupancy release, Developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with the approved WQMP to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way. Applicant shall provide for maintenance responsibilities and execute a maintenance agreement with the City. Maintenance agreement to identify maintenance responsibilities for the variety of drainage facilities proposed for this development. This agreement shall include, but not be limited to: 1) defining responsible parties for maintenance of underground and above ground retention basins, bio-basins, storm drain pipes and appurtenances, 2) shall establish a mechanism for future takeover of maintenance responsibilities of retention and bio-basins by City/CFD if deemed necessary, 3) establish access rights should City/CFD take over maintenance in future, 4) include manufacturers specification and maintenance instructions for the perpetual maintenance of said facilities.	Prior to Occupancy Release	Public Works Dept.	
75.	Prior to occupancy release, Developer shall supply City, tenants, employees and property owner's copies of manufacturer's specifications and maintenance instructions for the perpetual maintenance of all BMP (i.e. bio-basins, bio-swales, above ground basins and appurtenances, etc.).	Prior to Occupancy Release	Public Works Dept.	

76.	The Developer shall provide letters addressed to the City of Wildomar from all applicable outside agencies (e.g., RCFCD, EVMWD, RCFD, Caltrans, etc.) involved in the approval and acceptance of improvements.	Prior to Occupancy Release	Public Works Dept. Building Dept.	
77.	The Developer shall annex into all applicable Maintenance Districts, Community Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place.	Prior to Occupancy Release	Public Works Dept. Building Dept.	
78.	The applicant shall file a letter with the SWRCB or submit information to the SMART System stating that the construction activity is complete. A copy of this letter shall be submitted to the City prior to occupancy or surety release.	Prior to Occupancy Release	Public Works Dept.	
79.	Prior to occupancy release, the applicant shall post agency required no dumping messages on all catch basins and storm drain inlet facilities as required by the City Engineer.	Prior to Occupancy Release	Public Works Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	Fire flow and hydrants: the applicant or developer shall provide fire hydrants in accordance with the following: a. Prior to placing any combustibles on site, provide an approved water source for firefighting purposes. b. Prior to building permit issuance, submit plans to the water district for a water system capable of delivering fire flow as required by the	On-Going	RCFD	

	California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Based on current standards, the required fire flow is estimated to be 2,500 GPM at 20 PSI for a 2-hour duration. Estimated fire flow is based on 34,702 square foot building area, Type V-B construction, and buildings having a fire sprinkler system per 2016 California Fire Code.			
2.	Prior to building permit issuance, install the approved water system, approved access roads, and contact the Fire Department for a verification inspection.	On-Going	RCFD	
RIVERSIDE COUNTY SHERIFFS DEPARTMENT				
General Conditions				
1.	The Project location is and must remain location must be in compliance with *Gun Free School Zone Act of 1995,* more than 1000 feet from Elsinore High School, (626.9 PC)	On-Going	RCSD	
2.	7585 B&P, Firearms Safety Course (FSC) instruction must meet Firearms Training Couse outline.	On-Going	RCSD	
3.	26700 PC Sales of new firearms, requires operating entity or individual to have; - Valid Federal Firearms License (FFL). - Local Government Business license. 26705 (c), 2, PC License to sell Firearms at Retail. A regulatory or business license that states on its face *"Valid for Retail Sales of Firearms"* and is endorsed by	On-Going	RCSD	

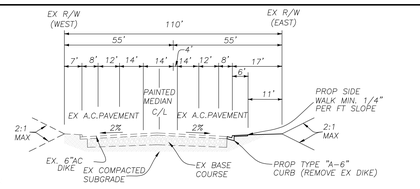
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Conditions of Approval	**Timing / Implementation Date**	**Enforcement / Monitoring Department**	**Verification (Date and Signature)**
	the signature of the issuing authority, (City of Wildomar Business license). - State Board of Equalization (BOE) sellers permit. - A Certificate of Eligibility (COE) issued by DOJ, 26710 PC. - License issued in the format prescribed by subdivision (c) Section 26705 PC. - State DOJ Centralized List license (CL) or equivalent license, 26715 PC.			
4.	An Employee Certificate of Eligibility (COE 26915 - 30347 PC). A firearm dealer shall require any agent or employee who handles, sells, delivers, or has under his or her custody or control any firearms or ammunition to obtain a Certificate of Eligibility from the (State) Department of Justice.	On-Going	RCSD	
5.	Sales of Ammunition Vendor license submitted to DOJ for approval/issuance, including and any municipal business licensing as required by City of Wildomar. Note, a valid DOJ (CL) licensed dealer will be deemed a licensed ammunition vendor.	On-Going	RCSD	

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6. Full compliance with State law for ammunition sales record keeping requirements starting July 1, 2019. These records are to be made available to Law Enforcement upon demand.	On-Going	RCSD	
7. Any other applicable State DOJ licensing/permit requirements that may apply to the retail business conducted, e.g. Large Capacity Magazine Permit (LCMP) for sales of Large Capacity Magazines 32310 – 32450 PC. Separate licensing/approval (State and local) is required for any secondhand/pawn, trade, consignment, or auction of firearms. Note, this applications statement of operations does not specify any of these sales types occurring.	On-Going	RCSD	

END

ATTACHMENT D

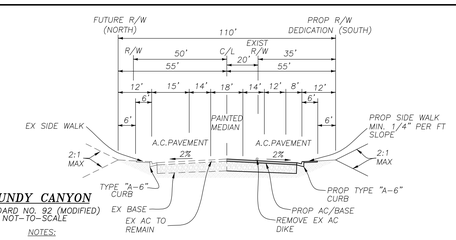
Approved Development Plans-Packet



NOTES:

1. THICKNESS OF A.B. AND A.C. TO BE DETERMINED BY SOIL TEST AT TIME OF GRADING OPERATIONS.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF ORDINANCE 461.
3. CURB AND GUTTER TO BE TYPE "A-6"
4. T.I. PER STANDARD NO. 92.

MISSION TRAIL
STANDARD NO. 92 (MODIFIED)
NOT-TO-SCALE



BUNDY CANYON
STANDARD NO. 92 (MODIFIED)
NOT-TO-SCALE

NOTES:

1. THICKNESS OF A.B. AND A.C. TO BE DETERMINED BY SOIL TEST AT TIME OF GRADING OPERATIONS.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF ORDINANCE 461.
3. CURB AND GUTTER TO BE TYPE "A-6"
4. T.I. PER STANDARD NO. 92.

CITY OF WILDOMAR, CA
CONDITIONAL USE PERMIT NO. 19-0093
WILDOMAR SHOOTING ACADEMY
CONCEPT GRADE

PARKING TABULATIONS

SEE CONCEPTUAL SITE PLAN SHEET A-SP

EASEMENT NOTES:

1. EASEMENT FOR POLE LINES IN DOCUMENT RECORDED MARCH 30, 1898 IN BOOK 67 OF DEEDS, PAGE 207, CANNOT BE PLOTTED.
2. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED MAY 21, 1925, IN BOOK 643 OF DEEDS, PAGE 7. CANNOT BE PLOTTED.
3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED SEPTEMBER 23, 1992 AS INST. NO. 92-358321, O.R.
4. ABUTTERS RIGHTS OF INGRESS AND EGRESS PER DOCUMENT RECORDED OCTOBER 28, 1993, AS INST. NO. 93-429300, O.R.
5. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED MARCH 17, 1994, AS INST. NO. 94-112368, O.R.

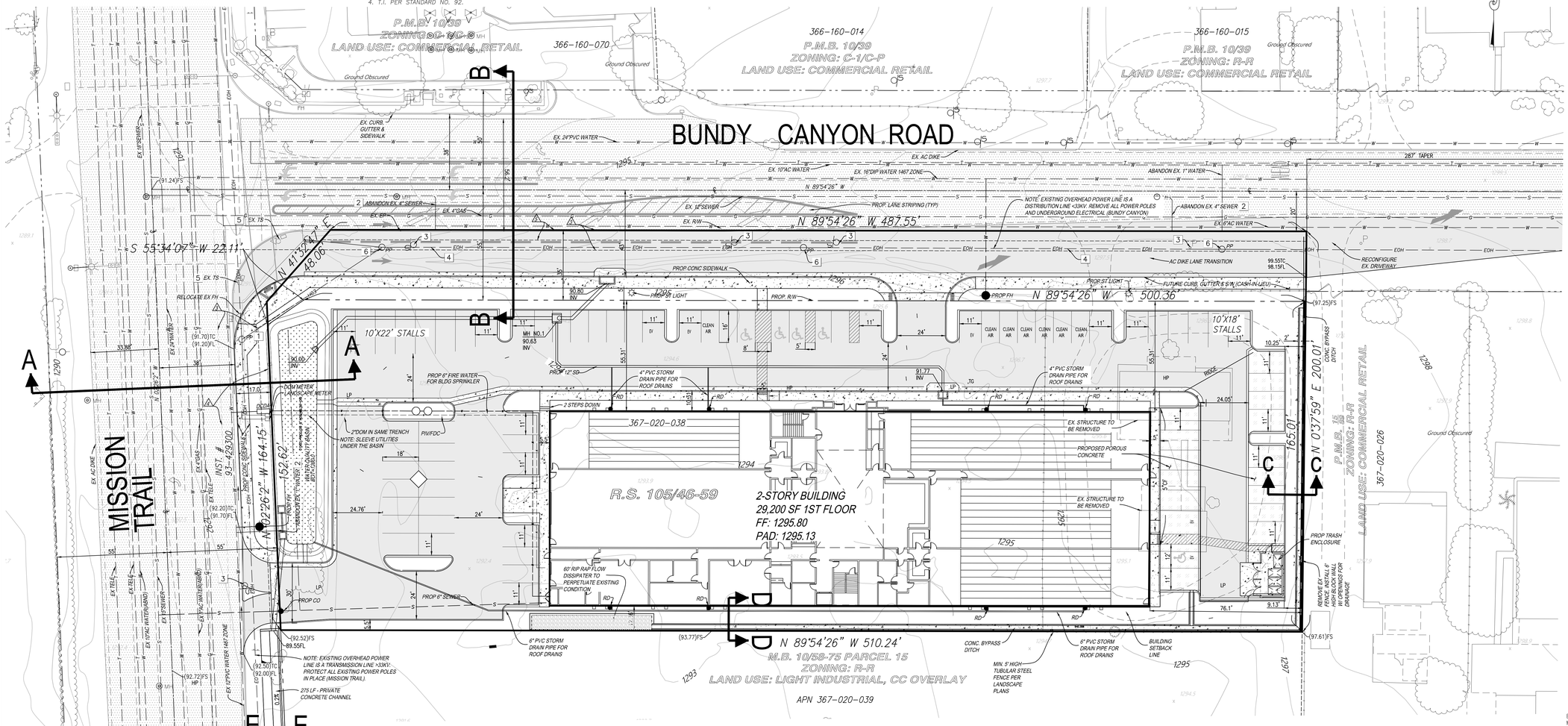
CONSTRUCTION NOTES:

1. PROTECT IN PLACE.
2. REMOVE EXISTING UTILITY, SIZE AS NOTED.
3. RELOCATE EXISTING SIGN.
4. UNDERGROUND EXISTING OVERHEAD ELECTRIC.
5. RELOCATE EXISTING TRAFFIC SIGNAL.
6. REMOVE EXISTING POWER POLE



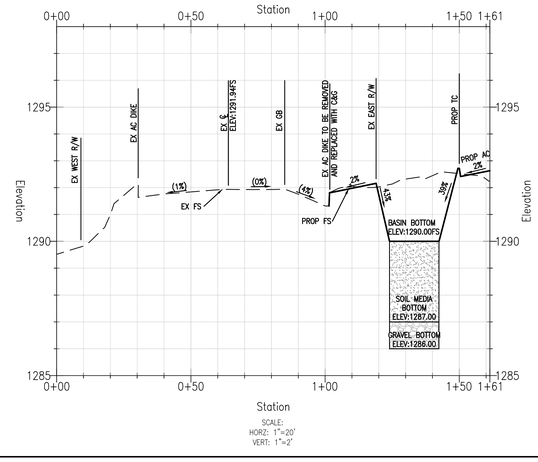
VICINITY MAP
NOT TO SCALE
THOMAS GUIDE 2014
PAGE 897, GRID A-4
SEC. 27, T6S, R4W

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.



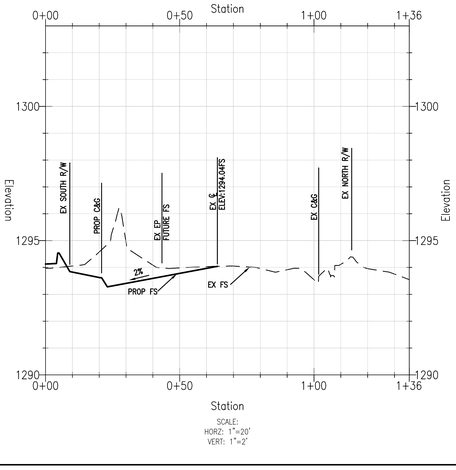
SECTION E:

SECTION A PROFILE



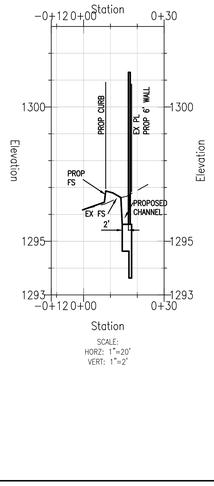
SCALE:
HORZ: 1"=20'
VERT: 1"=2'

SECTION B PROFILE



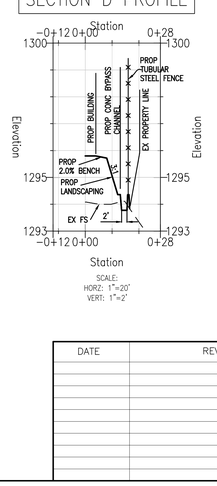
SCALE:
HORZ: 1"=20'
VERT: 1"=2'

SECTION C PROFILE



SCALE:
HORZ: 1"=20'
VERT: 1"=2'

SECTION D PROFILE



SCALE:
HORZ: 1"=20'
VERT: 1"=2'

GENERAL NOTES

1. **LEGAL DESCRIPTION:** PORTIONS OF LOT 115 OF SEDCO TRACT NO. 1, AS SHOWN BY MAP ON FILE IN MAP BOOK 10, PAGES 58 THROUGH 75, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CA.
2. **TOTAL ACREAGE:** 2.33 ACRES GROSS 1.95 ACRES NET
3. **EXISTING GENERAL PLAN** LIGHT INDUSTRIAL/COMMUNITY CENTER OVERLAY
4. **PROPOSED GENERAL PLAN** LIGHT INDUSTRIAL/COMMUNITY CENTER OVERLAY
5. **EXISTING ZONING:** R-R
6. **PROPOSED ZONING:** M-SC
7. **EXISTING LAND USE:** VACANT LAND
8. **PROPOSED LAND USE:** INDOOR SHOOTING RANGE
9. **METHOD OF SEWAGE DISPOSAL** SEWER TO EXISTING 12" SEWER IN BUNDY CANYON ROAD
10. **UTILITIES:** WATER – ELSINORE VALLEY MUNICIPAL WATER DISTRICT; SEWER – ELSINORE VALLEY MUNICIPAL WATER DISTRICT; NATURAL GAS – THE GAS CO.; ELECTRIC – SOUTHERN CALIFORNIA EDISON; TELEPHONE – FRONTIER; CABLE – SPECTRUM
11. **SCHOOL DISTRICT:** LAKE ELSINORE UNIFIED SCHOOL DISTRICT
12. **COMMUNITY SERVICES AREA:** NOT IN COMMUNITY SERVICE AREA
13. **ASSESSORS PARCEL NO.:** 367-020-038
14. **2018 THOMAS BROS. GUIDE:** PAGE 897, GRID A-4
15. **SITE PLAN PREPARED:** MAY 15, 2019
16. **GEOLOGICAL HAZARD:** THIS PROJECT IS WITHIN HALF MILE OF GLEN IVY NORTH FAULT AND IS SUBJECT TO MODERATE LIQUEFACTION
17. **SPECIFIC PLAN.** THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
18. **FLOOD ZONE.** THIS PROJECT IS NOT WITHIN A FLOOD ZONE.
19. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR STORM FLOWS. ALL "Q"S ARE APPROXIMATE.
20. ALL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED.
21. **ADDRESS:** 34020 MISSION TRAIL, WILDOMAR, CA 92595
22. **ESTIMATED EARTHWORK** 3015 CUT; 3015 FILL; 0 IMPORT/EXPORT REQUIRED
23. NO DEVIATION FROM CITY STANDARDS ARE PROPOSED FOR THIS SITE.
24. EXISTING SEPTIC AND LEACHLINES TO BE REMOVED OR ABANDONED UNDER PERMIT WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH. THE INSTALLATION OF ANY NEW ONSITE WASTEWATER TREATMENT SYSTEM WILL CONFORM TO THE STANDARDS SET FORTH BY THE DEPT. OF ENVIRONMENTAL HEALTH TECHNICAL GUIDANCE MANUAL AND THE UNIFORM PLUMBING CODE. ANY SEPTIC ABANDONED IN PLACE SHALL BE FILLED WITH SAND OR ONE SACK SLURRY, AND SHALL BE INSPECTED PRIOR TO COVERING.
25. ALL FILL PLACED UNDER OR WITHIN 5 FEET OF THE PROPOSED STRUCTURES SHALL BE CLEAN AND FREE OF DEBRIS AND COMPACTED TO 90% RELATIVE COMPACTION AND COMPACTION TEST DATA SHALL BE PRESENTED TO THE INSPECTOR AT THE TIME OF SET-DOWN INSPECTION.
26. HEIGHT OF BUILDING = 36.5'

NOTE:
ALL ONSITE SEWER, WATER, AND DRAINAGE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.

TOPOGRAPHIC INFORMATION DEVELOPED FROM:
AERIAL TOPO BY AEROTECH, INC., DATED 07/27/2018

LEGEND:

EX LU	EXIST LAND USE
MB	MAP BOOK
PM	PARCEL MAP
APN	ASSESSORS PARCEL NUMBER
C/L	CENTER LINE
A.C.	ASPHALT CONCRETE
A.B.	AGGREGATE BASE
NO	NUMBER
R-R	RURAL RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
R/W	RIGHT OF WAY
DG	DECOMPOSED GRANITE
P/L	PROPERTY LINE
C-1/C-P	COMMERCIAL GENERAL
FG	FINISHED GROUND
NG	NATURAL GROUND
TW	TOP WALL ELEVATION
BW	BOTTOM WALL ELEVATION
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
FL	FLOWLINE ELEVATION
SD	STORM DRAIN

EXISTING ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE
PROPOSED PERVIOUS CONCRETE
1090 EXISTING MINOR CONTOURS
1090 EXISTING MAJOR CONTOURS
C/L EXISTING CENTERLINE
W EXISTING WATERLINE
S EXISTING SEWER LINE
GAS EXISTING GAS LINE
T EXISTING COMMUNICATION LINE
PROPOSED BOUNDARY

PROJECT AREA BREAKDOWNS

PROP BUILDING	=	29,220 SF	0.67 AC	34.4%
PROP CONCRETE	=	6,044 SF	0.14 AC	7.1%
PROP PERVIOUS CONCRETE	=	3,267 SF	0.08 AC	3.9%
PROP PAVED	=	30,643 SF	0.70 AC	36.2%
PROP LANDSCAPED AREA	=	15,631 SF	0.36 AC	18.4%
PROP NET AREA	=	84,805 SF	1.95 AC	100.0%

NOTE:
ALL TREES SHOWN ARE TO REMOVED EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN.

APPLICANT/OWNER:
KCG BLUE, LLC
C/O DON MACLEAN
5758 GEARY BOULEVARD #541
SAN FRANCISCO, CA 94121
760-846-9760 (PH)

DATE	REVISION

ENGINEER / PREPARED BY:
4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. – Suite B
Temecula, California 92590
TEL: (951) 296-3466

PARKING CALCULATIONS

KCG Blue LLC
Wildomar Shooting Academy

	First Floor SF	29,286 SF
	Second Floor SF	5,503 SF
	Total SF	34,789 SF

Uses	Description	area SF	Parking Required	Parking Spaces	Notes	
First Floor	Range 1 pistol range	3,504 SF	1/1000	3.50	live fire	1000
	Range 2 pistol range	3,504 SF	1/1000	3.50	live fire	1000
	Range 3 rifle range	4,443 SF	1/1000	4.44	live fire	1000
	Range 4-law enforcement	3,171 SF	1/1000	3.17	live fire	1000
	tactical training area	4,426 SF	1/1000	4.43	non live fire- simulated fire	1000
	Range Manager 1	120 SF	1/500	0.24		500
	Range Manager 2	120 SF	1/500	0.24		500
	Range Manager 3	84 SF	1/500	0.17		500
	Range Manager 4	111 SF	1/500	0.22		500
	Gun Storage	729 SF	1/1000	0.73		1000
	Gun Smith/ Gun Counter	233 SF	1/1000	0.23		1000
	Ammunition Storage/Counter	475 SF	1/1000	0.48		1000
	Shipping/ Receiving	591 SF	1/1000	0.59		1000
	Lobby	810 SF	1/500	1.62		500
	Reception	175 SF	1/500	0.35		500
	Sales	2,725 SF	1/200	13.63		200
	First Aid	142 SF	1/500	0.28		500
	Restrooms	599 SF	1/500	1.20		500
	Stair 1	311 SF	1/500	0.62		500
	Stair 2	311 SF	1/500	0.62		500
	Elevator	61 SF	1/500	0.12		500
	Offices	560 SF	1/250	2.24		250
	Offices	443 SF	1/250	1.77		250
	Circulation	1,638 SF	1/500	3.28		500
	Total SF First Floor	**29,286 SF**			27648	

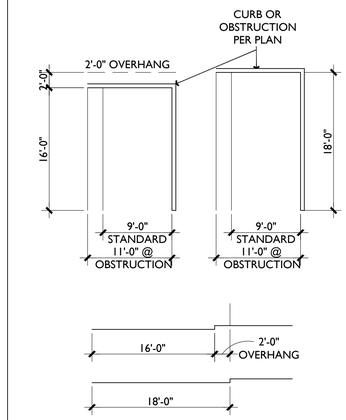
Second Floor	Restrooms	544 SF	1/500	1.09	500
	Employee Restrooms	292 SF	1/500	0.58	500
	Classroom 1	387 SF	1/250	1.55	250
	Classroom 2	295 SF	1/250	1.18	250
	Classroom 3	260 SF	1/250	1.04	250
	Employee Lounge	404 SF	1/500	0.81	500
	VIP Lounge & VIP Storage	755 SF	1/500	1.51	500
	Kitchen	358 SF	1/500	0.72	500
	Lounge	551 SF	1/500	1.10	500
	Circulation	1,657 SF	1/500	3.31	500
				3,846	
	Total SF Second Floor	**5,503 SF**			
	Total SF BUILDING	**34,789 SF**	**Min Req'd Spaces**	**60.57**	**Calculated parking requriements per City of Wildomar Parking Design Standards 17.188.030**
	Total of ADA spaces required			**4**	**per City of Wildomar sec. 17.188.050**
	Total Number of Van Accessible spaces required			**1**	**per City of Wildomar sec. 17.188.050**
	Total Calculated parking spaces required excluding ADA			**55.39**	**Parking Spaces**
	Spaces Provided			**77.00**	**Parking spaces provided**
	Required Spaces	**34,789 SF**	**1/500**	**69.58**	**Parking Required** 500 **using a blended rate of 1 per 500 SF**
	Total of ADA spaces required			**4**	**per City of Wildomar sec. 17.188.050**
	Total Number of Van Accessible spaces required			**1**	**per City of Wildomar sec. 17.188.050**
	Total of parking spaces 1 per 500 SF less ADA requirements:			**64.40**	**Parking Spaces**
	Parking Provided Overall including ADA spaces:			**77**	**parking spaces provided (effective rate 1/451 SF gross area)**

DESIGNATED PARKING FOR CLEAN AIR VEHICLES (CGBSC 5.106.5.2):
PER TABLE 5.106.5.2 FOR 77 TOTAL PARKING STALLS
8 TOTAL CLEAN AIR VEHICLE STALLS SHALL BE PROVIDED
TOTAL PROVIDED 8 STALLS

ELECTRIC VEHICLE CHARGING (CGBSC 5.106.5.3):
PER TABLE 5.106.5.3.3 FOR 77 TOTAL PARKING STALLS
5 TOTAL ELECTRIC VEHICLE STALLS SHALL BE PROVIDED
TOTAL PROVIDED = 5 STALLS
(3 STANDARD, 1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE)

BICYCLE PARKING (CGBSC 5.106.4):
SHORT TERM BICYCLE PARKING = 5% OF VISITOR PARKING STALLS
LONG TERM BICYCLE PARKING = 5% OF TENANT-OCCUPANT STALLS
77 TOTAL STALLS X 5% = 4 TOTAL BICYCLE PARKING STALLS REQ.
TOTAL PROVIDED = 6 STALLS
(2 LONG TERM, 4 SHORT TERM = 7.8%)

PARKING STALL DETAILS



PROJECT CONTACTS

OWNER:	KCG BLUE LLC 5758 GEARY BOULEVARD #541 SAN FRANCISCO, CA. 94121 (760)846-9760 CONTACT: DONNY MACLEAN II
ARCHITECT:	SUMMA ARCHITECTURE 5256 SOUTH MISSION ROAD SUITE 404 BONSALL, CA. 92003 (760)724-1198 CONTACT: ERICK VAN WECHEL
CIVIL ENGINEER:	4M ENGINEERING AND DEVELOPMENT 41635 ENTERPRISE CIRCLE NORTH, SUITE B TEMECULA, CA. 92590 (951)296-3466 CONTACT: KIM MORING

SITE AREA ANALYSIS

SITE AREA:
2.33 ACRES GROSS (101,495 S.F.)

BUILDING AREA:

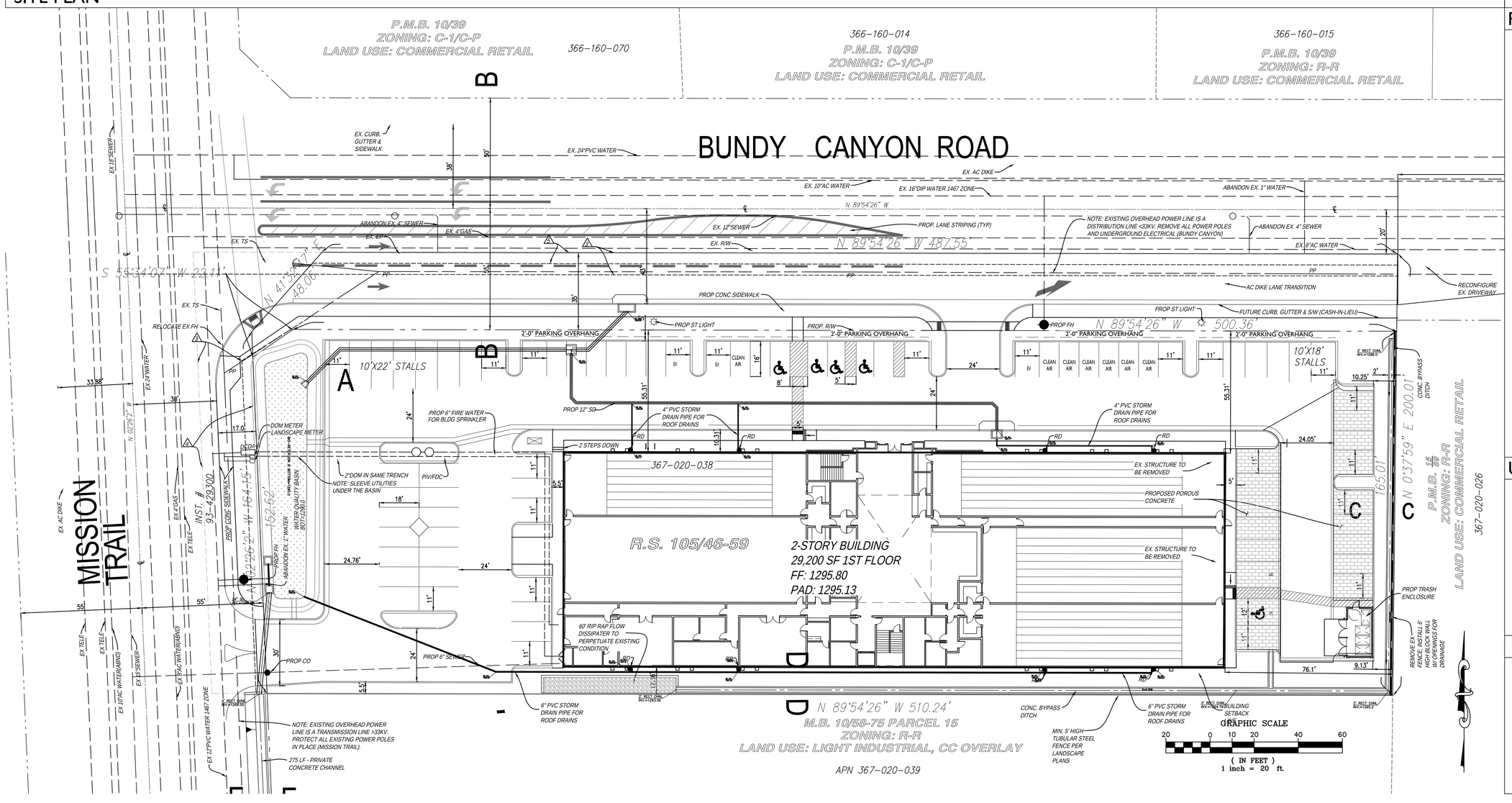
FIRST FLOOR -	29,286 S.F.
SECOND FLOOR -	5,503 S.F.
TOTAL BUILDING AREA -	34,789 S.F.

LOT COVERAGE:
28.8% (29,286 S.F. / 101,495 S.F.)

FAR (FLOOR AREA RATIO):
0.34 (34,789 S.F. / 101,495 S.F.)

PROVIDED PARKING RATIO:
2.47 STALLS / 1,000 S.F.

SITE PLAN



PROJECT INFORMATION

LEGAL DESCRIPTION:
LOT: 115 TRACT NO. 1, ABBREVIATED DESCRIPTION: LOT 115 SUBD: SEDCO TRACT #1, 2.33 ACRES M/L IN POR LOT 115 MB010/ 058 SEDCO TRACT 1

APN: 367-020-038

PROJECT ADDRESS:
34020 MISSION TRAIL
WILDOMAR, CA. 92595

ZONING: R-R (GP = LI)

EXISTING USE:
VACANT - (EXISTING HOUSE TO BE DEMOLISHED)

PROPOSED USE:
INDOOR GUN RANGE/ TACTICAL LAW ENFORCEMENT TRAINING CENTER

CODES:
CALIFORNIA BUILDING CODE 2016 EDITION
CALIFORNIA MECHANICAL CODE 2016 EDITION
CALIFORNIA ELECTRICAL CODE 2016 EDITION
CALIFORNIA FIRE CODE 2016 EDITION

TYPE OF CONSTRUCTION:

SPRINKLERS: FULLY SPRINKLERED, NFPA 15 COMPLIANT

SITE AREA: 2.33 ACRES

STORIES: TWO STORY

BUILDING HEIGHT: 38'-0"

SCHOOL DISTRICT:

UTILITY PURVEYORS

WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT

SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT

GAS: SOUTHERN CALIFORNIA GAS COMPANY

ELECTRIC: SOUTHERN CALIFORNIA EDISON

TELEPHONE:

TRASH: WASTE MANAGEMENT

INDEX TO DRAWINGS

ARCHITECTURE:

A-SP CONCEPTUAL SITE PLAN
A-1 CONCEPTUAL BUILDING PLANS - FIRST FLOOR PLAN
A-2 CONCEPTUAL BUILDING PLANS - SECOND FLOOR PLAN
A-3 CONCEPTUAL BUILDING PLANS - ROOF PLAN
A-4 CONCEPTUAL BUILDING ELEVATIONS
A-5 CONCEPTUAL TRASH ENCLOSURE
A-6 CONCEPTUAL BUILDING PERSPECTIVES

WILDOMAR, CA

CONCEPTUAL SITE PLAN

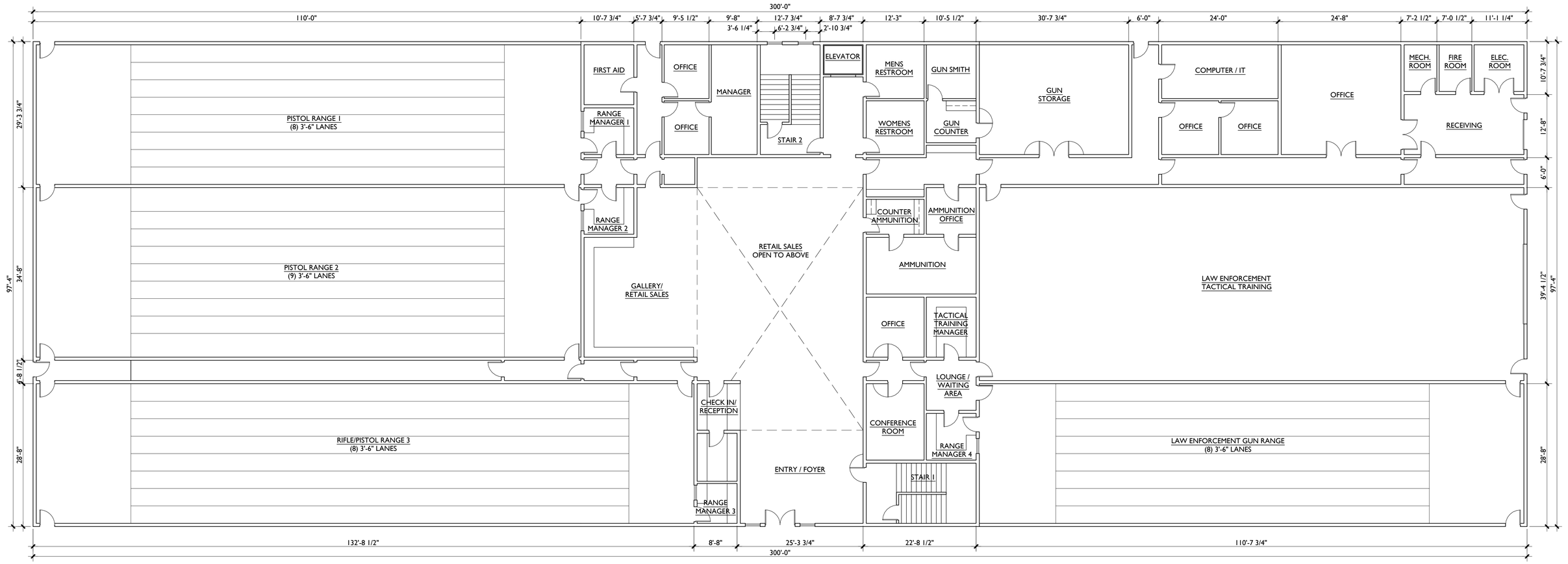
KCG BLUE, LLC.
5758 GEARY BLVD. #541
SAN FRANCISCO, CA
(760) 846-9760

WILDOMAR SHOOTING ACADEMY

November 6, 2019

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com 760.724.1198

A-SP



WILDOMAR, CA

CONCEPTUAL BUILDING PLANS - FIRST FLOOR PLAN

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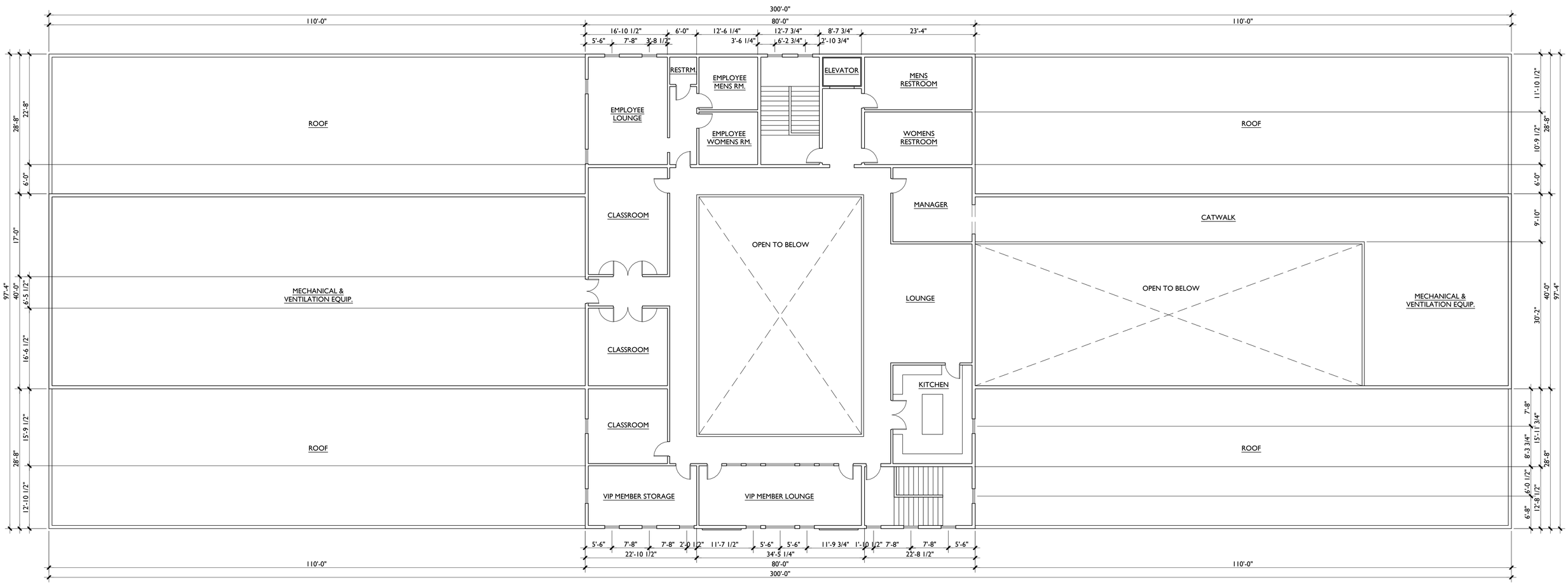
WILDOMAR SHOOTING ACADEMY

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November 01, 2018

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A-1



WILDOMAR, CA

CONCEPTUAL BUILDING PLANS - SECOND FLOOR PLAN

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(760) 846-9760

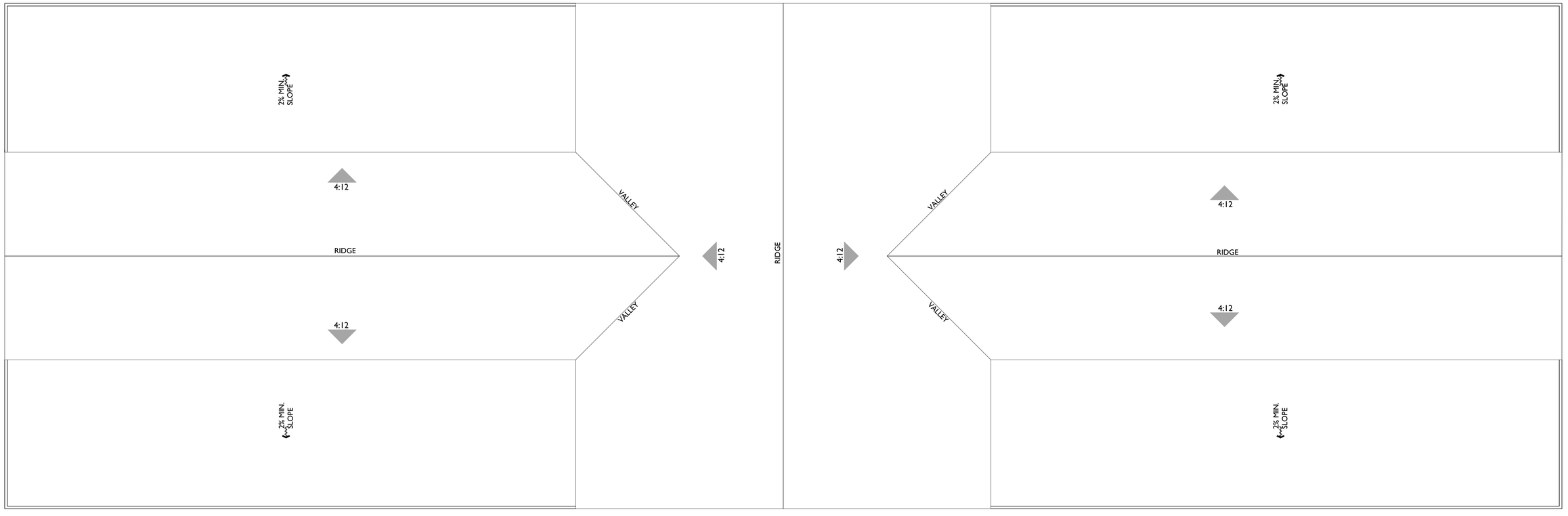
WILDOMAR SHOOTING ACADEMY

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A-2



WILDOMAR, CA

CONCEPTUAL BUILDING PLANS - ROOF PLAN

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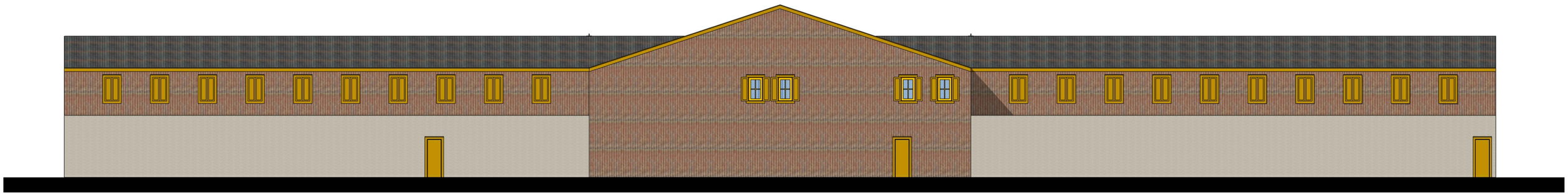
WILDOMAR SHOOTING ACADEMY

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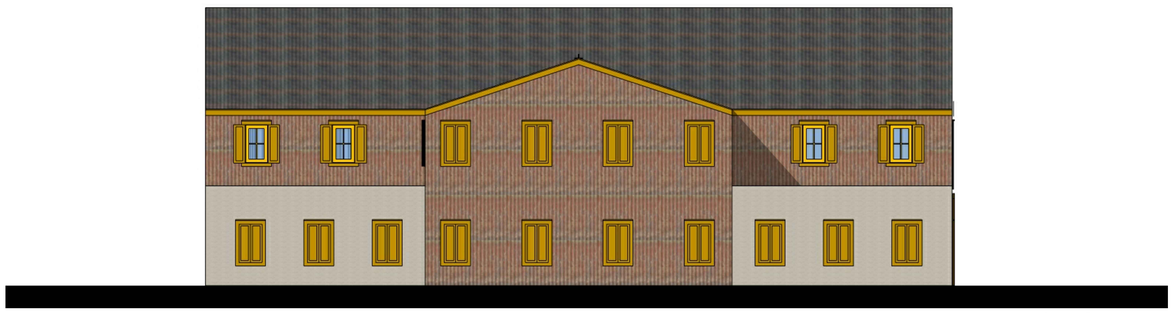
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A-3



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

WILDOMAR, CA

CONCEPTUAL BUILDING ELEVATIONS

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SAN FRANCISCO, CA
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WILDOMAR SHOOTING ACADEMY

0 4 8 24

November 01, 2018

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A-4



PERSPECTIVE 2



PERSPECTIVE 1

WILDOMAR, CA

CONCEPTUAL BUILDING PERSPECTIVES

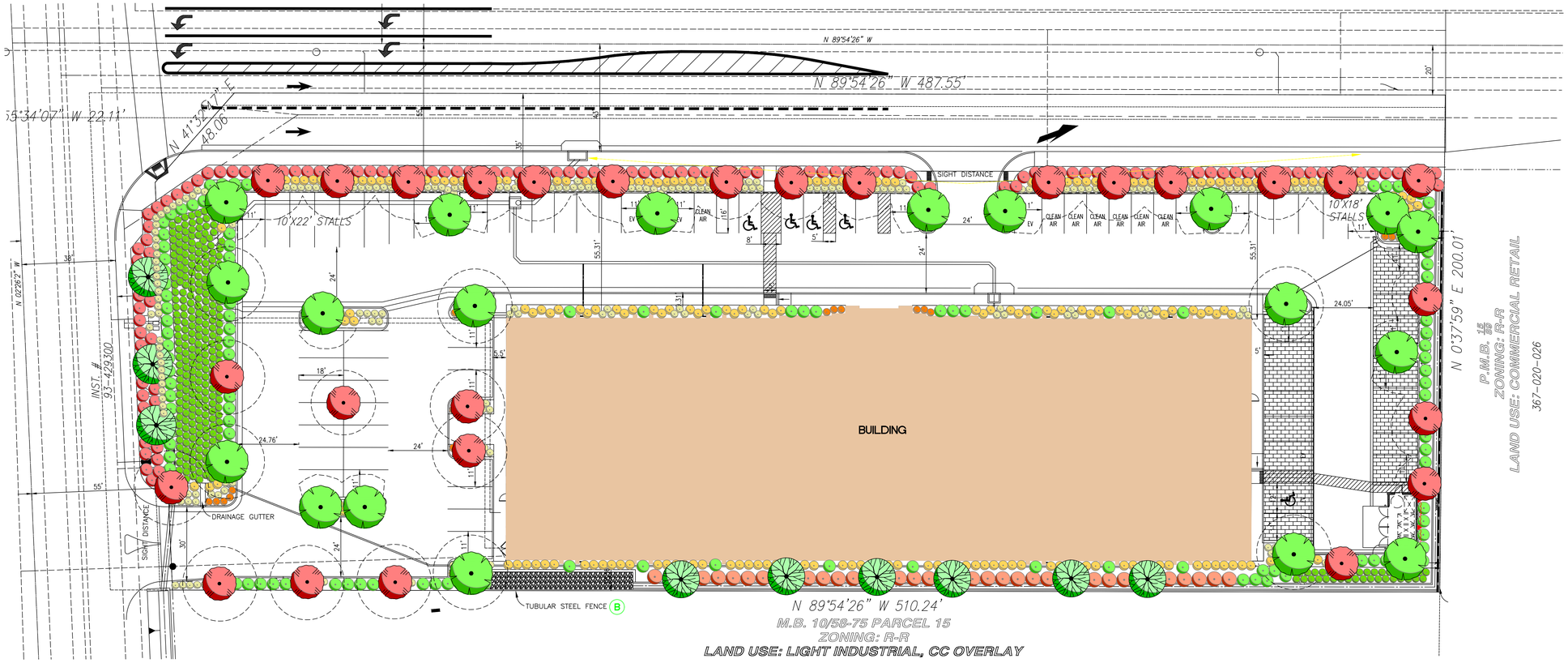
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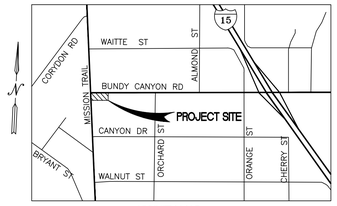
WILDOMAR SHOOTING ACADEMY

November 01, 2018

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A-5





VICINITY MAP
NOT TO SCALE
THOMAS GUIDE 2014
PAGE 897, GRID A-4
SEC. 27, T6S, R4W

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
	TREES:					
	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	24" BOX	27	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	CALLISTEMON VIMINALIS	WEEPING BOTTLE BRUSH	24" BOX	9	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	19	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	SHRUBS:					
	ANIGOZANTHUS FLAVIDUS 'VELVET AMBER'	AMBER KANGAROO PAWS	5 GAL	73	FULL & BUSHY @ 3' O.C.	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	238	FULL & BUSHY @ 4' O.C.	L
	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	139	TRIANGULAR SPACING @ 5' O.C.	L
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	27	FULL & BUSHY @ 6' O.C.	L
	LEUCOPHYLLUM FRUTECENS	TEXAS RANGER	5 GAL	114	FULL & BUSHY @ 5' O.C.	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	396	FULL & BUSHY @ 3' O.C.	L
	JUNCUS PATENS	CALIFORNIA RUSH	1 GAL	292	FULL & BUSHY @ 3' O.C.	L
	VINES:					
	MACFADENYA 'UNGUIS CATI'	CAT'S CLAW VINE	5 GAL	4	ATTACH TO WALLS & FENCE	L
	MULCH :					
NOT SHOWN	FOREST FLOOR WOOD MUCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS TYP.	

GRAPHIC SCALE
20 0 20 40 80
1 INCH = 20 FT.

COLOR CONCEPT PLAN

REVISED

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802 FAX 296-6803

PROJECT: NEW KCG BLUE, LLC BUILDING

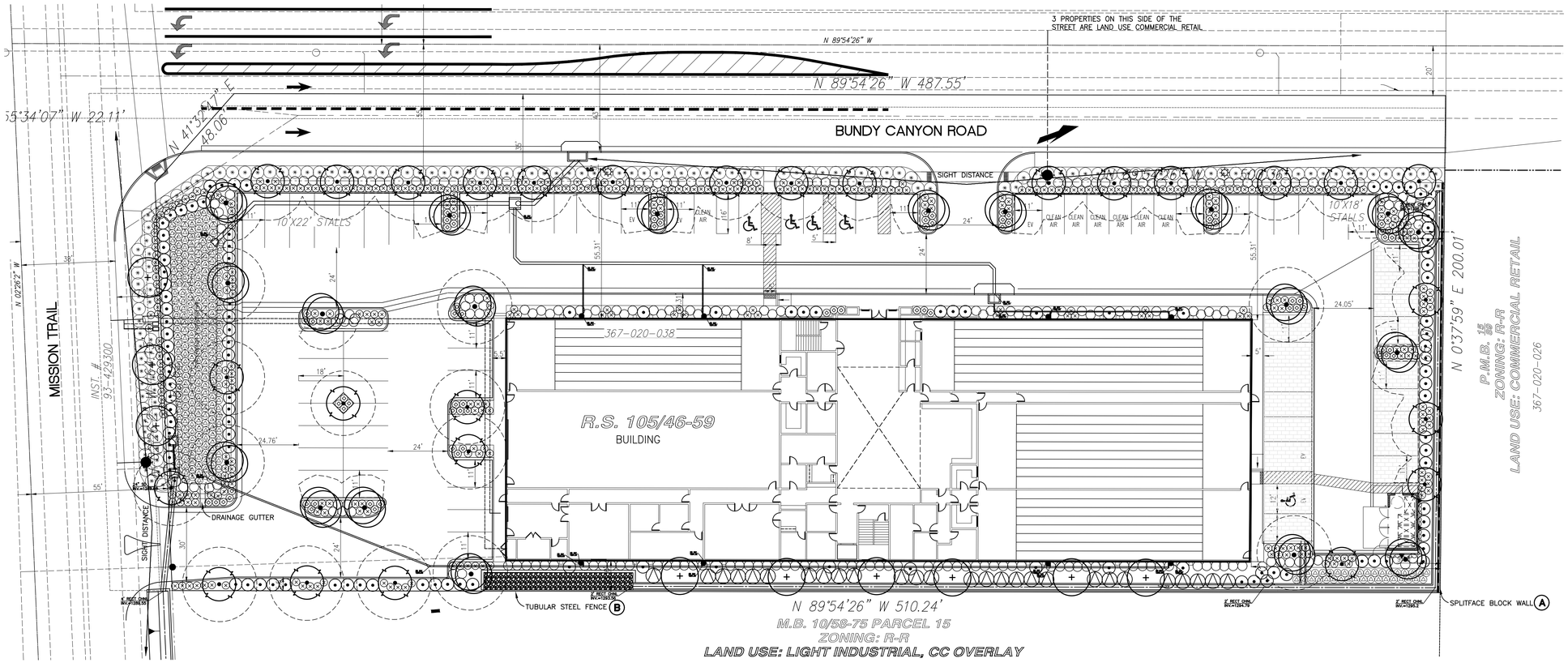
OWNER: KCG BLUE LLC
2575 GEARY BLVD. #541
SAN FRANCISCO, CA PH: (760) 846-9760 CONTACT: DONNY MacLEAN

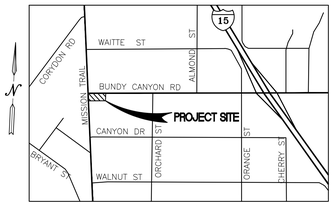
drawn: V.D.
checked: V.D.
date: 11-05-19

SHEET L-1
of 1 sheets

JOB NO. 18-116

ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY PARTIES OTHER THAN SAID ARCHITECTS SHALL RELIEVE ARCHITECTS OF RESPONSIBILITY FOR THE FACILITY OR AFFECTED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT.





VICINITY MAP
NOT TO SCALE
THOMAS GUIDE 2014
PAGE 897, GRID A-4
SEC. 27, T6S, R4W

SHADE REQUIREMENT

PROVIDED 80 SPACES @ 162 S.F. EA.= 12,960 S.F.
12,960 S.F. @ 50% COVERAGE REQUIRED= 6,480 S.F.
ACTUAL AREA SHADED= 6,494 S.F.

INTERIOR LANDSCAPE REQUIREMENT

PROVIDED 80 SPACES @ 162 S.F. EA.= 12,960 S.F.
12,960 S.F. @ 10% COVERAGE REQUIRED= 1,296 S.F.
ACTUAL AREA = 2,314 S.F.

NOTES:

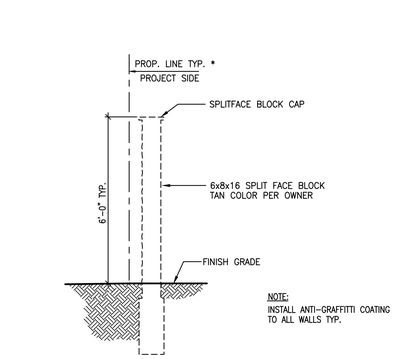
1. *ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.*
2. *A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDOMAR'S WATER EFFICIENT LANDSCAPING ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276*
3. *ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.*
4. *ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.*
5. *ALL PLANTING SHALL CONFORM TO THE CITY OF WILDOMAR ORD. 859 LIST OR AS APPROVED BY THE CITY PLANNING DIRECTOR.*
6. *ALL LANDSCAPE SHALL BE MAINTAINED BY THE OWNER.*
7. *AN AGRONOMIC SOILS REPORT WILL BE PREPARED BY THE LANDSCAPE CONTRACTOR FROM THE SOIL IN THE FINISHED PLANTING AREAS.*
7. *THE TREES SHALL BE PLANTED THE FOLLOWING DISTANCES FROM:*
   10' FROM WATER OR SEWER LINES
   30' FROM INTERSECTION
   10' FROM STREET LIGHT
   10' FROM FIRE HYDRANT AND STREET SIGN
   10' FROM DRIVEWAY APPROACH
   MATURE HEIGHT NO TALLER THAN 20' IF PLANTED UNDER UTILITY LINE

LANDSCAPE AREA

7,405 S.F.

PROJECT ADDRESS

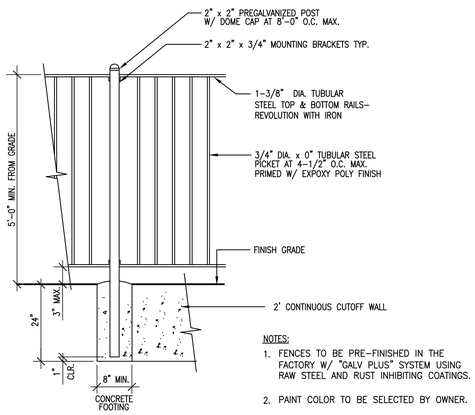
34020 MISSION TRAIL
WILDOMAR, CA



** SEE STRUCTURAL CALCS. ON ENGINEER'S PLAN FOR ALL WALLS 6' IN HEIGHT AND TALLER.

(A) 6' SPLITFACE BLOCK WALL

N.T.S.



NOTES:
1. FENCES TO BE PRE-FINISHED IN THE FACTORY W/ "GALV PLUS" SYSTEM USING RAW STEEL AND RUST INHIBITING COATINGS.
2. PAINT COLOR TO BE SELECTED BY OWNER.

(B) TUBULAR STEEL FENCE

N.T.S.

Point of Connection #_1_

Maximum Applied Water Allowance (MAWA)

Total *MAWA* = (ETo x 0.7 x LA in Sq. Ft. x *0.62*) + (ETo x 1.0 x *SLA* in Sq. Ft. x *0.62*) = Gallons per year for LA+*SLA*

where:
MAWA = Maximum Applied Water Allowance (gallons per year) ETo = *Reference Evapotranspiration* (inches per year)
0.7 = *Evapotranspiration Adjustment Factor* (ETAF)
1.0 = ETAF for *Special Landscaped Area*
LA = *Landscaped Area* (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Special Landscaped Area (square feet)

MAWA Calculation:

	ETo		ETAF		LA or *SLA* (ft2)		Conversion		*MAWA* (Gallons Per Year)
MAWA for LA =	55.45	x	0.7	x	7,405	x	*0.62*	=	178,204
MAWA for *SLA* =	55.45	x	1.0	x	0	x	*0.62*	=	0
Total *MAWA* =					7,405				178,204

Estimated Applied Water Use

EAWU = ETo x *K*L x LA x *0.62* ÷ *IE* = Gallons per year

where:
EAWU = Estimated Applied Water Use (gallons per year) ETo = Reference Evapotranspiration (inches per year) *K = Landscape Coefficient*
LA = *Landscaped Area* (square feet)
0.62 = Conversion factor (to gallons per square foot)
IE = Irrigation Efficiency = IME x DU
IME = Irrigation Management Efficiency (90%) DU = Distribution Uniformity of irrigation head

K = K x K x K
K = species factor (range = 0.1-0.9) (see *WUCOLS* list for values) K = density factor (range = 0.5-1.3) (see *WUCOLS* for density value ranges)
K = *microclimate* factor (range = 0.5-1.4) (see *WUCOLS*) *WUCOLS – **www.owue.water.ca.gov/docs/wucols00.pdf***

EAWU Calculation:

	ETo		K_L		LA		Conversion		*IE*		*EAWU* (Gallons Per Year)
Special Landscaped Area	x		x		x *0.62*		÷		=		
Cool Season Turf	*55.45*	x	*0.9*	x	*0*	x	*0.62*	÷	*0.90*	=	*0*
Warm Season Turf	*55.45*	x	*0.9*	x	*0*	x	*0.62*	÷	*0.90*	=	*0*
High Water Using Shrub	*55.45*	x	*0.8*	x	*0*	x	*0.62*	÷	*0.85*	=	*0*
Medium Water Using Shrub	*55.45*	x	*0.5*	x	*0*	x	*0.62*	÷	*0.85*	=	*0*
Low Water Using Shrub	*55.45*	x	*0.2*	x	*7,405*	x	*0.62*	÷	*0.85*	=	*59,900*
Very Low Water Using Shrubs	*55.45*	x	*0.1*	x	*0*	x	*0.62*	÷	*0.85*	=	*0*
		x		x		x	*0.62*	÷		=	
		x		x		x	*0.62*	÷		=	
		x		x		x	*0.62*	÷		=	
		x		x		x	*0.62*	÷		=	
		x		x		x	*0.62*	÷		=	
		x		x		x	*0.62*	÷		=	
Other		x		x		x	*0.62*	÷		=	
Total *EAWU* =					7,405						59,900

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
	TREES:					
	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	24" BOX	27	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	CALLISTEMON VIMINALIS	WEEPING BOTTLE BRUSH	24" BOX	9	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	19	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	SHRUBS:					
	ANIGOZANTHUS FLAVIDUS 'VELVET AMBER'	AMBER KANGAROO PAWS	5 GAL	73	FULL & BUSHY @ 3' O.C.	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	236	FULL & BUSHY @ 4' O.C.	L
	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	139	TRIANGULAR SPACING @ 5' O.C.	L
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	27	FULL & BUSHY @ 6' O.C.	L
	LEUCOPHYLLUM FRUTECENS	TEXAS RANGER	5 GAL	113	FULL & BUSHY @ 5' O.C.	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	396	FULL & BUSHY @ 3' O.C.	L
	JUNCUS PATENS	CALIFORNIA RUSH	1 GAL	292	FULL & BUSHY @ 3' O.C.	L
	VINES:					
	MACFADENYA 'UNGUIS CATI'	CAT'S CLAW VINE	5 GAL	4	ATTACH TO WALLS & FENCE	L
	MULCH :					
NOT SHOWN	FOREST FLOOR WOOD MUCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP – INSTALL TO ALL PLANTING AREAS TYP.	

GRAPHIC SCALE
20 0 20 40 80
1 INCH = 20 FT.

PRELIMINARY PLANTING PLAN

PA# 19-0093

REVISED

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802 FAX 296-6803

LANDSCAPE ARCHITECT — DONNY MacLEAN — 2017 — VINCENT — STATE OF CALIFORNIA — 11-04-19 — 9-30-21

PROJECT: NEW KCG BLUE, LLC BUILDING
OWNER: KCG BLUE LLC
25758 GEARY BLVD. #541
SAN FRANCISCO, CA PH (760) 846-9760 CONTACT: DONNY MacLEAN

drawn: V.D.
checked: V.D.
date: 07-29-19
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of 1 sheets
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WILDOMAR SHOOTING RANGE / ACADEMY EOT #2

PLANNING COMMISSION MEETING

JUNE 3, 2026



Project Location

- **Located at the SEC of Mission Trail and Bundy Canyon Road.**
- **The project site encompasses about 2.3 acres.**

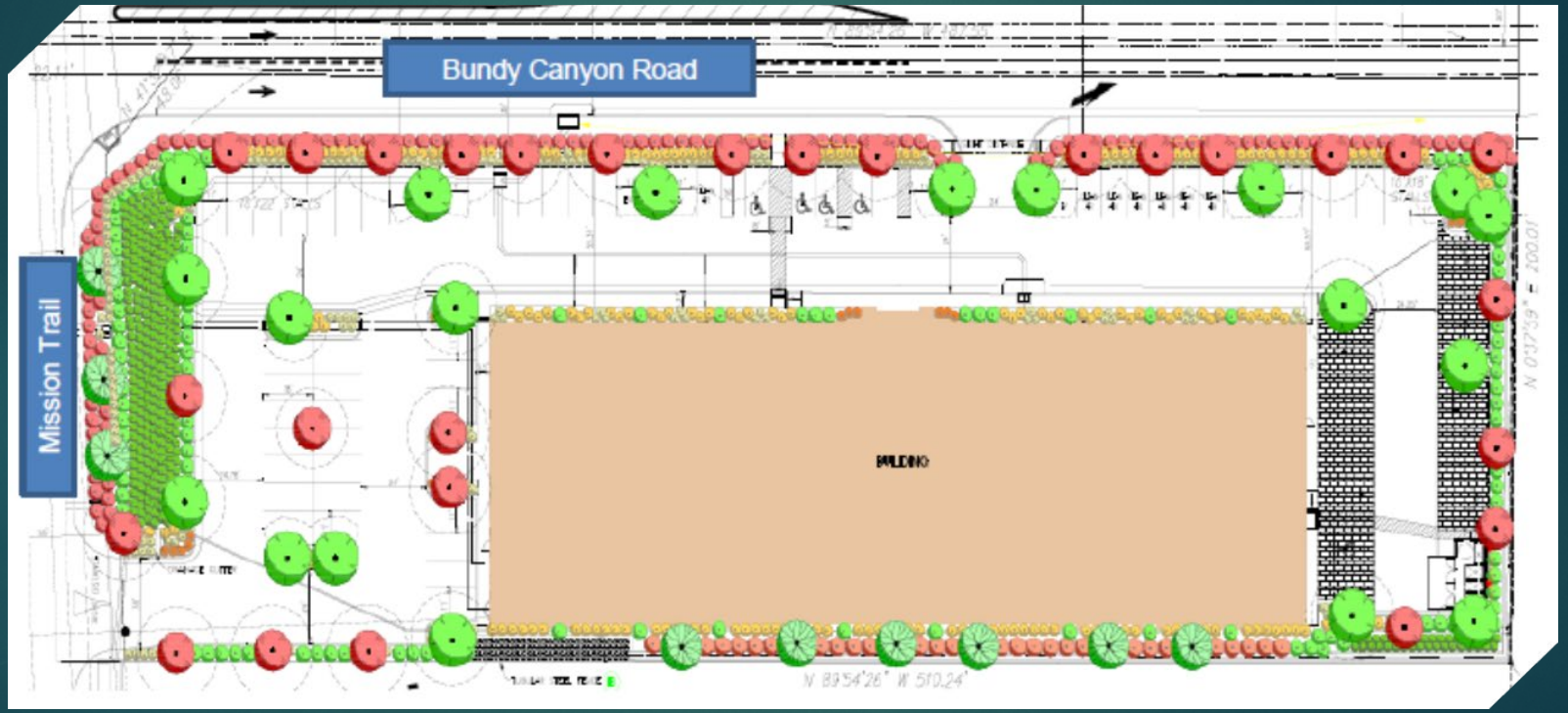
Background

- The City Council (2/12/20) took the following actions on CUP 19-0093:
  - Adopted a Mitigated Negative Declaration & MMRP;
  - Approved a General Plan Amendment;
  - Approved a consistency Change of Zone from R-R to M-SC;
  - Approved a Setback Variance; and
  - Approved a Conditional Use Permit to construct a 34,789 square-foot shooting range / academy.

Project Description

- The applicant is requesting their 2nd EOT to allow for more time to prep for grading and building permits.
- The Applicant is requesting a 2-year extension of time as permitted by the WMC.
- With Commission approval of EOT #2, the new expiration date for CUP No. 19-0093 will be February 12, 2028.
- The Applicant is permitted 1 additional time extension if needed with the ultimate deadline to begin construction ending on February 12, 2029.

CUP 19-0093 Exhibits



CUP 19-0093 Exhibits

Proposed Building Elevation Exhibits



PERSPECTIVE 1



PERSPECTIVE 2

Project Findings

- **The proposed EOT meets the required findings for approval.**

Planning Commission Recommendation

- **Based on the findings, staff recommends that the Planning Commission adopt PC Resolution No. 2026-08 taking the following actions:**

1. **Approve the EOT request to February 12, 2028**
2. **Determine that no additional environmental review is required per CEQA Guidelines Section 15162**

SUBJECT: PLN 26-0016 - Extension of Time (EOT) No. 1 for TPM No. 38646

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0016, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH MAY 3, 2029 FOR TPM NO. 38646 LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND CLINTON KEITH ROAD (APN: 380-520-001 THRU -008 AND 380-250-052 THRU -057) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:
The Planning Commission reviewed Tentative Parcel Map No. 38646 on May 3rd, 2023, and approved the proposed project. The Commission approved: (1) Environmental clearance; and (2) Tentative Parcel Map (TPM) to subdivide a 26.8-acre site into seven (7) parcels for future business park, industrial, and service commercial uses.

In accordance with the adopted conditions of approval, the Applicant was required to record the final map on or before May 3rd, 2026, after which the approval would expire. Since the Applicant has not recorded the final map, they have requested a first 3-year extension of time ("EOT") that will give them, if approved, through May 3rd, 2029 to record the map.

Two (2) additional EOTs, totaling an additional three (3) years, are available for the project if needed, in accordance with Wildomar Municipal Code ("WMC") Section 16.12.240.

PROJECT ANALYSIS:
The Applicant filed the EOT application and paid the required fee on April 15, 2026, before expiration, as required. Based on the timely submittal, staff has determined that the approved TPM remains consistent with the project as originally approved, remains consistent with the General Plan and applicable development standards, and that the setting and local circumstances have not changed in such a manner as to render the previously approved project incompatible with the surrounding area. Thus, staff further determines that the approved project meets all of the required findings for approval of an EOT.

ENVIRONMENTAL ANALYSIS:
The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

PUBLIC NOTICE:
In accordance with Chapter 16.12 of the Wildomar Municipal Code, the Planning Department on or before May 23, 2026, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the June 3, 2026 Planning Commission meeting and the request under this agenda item.

ATTACHMENTS:
Attach A - PC Resolution No 2026-09.pdf
Attach A-Ex1 - TPM 38646 EOT-1 Updated COAs [6-3-26].pdf
Attach B - TPM No. 38646 Approved Plans.pdf
Attach C - Applicant Justification.pdf
Attach D - TPM 38646 EOT 1 powerpoint.pdf

ATTACHMENT A

PC RESOLUTION NO. 2026-09

(PLN 26-0016 – EOT NO. 1 FOR TPM No. 38646)

PC RESOLUTION NO. 2026-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0016, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH MAY 3, 2029 FOR TPM NO. 38646 LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND CLINTON KEITH ROAD (APN: 380-520-001 THRU -008 AND 380-250-052 THRU -057) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

WHEREAS, an application for an extension of time ("EOT") No.1 (PLN 26-0016) for tentative parcel map ("TPM") No. 38646 was filed by:

Applicant: Aaren Kisner

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on April 15, 2026, requesting a first 3-year extension of time (No.1 of 3 available) for TPM No. 38646; thereby, meeting the requirements outlined in Wildomar Municipal Code ("WMC") Section 16.12.240 and Section 17.125.120; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 3, 2023 approved TPM No. 38646, subject to conditions of approval; and

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on April 15, 2026 in advance of the May 3, 2026 deadline requesting a 3-year extension of time for TPM No. 38646; and

WHEREAS, in accordance with WMC Chapter 16.12, on or before May 23, 2026, the Planning Division mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent property owners of the June 3, 2026 Planning Commission meeting where the Planning Commission would review Extension of Time No.1 for TPM No. 38646; and

WHEREAS, in accordance with Section 16.12.240 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on June 3, 2026, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 3-year extension of time for TPM No. 38646, and at which time the Planning Commission received public testimony concerning the proposed extension of time.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. CEQA FINDINGS.

The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

SECTION 2. FINDINGS OF FACT FOR EOT NO.1 (PLN 26-0016) FOR TPM No. 38646

Pursuant to WMC Chapter 16.12.240.C, in light of the record before it, including the staff report dated June 3, 2026, and all evidence and testimony heard at the public meeting for this first extension of time for Tentative Parcel Map No. 38646, the Planning Commission makes the following findings in support of the first EOT for TPM No. 38646:

Finding 1: The proposed Extension of Time for TPM No. 38646 is consistent with the City of Wildomar General Plan.

Evidence: The proposed EOT for Tentative Parcel Map No. 38646 remains consistent with the City's General Plan in that the existing land use designation of Light Industrial (LI) is intended to provide for the development of industrial and service commercial uses. Therefore, the proposed EOT continues to be consistent with the Wildomar General Plan.

Finding 2: The proposed Extension of Time for TPM No. 38646 is consistent with the City of Wildomar Zoning Ordinance.

Evidence: The existing Zoning designation for the project site is M-I (Manufacturing/Industrial). If recorded, the approved tentative parcel map will subdivide the 26.8-acre site into seven (7) parcels for future business park, industrial, and service commercial uses consistent with the minimum M-I permitted uses. Additionally, the approved tentative parcel map remains consistent with the M-I zoning/development standards. No modifications to the approved tentative parcel map are proposed as part of this extension request. Lastly, the design of the subdivision remains in conformance with the City's Subdivision Ordinance (Title 16) in that the design and construction of all improvements related to the proposed project remain as originally conditioned. Considering these facts, the proposed request for a three-year extension of time through May 3, 2029, for Tentative Parcel Map No. 38646, is consistent with the Development Code (Title 17), which is the City's Zoning Ordinance, of the Municipal Code.

Finding 3: The proposed Extension of Time for TPM No. 38646 does not adversely affect the general health, safety, and welfare of the public.

Evidence: The proposed extension of time does not adversely affect the general health, safety, and welfare of the public because the originally approved parcel map remains in compliance with all the required design and development standards. Further, the design of the subdivision remains in conformance with the City's Subdivision Ordinance (Title 16) in that the design and construction of all improvements related to the proposed project

remain as originally conditioned, which are intended to protect the general health, safety, and welfare of the public.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of the approved tentative map.

Evidence: The Applicant submitted the EOT application and paid the required fee on April 15, 2026, in advance of the May 3, 2026, expiration date of the tentative map. Accordingly, the application was timely filed in accordance with WMC Section 16.12.240, and this finding is satisfied.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, approves a first 3-year extension of time through May 3, 2029 for TPM No. 38646, subject to the updated conditions of approval attached hereto this Resolution as Exhibit 1 and incorporated by reference.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2026.

_____
Nolan King
Planning Commission Chair

ATTEST:

_____
Robert Flores
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Joaquin Vazquez
Assistant City Attorney

EXHIBIT 1
UPDATED CONDITIONS OF APPROVAL

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Wildomar Commerce Center			
Tentative Parcel Map No. 38646 (PA 22-0225)			
APN: 380-520-001 through -008 and 380-520-052 through -056			
~~**TPM No. 38646 Approval Date: May 3, 2023**~~ **TPM No. 38646 EOT #1 Approval Date: June 3, 2026**	~~**TPM No. 38646 Expiration Date: May 3, 2026**~~ **TPM No. 38646 EOT #1 Expiration Date: May 3, 2029**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
PLANNING DIVISION CONDITIONS			
General/Standard Conditions			
1. The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Division no later than June 17, 2026. Applicant Signature: Date:	June 17, 2026	Planning Division	
2. 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, the 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 Subdivision 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. City shall promptly notify the	On-Going	Planning Division	

	Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
3.	In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	August 3, 2023	Planning Division	
4.	Approval of Tentative Parcel Map No. 38646 shall expire on May 3, 2029 if the final map has not been approved by City Council and recorded with the Riverside County Recorder. The applicant may file a request for an Extension of Time (EOT) in accordance with Section 16.12.240 of the WMC. The EOT written request must be submitted along with the required fee prior to the expiration date.	May 3, 2029	Planning Division	
5.	Within 60 days of approval by the Planning Commission of Tentative Parcel Map No. 38646, the applicant shall pay any outstanding deposit	July 3, 2023	Planning Division	

	account balances, as applicable for PA 22-0225. Failure to pay the outstanding balance by the due date may result in delays in the processing of the final map.			
6.	Tentative Parcel Map No. 38646 shall be subdivided in accordance with the tentative parcel map approved by the Planning Commission on May 3, 2023. The applicant may request a modification/revision to the approved tentative parcel map, if needed, in accordance with Section 16.12.220 of the WMC.	On-Going	Planning Division	
7.	The proposed development project under Plot Plan No. 22-0225 shall comply with the standards and requirements of the City's Light Pollution Ordinance (Chapter 8.64 of the WMC).	On-Going	Planning Division	
8.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Division	
9.	All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Department.	On-Going	Planning Division	
10.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15	On-Going	Planning Division	

	feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.			
11.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Division	
12.	The proposed Project shall comply with the requirements of Chapter 9.48 of the WMC.	On-Going	Planning Division	
13.	If human remains are encountered during grading activities, 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 a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	On-Going	Planning & Engineering Depts.	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Wildomar Commerce Center			
Tentative Parcel Map No. 38646 (PA 22-0225)			
APN: 380-520-001 through -008 and 380-520-052 through -056			
~~**TPM No. 38646 Approval Date: May 3, 2023**~~ **TPM No. 38646 EOT #1 Approval Date: June 3, 2026**	~~**TPM No. 38646 Expiration Date: May 3, 2026**~~ **TPM No. 38646 EOT #1 Expiration Date: May 3, 2029**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
MITIGATED NEGATIVE DECLARATION (IS/MND) – Original Mitigation Measures and Addendum Conditions Apply			
3.3 Air Quality			
14. **AQ-1** Construction Mitigation a. Install and maintain track-out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (i.e., install wheel shakers, wheel washers, and limit site access.) b. Limit fugitive dust sources to 20 percent opacity. c. Require a dust control plan for earthmoving operations. d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained. e. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. f. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. g. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily. h. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period. i. Require high pressure injectors on diesel construction equipment.* Utilize only CARB Tier 3 or better certified equipment	During construction activities	City of Wildomar Planning and Public Works Departments	

	for construction activities.* k. The developer shall require all contractors to turn off all construction equipment and delivery vehicles when not in use and/or idling in excess of 3 minutes.* l. Suspend use of all construction equipment operations during second stage smog alerts.* * Would reduce impacts to GHG's as well			
15.	**AQ-2** <u>Operation Mitigation</u> a. Install EV charging facilities for a minimum of 1% of all parking spaces.* b. Provide preferential parking locations for EVs and CNG vehicles.* c. Plant shade trees in parking lots to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.* d. Plant Low-OFP, native, drought-resistant, tree and shrub species, 20% in excess of that required by city ordinance. Consider roadside, sidewalk, and driveway shading.* e. Prohibit gas powered landscape maintenance equipment. Require landscape maintenance companies to use battery powered or electric equipment **or** contract only with commercial landscapers who operate with equipment that complies with the most recent California Air Resources Board certification standards, or standards adopted no more than three years prior to date of use or any combination of these two themes.* f. Provide secure, bicycle parking for employees.*	Implemented during site plan review and verified prior to Certificate of Occupancy	City of Wildomar Planning and Public Works Departments	

	g. Provide direct safe, direct bicycle access to adjacent bicycle routes.* h. Provide short-term bicycle parking for retail customers and other non-commute trips.* * Would reduce impacts to GHGs as well			
3.4 Biological Resources				
16.	**BIO-1** Prior to any off-site grading, a biologist should assess the area to determine if potentially suitable habitat for sensitive plant species occurs. If potentially suitable habitat is determined present, focused surveys should be conducted for sensitive plant species.	Implemented prior to any off- site grading	City of Wildomar Planning and Public Works Departments	
17.	**BIO-2** The proposed Project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) fee area and will be subject to the SKR HCP Fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a Grading Permit. The payment of this fee will mitigate for any impacts to the Stephen's Kangaroo Rat habitat.	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Planning and Public Works Departments	
18.	**BIO-3** Due to the presence of suitable habitat and in compliance with the MSHCP, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future.	Implemented 30 days prior to ground disturbance	City of Wildomar Planning and Engineering Departments	
19.	**BIO-4** If burrowing owls are determined present following focused surveys, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the *Staff Report on Burrowing Owl Mitigation* published by Department of Fish and Game (March 7, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological	Implemented prior to ground any disturbance for Phase 2	City of Wildomar Planning and Engineering Departments	

	monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the *Staff Report on Burrowing Owl Mitigation*.			
20.	**BIO-5** Prior to the issuance of any grading permit that would all removal of habitat containing raptor and songbird nests, the Project applicant shall demonstrate to the satisfaction of the City of Wildomar that either of the following have been or will be accomplished. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds. Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected, a buffer of at least 300 feet (500 feet for raptors) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.	Implemented prior to the issuance of any grading permit that would all removal of habitat containing raptor and songbird nests	City of Wildomar Planning and Engineering Departments	
21.	**BIO-6** Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features (Figure 13, Impacts to Jurisdictional Features, of the BRA), the Project applicant shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW. The following shall be incorporated into	Implemented prior to ground any disturbance in areas designated as jurisdictional features	City of Wildomar Planning and Engineering Departments	

	the permitting, subject to approval by the regulatory agencies: 1. On- and/or off-site replacement of USACE/RWQCB jurisdictional "waters of the U.S."/"waters of the State" at a ratio no less than 1:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank. On- and/or off-site replacement of CDFW jurisdictional streambed and associated riparian habitat at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank.			
22.	**BIO-7** Prior to the issuance of any grading permit, the Project applicant shall comply with all of the provisions of the MSHCP, including payment of the MSHCP Local Development Mitigation Fee and compliance with Section 6.1.2 of the MSHCP pertaining to Riparian/Riverine Areas.	Prior to the issuance of a grading permit.	City of Wildomar Planning and Engineering Departments	
3.5 Cultural Resources				
23.	**CUL-1** Prior to any ground-disturbing activity, the Project applicant(s) shall include the following wording in all construction contract documentation: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the Developer, the project archaeologist and the Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance or the	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Building and Planning Divisions	

	mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. The Planning Director and shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar Planning Commission and/or City Council. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, as defined by relevant state and local law, mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.			
24.	**CUL-2** At least 30 days prior to seeking a grading permit, the Project applicant(s) shall contact the appropriate Tribe[1] to notify the Tribe of grading, excavation, and the adopted monitoring program and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for Tribal monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Divisions	

[1] It is anticipated that the Pechanga Tribe will be the "appropriate" Tribe due to their prior and extensive coordination with the City and project applicant in determining potentially significant impacts and appropriate mitigation measures.

	agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.			
25.	**CUL-3** Prior to any authorizing ground-disturbing activity, the Project applicant(s) shall include the following wording on all construction contract documentation: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources 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 a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" within 24 hours of receiving notification from the Coroner. The most likely descendant shall then have 48 hours to make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	As a condition of Project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Divisions	
26.	**CUL-4** All cultural materials – with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in CUL-2, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Divisions	

27.	**CUL-5** All sacred sites, should they be encountered within the Project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with Pechanga Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Divisions	
28.	**CUL-6** To address the possibility that cultural resources may be encountered during grading or construction, in addition to Tribal monitors, a qualified archaeologist shall monitor all construction activities that could potentially impact archaeological (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Divisions	
29.	**CUL-7** A qualified paleontologist or paleontological monitor shall monitor all mass grading and excavation activities in areas identified as likely to contain paleontological resources. Monitoring will be conducted in areas of grading or excavation in undisturbed outcrops of the Pleistocene-age Pauba Formation, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the	As a condition of Project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Divisions	

	subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.			
30.	**CUL-8** Recovered specimens shall be prepared to a point of identification and permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates if necessary.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Divisions	
31.	**CUL-9** Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur (e.g., the Western Center for Archaeology and Paleontology Museum on Searl Parkway in Hemet, California).	As a condition of project approval, and implemented during ground-disturbing activities	City of Wildomar Engineering and Planning Divisions	
3.7 Greenhouse Gas Emissions				
32.	**GHG-1** Prior to building permit approval, the City of Wildomar Planning Department shall require that the Project applicant implement the measures contained in Table 5.7-5, as well as mitigation Measures AQ-1 and AQ-2, to reduce short-term and long-term emissions of GHGs associated with construction and operation of the proposed Project.	During Construction Activities and Project Operations	City of Wildomar Planning and Building Departments	

3.8 Hazards and Hazardous Materials				
33.	**HAZ-1** All spills or leakage of any hazardous products, including petroleum products, during regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the Stormwater Pollution Prevention Plan prepared for the Project development.	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	
34.	**HAZ-2** Prior to the certificate of occupancy for a medical office use, a Hazardous Materials and Waste Management Plan shall be submitted to the City for review and retention. This Plan shall be implemented by the medical offices (where hazardous substances are used) and annually a report of any accidental releases of hazardous substances, impacts to the environment or humans, and the management actions taken to control and remediate such spills shall be submitted to the City.	Prior to the issuance of a building permit	City of Wildomar Building and Safety Department	
35.	**HAZ-3** As part of a Business Plan submitted to the City of Wildomar Fire Department, the medical offices that handle hazardous materials shall include copies of Material Safety Data Sheets for the hazardous substances (other than medications) utilized by the facility(ies).	Prior to the issuance of a building permit	City of Wildomar Building and Safety and Fire Departments	
36.	**HAZ-4** Any storage facility for gas canisters containing hazardous or toxic substances shall be enclosed and capable of containing any accidental releases of gas. A warning device shall be incorporated into the design of the gas storage containment facility that is capable of identifying accidental releases. Venting of any released gases shall be accomplished without creating hazards for the surrounding environment or population. Any leaks shall be reported immediately to the City Fire Department as well as other regulatory agencies that are in the reporting chain.	Prior to the issuance of a building permit	City of Wildomar Building and Safety and Fire Departments	

3.9 Hydrology and Water Quality				
37.	**HYD-1** Prior to the approval of the grading permit on the proposed Project site, the Project applicant(s) shall be required to prepare a stormwater pollution and prevention plan (SWPPP) consistent with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and proposed Project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the Regional Water Quality Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the proposed Project site at all times. In addition, the Project applicant(s) will be required to submit, and obtain City approval of, a Water Quality Management Plan prior to the issuance of any building or grading permit for future development on the proposed Project site in order to comply with the Areawide Urban Runoff Management Program. The proposed Project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the Water Quality Management Plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device.	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	

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3.12 Noise			
38. **NOI-1** To minimize noise impacts resulting from poorly tuned or improperly modified vehicles and construction equipment, all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Wildomar Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Wildomar Building Department.	Implemented during Project operations	City of Wildomar Building Department	
39. **NOI-2** The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors (within 100 feet of any occupied residence) nearest the proposed Project site during all proposed Project construction.	Implemented during Project operations	City of Wildomar Building Department	
40. **NOI-3** Stationary noise-generating construction equipment shall be placed a minimum of 320 feet from the property line of existing sensitive receptors (residences to the south), when and where feasible.	Implemented during Project operations	City of Wildomar Building Department	
41. **NOI-4** Noise control barriers with a height of 6 feet are required where grading will occur within 100 feet of any occupied residence. It is important to note that the barriers' attenuation will be accomplished only if the minimum height is based from the pad or the roadway elevation, whichever is the greater of the two. If the barrier is being constructed at a position where the starting elevation is less than the pad or adjacent roadway, the barrier's ultimate height will need to be adjusted to fit the aforementioned criteria. Where applicable, the barriers shall wrap around the ends of the dwelling units to prevent flanking of noise into the site.	Prior to the issuance of occupancy permits and during project operations	City of Wildomar Building and Planning Divisions	

42.	**NOI-5** Roof-mounted air conditioning equipment shall be set back either 25 feet from the building's closest edge or to a distance capable of breaking the line-of-sight of equipment from neighboring potential receivers, whichever provides the greater set back from the building's edge of the two. A subsequent noise study shall be submitted by the applicant and reviewed and approved at building plan check stage by the City to ensure that the AC units are not generating noise in excess of what is allowed under Chapter 9.48 of the Wildomar Municipal Code.	Reviewed at building plan check	City of Wildomar Building Department	
3.16 Transportation/Traffic				
43.	**TR-1** The direct traffic impacts generated by the proposed Project can be mitigated to a less than significant level, to meet the required level of service of the following recommended improvements are implemented, prior to the respective phase of development: On-Site Recommendations: **Roadways:** • Construct partial width improvements on the southerly side of Clinton Keith Road at its ultimate cross-section as an urban arterial highway (152' right-of-way) adjacent to proposed Project boundary line. • Construct partial width improvements on the westerly side of Elizabeth Lane at its ultimate cross-section as a collector street (78' right-of-way) adjacent to proposed Project boundary line. • Construct partial width improvements on the easterly side of Yamas Drive at its ultimate cross-section as a collector street (78' right-of-way) adjacent to proposed Project boundary line.	Implemented during the appropriate Phase of proposed Project construction	City of Wildomar Public Works Department	

	Intersections: Proposed Project's actual improvements necessary are shown in *italic, underlined*. The items that are not bold, italic, underlined are already existing). • Construct the intersection of proposed Project Driveway 1 (NS) and Clinton Keith Road (EW) to restrict movement to right-in and right-out only from the driveway with the following geometrics: Northbound: *One right-turn lane. Stop controlled.* Southbound: Not applicable. Eastbound: One through lane. *One right-turn lane.* Westbound: One through lane. • *Install a traffic signal* at the intersection of Elizabeth Lane (NS) and Clinton Keith Road (EW) to include the following geometrics: Northbound: *One left-turn lane.* One shared through and right-turn lane. Southbound: *One left-turn lane.* One shared through and right-turn lane. Eastbound: One left-turn lane. One through lane. *One right-turn lane.* Westbound: One left-turn lane. One through lane. One shared through and right-turn lane. • Construct the intersection of Elizabeth Lane (NS) and proposed Project Driveway 2 (EW) with the following geometrics: Northbound: One shared left-turn, through and right-turn lane. Southbound: One shared left-turn, through and right-turn lane. Eastbound: *One shared left-turn, through and right-turn lane. Stop controlled.*			

	Westbound: One shared left-turn, through and right-turn lane. Stop controlled. • Construct the intersection of Elizabeth Lane (NS) and proposed Project Driveway 3 (EW) with the following geometrics: Northbound: One shared left-turn and through lane. Southbound: One shared through and right-turn lane. Eastbound: *One shared left-turn and right-turn lane. Stop controlled.* Westbound: Not applicable. • Construct the intersection of Yamas Drive (NS) and Bunny Trail (EW) with the following geometrics: Northbound: Not applicable. Southbound: One right-turn lane. Eastbound: *One shared left-turn and right-turn lane. Stop controlled* Westbound: Not applicable. • Construct the intersection of Project Driveway 4 (NS) and Bunny Trail (EW) with the following geometrics: Northbound: Not Applicable. Southbound: *One shared left-turn & right-turn lane. Stop controlled.* Eastbound: One shared left-turn and through lane. Westbound: One shared through and right-turn lane. • Construct the intersection of Yamas Drive (NS) and proposed Project Driveway 5(EW) with the following geometrics: Northbound: *One shared through and right-turn lane.* Southbound: *One shared left-turn and through lane.*			

	Eastbound: Not applicable. Westbound: *One shared left-turn and right-turn lane. Stop controlled.* • Construct the intersection of Yamas Drive (NS) and Bunny Trail (EW) with the following geometrics: Northbound: *One shared through and right-turn lane.* Southbound: *One shared left-turn and through lane.* Eastbound: Not applicable. Westbound: *One shared left-turn & right-turn lane. Stop controlled.*			
Prior to Issuance of a Grading Permit				
44.	Prior to the issuance of a grading permit, the developer shall submit a final geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	On-Going	Planning Division	
45.	Prior to the issuance of the 1st grading permit the applicant shall receive approval of a haul permit for any import of material to the site or export of material off-site. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site was not previously evaluated by the mitigated negative declaration, a grading EA shall be approved by the planning director prior to the issuance of the haul permit.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

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46. Concurrent with the precise grading plan submittal, the applicant shall submit two sets of detailed landscape and irrigation plans, including on-site and public right-of-way areas. The landscaping and irrigation plans shall be approved by the Planning Division prior to the issuance of any grading permit for the project.	Prior to Issuance of a Grading Permit	Planning Division	
Prior to the Recordation of the Final Map			
47. Prior to Final Map approval by the City Council, the Applicant shall submit one (1) electronic copy (MS Word Version) of the Covenants, Conditions, and Restrictions (CC&R's) for this project. The CC&R's shall be reviewed and approved by the Community Development Director, Public Works Director and City Attorney. The CC&R's shall include liability insurance and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provision indicating that the homeowners association may not be terminated or dissolved without the permission of the City. The CC&R's shall be in the form and content approved by the Community Development Director Public Works Director and City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents. Said CC&R's shall be recorded concurrently with the final map and a copy of the recorded CC&R's shall be submitted to the Planning and Engineering Departments within 2 weeks of recordation.	Prior to Final Map Approval By City Council	Planning and Engineering Departments	

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PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS				
General Requirements/Conditions				
1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2.	The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	
3.	The Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Engineering Dept.	
4.	Should this project lie within any assessment/benefit district, the project proponent shall, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.	On-Going	Engineering Dept.	
5.	The developer shall annex into the City's Community Facility District (CFD 2022-1 Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD 2022-1 then the developer shall de-annex from said assessment/benefit district.	Prior to Map Recordation	Engineering Dept.	
6.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	

7.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Engineering Dept.	
8.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
9.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
10.	Revised studies for this project shall be completed under the Substantial Conformance application, PA22-0085. Any additional conditions resulting from the revised studies shall be conditioned in association with the Substantial Conformance application.	On-Going	Engineering Dept.	
Prior to Recordation of the Final Map				
11.	Prior to final map approval, improvement plans shall be prepared, processed, approved and complete the improvements; or execute an Improvement Agreement and Improvement Security. This condition shall be in conformance with local regulations and the Subdivision Map Act. Should the developer execute an Improvement Agreement and Security, improvement plans will be required prior to issuance of Building Permit and construction complete prior to first certificate of occupancy. Refer to Conditions of Approval for the Plot Plan 12-0053.	Prior to Final Map Approval for All Phases	Public Works Dept.	

12.	Prior to Final Map approval, the developer shall dedicate the southern half - section of Clinton Keith Road, measured, 76' from the approved centerline. Right of way will be based on a modified 152' urban arterial, Standard No. 91, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. **Refer to MND Mitigation Measure TR-1**.	Prior to Recordation of Final Map ***Phase A***	Engineering Dept.	
13.	Prior to Final Map approval, the developer shall dedicate the western half - section of Elizabeth Lane, measured, 39' from the approved centerline. Right of way will be based on a 78' industrial collector, Standard No. 111, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. **Refer to MND Mitigation Measure TR-1**.	Prior to Recordation of Final Map; ***Phase A and Phase B***	Engineering Dept.	
14.	Prior to Final Map approval, the developer shall dedicate the northerly half - section of Bunny Trail, measured, 39' from the approved centerline. Right of way will be based on a 78' industrial collector, Standard No. 111, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map; ***Phase B and Phase C***	Engineering Dept.	
15.	Prior to Final Map approval, the developer shall dedicate the easterly half - section of Yamas Drive, measured, 39' from the approved centerline. Right of way will be based on a 78' industrial collector, Standard No. 111, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. The developer shall prepare legal description and plat to support City acceptance by Resolution the road easement for Yamas Drive to be recorded prior to recordation of the Final Map.	Prior to Recordation of Final Map; ***Phase C***	Engineering Dept.	

16.	The Applicant shall provide a reciprocal access easement between the parcels 1, 2 and 3 to ensure access to Clinton Keith Road and Elizabeth Lane. And provide a reciprocal access easement between parcels 2 and 4 to ensure access to Elizabeth Lane. The location of the access point(s) shall be to the satisfaction of the City Engineer and will be approved when these parcels are developed.	Prior to Recordation of Final Map ***Phase A and Phase B***	Engineering Dept.	
17.	Prior to Final Map approval, the developer shall dedicate easements for the storm drainage systems as shown on the tentative map. Facilities that are to be owned and maintained by Riverside County Flood Control and Water Conservation District (RCFC) shall be reviewed, approved and agreements executed.	Prior to Recordation of Final Map ***All Phases***	Engineering Dept.	
18.	Prior to Final Map approval, the developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map ***All Phases***	Engineering Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions – Parcel Map No. 38646				
1.	10.FIRE.999PC - #01 – West Fire Protection Planning Office Responsibility It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (as it is noted above) is required on all correspondence. Additional information is available at our website: www.rvcfire.org go to the link marked “Ordinance 787”. Questions should be directed to the Riverside County Fire Department, Fire Protection Planning Division at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777.	On-Going	Fire Department	

2.	10.FIRE.999 CASE –CITY CASE STATEMENT IN EFFECT With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided In accordance with Riverside County Ordinances and /or recognized fire protection standards:	On-Going	Fire Department	
3.	10.FIRE.999 MAP #50-BLUE DOT REFLECTORS IN EFFECT Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.	On-Going	Fire Department	
4.	10.FIRE.999 MAP-15-POTENTIAL FIRE FLOW IN EFFECT Minimum required fire flow shall be 40000 GPM for 2 hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. An actual fire flow available from any one hydrant shall be 2500 GP for 2 hours duration at 20 PSI residual operating pressure.	On-Going	Fire Department	
5.	10.FIRE.999 MAP-#14-COM/RES/HYD/SPACING IN EFFECT Approved super fire hydrants, (6" x 4" x 2 ½ ") shall be located at each street not more than 350 feet apart in any direction, with no portion of any lot frontage more than 210 feet from a fire hydrant.	On-Going	Fire Department	

Prior to Recordation of Final Map – Parcel Map No. 38646				
6.	50.FIRE.999 MAPS-#46-WATER PLANS IN EFFECT The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval	Prior to Recordation of Final Map	Fire Department	

	signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by local water company, the originals shall be presented to the Fire Department for signature.			
7.	50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUSTION IN EFFECT ECS map must be stamped by Riverside County Surveyor with the following Note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.	Prior to Recordation of Final Map	Fire Department	

END

TENTATIVE PARCEL MAP 38646

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCEL 5, OF PARCEL MAP NO. 9637 AS SHOWN BY MAP ON FILE IN BOOK 58 PAGES 1 THROUGH 5, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN TOWNSHIP 7S, RANGE 3W, SECTION 6 SAN BERNARDINO MERIDIAN.

CONDITIONALLY APPROVED

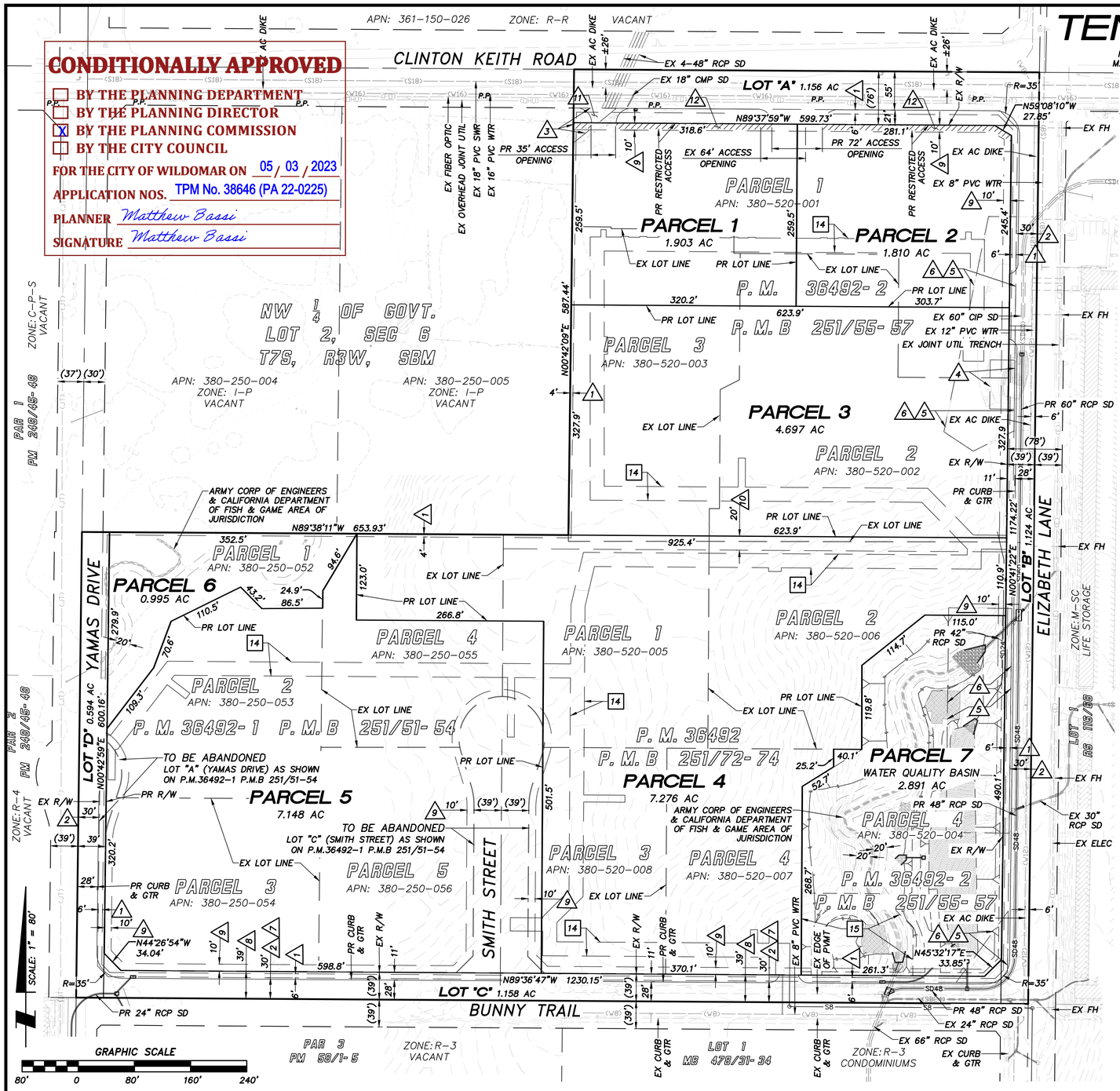
- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☒ BY THE PLANNING COMMISSION
- ☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 05 / 03 / 2023

APPLICATION NOS. TPM No. 38646 (PA 22-0225)

PLANNER Matthew Bassi

SIGNATURE Matthew Bassi



OWNER:

RANCON MEDICAL AND EDUCATION CENTER, LLC
41391 KALMIA STREET, SUITE 200
MURRIETA, CA 92562
PHONE:
CONTACT:

APPLICANT:

SUMMIT DEVELOPMENT CORPORATION
190 NEWPORT CENTER DRIVE, SUITE 220
NEWPORT BEACH, CA 92660
PHONE: (949) 655-8226
CONTACT: BRYAN BENTROTT

CIVIL ENGINEER:

SB&O INC.
41689 ENTERPRISE CIRCLE NORTH, SUITE 126
TEMECULA, CA 92590
PHONE: 951-695-8900
CONTACT: DON BROOKS

GROSS AND NET AREAS:

GROSS AREA	30.75 AC MORE OR LESS
NET AREA	26.72 AC MORE OR LESS

NUMBER OF PARCELS:

7 PARCELS, 4 LETTERED LOTS

PLAN IDENTIFICATION:

ASSESSORS PARCEL NO. 380-520-001, 002, 003, 004, 005, 006, 007, 008 & 380-250-052, 053, 054, 055, 056
THOMAS BROTHERS MAP
PAGE 927, GRID G1 & H1, RIVERSIDE COUNTY, 8TH EDITION

PARCEL AREA TABLE

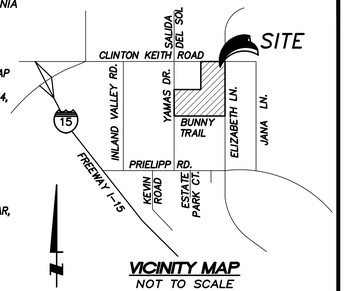
PARCEL NO.	AREA
1	1.903 AC
2	1.810 AC
3	4.697 AC
4	7.276 AC
5	7.148 AC
6	0.995 AC
7	2.891 AC
LOT "A"	1.156 AC
LOT "B"	1.124 AC
LOT "C"	1.158 AC
LOT "D"	0.594 AC
TOTAL	30.752 AC

LEGAL DESCRIPTION:

PARCELS 1 THROUGH 5 AND LETTERED LOTS "A" THROUGH "E" OF PARCEL MAP NO. 36492-1, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 251, PAGES 51 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN'S: 380-250-052 THROUGH -056)

PARCELS 1 THROUGH 4 OF PARCEL MAP NO. 36492-2, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 251, PAGES 55 THROUGH 57, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN'S: 380-520-001 THROUGH -004)

PARCELS 1 THROUGH 4 OF PARCEL MAP NO. 36492, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 251, PAGES 72 THROUGH 74, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN'S: 380-520-005 THROUGH -008)



VICINITY MAP

NOT TO SCALE

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR SURVEY IS THE CENTER LINE OF CLINTON KEITH AVENUE, PER PARCEL MAP NO. 36492-1, P.M. 251/51-54. BEING NORTH 89°37'59" WEST.

ZONING:

PER CITY OF WILDOMAR LAND USE AND ZONING MAP AND CITY OF WILDOMAR MUNICIPAL CODE INDUSTRIAL PARK ZONE DEVELOPMENT STANDARDS SECTION 17.88.040

EXISTING & PROPOSED ZONE: I-P INDUSTRIAL PARK
EXISTING & PROPOSED LAND USE: BUSINESS PARK

FRONT YARD SETBACK:	25'
SIDE YARDS SETBACK:	10'
REAR YARDS SETBACK:	15'
STREET SIDE SETBACK:	25'
STREET SIDE LANDSCAPE SETBACK	10'
HEIGHT:	50'

UTILITY PURVEYORS:

CITY OF WILDOMAR	951-677-7751
ELSINORE VALLEY MUNICIPAL WATER DISTRICT	951-674-3146
FRONTIER COMMUNICATIONS	310-264-5100
SPECTRUM	951-406-1601
SOUTHERN CALIFORNIA EDISON	800-427-2000
SOUTHERN CALIFORNIA GAS	800-655-4555
UNDERGROUND SERVICE ALERT	800-227-2600
LAKE ELSINORE UNIFIED SCHOOL DISTRICT	951-253-7000

GENERAL NOTES

1. THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN OR A SPECIAL STUDIES ZONE.
2. THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
3. THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/ COMBUSTIBLE OR WASTE.
4. NO ABOVE/UNDERGROUND TANKS ARE PROVIDED.
5. PROPERTY IS NOT WITHIN ANY FAULT ZONES.
6. LOCATED IN FLOOD ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN" AS SHOWN IN FIRM PANEL 06065C 2705G, DATED AUGUST 28, 2008.
7. THERE IS NO WELL ON SITE OR WITHIN 200' OF THE PROPERTY BOUNDARY.
8. THE TENTATIVE PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
9. THE POTENTIAL FOR LIQUEFACTION IS CONSIDERED TO BE REMOTE.
10. THIS PROJECT IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY BUILDING CONSTRUCTED WITHIN THIS PROJECT SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN CITY OF WILDOMAR MUNICIPAL CODE AND THE CALIFORNIA BUILDING CODE.
11. THERE IS NO ABOVE OR UNDERGROUND FUEL TANKS, WASTE OIL, LPG AND CHEMICAL TANK EXIST ON SITE.
12. EXISTING TOPOGRAPHY OF PROPERTY IS BASED ON AERIAL SURVEY PREPARED BY INLAND AERIAL SURVEYS, INC. ON OCTOBER 14, 2011.
13. THERE IS NO EXISTING OR PROPOSED SEPTIC SEWAGE DISPOSAL TANK ON SITE.
14. THERE IS NO EXISTING OR PROPOSED MOBILE HOME AND RECREATIONAL AREAS ON SITE.
15. THERE IS NO EXISTING BUILDING, DWELLINGS OR OTHER STRUCTURES ON SITE.
16. THERE IS NO PROPOSED RESIDENTIAL UNITS ON SITE.

LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- PROPOSED EASEMENTS
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- (626) EXISTING CONTOUR
- (S8) EXISTING SEWER
- (W12) EXISTING WATER
- (SD42) EXISTING STORM DRAIN
- (UGE) EXISTING UNDERGROUND ELECTRICAL
- P.P. EXISTING POWER POLE
- FH EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING METER / UTILITY
- EXISTING MAN HOLE
- EXISTING LIGHT POLE

EXISTING EASEMENTS:

1. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1978 AS INSTRUMENT NO. 78-261602 OF OFFICIAL RECORDS. IN FAVOR OFF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.
2. AN EASEMENT FOR INGRESS & EGRESS AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 22, 1982 AS INSTRUMENT NO. 125464 OF OFFICIAL RECORDS.
3. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JUNE 10, 1991 AS INSTRUMENT NO. 91-193576 OF OFFICIAL RECORDS. IN FAVOR OF: THE COUNTY OF RIVERSIDE.
4. AN EASEMENT FOR RIP-RAP DISSIPATER TO SERVICE THE DRAINAGE SYSTEM AND INCIDENTAL PURPOSES, RECORDED OCTOBER 09, 2002 AS INSTRUMENT NO. 2002-562594 OF OFFICIAL RECORDS. IN FAVOR OF: ROBERT G. WELLS, BETTY D. WELLS AND THE ROBERT G. WELLS FAMILY LIMITED PARTNERSHIP.
5. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE AND ACCESS EASEMENT AGREEMENT" RECORDED JANUARY 23, 2004 AS INSTRUMENT NO. 2004-49328 OF OFFICIAL RECORDS.
6. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 09, 2004 AS INSTRUMENT NO. 2004-091304 OF OFFICIAL RECORDS. IN FAVOR OF: THE COUNTY OF RIVERSIDE.
7. THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN BUNNY TRAIL IN THE WILDOMAR AREA AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED OCTOBER 04, 2007 AS INSTRUMENT NO. 619517 OF OFFICIAL RECORDS.
8. AN EASEMENT FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 27, 2021 AS INSTRUMENT NO. 2021-259408 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF WILDOMAR.
9. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 36492-1 RECORDED JUNE 02, 2021 AND ON FILE IN BOOK 251, PAGE 51 THROUGH 54, OF PARCEL MAPS. FOR PUBLIC UTILITY PURPOSES.
10. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 36492-1 RECORDED JUNE 02, 2021 AND ON FILE IN BOOK 251, PAGE 51 THROUGH 54, OF PARCEL MAPS. FOR: EMERGENCY ACCESS AND INCIDENTAL PURPOSES.
11. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 36492-2 RECORDED JUNE 9, 2021 AND ON FILE IN BOOK 251, PAGE 55-57, OF PARCEL MAPS. FOR: STORM DRAIN AND RECIPROCAL ACCESS PURPOSES AND INCIDENTAL PURPOSES.
12. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM CLINTON KEITH ROAD, EXCEPTING THE 64' ACCESS OPENING, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 36492-2 ON FILE IN BOOK 251, PAGE 55-57, OF PARCEL MAPS.
13. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 36492-1 RECORDED JUNE 02, 2021 AND ON FILE IN BOOK 251, PAGE 51 THROUGH 54, OF PARCEL MAPS FOR RECIPROCAL ACCESS PURPOSES AND INCIDENTAL PURPOSES.SAID EASEMENT IS BLANKET IN NATURE ACROSS ALL PARCELS.

PROPOSED EASEMENTS:

14. AN EASEMENT FOR WATER & INCIDENTAL PURPOSES, TO BE DEDICATED TO ELSINORE VALLEY MUNICIPAL WATER DISTRICT ON FINAL MAP.
15. AN EASEMENT FOR DRAINAGE & INCIDENTAL PURPOSES, TO BE DEDICATED TO RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT ON FINAL MAP.

DEDICATIONS:

LETTERED LOTS A-D TO BE DEDICATED TO THE CITY OF WILDOMAR FOR STREET & UTILITY PURPOSES ON FINAL MAP.

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG
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
	ENGINEER			CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/ City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER — DONALD R. BROOKS — No. 41829 — CIVIL — STATE OF CALIFORNIA

SB&O INC.
PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, Ca. 92590
951-695-8900
951-695-8901 Fax
PREPARED BY: DONALD R. BROOKS
R.C.E. No. 41829

BENCHMARK:
Elevation = 1255.326
Datum = NGVD29
BENCHMARK # E-21

THIS SURVEY WAS PERFORMED BY SB&O INC.

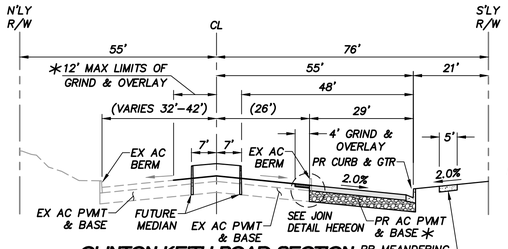
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PA22-0085

CITY OF WILDOMAR
SCHEDULE "E"
TENTATIVE PARCEL MAP No. 38646
CLINTON KEITH RD & ELIZABETH LN

SHEET No. 1 OF 2 SHTS

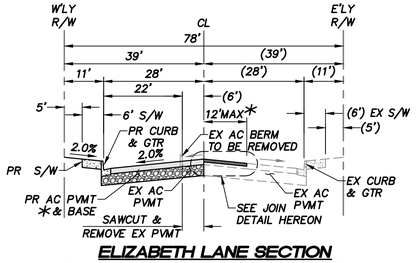
I:\77382 WILDOMAR COMMERCE CENTER\DWG\C-77382-TPM.DWG 3/2/2023 4:31:59 PM PLOTTED BY:BLAKE HATCH



CLINTON KEITH ROAD SECTION

URBAN ARTERIAL HIGHWAY, RIVERSIDE COUNTY STD. NO. 91
T.I. = 10.0 R=13
SCALE: 1"=20'(H) 1"=4(V)

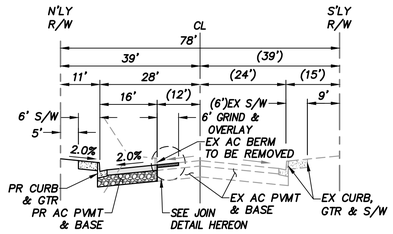
*NOTE: PAVEMENT SECTION/GRIND & OVERLAY LIMITS SUBJECT TO CHANGE BASED ON CORE SAMPLE TESTING RESULTS



ELIZABETH LANE SECTION

INDUSTRIAL COLLECTOR STREET, RIVERSIDE COUNTY STD. NO. 111
T.I. = 8.0 R=13
SCALE: 1"=20'(H) 1"=4'(V)

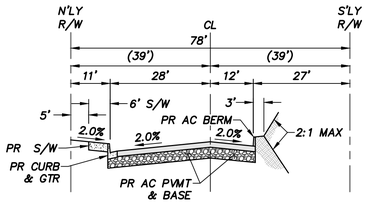
*NOTE: PAVEMENT SECTION/GRIND & OVERLAY LIMITS SUBJECT TO CHANGE BASED ON CORE SAMPLE TESTING RESULTS



BUNNY TRAIL SECTION

FROM STATION 16+93.15 TO ELIZABETH LANE

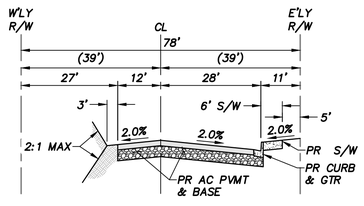
INDUSTRIAL COLLECTOR STREET, RIVERSIDE COUNTY STD. NO. 111
T.I. = 8.0 R=13
SCALE: 1"=20'(H) 1"=4'(V)



BUNNY TRAIL SECTION

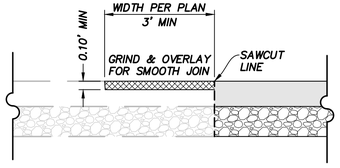
FROM YAMAS DRIVE TO STATION 16+93.15

INDUSTRIAL COLLECTOR STREET, RIVERSIDE COUNTY STD. NO. 111
T.I. = 8.0 R=13
SCALE: 1"=20'(H) 1"=4'(V)



YAMAS DRIVE SECTION

INDUSTRIAL COLLECTOR STREET, RIVERSIDE COUNTY STD. NO. 111
T.I. = 8.0 R=13
SCALE: 1"=20'(H) 1"=4'(V)



PAVEMENT JOIN DETAIL

NTS

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
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

ENGINEER | CITY

CITY OF WILDOMAR
ACCEPTED BY:

Date:

Daniel A. York, Director of Public Works/ City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
DONALD R. BROOKS
No. 41829
CIVIL
STATE OF CALIFORNIA

SB&O INC.
PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
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951-695-6900
951-695-6901 Fax

PREPARED BY: DONALD R. BROOKS
R.C.E. No. 41829

BENCHMARK:
Elevation = 1255.326
Datum = NGVD29
BENCHMARK # E-21

THIS SURVEY WAS PERFORMED BY SB&O INC.

SCALE: H: As Noted V: As Noted

PA22-0085

CITY OF WILDOMAR

SCHEDULE "E"

TENTATIVE PARCEL MAP No. 38646

CLINTON KEITH RD & ELIZABETH LN

SHEET No. 2

OF 2 SHTS

I:\77382 WILDOMAR COMMERCE CENTER\DWG\C-77382-TPM.DWG 3/2/2023 4:27:06 PM PLOTTED BY:BLAKE HATCH

SUMMIT DEVELOPMENT
CORPORATION

April 15, 2026

via email
alachgar@wildomar.gov

City of Wildomar
23873 Clinton Keith Rd., Suite 201
Wildomar, CA 92595

Re: Wildomar Commerce Center
Tentative Parcel Map No. 38646
Request for EOT #1

To whom it may concern,

On May 4, 2023, the City of Wildomar provided a Project Approval Letter for Tentative Parcel Map. No. 38646 ("TPM 38646"). TPM 38646 consists of seven (7) parcels for industrial/commercial development on 26.86 acres. TPM 38646 is set to expire as of May 3, 2026.

Since the approval of this letter, the ownership group for the project has completed two (2) Substantial Conformance Reviews, construction drawings for five (5) buildings totaling 291,908 SF and grading/storm drain work on the property.

Due to the adoption of a new Development Code under a General Plan Amendment, zoning issues have held up further construction of the project. Ownership submitted an application for a Development Agreement on September 24, 2025 and has since been in discussion with various city personnel on a resolution.

With these outstanding issues, ownership would like to kindly request an EOT for TPM 38646 while a mutually agreed upon plan forward is determined.

Let me know if you have any questions. We appreciate your consideration of this EOT.

Aaren Kisner
Senior Vice President
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Matthew Austin; matthewaustin@bluesky1031.com

Tentative Parcel Map No. 38646
EOT #1

PLANNING COMMISSION MEETING

JUNE 3, 2026



Project Location

- **Located at the SWC of Clinton Keith Road and Elizabeth Lane.**
- **The site is about 26.8 +/- acres.**

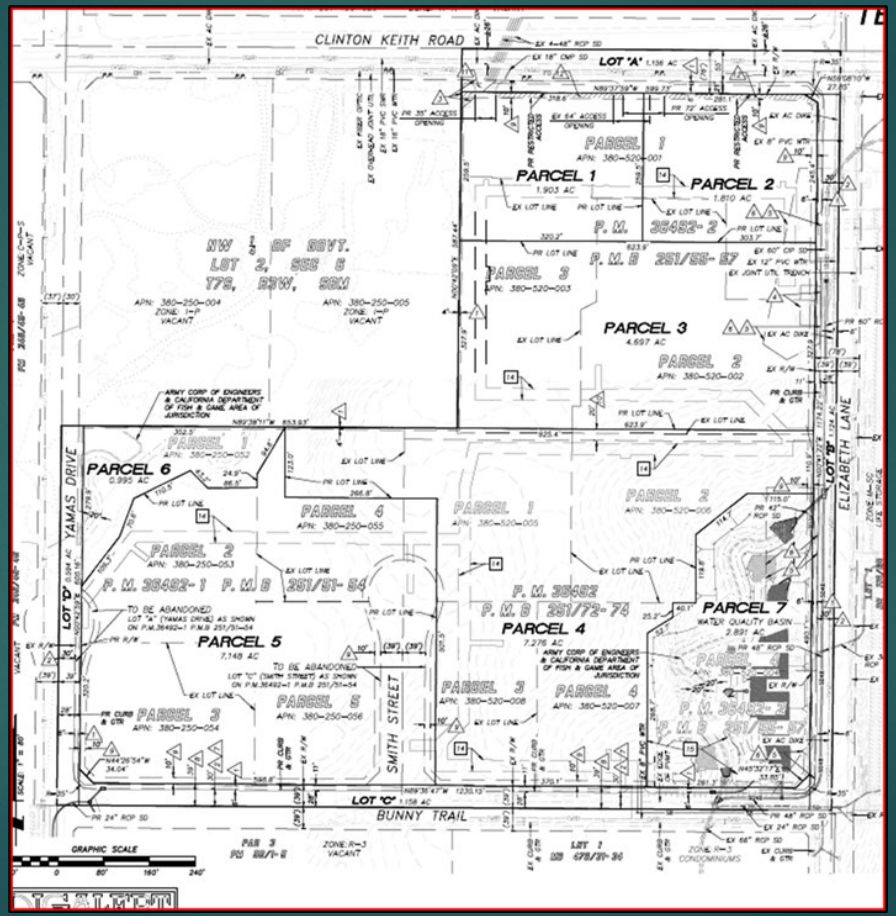
Background

- **The Planning Commission (5/3/23) took the following actions on TPM No. 38646:**
  - **Adopted an Environmental clearance per Section 15162;**
  - **Approved Tentative Parcel Map (TPM) 38646 to subdivide a 26.8-acre site into seven (7) parcels for future business park, industrial, and service commercial uses**

Project Description

- The applicant is requesting their 1st EOT to allow for more time to record the map.
- The Applicant is requesting a 3-year extension of time as permitted by the WMC.
- With Commission approval of EOT #1, the new expiration date for TPM No. 38646 will be May 3, 2029.
- The Applicant is permitted 2 additional time extensions if needed with the ultimate deadline to record the map ending on May 3, 2032.

TPM No. 38646 Exhibit



Project Findings

- **The proposed EOT meets the required findings for approval.**

Planning Commission Recommendation

- **Based on the findings, staff recommends that the Planning Commission adopt PC Resolution No. 2026-09 taking the following actions:**

1. **Approve the EOT request to May 3, 2029**
2. **Determine that no additional environmental review is required per CEQA Guidelines Section 15162**

SUBJECT: PLN 26-0019 - Extension of Time (EOT) No. 1 for CUP/PP No. 22-0181

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0019, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH MAY 3, 2029 FOR CUP/PP NO. 22-0181 LOCATED AT THE TERMINUS OF CATT ROAD WEST OF ARYA ROAD (NEC OF 1-15 FREEWAY & CLINTON KEITH ROAD) (APN: 380-240-001, -052, -064, -062, -06, & 367-130-036) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:
The Planning Commission reviewed CUP/Plot Plan No. 22-0181 on May 3, 2023, and approved the proposed project. The Commission approved: (1) Environmental clearance; (2) Conditional Use Permit (CUP) to develop a 3,385 square-foot Quick-Quack Express carwash; and (3) Plot Plan (PP) to develop a 11,817 square-foot retail center including landscaping and on-off-site improvements on a 2.78 acre-site.

In accordance with the adopted conditions of approval, the Applicant was required to complete substantial construction on or before May 3, 2026, after which the approval would expire. Since the Applicant has not started construction on the approved development project, they have requested a first 3-year extension of time ("EOT") that will give them, if approved, through May 3, 2029, to complete substantial construction.

Two (2) additional EOTs, totaling an additional three (3) years, are available for the project if needed, in accordance with Wildomar Municipal Code ("WMC") Section 17.125.120.

PROJECT ANALYSIS:
The Applicant filed the EOT application and paid the required fee on May 1, 2026, before expiration, as required. Based on the timely submittal, staff has determined that the approved CUP and Plot Plan remain consistent with the project as originally approved, remain consistent with the General Plan and applicable development standards, and that the setting and local circumstances have not changed in such a manner as to render the previously

approved project incompatible with the surrounding area. Thus, staff further determines that the approved project meets all of the required findings for approval of an EOT.

ENVIRONMENTAL ANALYSIS:
The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

PUBLIC NOTICE:
In accordance with Section 17.125.070 of the Wildomar Municipal Code, the Planning Department on or before May 23, 2026, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the June 3, 2026 Planning Commission meeting and the request under this agenda item.

ATTACHMENTS:
Attach A - PC Resolution No 2026-10.pdf
Attach A-Ex1 - CUP-PP 22-0181 EOT-1 COAs [6-3-26].pdf
Attach B - Approved Dev Plans - 22-0181.pdf
Attach C - Applicant Justification.pdf
Attach D - CUP-PP 22-0181 EOT #1 powerpoint.pdf

ATTACHMENT A

PC RESOLUTION NO. 2026-10

(PLN26-0019 – EOT NO. 1 FOR CUP/PP NO. 22-0181)

PC RESOLUTION NO. 2026-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0019, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH MAY 3, 2029 FOR CUP/PP NO. 22-0181 LOCATED AT THE TERMINUS OF CATT ROAD WEST OF ARYA ROAD (NEC OF 1-15 FREEWAY & CLINTON KEITH ROAD) (APN: 380-240-001, -052, -064, -062, -06, & 367-130-036) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

WHEREAS, an application for an extension of time ("EOT") No.1 (PLN 26-0019) for CUP/PP No. 22-0181 was filed by:

Applicant: Nicholas Corbell

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on May 1, 2026, requesting a 3-year extension of time (No.1 of 3 available) for CUP/PP No. 22-0181; thereby, meeting the requirements outlined in Wildomar Municipal Code ("WMC") Section 17.125.120; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 3, 2023 approved CUP/PP No. 22-0181, subject to conditions of approval; and

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on May 1, 2026 in advance of the May 3, 2026 deadline requesting a 3-year extension of time for CUP/PP No. 22-0181; and

WHEREAS, in accordance with WMC Section 17.125.070, on or before May 23, 2026, the Planning Division mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent property owners of the June 3, 2026 Planning Commission meeting where the Planning Commission would review Extension of Time No. 1 for CUP/PP No. 22-0181; and

WHEREAS, in accordance with Section 17.125.120 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on June 3, 2026, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 3-year extension of time for CUP/PP No. 22-0181, and at which time the Planning Commission received public testimony concerning the proposed extension of time.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. CEQA FINDINGS.

The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

SECTION 2. FINDINGS OF FACT FOR EOT NO.1 (PLN26-0019) FOR CUP/PP No. 22-0181

Pursuant to WMC Section 17.125.120, in light of the record before it, including the staff report dated June 3, 2026, and all evidence and testimony heard at the public meeting for this first extension of time for CUP/PP No. 22-0181, the Planning Commission makes the following findings in support of the second EOT for CUP/PP No. 22-0181:

Finding 1: The approved project remains consistent with the adopted General Plan.

Evidence: The proposed EOT for CUP/PP No. 22-0181 remains consistent with the City's General Plan in that the existing land use designation of Commercial Retail (CR) is intended to provide for the development of various commercial uses. Therefore, the proposed EOT continues to be consistent with the Wildomar General Plan.

Finding 2: The approved plot plan remains in conformance with the requirements of Title 17 (Zoning).

Evidence: The existing Zoning designation for the project site is C-H (Commercial Highway). The approved CUP/Plot Plan will allow for the development of the project. Additionally, the approved project remains consistent with the C-H zoning/development standards. No modifications to the approved project are proposed as part of this extension request. Lastly, in review of the approved project, it has been determined that the approved car wash remains consistent with the Development Code because it was approved prior to the adoption of Ordinance 253. Considering these facts, the proposed request for a 3-year extension of time through May 3, 2029, for CUP/PP No. 22-0181, is consistent with the Development Code (Title 17), which is the City's Zoning Ordinance, of the Municipal Code.

Finding 3: The setting and local circumstances of the approved CUP have not changed in such a way to make the previously approved CUP incompatible or inappropriate with the surrounding area.

Evidence: The approved project remains compatible and appropriate with the surrounding area. Based on the original findings, the approved project was designed to conform to a logical pattern of development as envisioned by the General Plan, and the project remains consistent with those findings. Since there are no changes proposed to the approved project with this specific EOT #1 request, the approved project remains consistent with the original approval. Given these facts, the proposed request for a 3-year extension of time to May 3, 2029 for CUP/PP No. 22-0181 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of the approved plot plan.

Evidence: The Applicant submitted the EOT application and paid the required fee on May 1, 2026, in advance of the May 3, 2026, expiration date of the project. Accordingly, the application was timely filed in accordance with WMC Section 17.125.120, and this finding is satisfied.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, approves a 3-year extension of time through May 3, 2029 for CUP/PP No. 22-0181, subject to the updated conditions of approval attached hereto this Resolution as Exhibit 1 and incorporated by reference.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2026.

_____
Nolan King
Planning Commission Chair

ATTEST:

_____
Robert Flores
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Joaquin Vazquez
Assistant City Attorney

EXHIBIT 1
UPDATED CONDITIONS OF APPROVAL

ATTACHMENT A – EXHIBIT 1 "CATT CROSSINGS" RETAIL CENTER PROJECT			
Project No.: CUP / Plot Plan No. 22-0181			
Applicant: Catalyst Commercial Group (Mr. Brandon Humann) **APN: 380-240-001; 380-240-052; 380-240-064; 380-240-063; 380-240-062**			
~~CUP/Plot Plan No. 22-0181 - Approval Date: May 3, 2023~~ CUP/PP No. 22-0181 – EOT #1 Approval Date: June 3, 2026	~~CUP/Plot Plan No. 22-0181 - Expiration Date: May 3, 2026~~ CUP/PP No. 22-0181 – EOT #1 Expiration Date: May 3, 2029		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PLANNING DIVISION CONDITIONS			
Standard Conditions			
1. In compliance with Section 15322 of the CEQA Guidelines, a Notice of Exemption (NOE) shall be filed by the City with the Riverside County Clerk within five (5) working days of project approval by the City Council. The notice shall include the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of **$50.00**. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Chapter 711.4(c).	May 10, 2023	Planning Division	
2. The Applicant's signature below, which shall be submitted to the Planning Division within two weeks of Planning Commission approval hereby verifies the "Acceptance of the Conditions of Approval" contained within this condition's matrix. _____ Applicant Signature Date	June 17, 2026	Planning Division	
3. The Applicant shall indemnify, protect, defend, and hold harmless, the City of Wildomar, 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	Ongoing	Planning Division & City Attorney	

	(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, the 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 Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to			

	ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	Approval of CUP/Plot Plan No. 22-0181 shall expire on May 3, 2029, if grading and/or building permits have not been issued and substantial construction work has commenced on the project site. The Applicant may apply in writing for an Extension of Time (EOT) in accordance with Section 17.216.070 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Division prior to the expiration date.	May 3, 2029	Planning Division	
5.	In accordance with Chapter 66020 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	August 3, 2023	Planning Division	
6.	Within 60 days after approval of CUP/Plot Plan No. 22-0181 by the City Council, the Applicant shall pay all applicable outstanding/negative deposit account balances (#22-0181). Failure to pay the outstanding balance by the due date may result in delays in the processing of grading plans, improvement plans and/or building/construction plans.	July 3, 2023	Planning Division	
7.	If Pad 3 on the approved site plan is used for retail cannabis sales, the Applicant shall first authorize (in writing on forms provided by the Planning Division) the proposed cannabis tenant to make a formal submittal to the City in accordance with Ordinance No. 187 and Ordinance No. 188 of the Wildomar Municipal Code. Said submittal	Ongoing	Planning Division	

	shall include the required Local License, Conditional Use Permit and Development Agreement applications in accordance with Ordinance No. 187 and Ordinance No. 188 of the Wildomar Municipal Code. All cannabis regulations and requirements can be found at: https://www.cityofwildomar.org/government/departments/planning/cannabis_business_requirements.			
8.	The proposed "Express Car-Wash Facility" shall comply with all noise requirements of the General Plan and Noise Ordinance (Chapter 9.48)	On-Going	Planning and Building Divisions	
9.	Applicant herby understands and agrees that failure to comply with all Conditions of Approval may result in the Planning Commission taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the CUP/Plot Plan.	On-Going	Planning Division	
10.	The project shall be developed in accordance with the approved plot plan approved by the Planning Commission on May 3, 2023. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 17.228 of the Wildomar Municipal Code.	On-Going	Planning Division	
11.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403, including the following: • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.	On-Going	Planning Division	

	• The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered as necessary throughout the day. • The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less. • Only "Low-Volatile Organic Compounds" paints (no more than 100 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used. • The proposed Project shall be required to comply with General Plan Policy AQ 4.9 and SCAQMD Rule 403 to address Project- specific fugitive dust emissions. • The proposed Project would also be required to comply with City of Wildomar Solid Waste Regulations (Municipal Code Section 8.104) and SCAQMD Rule 402 to prevent occurrences of public nuisances as it pertains to odors. • Additional SCAQMD rules shall be applicable during Project construction and include Rule 1113 (Architectural Coatings), Rule 431.2 (Low Sulfur Fuel, and Rule 1186/1186.1 (Street Sweepers). • The proposed Project will be conditioned to comply with all other applicable/mandated SCAQMD requirements related to commercial retail development.			
12.	All grading shall conform to the California Building Code and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more	On-Going	Planning Division	

	cubic yards, the developer shall obtain a grading permit from the Building Department.			
13.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer. Protection of Rough graded slopes will be based on the approved BMP's as depicted in the approved Storm Water Pollution Prevention Plan.	On-Going	Planning and Engineering Divisions	
14.	The proposed lighting and signage plans shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Chapter 8.64 of the Wildomar Municipal Code.	On-Going	Planning Division	
15.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Division	
16.	The Applicant shall provide bike racks/spaces within the project interior & centrally located in accordance with the current version of the Cal-Green Building Code as administered by the Building Official.	On-Going	Planning & Building Divisions	
17.	To minimize noise impacts from delivery trucks entering and exiting the project site on surrounding residential land uses and residences,	On-Going	Planning Division	

	deliveries of any kind shall only be allowed between the hours of 7:00 am and 8:00 pm. The Applicant shall include this restriction in the Conditions, Covenants and Restrictions (CC&R's) and individual lease agreements.			
18.	As required by the City of Wildomar Municipal Code Section 9.48.020, all construction and general maintenance activities shall be limited to the hours 7:00 AM and 6:00 PM from October through May (Monday–Saturday), and between 6:00 AM and 6:00 PM (Monday–Saturday) from June through September. No construction is permitted on Sundays or City-observed holidays unless approved by the City Building Official or City Engineer.	On-Going	Planning Division	
19.	The Applicant shall be subject to, and comply with, the following four (4) state mandated codes/ordinances including all other applicable state & local codes/ordinances already in effect: • California Building Code, Chapter 7A; • California Residential Code, Chapter R327; • California Referenced Standards Code, Chapter 12-7A; and • California Fire Code, Chapter 49.	On-Going	Building & Safety and Riverside County Fire Dept.	
20.	The Applicant is prohibited from using any sort of blasting device or similar activity during all grading and/or construction operations.	On-Going	Planning Division	

ATTACHMENT A – EXHIBIT 1 "CATT CROSSINGS" RETAIL CENTER PROJECT			
Project No.: CUP / Plot Plan No. 22-0181			
Applicant: Catalyst Commercial Group (Mr. Brandon Humann) **APN: 380-240-001; 380-240-052; 380-240-064; 380-240-063; 380-240-062**			
~~CUP/Plot Plan No. 22-0181 - Approval Date: May 3, 2023~~ CUP/PP No. 22-0181 – EOT #1 Approval Date: June 3, 2026	~~CUP/Plot Plan No. 22-0181 - Expiration Date: May 3, 2026~~ CUP/PP No. 22-0181 – EOT #1 Expiration Date: May 3, 2029		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
21. The Project shall comply with the vegetation management requirements prescribed in California Fire Code Section 4906, including California Government Code Section 51182, as applicable.	On-Going	Building & Safety and Riverside County Fire Dept.	
22. The following materials are prohibited from being stored anywhere on the project site without the expressed written permission by the City Building Official and Riverside County Fire Chief: a) Flammable or explosive matter or material; b) Matter or material which creates obnoxious dust, odor or fumes; 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.).	On-Going	Building & Fire Departments	
23. In accordance with, Chapter 17.216 of the WMC, this project is prohibited from selling any existing or subsequently constructed structures on the parcel until the lot line adjustment is recorded in accordance with Title 16 (Subdivisions) in such a manner that each building is located on a separate legally divided parcel.	On-Going	Planning Division	
24. The following practices shall be required by the Project to reduce any noise level increases produced by the construction equipment to the nearby noise-sensitive residential land uses: a) Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-	On-Going	Building / Planning / Engineering Divisions	

	generating project construction activities shall only occur between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May (City of Wildomar Municipal Code, Section 9.48.020 (I)). The project construction supervisor shall ensure compliance with the note and the City shall conduct periodic inspection at its discretion. b) During all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. c) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the project site (i.e., to the center) during all Project construction. d) The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.			

	e) 30 days prior to any grading and construction activity for the project site, the Applicant shall notify by mailing all residents within a 600-foot radius of the project site of the days, and hours when grading and construction activity will commence.			
25.	Any septic system removal must comply with Riverside County Environmental Health requirements that require removal of most of the system and filling the tank with sand.	On-Going	Building / Planning / Engineering Divisions	
26.	The Project shall obtain any required regulatory permits from the USACE, RWQCB, and CDFW for drainage, runoff and water quality affecting any river or stream.	On-Going	Building / Planning / Engineering Divisions	
27.	The Project shall comply with City of Wildomar Municipal Code Section 8.28 as implemented by the Riverside County Fire Department.	On-Going	Building / Planning / Engineering Divisions	
28.	As required by City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, and the MS4 Permit from the San Diego Regional Water Quality Control Board, stormwater drainage improvements must be consistent and in accordance with these provisions.	On-Going	Public Works Department	
29.	As required by City of Wildomar Municipal Code Section 16.40.10, Installation Requirements, the project would comply with all applicable requirements for undergrounding utilities per this code section.	On-Going	Public Works Department	

30.	As required by City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, the generation, accumulation, handling, collection, transportation, conversion, and disposal of solid waste must be controlled and regulated through the provisions of this chapter.	On-Going	Public Works Department	
31.	The contractor shall adhere to applicable measures contained in Table 1 of Rule 403 including, but not limited to: • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered as necessary throughout the day. • The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 mph or less.	On-Going	Building / Planning / Engineering Divisions	
32.	The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 1113: Only "Low-Volatile Organic Compounds (VOC)" paints (no more than 50 gram/liter (g/L) of VOC) consistent with SCAQMD Rule 1113 shall be used.	On-Going	Building / Planning / Engineering Divisions	
33.	Wildomar Municipal Code Section 13.12.060 requires that new construction and renovation control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City shall identify the best management practices (BMPs) that may be implemented in addition to	On-Going	Building / Planning / Engineering Divisions	

	those provided in the WQMP to prevent such deterioration, as part of the building plan check review process prior to construction.			
34.	Wildomar Municipal Code Section 13.12.090 states that any Industrial/Commercial Construction Activity are subject to any NPDES permit issues by the United States Environmental Protection Agency, the State Water Resources Control Board, the Santa Ana Regional Water Quality Control Board, the San Diego Regional Water Quality Control Board or the Colorado River Basin Regional Water Quality Control Board, shall comply with all requirements of such permit.	On-Going	Building / Planning / Engineering Divisions	
35.	The grading plan shall include the following information in the Notes Section of the Grading Plan: "No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Division approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From	On-Going	Planning & Engineering Divisions	

	March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."			
Prior to the Issuance of Grading Permits				
36.	Prior to the issuance of a grading permit, the Applicant shall comply with the construction noticing sign board requirements of Chapter 15.04.030 of the WMC as follows: A. Intent. It is the intent of this section to establish regulations for posting on-site construction information signs during construction activity for new residential, commercial and industrial development projects. B. Applicability. The posting of on-site construction information signs during construction activity for new residential, commercial and industrial development projects shall be limited to projects located in residential, commercial and industrial zoned lands. C. Construction Sign Standards. 1. One non-illuminated sign shall be required per development site, except that if the site has two or more street frontages, one additional sign shall be required per street frontage. 2. The sign(s) shall be placed along the street frontage nearest to the construction entrance(s) to the project site and include information identifying the name of the developer and contractor, on-site contact information and phone number,	Prior to Issuance of Grading Permits	Building and Engineering Divisions	

	allowed days and hours of construction activity (i.e., Monday - Saturday, 6:30 a.m. to 7:00 p.m. with no construction activity on Sundays or legal holidays). The information shall also include a statement that complaints regarding the operation can be lodged with the City of Wildomar Code Enforcement Division (951) 677-7751, and any other information deemed appropriate by the City. 3. The size of the sign board shall be four feet wide by six feet high (24 square feet) made of wood, or similar durable material and mounted with two vertical four-inch by four-inch posts, made of wood or similar durable material. The total height of the sign board shall not exceed eight feet from the ground and include the city logo in the upper left corner of the sign board. 4. The sign(s) shall be reviewed by the Building Official prior to construction of said sign. Sign(s) shall be posted on the property a minimum of two weeks prior to any grading activities and be removed from the property within 30 days after the last certificate of occupancy is issued by the City.			
37.	Concurrent with the submittal of grading plans, the applicant shall submit one (1) electronic set of detailed/complete landscape and irrigation construction drawings (electronic Pdf format) to the Planning Division, including on-site and public right-of-way for review and approval by the Planning Division. Said landscape and irrigation plans shall be prepared by a licensed Landscape Architect and shall comply with all requirements of the City's Landscape Design Guidelines and Standards. The landscape plans shall also include the following:	Concurrent with the submittal of grading plans	Planning and Landscape Divisions	

	a) Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger. b) No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. The location of all overhead light fixtures and utilities shall be identified on the grading and site plan. c) All above ground utilities shall be shown on the precise grading plans in their exact locations. Building and landscape backflow prevention units and transformers shall be located in shrub areas. Double detector checks shall be fully screened from view. The detector check/backflow device shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished and painted to match the device. The detector check and post indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (18 inches on sides and 8 feet at the front doors). d) All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 1 year of the installation. e) All parking lot planter areas shall be a minimum of 5 feet wide excluding curbs, walkways and required concrete strip adjacent to parking spaces (6" curb with a 12" wide by 4" deep reinforced concrete strip adjacent). A detail shall be drawn on the civil engineer's plan to illustrate this application in all relevant locations.			

	f) All plants within the detention basin shall be California native. The trees shall include *Quercus agrifolia* (coast live oak) and *Platanus racemosa* (sycamore). The shrubs shall include *Heteromeles arbutifolia* (toyon) or as approved by the City Landscape Architect per the project landscape plans. g) All planting areas damaged during construction shall be replaced at the direction of the City Landscape Architect. h) The irrigation controller shall be a weather-based controller that measures evapo-transpiration. A rain shut-off device is required. Drip irrigation is required in all planting areas. i) All soil amendments and fertilizers shall be organic as a storm-water best management practice. Soil analysis and agronomic soil report shall be submitted to the City with the landscape plans, including the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH and total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments. j) No plant materials that could freeze, damage paving, or have thorns are allowed. k) Prior to construction, the job site superintendent and the landscape contractor shall meet with the City's Landscape Architect and Planning Division representative shall meet for a pre-job meeting. No landscaping shall occur prior to the meeting.			

	l) Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect. m) Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. Protection of Rough graded slopes will be based on the approved BMP's as depicted in the approved Storm Water Pollution Prevention Plan. n) The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer. o) Several buildings have undersized landscape planters. The plant material for these areas will be further evaluated during the review of construction drawings. Carefully select plant material that will naturally grow within the restricted planter widths. Do not propose shrubs that will require continuous trimming to control width or height. p) Water quality basin bottom is typically planted with material from containers, 4" pots, or plugs. Hydroseed is not preferred. This allowance shall be further evaluated with landscape construction drawings. q) Slope planting shall achieve full coverage and consist of permanent ground cover adequately planted with shrubs and/or trees to the satisfaction of the Community Development Director.			

	Plant material and mulch shall be suitable for slope conditions and prevention of surface erosion. r) Stormwater basin slopes shall be planted with spreading, stabilizing ground covers and shrub groupings from containers. s) Stormwater basin bottom shall be planted with species suitable for both wet and dry conditions. Basin bottom shall be planted with the plant material from containers, 4" pots, or plugs. Hydroseed is not preferred, and the allowance shall be further evaluated with landscape construction drawings. t) If required by the Fire Department, provide a fuel modification plan in compliance with the Fire Department's requirements. All planting shall be designed using approved fire resistive plants, review and modify preliminary plant list to comply. u) Fire apparatus access roads shall be illustrated and noted on landscape plan. Trees are to be located so that mature canopies do not encroach into the access road. Remove any tree in conflict with this restriction.			
38.	Special Landscape Conditions: • All plantings within the Very High Fire Severity Zone shall be designed using only fire resistive plants. • Trees are to be located so that the mature canopies do not encroach into the fire access road clear zone of 28 feet wide and 13.5 feet high. Remove any tree in conflict with this restriction. • If required by the Fire Department, provide a fuel modification plan in compliance with the Fire Department's requirements. All	Prior to Issuance of Grading Permits	Planning and Landscape Divisions	

	landscape shall follow any required fuel modification horizontal or vertical spacing and requirements. • Avoid plants that require cutting back to keep them within a specific area or at a trimmed height. Carefully select and locate plants where they will be allowed to grow to maturity and keep their natural shape. • Above ground utilities shall be located in shrub areas and screened as required from public view. Utilities and light standard locations shall be coordinated with Owner's engineering team to avoid conflicts with required tree locations and utility screening.			
39.	Prior to the issuance of a grading permit, the developer shall submit a final geotechnical soils reports to the City Engineer and/or Building Official for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to Issuance of Grading Permits	Building and Engineering Depts.	
40.	Prior to the issuance of a mass or precise grading permit, the Applicant shall submit a haul permit for any import of material to the site or export of material off-site for review and approval by the City Engineer and Community Development Director. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site does not have an approved environmental assessment, a grading environmental assessment shall be submitted	Prior to Issuance of Grading Permits	Planning and Engineering Depts.	

	for review and approval by the Community Development Director prior to the issuance of the haul permit.			
41.	Prior to the issuance of grading permits, the Project will obtain any required permits under Section 404, Section 402 and Section 401 of the Clean Water Act (33 U.S.C.1341, 1342, 1344) related to impacts and discharges in jurisdictional waters of the United States, including any required corresponding state permits or authorizations under the California Water Code and Title 27, CCR Section 20005 et seq.	Prior to Issuance of Grading Permits	Planning and Engineering Depts.	
42.	Prior to the issuance of grading permits, the Project will obtain any required permits from the California Department of Fish & Wildlife for any activity that may adversely affect any river, stream, channel or lake as set forth in Cal. Fish & Game Code, Section 1602 et seq.	Prior to Issuance of Grading Permits	Planning and Engineering Depts.	
Prior to Issuance of Building Permits				
43.	Prior to issuance of building permits, the Applicant shall submit a detailed/final photometric analysis and lighting plan for review and approval by the Planning and Building departments. The proposed development approved by the City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Chapter 8.64 of the Wildomar Municipal Code.	Prior to Issuance of Building Permits	Planning and Building Departments	
44.	Prior to issuance of building permits, the Applicant shall pay City Development Impact Fees (DIF) in accordance with the Wildomar DIF Program (Commercial Retail category) adopted by the City Council in June 2015, and all applicable Regional Impacts Fees (i.e.,	Prior to Issuance of Building Permits	Planning, Building and Engineering Depts	

	WRCOG/TUMF fees, LEUSD school fees, MSHCP fees, SKR fees, etc.).			
45.	Prior to the issuance of a building permit for any sign(s) within the project, the Applicant shall obtain approval of sign permits (building & electrical) from the Building Department. All signs within the center shall be consistent with the project sign program which shall be submitted and approved by the Planning Division prior to the issuance of any building permit. All applicable provisions of Chapter 17.252 (Sign Regulations), and Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code. The following additional lighting conditions shall be complied with: All lighting shall be indirect, hooded and positioned so as not to reflect onto adjoining property or public streets.	Prior to Issuance of Building Permits	Planning Division	
Prior to Issuance of a Certificate of Occupancy				
46.	Prior to the issuance of occupancy permits, the following conditions shall be satisfied: • Prior to occupancy permits, the landscape improvements outlined in Planning Condition No. 37 & 38 above shall be completed. • Performance securities, in the amount determined by the City Landscape Architect and Community Development Director, shall be provided to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City. Acceptable forms of security shall be limited to cash deposit, cash bonds, or	Prior to the Issuance of Occupancy Permits	Planning Dept.	

	irrevocable letters of credit. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained in accordance with the approved landscape plans. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Division prior to re-inspection for maintenance bond release. • The project landscape contractor shall provide the City with the Landscape Installation Certification of Completion stating that the landscaping was installed per the approved plans. The City will review the Certificate and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.			
47.	Prior to the issuance of the final Certificate of Occupancy permit, all required onsite landscape planting and irrigation improvements for the planning area shall have been installed and fully operational consistent with the approved construction plans. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Division to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	
48.	Prior to the Issuance of the final Certificate of Occupancy permit, all Riverside County Fire Department conditions shall be complied with and cleared by the Fire Department. The Applicant shall provide written	Prior to final Certificate of Occupancy	Planning Dept.	

	verification from County Fire that all applicable conditions have been met.			

PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS				
General Requirements/Conditions				
1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project in accordance with State law (Gov. Code 65913.4). Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering	
2.	The developer shall comply with the State of California Subdivision Map Act and all City ordinances and resolutions.	On-Going	Engineering	
3.	No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering	
4.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering	
5.	All grading shall conform to the California Building Code, including Appendix J, and all other relevant and applicable laws, rules, and regulations governing grading in the City of Wildomar. Prior to	On-Going	Engineering	

	commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from PW/Engineering.			
6.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	On-Going	Engineering	
7.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	On-Going	Engineering	
8.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering	
9.	All retaining walls shall require a separate permit from the Building Department. The retaining wall calculations shall address earth and hydrostatic loads associated with the water basins. The footings along the westerly property line must be designed in a manner that additional loads are not placed on the existing structure to the west.	On-Going	Engineering	
10.	The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required to the extent applicable under State law (Gov. Code 65913.4).	On-Going	Engineering	
11.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto	On-Going	Engineering	

	public roads. Hauled material shall be to/from an environmentally approved site.			
12.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s including, but not limited to, storm drains, streets, channels, etc...	On-Going	Engineering	
13.	For commercial/industrial projects, the developer/applicant shall submit a Business Registration application to the City for approval. The business shall be required to pay a fee to the City with the Business Registration for Stormwater Compliance Inspections that are required by the City's NPDES Permit. The requirement for stormwater compliance inspections is recurring for the duration of the development, unless otherwise approved. The developer/applicant shall also submit to the City, prior to Certificate of Occupancy, a document that includes the Business' Statement of Operations and a summary of the business' best management practices for stormwater pollution prevention.	On-Going	Engineering	
14.	The developer/applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website.	On-Going	Engineering	
15.	The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering	

16.	The Developer shall dedicate, design and construct all improvements in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer. In the absence of a subdivision map, rights-of-way and easements shall be dedicated by separate instrument.	On-Going	Engineering	
17.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect. and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner. Protection of Rough graded slopes will be based on the approved BMP's as depicted in the approved Storm Water Pollution Prevention Plan.	On-Going	Engineering	
18.	The landscape plans of all parkway and Landscape Maintenance/ Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.	On-Going	Engineering	

ATTACHMENT A – EXHIBIT 1 "CATT CROSSINGS" RETAIL CENTER PROJECT			
Project No.: CUP / Plot Plan No. 22-0181			
Applicant: Catalyst Commercial Group (Mr. Brandon Humann) **APN: 380-240-001; 380-240-052; 380-240-064; 380-240-063; 380-240-062**			
~~CUP/Plot Plan No. 22-0181 - Approval Date: May 3, 2023~~ CUP/PP No. 22-0181 – EOT #1 Approval Date: June 3, 2026	~~CUP/Plot Plan No. 22-0181 - Expiration Date: May 3, 2026~~ CUP/PP No. 22-0181 – EOT #1 Expiration Date: May 3, 2029		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
19. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering	
20. The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	Prior to First Building permit issuance	Engineering	
21. The developer shall design and construct all driveways in accordance with the applicable City of Wildomar Improvement Standards.	On-Going	Engineering	
22. The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer. Catt Road plans shall be submitted and approved for construction to its ultimate classification as a Local Road. The plans shall include construction of applicable curb, gutter and sidewalk improvements along its frontage. The ultimate modified design shall be coordinated with the City Engineering Division and subject to the satisfaction of the City Engineer. Arya Road plans shall be submitted and approved for construction to its ultimate classification as a Local Road, and as identified to support	Prior to approval of Improvement Plans	Engineering	

	the proposed project per the approved TIA and subject to the satisfaction of the City Engineer.			
23.	Above-ground utilities shall be undergrounded by the developer in accordance with City of Wildomar Municipal Code 16.04.010. The undergrounding of utilities shall be reflected on the project improvement plans. A non-interference letter from Southern California Edison (SCE), shall be submitted for the proposed development.	On-Going	Engineering	
24.	Improvement Plans for underground utilities (eg. Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way or easement that will be owned and maintained by other entities shall be reviewed by the City. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses and future plans within the right of way." The plans shall be attached to a city Encroachment Permit.	On-Going	Engineering	
25.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering	
26.	Prior to approval of improvement plans, the improvement plans shall show all streets to be improved consistent with improvements outlined in these conditions of approval. At the discretion of the applicant, the existing pavement may be cored to confirm adequate section and R values during the design process and any findings shall be incorporated	Prior to Improvement Plan Approval	Engineering	

	into the project design. Therefore, improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.			
27.	Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.	Prior to Improvement Plan Approval	Engineering	
28.	Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following: a) All driveways shall conform to the applicable City of Wildomar standards and shall be shown on the street improvement plans. c) All street intersections shall be at ninety (90) degrees or as approved by the City Engineer. e) Under grounding of existing and proposed utility lines. f) Street lights. g) All other public improvements shall conform to City of Wildomar standards.	Prior to Improvement Plan Approval	Engineering	
Prior to Issuance of Grading Permit				
29.	The developer shall submit a geotechnical/soils reports to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.	Prior to Issuance of a Grading Permit	Engineering	

30.	The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering	
31.	Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.	Prior to Issuance of a Grading Permit	Engineering	
32.	The project specific SWPPP and an Erosion/Sediment Control plan shall be provided to the Public Works Dept. and always provided on the project site.	Prior to Issuance of a Grading Permit	Engineering	
33.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading.	Prior to Issuance of a Grading Permit	Engineering	
34.	The developer shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering	
35.	A Final Water Quality Management Plan (WQMP), in conformance with the requirements of the City of Wildomar (City) shall be prepared,	Prior to Issuance of a Grading Permit	Engineering	

	submitted, and approved. All stormwater quality treatment devices shall be located outside of the ultimate public right of way, unless otherwise approved. The developer shall prepare the Final WQMP in conformance with the City of Wildomar WQMP (which is based on the SMR Model WQMP) to the satisfaction of the City Engineer. The WQMP shall also address the effects of hydromodification caused by the project, per the City of Wildomar WQMP Model Document. Due to the high-density land-use of this project, the WQMP shall include the installation of Trash Capture Devices for both private and public storm drain facilities, as required by the State Water Board's Trash Amendments and the subsequent order issued by the San Diego Regional Water Quality Control Board to the City. Trash Capture Devices shall be on the State Water Board's "Certified Trash Full Capture Systems List of Trash Treatment Control Devices". Trash Control Devices selected for use in City storm drains shall be approved by the City Engineer. Trash Control Devices installed in City storm drains shall be included in the Community Facilities District (CFD) for maintenance.			
36.	A Grading Agreement and a Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Engineering	
37.	The developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting	Prior to Issuance of a Grading Permit	Engineering	

	calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will: a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
38.	Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.	Prior to Issuance of a Grading Permit	Engineering	

	b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. c) Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.			
39.	Prior to issuance of any grading permit, any environmental Phase I and Phase II applicable findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.	Prior to Issuance of a Grading Permit	Engineering	
40.	The Construction Runoff Management Plan (or Erosion/Sediment Control Plan) shall include enhanced BMPs, for installation of landscaping to minimize the potential runoff of nutrients which is the Priority Water Quality Condition of Concern in the Santa Margarita River Watershed, to the satisfaction of the City Engineer.	Prior to Issuance of a Grading Permit	Engineering	
41.	City storm drain outfalls that will discharge to a Receiving Water, as defined by the City's MS4 Permit, shall be separate from and shall not receive flows from any private storm drain system.	Prior to Issuance of a Grading Permit	Engineering	
42.	The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.	Prior to Issuance of a Grading Permit	Engineering	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
43. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed project will not unreasonably interfere with the use of any easement holder of the property.	Prior to Issuance of a Grading Permit	Engineering	
44. Prior to issuance of Grading Permit, the applicant shall provide a final Traffic Impact Analysis for approval acceptable to the City Engineer. This Traffic Impact Analysis shall identify improvements necessary for the project along with information regarding fair-share of project trips at offsite locations.	Prior to Issuance of a Grading Permit	Engineering	
Prior to Issuance of Building Permits			
45. The developer/owner shall obtain a grading permit prior to building permit issuance, and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Engineering /Building	
46. Any public improvements shall be approved by the City Engineer, and all improvements to be constructed shall be secured by the Developer.	Prior to Issuance of a Building Permit	Engineering /Building	
47. The developer shall provide will serve letters from the appropriate utility agencies.	Prior to Issuance of a Building Permit	Engineering /Building	
48. The developer shall provide approval letter from Fire Department for fire water service.	Prior to Issuance of a Building Permit	Engineering /Building/ Fire	
49. The developer shall install any missing streetlight facilities along the project frontage, in accordance with the applicable City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy	Engineering /Building	

50.	The developer shall annex into CFD Service District 2022-1, or current equivalent Community Facilities District, to offset development related costs for maintenance and services for the applicable development.	Prior to Issuance of a Building Permit	Engineering	
51.	The developer/applicant shall demonstrate that all applicable development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Engineering /Building	
52.	The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Engineering /Building	
53.	The developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way.	Prior to Issuance of a Building Permit	Engineering	
54.	Prior to issuance of Building Permit, the developer shall post security guaranteeing the construction of all required public improvements. Said improvements shall include the following: a) All street facilities: 1. Any missing or substandard public improvements on Catt Road, to half street plus 12' along the project frontage.	Prior to Issuance of a Building Permit	Engineering	

	2. Traffic Mitigation measures as outlined in approved Traffic Analysis dated March 28, 2023, with minor modifications. 3. Recommended fair share contributions as outlined in Section 7.0, Table 15, 16, and 17 of the approved Traffic Impact Analysis. 4. All ingress and egress shall meet minimum commercial driveway standards. b) All drainage facilities to serve the proposed, and as outlined in the approved Hydrology Study. c) All required grading, including erosion control. Additional erosion control may be required per the City Engineer. d) All required sewer, water and reclaimed water facilities per Elsinore Valley Municipal Water District (EVMWD) standards and specifications, per approved plans. e) All required landscaping facilities on-site, as well as parkway landscaping per approved streetscape plans and design guidelines. f) All under grounding of overhead utilities, except for cables greater than 32k volts, per Wildomar Municipal Code			
55.	Prior to building permit issuance, the applicant shall commence construction or guarantee the construction of all new or upgraded required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principal assemblies within the public right of way and/or easements.	Prior to Issuance of a Building Permit	Engineering	

56.	Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.	Prior to Issuance of Building Permits	Engineering	
57.	Prior to issuance of Building Permit, the applicant shall provide public improvement plans for approval.	Prior to Issuance of Building Permits	Engineering	
58.	Prior to issuance of Building Permit, the applicant shall provide a current cost estimate with conceptual improvement exhibit for improvements identified in the approved Traffic Impact Analysis including the locations listed below. This cost estimate will be reviewed by the City and shall be acceptable to the City Engineer. Either construction will be completed, or a fair-share shall be paid to the City of Wildomar based on the approved fair-share percentage as listed in table 7 of the approved Traffic Impact Analysis for the project and the approved cost estimate for the listed improvements.	Prior to Issuance of Building Permits	Engineering	
59.	Prior to issuance of Building Permit, the applicant shall either construct or pay to the City of Wildomar a fair share to future improvements at Arya Road and Clinton Keith Road, and Wildomar Trail at Clinton Keith Road associated with traffic signal improvements.	Prior to Issuance of Building Permits	Engineering	

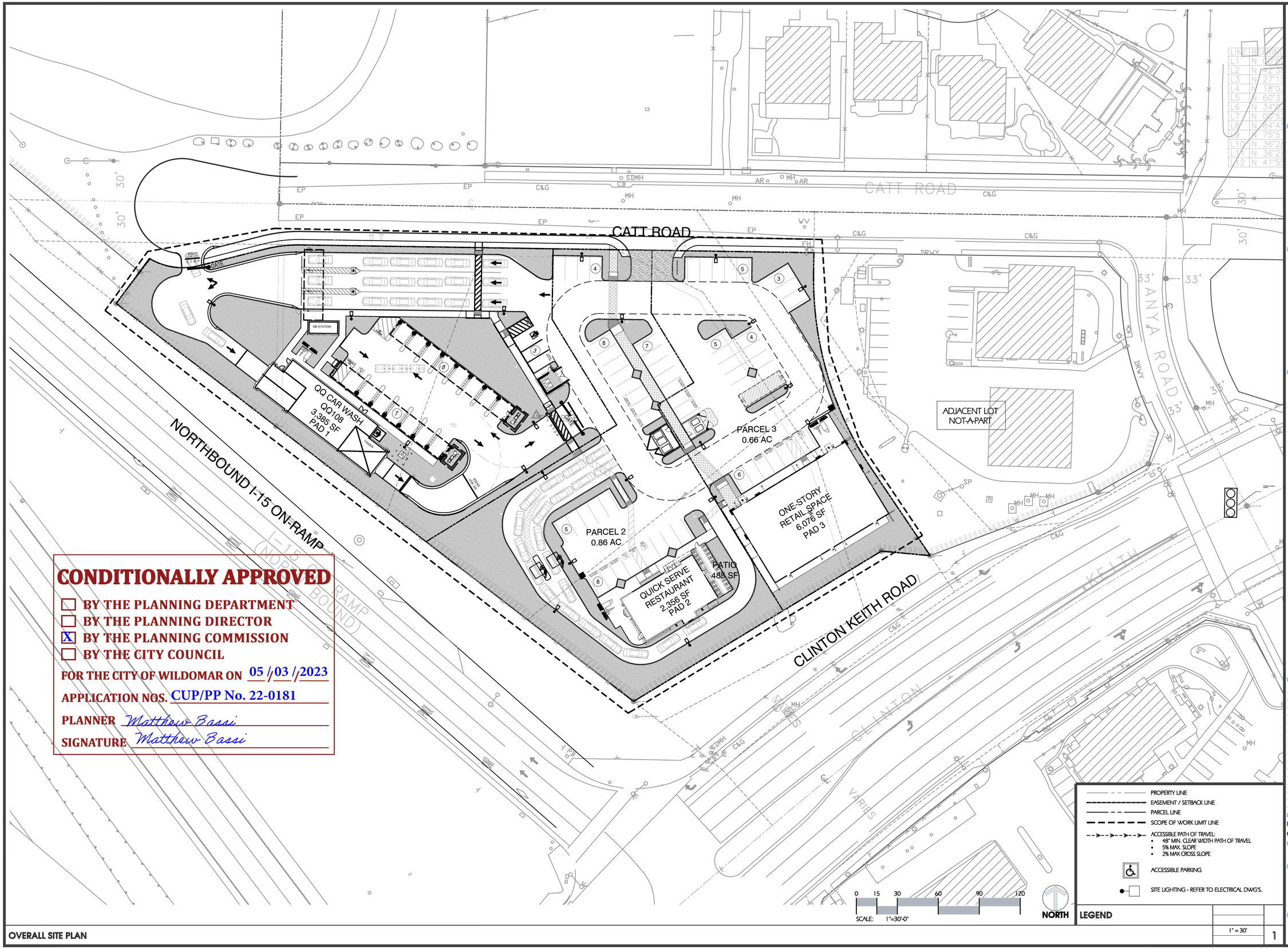
ATTACHMENT A – EXHIBIT 1 "CATT CROSSINGS" RETAIL CENTER PROJECT			
Project No.: CUP / Plot Plan No. 22-0181			
Applicant: Catalyst Commercial Group (Mr. Brandon Humann) **APN: 380-240-001; 380-240-052; 380-240-064; 380-240-063; 380-240-062**			
~~CUP/Plot Plan No. 22-0181 - Approval Date: May 3, 2023~~ CUP/PP No. 22-0181 – EOT #1 Approval Date: June 3, 2026	~~CUP/Plot Plan No. 22-0181 - Expiration Date: May 3, 2026~~ CUP/PP No. 22-0181 – EOT #1 Expiration Date: May 3, 2029		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
60.	Prior to issuance of Building Permit, the applicant shall either construct or pay to the City of Wildomar a fair share to future improvements at Arya Road and Clinton Keith Road associated with recommended queuing improvements.	Prior to Issuance of Building Permits	Engineering	
61.	Prior to issuance of Building Permit, the applicant shall pay to the City of Wildomar a fair share to future improvements at Arya Road and Clinton Keith Road, and Wildomar Trail at Clinton Keith Road associated with improvements for cumulative year with conditions.	Prior to Issuance of Building Permits	Engineering	
Prior to Building Occupancy, Final Inspection or Surety Release				
62.	Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.	Prior to Issuance of first Certificate of Occupancy	Engineering	
63.	Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.	Prior to Issuance of first Certificate of Occupancy	Engineering	
64.	Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in these Conditions of Approval shall be constructed.	Prior to Issuance of first Certificate of Occupancy	Engineering	
65.	Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department.	Prior to release of public improvement security	Engineering	

ATTACHMENT A – EXHIBIT 1 "CATT CROSSINGS" RETAIL CENTER PROJECT			
Project No.: CUP / Plot Plan No. 22-0181			
Applicant: Catalyst Commercial Group (Mr. Brandon Humann) **APN: 380-240-001; 380-240-052; 380-240-064; 380-240-063; 380-240-062**			
~~CUP/Plot Plan No. 22-0181 - Approval Date: May 3, 2023~~ CUP/PP No. 22-0181 – EOT #1 Approval Date: June 3, 2026	~~CUP/Plot Plan No. 22-0181 - Expiration Date: May 3, 2026~~ CUP/PP No. 22-0181 – EOT #1 Expiration Date: May 3, 2029		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
66. Prior to issuance of a Certificate of Occupancy, the applicant shall field verify sight distance requirements at project driveways per the requirements of the City of Wildomar and provide documentation of adequate sight distance to the satisfaction of the City Engineer.	Prior to Issuance of first Certificate of Occupancy	Engineering	
67. Walls and fences around the perimeter of the project, or along the public right-of-way, shall be treated with an anti-graffiti coating, consistent with current standards and guidelines, to aid in ongoing maintenance.	Prior to final Certificate of Occupancy	Engineering	
68. Any deviations/revisions from the approved WQMP plans and specifications shall be submitted by the Engineer of Record and shall be approved by the City, prior to construction. Approved revisions shall be documented in the Final WQMP on-file with the City. The Developer shall also ensure that the Final WQMP on-file with the owner is also updated. Prior to final approval of the constructed WQMP, the Developer shall submit a certification letter, signed by the Engineer of Record, certifying that the WQMP has been constructed and installed per the approved plans and specifications, and that the WQMP is currently operating in conformance with the original design.	On-going	Engineering	
69. Prior to issuance of certificate of occupancy, the applicant shall construct all frontage improvements including the following: a. Curb, gutter, sidewalk, drainage, ramps, driveways and landscaping on the project frontage with appropriate offsite transition to provide for public safety consistent with City Standards and applicable laws (ADA etc.).	Prior to final Certificate of Occupancy	Engineering	

	Raised median on Clinton Keith Road with appropriate offsite transition consistent with City Standards and to the satisfaction of the City Engineer.			
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	The applicant or developer must provide a fire hydrant system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Based on current standards, the required fire flow is estimated to be 2,500 GPM at 20 PSI for a 2-hour duration. Estimated fire flow is based on a 36,000 square foot building area with Type V-B construction and an approved fire sprinkler system per 2019 California Fire Code.	On-Going	Fire Department	
2.	The applicant or developer shall provide fire hydrants in accordance with the following: a) Prior to placing any combustibles on site, provide an approved water source for firefighting purposes. b) Prior to building permit issuance, submit plans to the water district for a water system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Based on current standards, the required fire flow is estimated to be 1,500 GPM at 20 PSI for a 2-hour duration. Estimated fire flow is based on a 6,076	On-Going	Fire Department	

	square foot building area with a fire sprinkler system per 2022 California Fire Code.			
3.	Prior to building permit issuance, install the approved water system and contact the Fire Department for a verification inspection.	On-Going	Fire Department	
4.	Fire sprinkler system: buildings 3,600 square feet in area and larger require a fire sprinkler system per Wildomar Municipal Code and California Fire Code.	On-Going	Fire Department	
5.	Emergency vehicle access: California Fire Code requires emergency vehicle access to within 150 feet of all portions of all buildings. The carwash is more than 150 feet from the access road. Upon building plan submittal, plans must comply with access requirements.	On-Going	Fire Department	
6.	Prior to building permit issuance, install the approved water system, approved access roads, and contact the Fire Department for a verification inspection.	On-Going	Fire Department	
7.	If the project is to be constructed in phases, each phase of development must meet applicable standards prior to occupancy.	On-Going	Fire Department	
8.	Emergency vehicle access roads must meet fire department standards at the time of building permit application. Current standards require minimum 24-foot-wide roads. Roads must be capable of supporting at least 80,000 pounds. Gates must have a Knox Rapid Entry System.	On-Going	Fire Department	

End



CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☒ BY THE PLANNING COMMISSION
- ☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 05/03/2023

APPLICATION NOS. CUP/PP No. 22-0181

PLANNER *Matthew Bassi*

SIGNATURE *Matthew Bassi*

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- PARCEL LINE
- SCOPE OF WORK LIMIT LINE
- ACCESSIBLE PATH OF TRAVEL:
  - 48" MIN. CLEAR WIDTH PATH OF TRAVEL
  - 5% MAX. SLOPE
  - 2% MAX CROSS SLOPE
- ACCESSIBLE PARKING
- SITE LIGHTING - REFER TO ELECTRICAL DWG'S.

OVERALL SITE PLAN

1" = 30'

1

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.COM
JEFF LIEDERMAN, ARCHITECT

SEAL:

CONSULTANT:

CATALYST COMMERCIAL GROUP

CATT CROSSING RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA

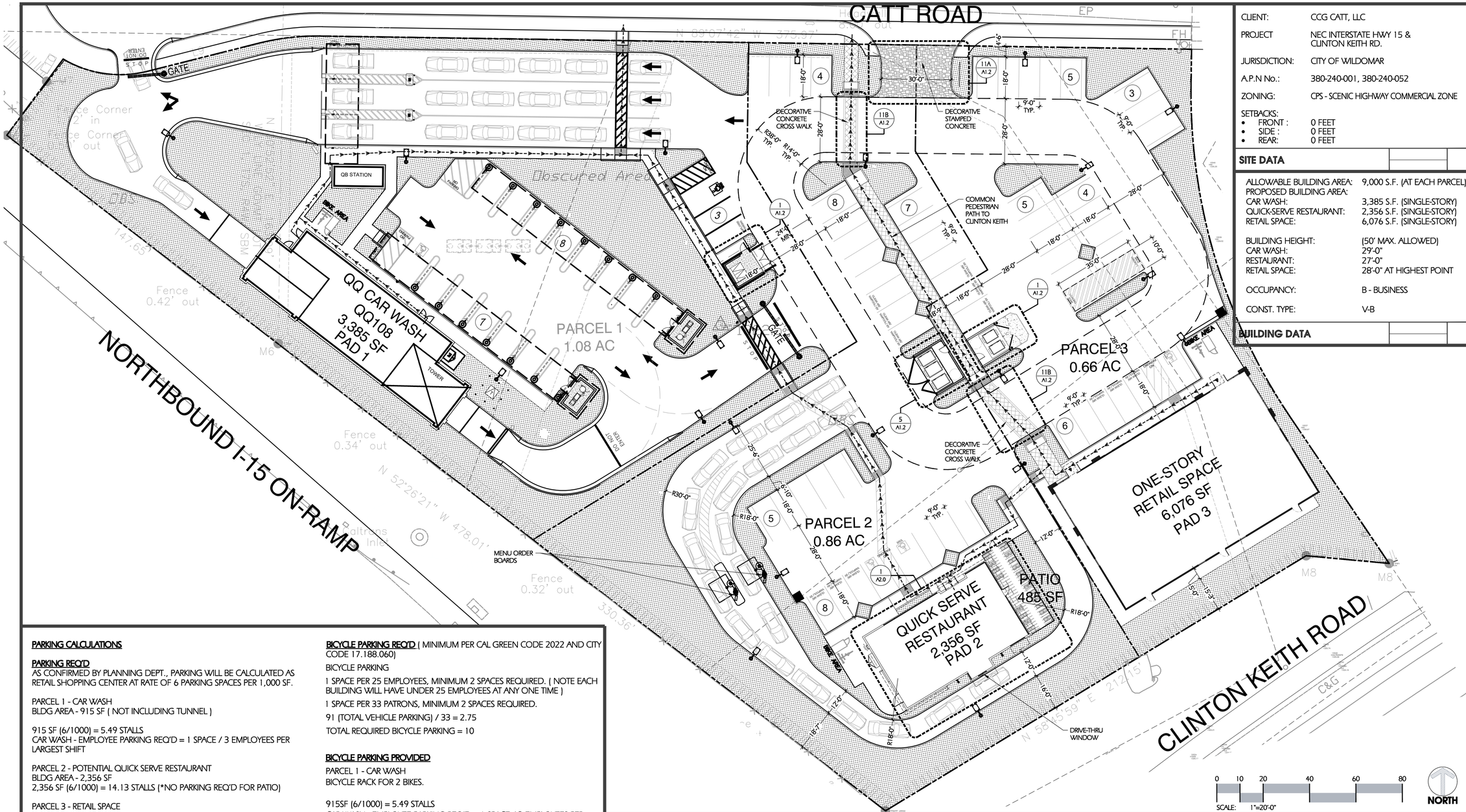
REV	DATE	DESCRIPTION
1	10.11.22	CUP SUBMITTAL
2	12.30.22	CUP RESUBMITTAL
3	03.07.23	CUP RESUBMITTAL
4	04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

ARCH. PROJECT NO.:
CCG21001.0

SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:
A1.0



0 10 20 40 60 80

SCALE: 1"=20'-0"

NORTH

ENLARGED SITE PLAN — 1" = 20' — 1

PARKING CALCULATIONS

PARKING REQ'D
AS CONFIRMED BY PLANNING DEPT., PARKING WILL BE CALCULATED AS RETAIL SHOPPING CENTER AT RATE OF 6 PARKING SPACES PER 1,000 SF.

PARCEL 1 - CAR WASH
BLDG AREA - 915 SF (NOT INCLUDING TUNNEL)

915 SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BLDG AREA - 2,356 SF
2,356 SF (6/1000) = 14.13 STALLS (*NO PARKING REQ'D FOR PATIO)

PARCEL 3 - RETAIL SPACE
BLDG AREA - 6,076 SF
6,076 SF (6/1000) = 36.46 STALLS

TOTAL PARKING REQUIRED FOR CENTER = **58** STALLS

PARKING PROVIDED
WHOLE SITE = **73** PARKING STALLS PROVIDED.

BREAKDOWN OF PARKING:
STANDARD PARKING STALLS = 39
ACCESSIBLE PARKING STALLS = 4 (MEETS MINIMUM PER CBC 2022 AND CITY CODE 17.188.050) (INCL. 3 ACCESSIBLE VAN STALLS AS REQ'D)
VACUUM STALLS = 15 (INCL. 1 ACCESSIBLE VAN STALL AS REQ'D)
EV CAPABLE STALL = 13
CAR WASH - EMPLOYEE PARKING (BASED ON MAX 4 EMPLOYEES) = 2

TOTAL PARKING PROVIDED= **73**

LOADING ZONE REQ'D (PER ZONING CODE 17.188.040)

LOADING ZONE PROVIDED:
10' X 35' LOADING ZONE = 1

BICYCLE PARKING REQ'D (MINIMUM PER CAL GREEN CODE 2022 AND CITY CODE 17.188.060)
BICYCLE PARKING
1 SPACE PER 25 EMPLOYEES, MINIMUM 2 SPACES REQUIRED. (NOTE EACH BUILDING WILL HAVE UNDER 25 EMPLOYEES AT ANY ONE TIME)
1 SPACE PER 33 PATRONS, MINIMUM 2 SPACES REQUIRED.
91 (TOTAL VEHICLE PARKING) / 33 = 2.75
TOTAL REQUIRED BICYCLE PARKING = 10

BICYCLE PARKING PROVIDED
PARCEL 1 - CAR WASH
BICYCLE RACK FOR 2 BIKES.

915SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BICYCLE RACK FOR 2 BIKES.

PARCEL 3 - RETAIL SPACE
BICYCLE RACK FOR 2 BIKES.
TOTAL BICYCLE PARKING = 12 (1 RACK AT EACH BUILDING, EACH HOLDS 4 BIKES)

LANDSCAPE

LANDSCAPE AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 91 STALLS)
11% OF PARKING AREA REQUIRED

PARKING CALCS

LANDSCAPE AREA PROVIDED
INTERIOR PARKING AREA

PARCELS =	113,966 (2.62 AC)
LANDSCAPE =	30,109 SF
	27% LANDSCAPE COVERAGE

LANDSCAPE SHADING AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 83 STALLS)
50% OF PARKING AREA REQUIRED
LANDSCAPE SHADING PROVIDED
REFER TO PRELIMINARY LANDSCAPE PLAN FOR FURTHER INFO.

LANDSCAPE AREA BREAKDOWN:

PARCEL 1

SITE AREA =	47,579 SF± (1.09 AC)
LANDSCAPE =	14,466 SF
BLDG AREA =	3,385 SF

PARCEL 2

SITE AREA =	37, 506 SF± (0.86 AC)
LANDSCAPE =	10,542 SF
BLDG AREA =	2,356 SF

PARCEL 3

SITE AREA =	28,883 SF± (0.66 AC)
LANDSCAPE =	5,101 SF
BLDG AREA =	6,076 SF

OVERALL:

PARCELS =	113,966 (2.62 AC)
LANDSCAPE =	30,109 SF
	27% LANDSCAPE COVERAGE

LANDSCAPE CALCS

PROPERTY LINE
EASEMENT / SETBACK LINE
PARCEL LINE
ACCESSIBLE PATH OF TRAVEL:
- 48" MIN. CLEAR WIDTH PATH OF TRAVEL
- 5% MAX. SLOPE
- 2% MAX CROSS SLOPE

ACCESSIBLE PARKING
SITE LIGHTING - REFER TO ELECTRICAL DWG'S.
WALL MOUNTED LIGHTS
SCONCES
LANDSCAPE
CONCRETE AT DRIVE AISLE AND PARKING

LEGEND

CLIENT:	CCG CATT, LLC
PROJECT	NEC INTERSTATE HWY 15 & CLINTON KEITH RD.
JURISDICTION:	CITY OF WILDOMAR
A.P.N No.:	380-240-001, 380-240-052
ZONING:	CPS - SCENIC HIGHWAY COMMERCIAL ZONE
SETBACKS:	
• FRONT :	0 FEET
• SIDE :	0 FEET
• REAR:	0 FEET

SITE DATA

ALLOWABLE BUILDING AREA:	9,000 S.F. (AT EACH PARCEL)
PROPOSED BUILDING AREA:	
CAR WASH:	3,385 S.F. (SINGLE-STORY)
QUICK-SERVE RESTAURANT:	2,356 S.F. (SINGLE-STORY)
RETAIL SPACE:	6,076 S.F. (SINGLE-STORY)
BUILDING HEIGHT:	(50' MAX. ALLOWED)
CAR WASH:	29'-0"
RESTAURANT:	27'-0"
RETAIL SPACE:	28'-0" AT HIGHEST POINT
OCCUPANCY:	B - BUSINESS
CONST. TYPE:	V-B

BUILDING DATA

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.com
JEFF LIEDERMAN, ARCHITECT

SEAL:

CONSULTANT:

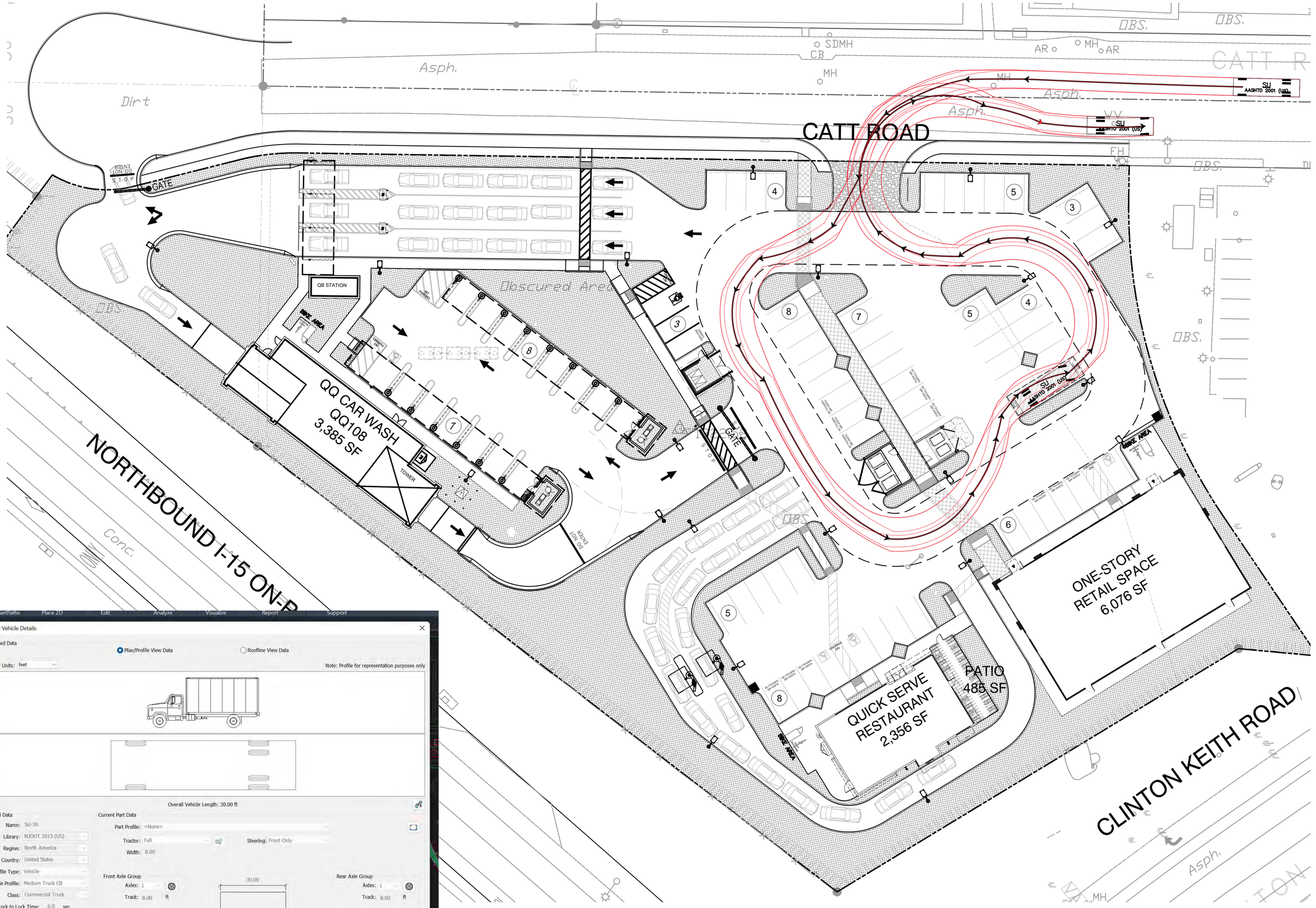
CATALYST COMMERCIAL GROUP

CATT CROSSING RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA

REV	DATE	DESCRIPTION
1	10.11.22	CUP SUBMITTAL
2	12.30.22	CUP RESUBMITTAL
3	03.07.23	CUP RESUBMITTAL
4	04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK
ARCH. PROJECT NO.: CCG21001.0
SHEET NAME: ENLARGED SITE PLAN
SHEET NUMBER: A1.1



TRUCK TURN EXHIBIT - DELIVERY TRUCK

1" = 20'

1

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
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SEAL:

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DRAWN BY: MP
CHECKED BY: RK
ARCH. PROJECT NO.: CCG21001.0
SHEET NAME: DELIVERY TRUCK TRUCK TURN EXHIBIT
SHEET NUMBER: A1.1a

CATT ROAD

NORTHBOUND I-15 ON-RAMP

CLINTON KEITH ROAD

GATE

DO NOT ENTER

QB STATION

QQ CAR WASH
QQ108
3,385 SF

TOWER

PARCEL 1
1.08 AC

Obscured Area

ONE-STORY
RETAIL SPACE
6,076 SF

QUICK SERVE
RESTAURANT
2,356 SF

PATIO
485 SF

SFD 107' Aerial Ladder Pierce Velocity

SFD 107' Aerial Ladder Pierce Velocity

Asph.

Dirt

Conc.

SDMH

CB

MH

AR

FH

DBS.

DRW

View Vehicle Details

Displayed Data

Plan/Profile View Data

Roofline View Data

Display Units: feet

Note: Profile for representation purposes only

Profile

Plan

Overall Vehicle Length: 39.13 ft

Show Vehicle Body

General Data

Name: SFD 107' Aerial Ladder (

Library: CITY - FIRE & RESCUE (

Region: North America

Country: United States

Profile Type: Vehicle

Vehicle Profile: Fire Aerial RM 75ft

Class: Fire Truck - Aerial

Lock to Lock Time: 6.0 sec.

Steering Lock Angle: 45.0 deg.

Creation Units: feet

Current Part Data

Part Profile: <None>

Tractor: Full

Steering: Front Only

Width: 8.17

Front Axle Group

Axles: 1

Track: 8.00 ft

Rear Axle Group

Axles: 1

Track: 8.00 ft

39.13

10.23 19.50 0.00

OK Cancel Help

0 10 20 40 60 80

SCALE: 1"=20'-0"

NORTH

TRUCK TURN EXHIBIT - FIRETRUCK

1" = 20'

1

PM DESIGN
Architectural
Solutions Group

38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614

PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
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4	04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

ARCH. PROJECT NO.:
CCG21001.0

SHEET NAME:
FIRETRUCK
TRUCK TURN
EXHIBIT

SHEET NUMBER:
A1.1b

CATT ROAD

CLINTON KEITH ROAD

NORTHBOUND I-15 ON-RAMP

QQ CAR WASH
QQ108
3,385 SF

QB STATION

TOWER

PARCEL 1
1.06 AC

QUICK SERVE
RESTAURANT
2,356 SF

PATIO
485 SF

ONE-STORY
RETAIL SPACE
6,076 SF

GATE

DO NOT ENTER

STOP

Dirt

Asph.

Conc.

Obscured Area

I-15 ON RAMP
(NORTH BOUND)

SDMH

CB

MH

AR

WV

FH

DBS.

DRWY

SCALE: 1"=20'-0"

NORTH

TRUCK TURN EXHIBIT - CAR WASH

1" = 20'

1

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
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SEAL:

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CATT CROSSING RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA

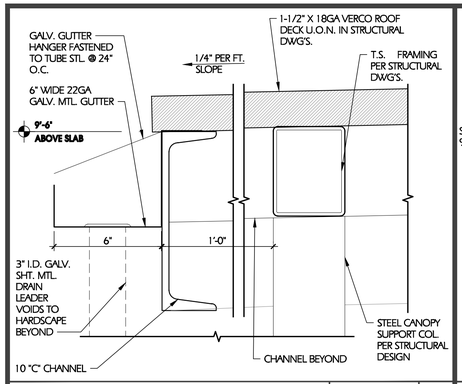
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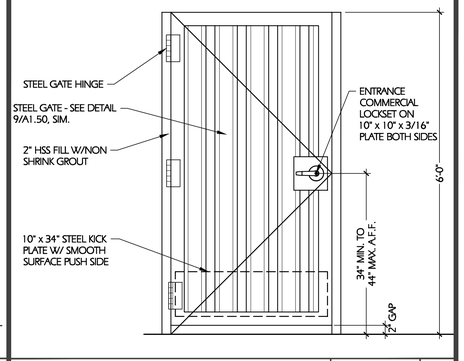
ARCH. PROJECT NO.:
CCG21001.0

SHEET NAME:
CAR WASH
TRUCK TURN
EXHIBIT

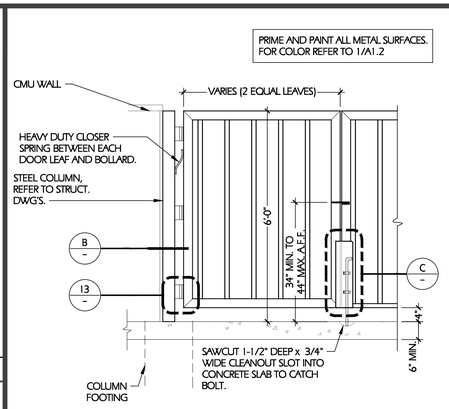
SHEET NUMBER:
A1.1c



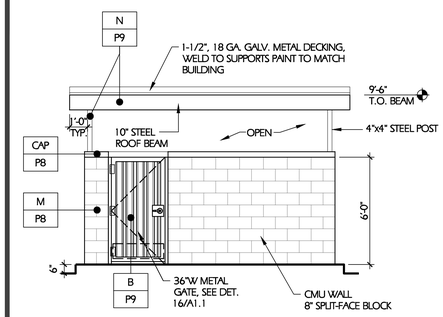
ENCLOSURE ROOF DETAIL — 3" = 1'-0" — 20



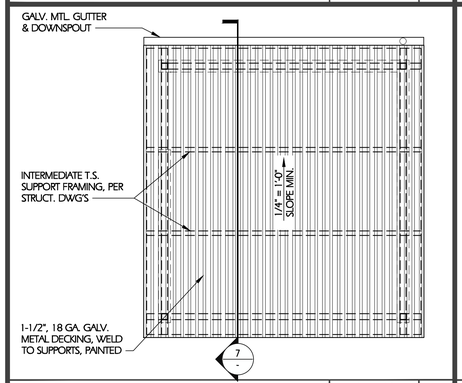
METAL GATE AT TRASH ENCLOSURE — 3/4" = 1'-0" — 16



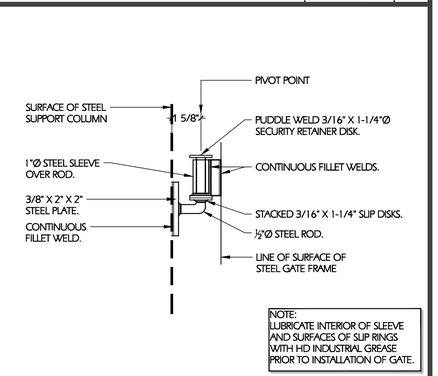
TRASH ENCLOSURE ELEVATION — 1/4" = 1'-0" — 02-SITE-A0150-01 — 8



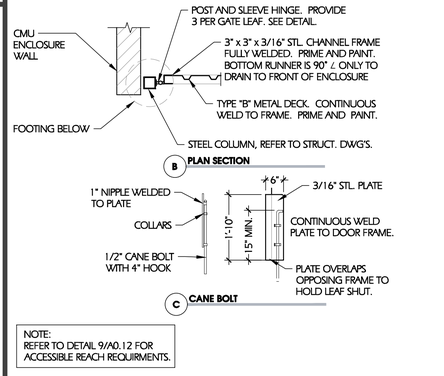
TRASH ENCLOSURE ELEVATION — 1/4" = 1'-0" — 02-SITE-A0150-01 — 4



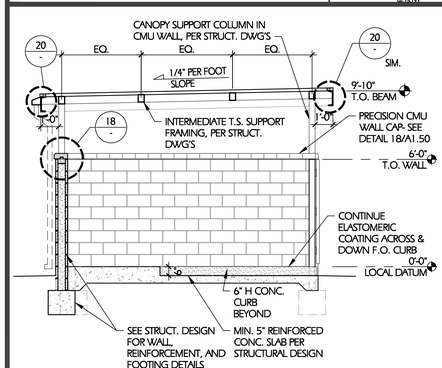
TRASH ENCLOSURE ROOF PLAN — 1/4" = 1'-0" — 02-SITE-A0150-01 — 19



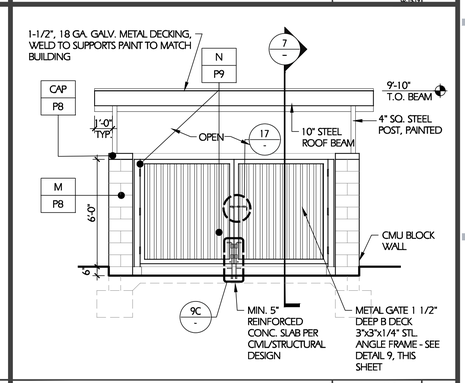
GATE HINGE — 3" = 1'-0" — 02-SITE-A0150-04 — 13



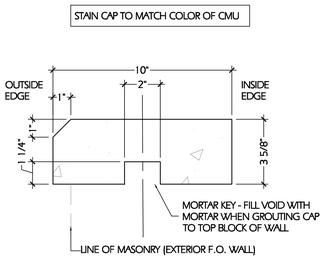
TRASH ENCLOSURE ELEVATION — 1/2" = 1'-0" — 02-SITE-A0150-02 — 9



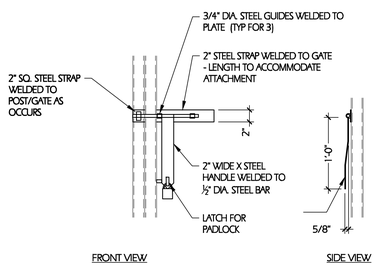
TRASH ENCLOSURE SECTION — 1/4" = 1'-0" — 02-SITE-A0150-01 — 7



TRASH ENCLOSURE ELEVATION — 1/4" = 1'-0" — 02-SITE-A0150-01 — 3



PRECAST CONC. WALL CAP PROFILE — 3" = 1'-0" — 18



GATE LATCH DETAIL — 1" = 1'-0" — 17

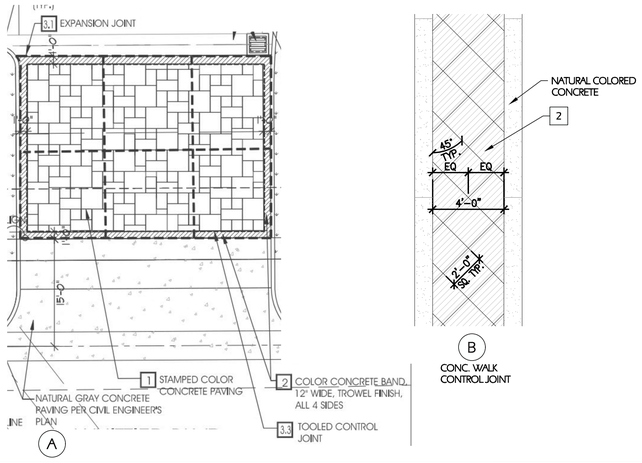
CONSTRUCTION KEY

1 INTEGRAL COLOR STAMPED CONCRETE FIELD. COLORED CONCRETE SHALL BE PRE-MIXED WITH LIQUID COLOR PRIOR TO DELIVERY, SAWCUT AND EXPANSION JOINT PATTERN AS SHOWN ON PLAN.
COLOR: SCOFIELD CHROMIX C-15 'COACHELLA SAND'
STAMP PATTERN: SCOFIELD LITHOTEX ASHLER STONE RANDOM INTERLOCKING PATTERN 400(P) A, B AND C, WITH LITHOCHROME ANTIQUING RELEASE
SEALER: SCOFIELD "CURESEAL-W" CLEAR OR APPROVED EQUAL NO-GLOSS SEALER. INSTALL PER ALL APPROPRIATE SCOFIELD TECH BULLETINS AND SPECIFICATIONS. VEHICULAR PAVING SECTION PER GEOTECH REPORT/STRUCTURAL ENGINEER.

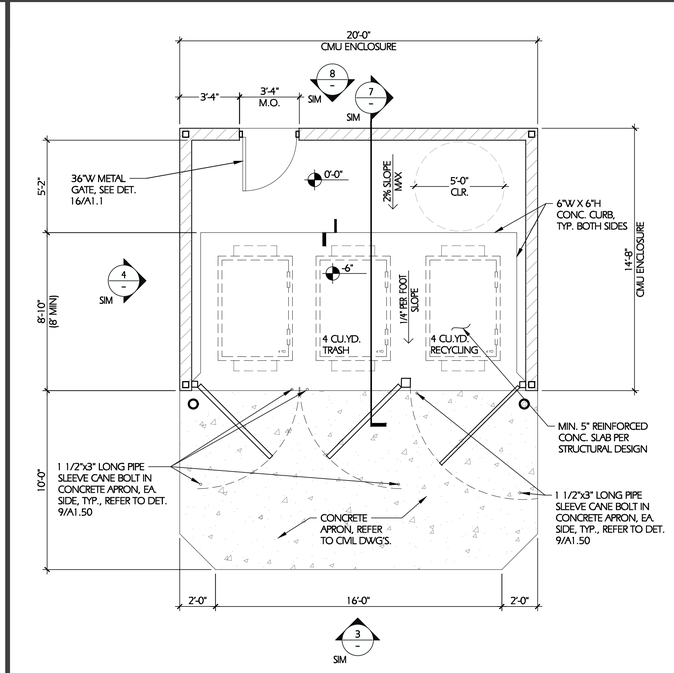
2 INTEGRAL COLOR CONCRETE FIELD. COLORED CONCRETE SHALL BE PRE-MIXED WITH LIQUID COLOR PRIOR TO DELIVERY, SAWCUT AND EXPANSION JOINT PATTERN AS SHOWN ON PLAN.
COLOR: C-15 'COACHELLA SAND'
FINISH: #25 'TOPCAST RETARDANT
SEALER: SCOFIELD 'CURESEAL-W' OR EQUAL NO-GLOSS SEALER.
INSTALL PER ALL APPROPRIATE SCOFIELD TECH BULLETINS AND SPECIFICATIONS.

3.1 EXPANSION JOINT

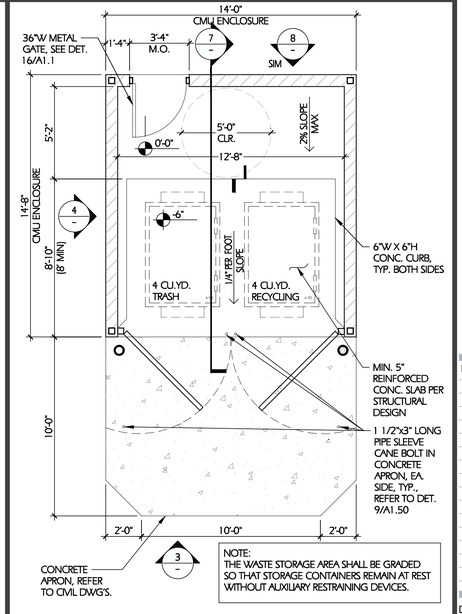
3.3 TOOLED CONTROL JOINT AT 12" OR 18" BAND AROUND STAMPED CONCRETE DRIVEWAY ACCENT PAVING



PAVEMENT DETAILS — 11



TRASH ENCLOSURE PLAN — 1/4" = 1'-0" — 5



TRASH ENCLOSURE ELEVATION — 1/4" = 1'-0" — 1

EXTERIOR FINISH SCHEDULE

	MATERIAL		COLOR / FINISH
M	CMU - SPLIT FACE 8 x 8 x 16 MANUF: ANGELUS BLOCK	P8	NATURAL GRAY OR APPROVED EQUAL
N	METAL ROOF, POSTS, AND GATES	P9	DARK BRONZE OR APPROVED EQUAL

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.com
JEFF LIEDERMAN, ARCHITECT

SEAL:

CONSULTANT:

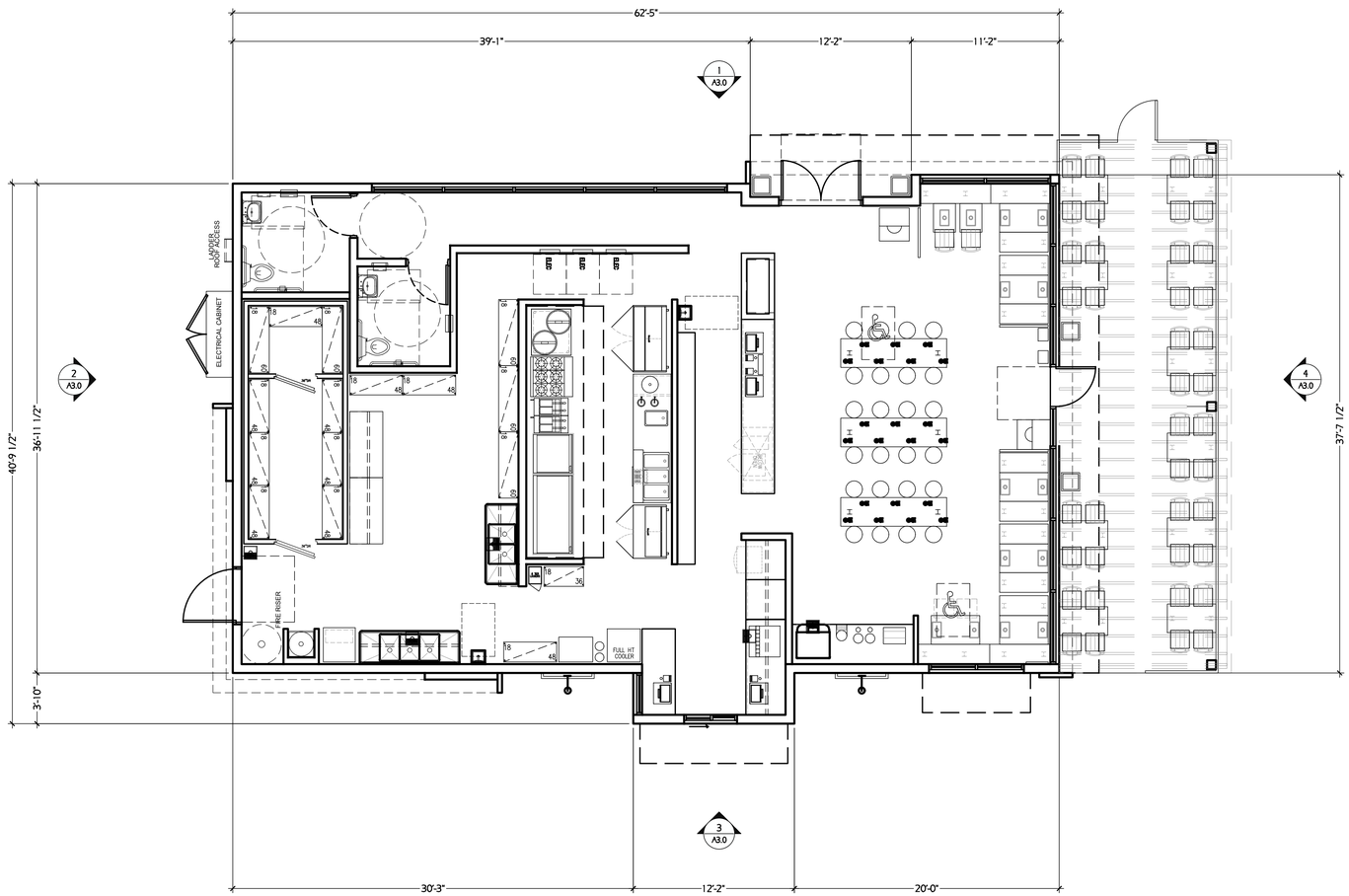
CATALYST COMMERCIAL GROUP

CATT CROSSING RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA

REV	DATE	DESCRIPTION
1	10.11.22	CUP SUBMITTAL
2	12.30.22	CUP RESUBMITTAL
3	03.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK
ARCH. PROJECT NO.: CCG21001.0
SHEET NAME: SITE DETAILS
SHEET NUMBER: A1.2



0 30" 5 10 15 20

SCALE: 3/16"=1'-0"

NORTH

FLOOR PLAN - FAST FOOD RESTAURANT

3/16" = 1'-0"

1

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
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EMAIL: jliederman@pmdginc.COM

JEFF LIEDERMAN, ARCHITECT

SEAL:

CONSULTANT:

CATALYST COMMERCIAL GROUP

CATT CROSSING RETAIL CENTER

NEC INTERSTATE HWY 15
& CLINTON KEITH RD.
WILDOMAR, CA

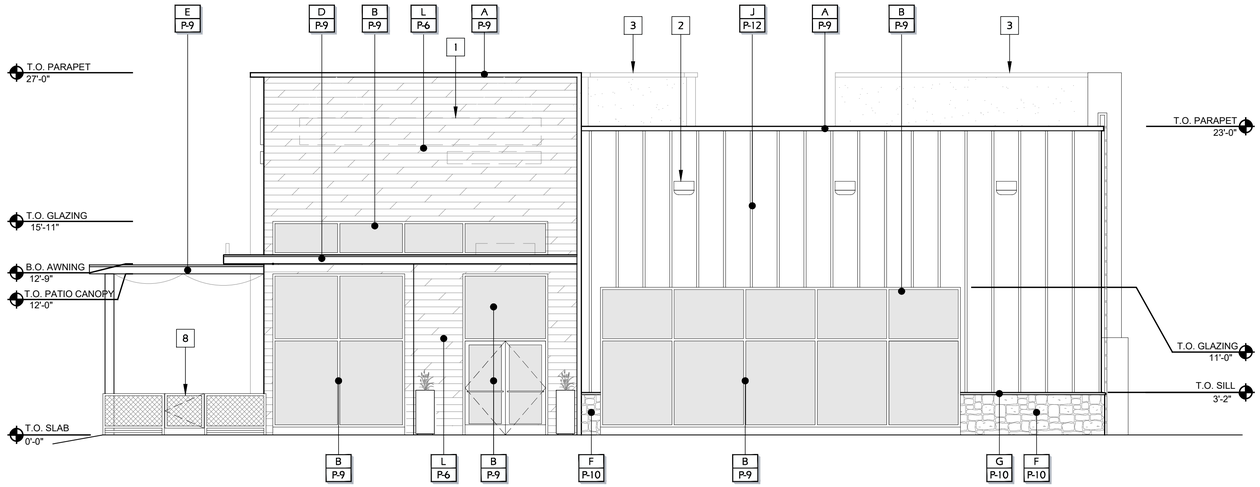
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2	12.09.22	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

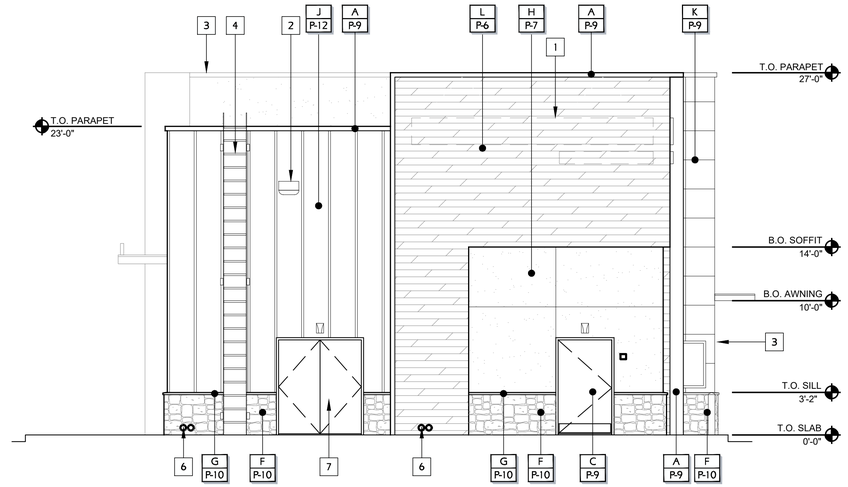
ARCH. PROJECT NO.:
CCG21001.0

SHEET NAME:
FLOOR PLAN
FAST FOOD

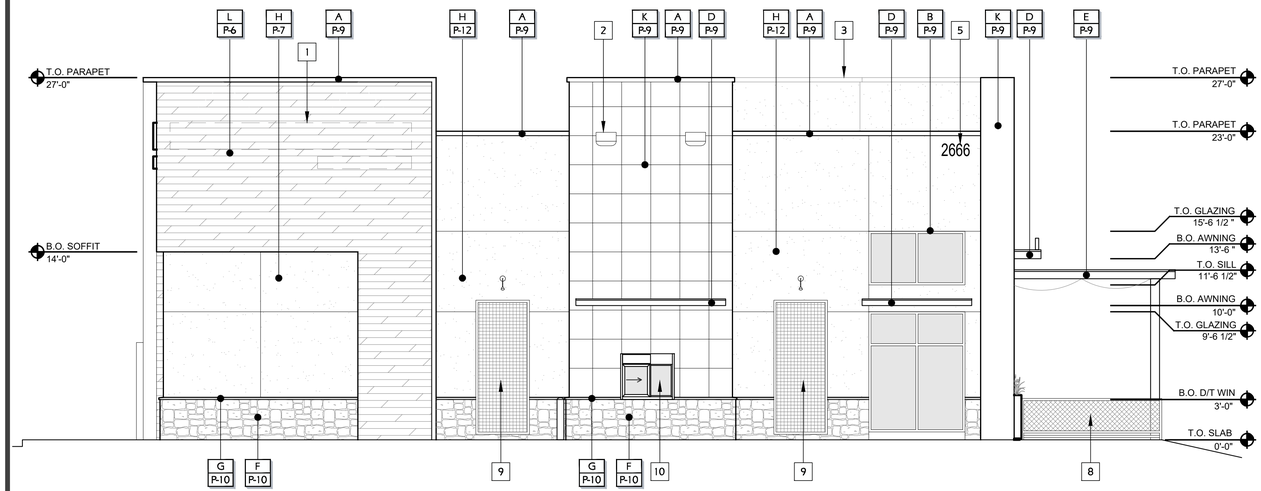
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A2.0



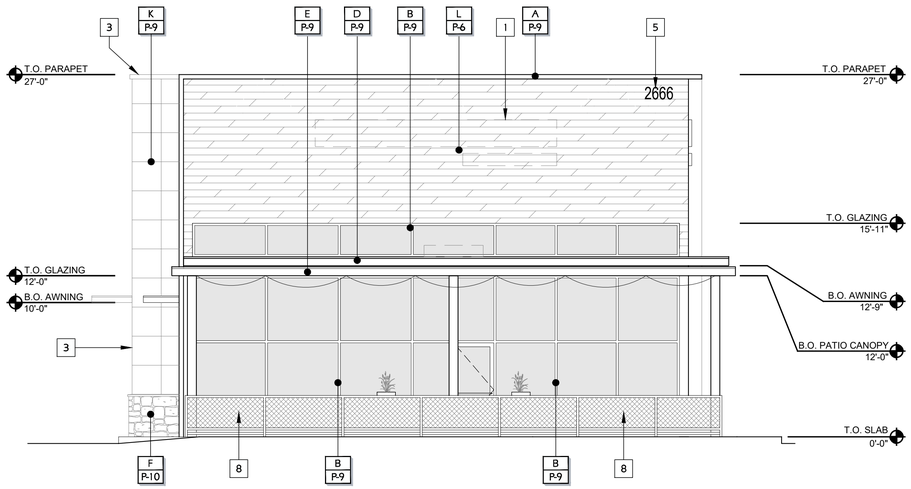
1 EXTERIOR NORTH ELEVATION (FACING PARKING LOT)
A4.0 1/4" = 1'-0"



4 EXTERIOR WEST ELEVATION
A4.0 1/4" = 1'-0"



2 EXTERIOR SOUTH ELEVATION (FACING STREET)
A4.0 1/4" = 1'-0"



3 EXTERIOR EAST ELEVATION
A4.0 1/4" = 1'-0"

#	KEYNOTE DESCRIPTION
1.	SIGNAGE
2.	LED EXTERIOR LIGHT FIXTURE
3.	OUTLINE OF BLDG. ELEMENT BEYOND.
4.	ROOF ACCESS LADDER.
5.	BUILDING ADDRESS.
6.	ROOF DRAIN & OVERFLOW TO DAYLIGHT AT WALL.
7.	ELECTRICAL SWITCH GEAR, PAINT TO MATCH DARK BRONZE.
8.	PATIO FENCE & GATE.
9.	GREEN TRELLIS & LIGHTING.
10.	DRIVE-THRU WINDOW.

EXTERIOR ELEVATION KEYNOTES

EXTERIOR FINISH SCHEDULE

	MATERIAL		COLOR / FINISH
A	METAL TRIM/ CAP	P-1	PANTONE 349 C - 'GREEN'
B	STOREFRONT ALUMINUM DOOR/ WINDOW	P-2	SW 6902 'DECISIVE YELLOW' SHERWIN WILLIAMS
C	HOLLOW METAL DOORS / FRAMES PAINT TO MATCH ADJ. SURFACE	P-3	SW 7004 'SNOWBOUND' SHERWIN WILLIAMS
D	METAL AWNING	P-4	SW 7658 'GRAY CLOUDS' SHERWIN WILLIAMS
E	METAL CANOPY	P-5	SW 7025 'BACKDROP' SHERWIN WILLIAMS
F	STONE VENEER WAINSCOT	P-6	RECLAIMED WOOD OF THE WORLD - "SNOW DRIFT"
G	STONE SILL	P-7	SW6769 'MAXI TEAL' SHERWIN WILLIAMS
H	PLASTER FINISH	P-8	NATURAL GRAY
J	HARDI VERTICAL WALL SIDING W/ BATTEN BOARD TRIM	P-9	DARK BRONZE OR MATCH DARK BRONZE
K	ATAS INTERNATIONAL MCM WALL PANELS - OMAWALL PL SIZE: 26"x26"	P-10	COUNTRY RUBBLE - ASPEN
L	WOOD SIDING	P-11	MONTEREY TAUPE
M	CMU - SPLIT FACE 8 x 8 x 16 MANUF: ANGELUS BLOCK	P-12	ARCTIC WHITE

EXTERIOR ELEVATIONS

3/16" = 1'-0"

1

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WILDOMAR, CA

CATALYST COMMERCIAL GROUP

REV	DATE	DESCRIPTION
1	10.11.22	CUP SUBMITTAL
1	12.09.22	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

ARCH. PROJECT NO.:
CCG21001.0

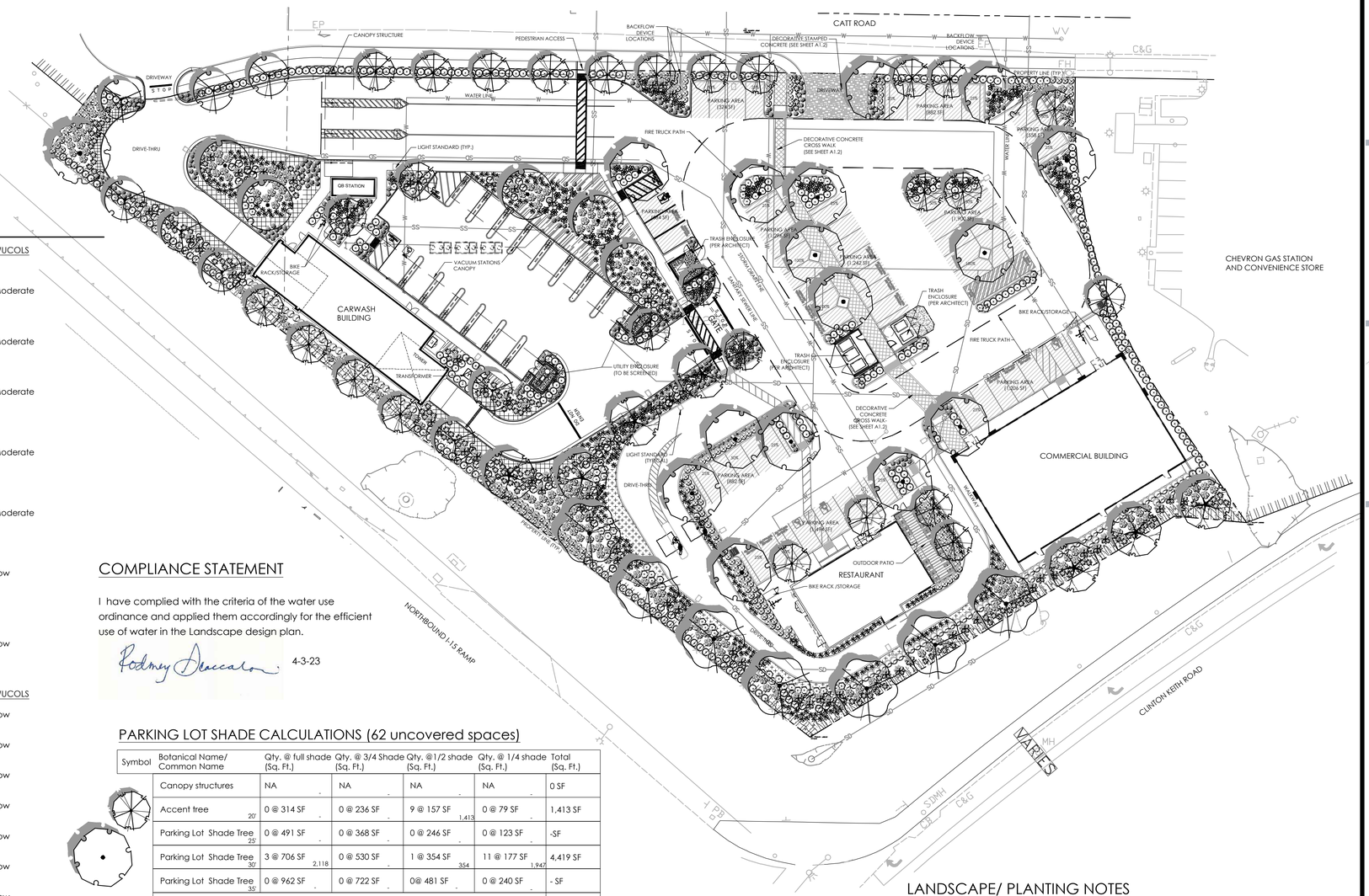
SHEET NAME:
EXTERIOR ELEVATIONS PAD 2

SHEET NUMBER:
A3.0

0 30 60 90 feet

SCALE: 1" = 30'

NORTH



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	5	Arbutus x 'Marina' / Marina Strawberry Tree Standard	15 gal.	Moderate
	7	Jacaranda mimosifolia / Jacaranda	15 gal.	Moderate
	27	Lagerstroemia indica 'Red' / Red Crape Myrtle	15 gal.	Moderate
	7	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	24" box	Moderate
	8	Prunus cerasifera 'Krauter Vesuvius' / Krauter Vesuvius Purple-leaf Plum	15 gal.	Moderate
	1	Quercus agrifolia / Coast Live Oak	15 gal.	Low
	15	Ulmus parvifolia `True Green` / True Green Elm	24" box	Low

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	81	Agave americana 'Marginata' / Variegated Century Plant	5 gal.	Low
	97	Agave attenuata 'Boutin Blue' / Boutin Blue Foxtail Agave	5 gal.	Low
	342	Anigozanthos x 'Bush Ranger' / Dwarf Bush Ranger Kangaroo Paw	5 gal.	Low
	201	Anigozanthos x 'Tequila Sunrise' / Tequila Sunrise Kangaroo Paw	5 gal.	Low
	353	Callisteman viminalis `Little John` / Dwarf Weeping Bottlebrush	5 gal.	Low
	347	Dianella revoluta `Little Rev` / Little Rev Flax Lily	1 gal	Low
	84	Lantana x 'New Gold' / New Gold Lantana	1 gal.	Low
	96	Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	Low
	94	Salvia greggii 'Furmans Red' / Furman's Red Autumn Sage	5 gal.	Low
	192	Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal.	Low
	160	Yucca recurvifolia 'Walbristar' / Bright Star Soft Leaf Yucca	5 gal.	Low

VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	16	Magnolia grandiflora `Little Gem` Espallier / Dwarf Southern Magnolia	15 Gal.	moderate

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	171	Convolvulus mauritanicus / Morning Glory	1 gal.	Low	36" o.c.
	104	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Low	42" o.c.
	133	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary	1 gal.	Low	42" o.c.
	79	Senecio serpens / Blue Chalksticks	1 gal.	Low	36" o.c.

COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the Landscape design plan.

Rodney Staccalosi 4-3-23

PARKING LOT SHADE CALCULATIONS (62 uncovered spaces)

Symbol	Botanical Name/ Common Name	Qty. @ full shade (Sq. Ft.)	Qty. @ 3/4 Shade (Sq. Ft.)	Qty. @1/2 shade (Sq. Ft.)	Qty. @ 1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Canopy structures	NA -	NA -	NA -	NA -	0 SF
	Accent tree 20'	0 @ 314 SF -	0 @ 236 SF -	9 @ 157 SF 1,413	0 @ 79 SF -	1,413 SF
	Parking Lot Shade Tree 25'	0 @ 491 SF -	0 @ 368 SF -	0 @ 246 SF -	0 @ 123 SF -	-SF
	Parking Lot Shade Tree 30'	3 @ 706 SF 2,118	0 @ 530 SF -	1 @ 354 SF 354	11 @ 177 SF 1,947	4,419 SF
	Parking Lot Shade Tree 35'	0 @ 962 SF -	0 @ 722 SF -	0@ 481 SF -	0 @ 240 SF -	- SF
					TOTAL TREE SHADE	5,832 SF
	Paved Area (see hatched area on plan)				TOTAL PARKING AREA =	10,468 SF
					50% SHADE AREA REQUIRED =	5,234 SF
					TOTAL SHADE PROVIDED =	5,832 SF
					PERCENT SHADE =	56%

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS (SHRUBS)	.2	DRIP	.81	.25	25,905	6,476	220,832 GAL.
MEDIUM WATER USE PLANTS (TREES)	.5	BUBBLERS	.81	.62	1,560	967	32,975 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
				TOTALS	(A) 27,465	(B) 7,443	
						ETWU Total	253,806 GAL.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 7,443
Total Area	(A) 27,465
Average ETAF	(B / A) .27

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(55) (.62) (.45 x 27,465) + (1-.45) X 0) =421,450 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(55) (.62) (7,443) = 253,806 GALLONS

LANDSCAPE/ PLANTING NOTES

1. All new and existing landscape/planting areas shall receive a uniform 3-4" layer of organic wood chip mulch. Shredded bark (Guerilla hair) is not an acceptable mulch.
2. Landscape planters within 5' of a structure shall have a non-combustible aggregate mulch. Wood chip mulch will not be allowed within 5' of a structure.
3. Contractor shall submit soil samples to the laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

   Soil analysis should include:
   a. Soil texture;
   b. Infiltration rate determined by laboratory test or soil infiltration rate table;
   c. pH;
   d. Total soluble salts;
   e. Sodium;
   f. Percent organic matter; and
   g. Recommendations.

   The Contractor shall provide Landscape Architect soils analysis results prior to implementing the recommendations. Landscape Architect shall confirm soil amendments application(s).
4. All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Wildomar Water Conservation Standards.
5. All Landscape areas are to be maintained by the property owner.
6. There shall be a 10' minimum distance between trees and proposed street lights/ power poles. Tree an light pole shall be coordinated to meet this requirement.
7. All trees planted within 6' of pavement or permanent structure shall have a root barrier (24" deep by 16' in length). Root barrier type shall be Deeproot UB-24-2 or equivalent.
8. All trees, at a minimum, shall be 'double staked'. Staking detail shall be provided witth/in the Construction Documents.

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.COM
JEFF LIEDERMAN, ARCHITECT

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Staccalosi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

CATT CROSSING - RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA 92595

9.26.22	PRELIMINARY DESIGN
1-4-23	PLAN CHECK COMMENTS
03.07.23	CUP RESUBMITTAL
04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

CCG21001.0

LANDSCAPE PLAN

L1

0 30 60 90 feet

SCALE: 1" = 30'

NORTH



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
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Rodney Scaccalosi 4-3-23

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	Parking Lot Shade Tree 35'	0 @ 962 SF -	0 @ 722 SF -	0@ 481 SF -	0 @ 240 SF -	- SF
					TOTAL TREE SHADE	5,832 SF
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					50% SHADE AREA REQUIRED =	5,234 SF
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				TOTALS	(A) 27,465	(B) 7,443	
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Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(55) (.62) (.45 x 27,465) + (1-.45) X 0) =421,450 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(55) (.62) (7,443) = 253,806 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 7,443
Total Area	(A) 27,465
Average ETAF	(B / A) .27

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

LANDSCAPE/ PLANTING NOTES

1. All new and existing landscape/planting areas shall receive a uniform 3-4" layer of organic wood chip mulch. Shredded bark (Guerilla hair) is not an acceptable mulch.
2. Landscape planters within 5' of a structure shall have a non-combustible aggregate mulch. Wood chip mulch will not be allowed within 5' of a structure.
3. Contractor shall submit soil samples to the laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

   Soil analysis should include:
   a. Soil texture;
   b. Infiltration rate determined by laboratory test or soil infiltration rate table;
   c. pH;
   d. Total soluble salts;
   e. Sodium;
   f. Percent organic matter; and
   g. Recommendations.

   The Contractor shall provide Landscape Architect soils analysis results prior to implementing the recommendations. Landscape Architect shall confirm soil amendments application(s).
4. All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Wildomar Water Conservation Standards.
5. All Landscape areas are to be maintained by the property owner.
6. There shall be a 10' minimum distance between trees and proposed street lights/ power poles. Tree an light pole shall be coordinated to meet this requirement.
7. All trees planted within 6' of pavement or permanent structure shall have a root barrier (24" deep by 16' in length). Root barrier type shall be Deeproot UB-24-2 or equivalent.
8. All trees, at a minimum, shall be 'double staked'. Staking detail shall be provided witth/in the Construction Documents.

PM DESIGN Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.COM
JEFF LIEDERMAN, ARCHITECT

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

OLIVE STREET LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

CATT CROSSING - RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA 92595

9.26.22	PRELIMINARY DESIGN
1-4-23	PLAN CHECK COMMENTS
03.07.23	CUP RESUBMITTAL
04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

CCG21001.0

LANDSCAPE PLAN

L1

GRADING NOTES

1. ALL GRADING SHALL CONFORM TO THE CURRENTLY ADOPTED CALIFORNIA BUILDING CODE AND CITY ORDINANCES.
2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
3. ALL WALLS (RETAINING AND NON-RETAINING) ARE APPROVED PER SEPARATE PLAN AND PERMIT.
4. ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE CITY RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND AN ENCROACHMENT PERMIT.
5. GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH RECOMMENDATIONS OF THE SOILS INVESTIGATION (PSI PROJECT NO. 0066839) BY PROFESSIONAL SERVICE INDUSTRIES, INC DATED FEBRUARY 15TH, 2017 AND UPDATED LETTER DATED SEPTEMBER 14TH, 2018.
6. COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5. PROJECTS WITHOUT PRELIMINARY SOILS REPORT SHALL HAVE DETAILED SPECIFICATIONS SATISFYING THE REQUIREMENTS IN SECTION 1803.5 PREPARED BY THE EOR.
7. THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
8. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-227-2600.

CUT /FILL

9. MAXIMUM CUT AND FILL SLOPE = 2:1.
10. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN SOILS REPORT), COMPACTED AND TESTED AS GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (H/V) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MIN
11. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT, OR SLOPES STEEPER THAN 2:1 MUST BE VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
12. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE AND EROSION / DUST CONTROL

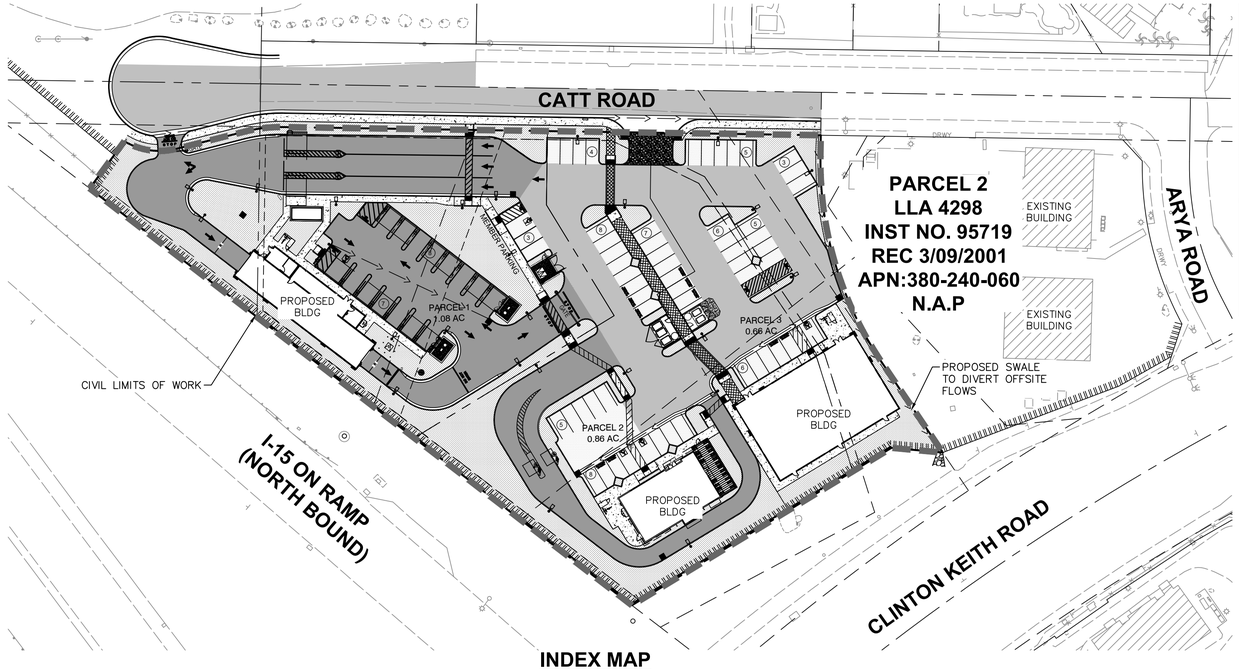
13. DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
14. PROVIDE A SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
15. PROVIDE 5 ' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1.
16. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY WITH 5% MIN FOR A MIN DISTANCE OF 10 HORIZONTAL FEET. SWALES WITHIN 10 FEET FROM BUILDING SHALL HAVE 2% MINIMUM SLOPE.
17. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
18. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPS) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
19. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
20. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
21. FOR SLOPES 3 TO 1 (H/V) OR STEEPER:
ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT, ARE REQUIRED TO BE PLANTED WITH GRASS OR ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT A MAXIMUM SPACING OF 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER U.P.C., CHAPTER 10. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PRECISE GRADING FINAL.

COMPLETION OF WORK

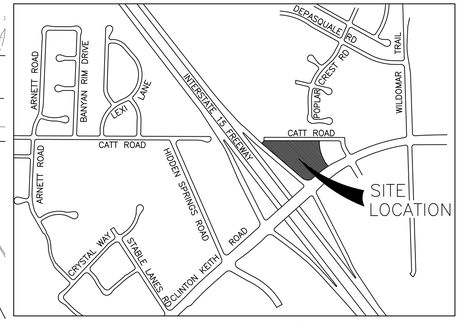
22. A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE REPORT SHALL ALSO PROVIDE BUILDING FOUNDATION DESIGN PARAMETERS INCLUDING ALLOWABLE SOIL PRESSURES, EXPANSION INDEX AND REMEDIAL MEASURES IF EL > 20, WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY.
23. EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATION LISTED IN TABLE 1705.6 AND APPLICABLE INSPECTION VERIFICATIONS IN SECTION 1704.5 OF THE CALIFORNIA BUILDING CODE.
24. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL INCLUDE LINE GRADE, SURFACE DRAINAGE, ELEVATION, AND LOCATION OF PERMITTED GRADING ON THE LOT.

FLOOD ZONE DESIGNATION

THE LAND SHOWN HEREON IS DESIGNATED AS BEING IN ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06065C2705G, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2008 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DESIGNATED AREA BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1" ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE." NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMEHE LAND SHOWN



INDEX MAP
1"=50'



VICINITY MAP
N.T.S.

ASSESSOR PARCEL NO.:

380-240-052, 380-240-001, PORTION OF 380-240-063, 380-240-064, PORTION OF 380-240-062

GRAPHIC SCALE IN FEET
0 25 50 100

FIRE NOTES:

- PROJECT SITE IS LOCATED WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
- FIRE HYDRANTS CAPABLE OF DELIVERING FIRE FLOWS AS REQUIRED BY THE CALIFORNIA FIRE CODE AND FIRE DEPARTMENT STANDARDS WILL BE PROVIDED DURING FINAL ENGINEERING.
- BUILDINGS 3,600 SQUARE FEET IN AREA AND LARGER REQUIRED FIRE SPRINKLER SYSTEM PER WILDOMAR MUNICIPAL CODE AND CALIFORNIA FIRE CODE.
- THE PROJECT WILL BE REQUIRED TO BE ANNEX INTO THE CITY'S CFD 2022-1 (SERVICES) FOR MAINTENANCE, POLICE AND FIRE SERVICES.

BASIS OF BEARINGS

THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS2011), ZONE 6 (EPOCH 2010.00) BASED LOCALLY ON CONTROL STATIONS "CNPP", "DSSC", AND "P4744". ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY AN AVERAGE COMBINATION FACTOR OF 0.99990620.

BENCHMARK

BENCH MARK NO. T-58-81
ELEVATION: 1217.635 (VERTCON) (NAVD 88) VERTICAL ORDER= FIRST ORDER

A 3" ALUMINUM DISK STAMPED "T-58-81" SET IN THE SIDEWING OF CULVERT WALL, LOCATED FROM THE INTERSECTION OF PALOMAR ST AND CLINTON KEITH ROAD, 0.10' MILE NW OF INTERSECTION AND 76.7' SE'LY OF INTERSECTION OF PALOMAR ST AND SHADOW CANYON ROAD AND 32.50' NE OF THE CENTERLINE OF PALOMAR STREET ON THE SE MIDPOINT OF A CONCRETE BOX CULVERT WINGWALL.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: APN: 380-240-052-6 (AFFECTS PARCEL 2) AND 380-240-001-0 (AFFECTS PARCEL 3) AND A PORTION OF 380-240-063
PARCELS 2 AND 3 OF PARCEL MAP NO. 22776, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 157, PAGE(S) 39 THROUGH 43, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND AS SHOWN ON THE AMENDED MAP THEREOF RECORDED IN BOOK 158, PAGES 37 THROUGH 41 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE WEST HALF OF ARYA DRIVE ADJOINING PARCEL 2 OF SAID PARCEL MAP NO. 22776, AS VACATED BY RESOLUTION RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND WOULD PASS TO THE VESTEES BY PRACTICE OF LAW.

PARCEL B: APN: 380-240-064 AND A PORTION OF 380-240-062
PARCEL 1 OF PARCEL MAP NO. 22776, AS SHOWN BY MAP ON FILE IN BOOK 157, PAGE(S) 39 THROUGH 43, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND AS SHOWN ON THE AMENDED MAP THEREOF RECORDED IN BOOK 158, PAGES 37 THROUGH 41 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE WEST HALF OF ARYA DRIVE ADJOINING PARCEL 1 OF SAID PARCEL MAP NO. 22776, AS VACATED BY RESOLUTION RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA THAT WOULD PASS TO THE VESTEES BY PRACTICE OF LAW.

EXCEPTING THEREFROM THAT PORTION THEREOF CONDEMNED TO THE CITY OF WILDOMAR BY FINAL ORDER OF CONDEMNATION RECORDED ON AUGUST 22, 2013 AS INSTRUMENT NO. 2013-0413823 AND RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0419813 BOTH OF OFFICIAL RECORDS.

UTILITY PURVEYORS

WATER AND SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY STREET LAKE ELSINORE, CA 92531 (951) 674-3146
ELECTRIC:	SOUTHERN CALIFORNIA EDISON 6100 MENIFEE ROAD ROMOLAND, CA 92585 (800) 665-4555
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX 3003, 1981 W. LUGONIA REDLANDS, CA 92374 (800) 427-2200
TELEPHONE:	FRONTIER COMMUNICATIONS (844) 769-0853
CABLE:	SPECTRUM (888) 255-5789 FRONTIER COMMUNICATIONS (844) 769-0853

OWNER/APPLICANT

CATALYST COMMERCIAL GROUP
38605 CALISTOGA DR. STE 150
MURRIETA, CA 92563
CONTACT: BRANDON HUMANN
PHONE: (951) 395-0000

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES
3880 LEMON STREET, SUITE 420
RIVERSIDE, CA 92501
CONTACT: JOHN POLLOCK
PHONE: (951) 543-9868

SURVEYOR

KWC ENGINEERS
1880 COMPTON AVENUE
SUITE 100
CORONA, CA 92881
CONTACT: THOMAS M. CASELDINE
PHONE: (951) 734-2130

GEOTECH

EARTH STRATA GEOTECHNICAL SERVICES, INC.
42184 REMINGTON AVENUE
TEMECULA, CA 92590
CONTACT: STEPHEN M. POOLE
PHONE: (951) 387-3179

ENGINEER'S NOTE

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT ITS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A DILIGENT SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT ALL THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

EARTHWORK:

ASSUMPTIONS:
- SEE GEOTECHNICAL REPORT FOR SOILS RESPONSE FACTORS AND GEOTECHNICAL RECOMMENDATIONS.
- IMPORT/EXPORT REQUIRES CITY APPROVED HAUL PERMIT.
- 1' OF REMOVAL AND RECOMPACTION FOR HARDSCAPE AROUND PROPOSED BUILDING.
- EARTHWORK QUANTITIES ARE AN ESTIMATE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSE FOR THEIR OWN QUANTITIES.

ESTIMATED EARTHWORK QUANTITIES

CUT:	4,661 CY
FILL:	16,230 CY
NET:	11,569 CY (FILL)

NOTE: THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD.
UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE QUANTITIES ARE APPROXIMATE, IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE GRADING QUANTITIES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLAB THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC.

ANY OVEREXCAVATION AND RECOMPACTION DEPTHS AND VOLUMES, SHRINKAGE FACTORS, PAVEMENT SECTIONS, BUILDING PAD SECTIONS, AND BULKING FACTORS ARE BASED ON A SEPARATE GEOTECHNICAL REPORT. ANY BUILDING SLAB THICKNESSES ARE BASED ON THE SEPARATE BUILDING STRUCTURAL ENGINEERING PLANS. ANY UTILITY, STORMWATER MITIGATION, AND FOOTING SPOILS ARE BASED ON ESTIMATES PROVIDED BY THE OWNER OR CONTRACTOR.

INDEX OF SHEETS:

SHEET No.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY GRADING PLAN
3-7	CROSS SECTIONS
8	PRELIMINARY UTILITY PLAN

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
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

ENGINEER | CITY

CITY OF WILDOMAR
ACCEPTED BY:
DANIEL A YORK, CITY ENGINEER
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

REGISTERED PROFESSIONAL ENGINEER JOHN K. POLLOCK 86160 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

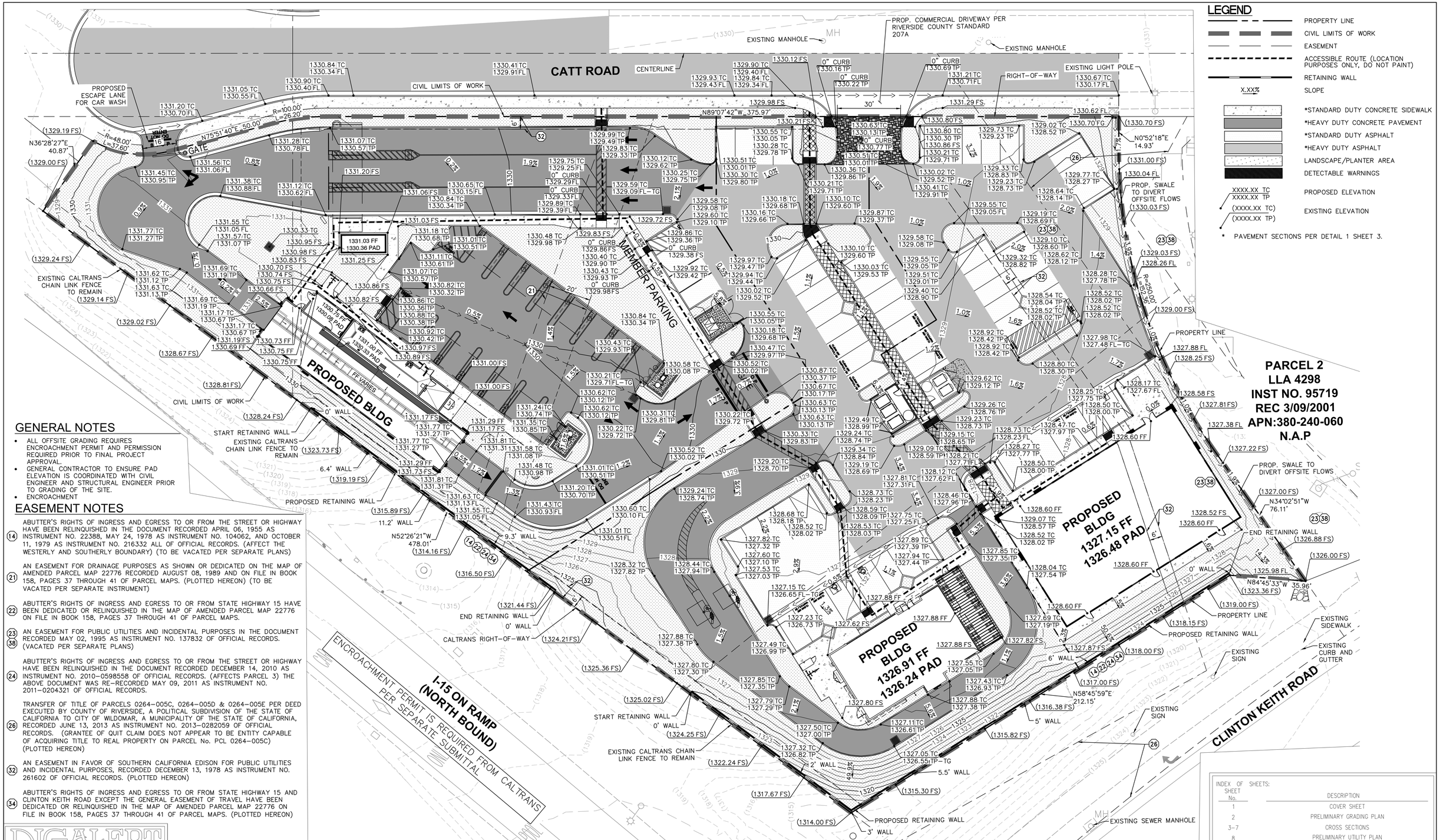
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
Phone: 951-543-9868
3801 UNIVERSITY AVE, STE. 300
RIVERSIDE, CA 92501
PREPARED BY: JOHN POLLOCK
R.C.E. No. 86160 EXP. 12/31/24

BENCHMARK:
Elevation = 1217.635
Datum = NAVD88
BENCHMARK: T-58-81
DESCRIPTION: SEE SHEET 1.

AERIAL FLIGHT DATED 12/22/21 BY INLAND AERIAL GROUND TOPOGRAPHY WAS CONDUCTED BY KWC FIELD SURVEY ON 12/28/21.

CUP XX-XXXX
PROJECT NUMBER_____
CITY OF WILDOMAR
23825 CATT ROAD WILDOMAR, CA 92595
CATT CROSSING
COVER SHEET

SHEET NO. 1
OF 8 SHTS



LEGEND

- PROPERTY LINE
- CIVIL LIMITS OF WORK
- EASEMENT
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- RETAINING WALL
- X.XX% SLOPE
- *STANDARD DUTY CONCRETE SIDEWALK
- *HEAVY DUTY CONCRETE PAVEMENT
- *STANDARD DUTY ASPHALT
- *HEAVY DUTY ASPHALT
- LANDSCAPE/PLANTER AREA
- DETECTABLE WARNINGS
- XXXX.XX TC / XXXX.XX TP — PROPOSED ELEVATION
- (XXXX.XX TC) / (XXXX.XX TP) — EXISTING ELEVATION
- * PAVEMENT SECTIONS PER DETAIL 1 SHEET 3.

GENERAL NOTES

- ALL OFFSITE GRADING REQUIRES ENCROACHMENT PERMIT AND PERMISSION REQUIRED PRIOR TO FINAL PROJECT APPROVAL.
- GENERAL CONTRACTOR TO ENSURE PAD ELEVATION IS COORDINATED WITH CIVIL ENGINEER AND STRUCTURAL ENGINEER PRIOR TO GRADING OF THE SITE.
- ENCROACHMENT

EASEMENT NOTES

(14) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 06, 1955 AS INSTRUMENT NO. 22388, MAY 24, 1978 AS INSTRUMENT NO. 104062, AND OCTOBER 11, 1979 AS INSTRUMENT NO. 216332 ALL OF OFFICIAL RECORDS. (AFFECT THE WESTERLY AND SOUTHERLY BOUNDARY) (TO BE VACATED PER SEPARATE PLANS)

(21) AN EASEMENT FOR DRAINAGE PURPOSES AS SHOWN OR DEDICATED ON THE MAP OF AMENDED PARCEL MAP 22776 RECORDED AUGUST 08, 1989 AND ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS. (PLOTTED HEREON) (TO BE VACATED PER SEPARATE INSTRUMENT)

(22) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 15 HAVE BEEN DEDICATED OR RELINQUISHED IN THE MAP OF AMENDED PARCEL MAP 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS.

(23) (38) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS. (VACATED PER SEPARATE PLANS)

(24) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED DECEMBER 14, 2010 AS INSTRUMENT NO. 2010-0598558 OF OFFICIAL RECORDS. (AFFECTS PARCEL 3) THE ABOVE DOCUMENT WAS RE-RECORDED MAY 09, 2011 AS INSTRUMENT NO. 2011-0204321 OF OFFICIAL RECORDS.

(26) TRANSFER OF TITLE OF PARCELS 0264-005C, 0264-005D & 0264-005E PER DEED EXECUTED BY COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA TO CITY OF WILDOMAR, A MUNICIPALITY OF THE STATE OF CALIFORNIA, RECORDED JUNE 13, 2013 AS INSTRUMENT NO. 2013-0282059 OF OFFICIAL RECORDS. (GRANTEE OF QUIT CLAIM DOES NOT APPEAR TO BE ENTITY CAPABLE OF ACQUIRING TITLE TO REAL PROPERTY ON PARCEL No. PCL 0264-005C) (PLOTTED HEREON)

(32) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1978 AS INSTRUMENT NO. 261602 OF OFFICIAL RECORDS. (PLOTTED HEREON)

(34) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 15 AND CLINTON KEITH ROAD EXCEPT THE GENERAL EASEMENT OF TRAVEL HAVE BEEN DEDICATED OR RELINQUISHED IN THE MAP OF AMENDED PARCEL MAP 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS. (PLOTTED HEREON)

PARCEL 2
LLA 4298
INST NO. 95719
REC 3/09/2001
APN:380-240-060
N.A.P

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NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

CITY OF WILDOMAR
ACCEPTED BY:
DANIEL A YORK, CITY ENGINEER
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

REGISTERED PROFESSIONAL ENGINEER — JOHN A. POLLOCK — No. 86160 — CIVIL — STATE OF CALIFORNIA — NOT FOR CONSTRUCTION

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
3801 UNIVERSITY AVE, STE. 300
RIVERSIDE, CA 92501
PREPARED BY: JOHN POLLOCK
R.C.E. No. 86160 EXP. 12/31/24

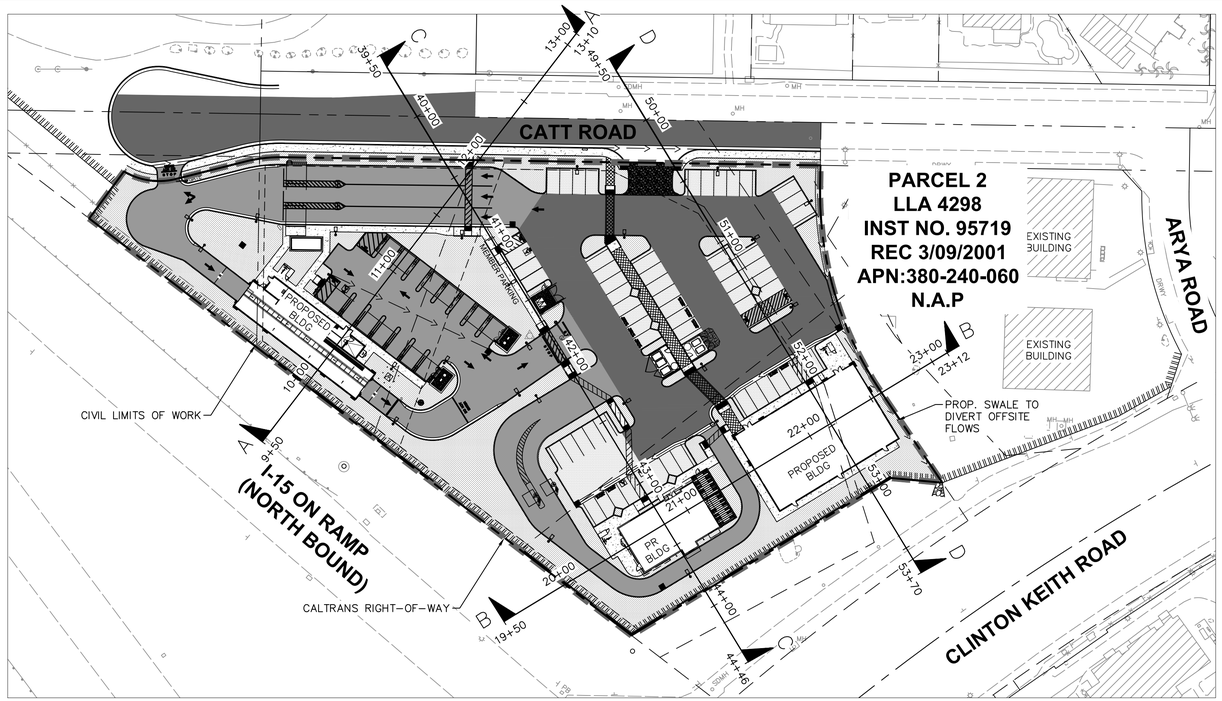
BENCHMARK:
Elevation = 1217.635
Datum = NAVD88
BENCHMARK: T-58-81
DESCRIPTION: SEE SHEET 1.

AERIAL FLIGHT DATED 12/22/21 BY INLAND AERIAL GROUND. TOPOGRAPHY WAS CONDUCTED BY KWC FIELD SURVEY ON 12/28/21.

CUP XX-XXXX — PROJECT NUMBER _____

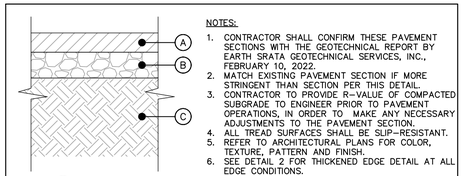
CITY OF WILDOMAR
23825 CATT ROAD WILDOMAR, CA 92595
CATT CROSSING
PRELIMINARY GRADING PLAN

SHEET NO. 2 OF 8 SHTS



SECTION MAP

1"=50'



NOTES:

1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT BY EARTH SRATA GEOTECHNICAL SERVICES, INC., FEBRUARY 10, 2022.
2. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
3. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT OPERATIONS, IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PAVEMENT SECTION.
4. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
5. REFER TO ARCHITECTURAL PLANS FOR COLOR, TEXTURE, PATTERN AND FINISH.
6. SEE DETAIL 2 FOR THICKENED EDGE DETAIL AT ALL EDGE CONDITIONS.

(A) C2-PG64-10 ASPHALTIC PAVEMENT, 3,500 PSI HEAVY DUTY PORTLAND CEMENT CONCRETE OR 2,500 PSI STANDARD DUTY TYPE 1 PORTLAND CEMENT CONCRETE.

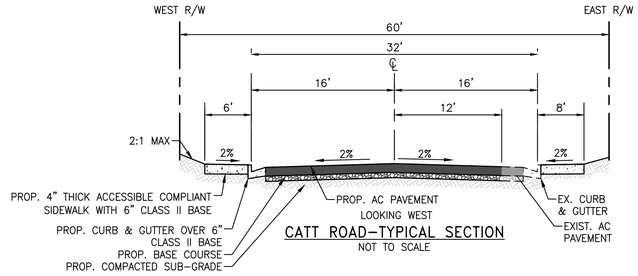
(B) CLASS II CRUSHED MISCELLANEOUS BASE COMPACTED TO 95% MAXIMUM DRY DENSITY BASED ON ASTM D1557-07 TEST METHOD OR CLASS 2 AGGREGATE BASE COMPACTED TO 95% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.

(C) SUBGRADE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY BASED ON ASTM D1557-07 TEST METHOD

	HEAVY DUTY ASPHALT CONCRETE PAVEMENT	STANDARD DUTY SIDEWALK CONCRETE	HEAVY DUTY CONCRETE PAVEMENT
(A)	0'-3"	0'-4"	0'-6"
(B)	0'-8"	0'-0"	0'-4"
(C)	0'-10"	0'-10"	0'-10"

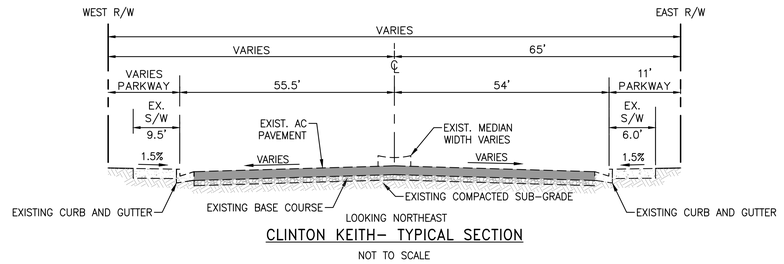
PAVEMENT SECTIONS (1)

N.T.S.



CATT ROAD-TYPICAL SECTION

NOT TO SCALE



CLINTON KEITH- TYPICAL SECTION

NOT TO SCALE

INDEX OF SHEETS:

SHEET No.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY GRADING PLAN
3-7	CROSS SECTIONS
8	PRELIMINARY UTILITY PLAN

DIGALERT

DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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CITY OF WILDOMAR

ACCEPTED BY:

DANIEL A YORK, CITY ENGINEER

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

REGISTERED PROFESSIONAL ENGINEER — JOHN A. POLLOCK — No. 86160 — CIVIL — STATE OF CALIFORNIA — NOT FOR CONSTRUCTION

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RIVERSIDE, CA 92501
Phone: 951-543-9868

PREPARED BY: JOHN POLLOCK

R.C.E. No. 86160 EXP. 12/31/24

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CUP XX-XXXX

PROJECT NUMBER_____

CITY OF WILDOMAR

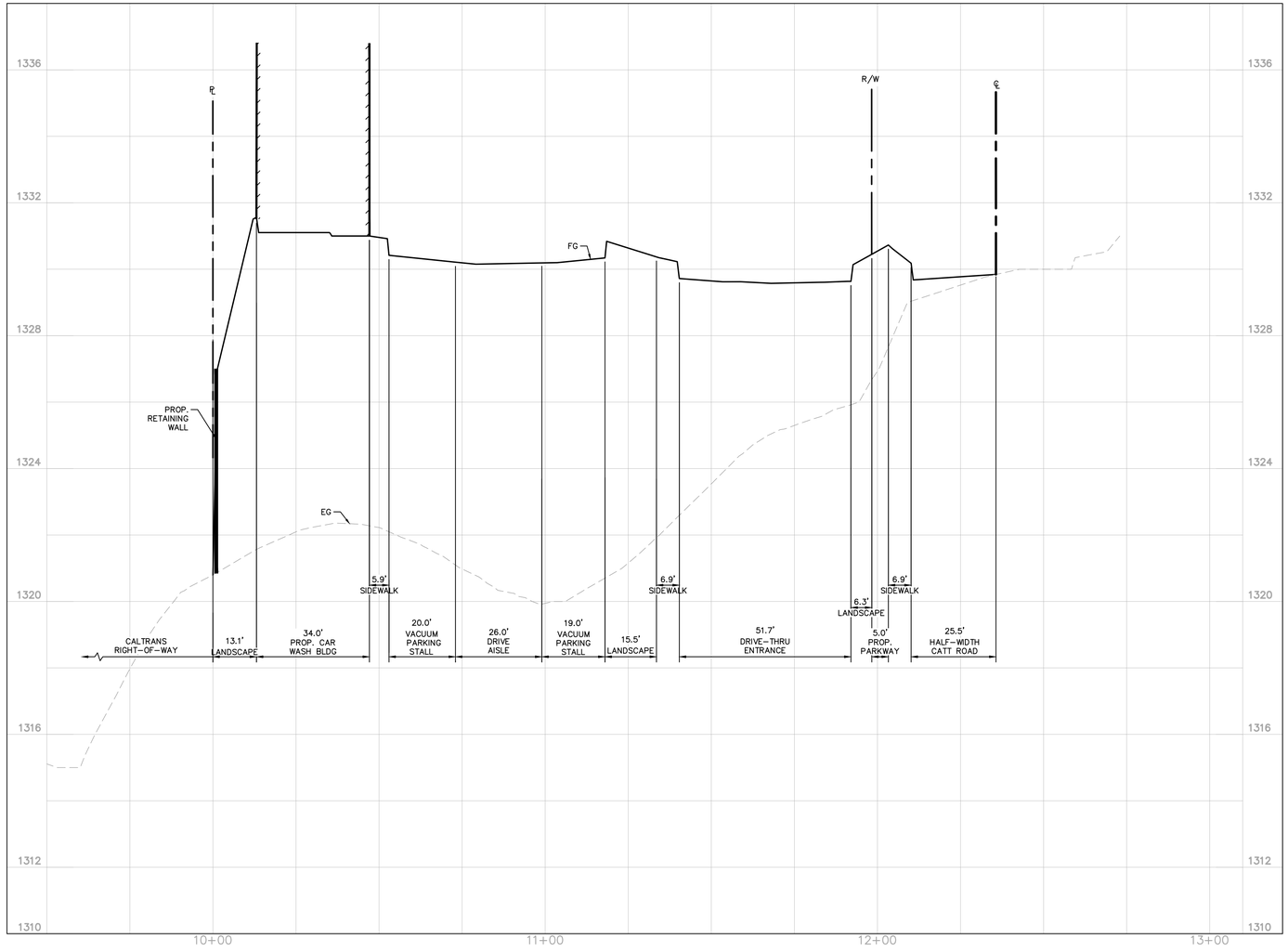
23825 CATT ROAD WILDOMAR, CA 92595

CATT CROSSING

CROSS SECTIONS

SHEET NO. 3

OF 8 SHTS



SECTION A-A
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2'

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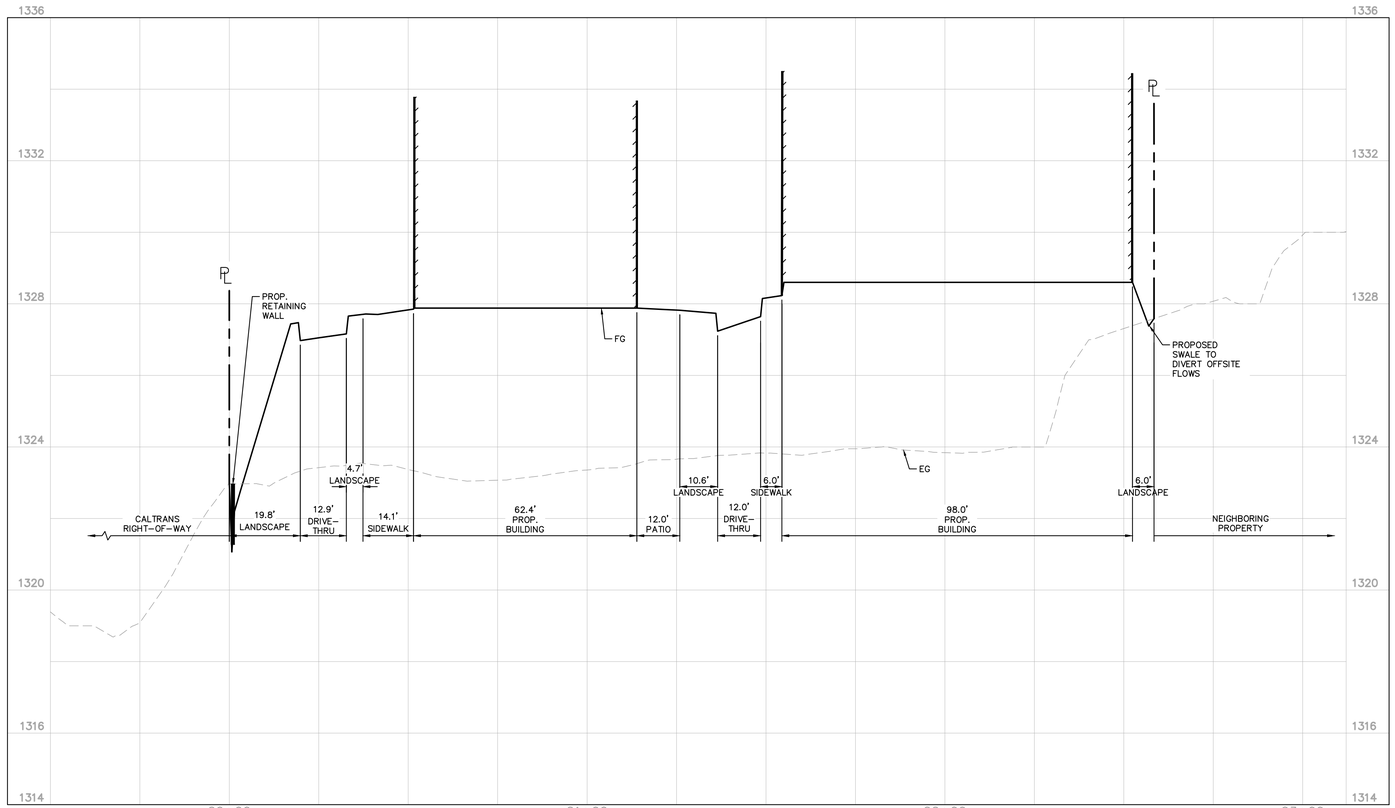
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PROJECT NUMBER_____

CITY OF WILDOMAR
23825 CATT ROAD WILDOMAR, CA 92595
CATT CROSSING
CROSS SECTIONS

SHEET NO. 4
OF 8 SHTS



SECTION B-B
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2'

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1	COVER SHEET
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3-7	CROSS SECTIONS
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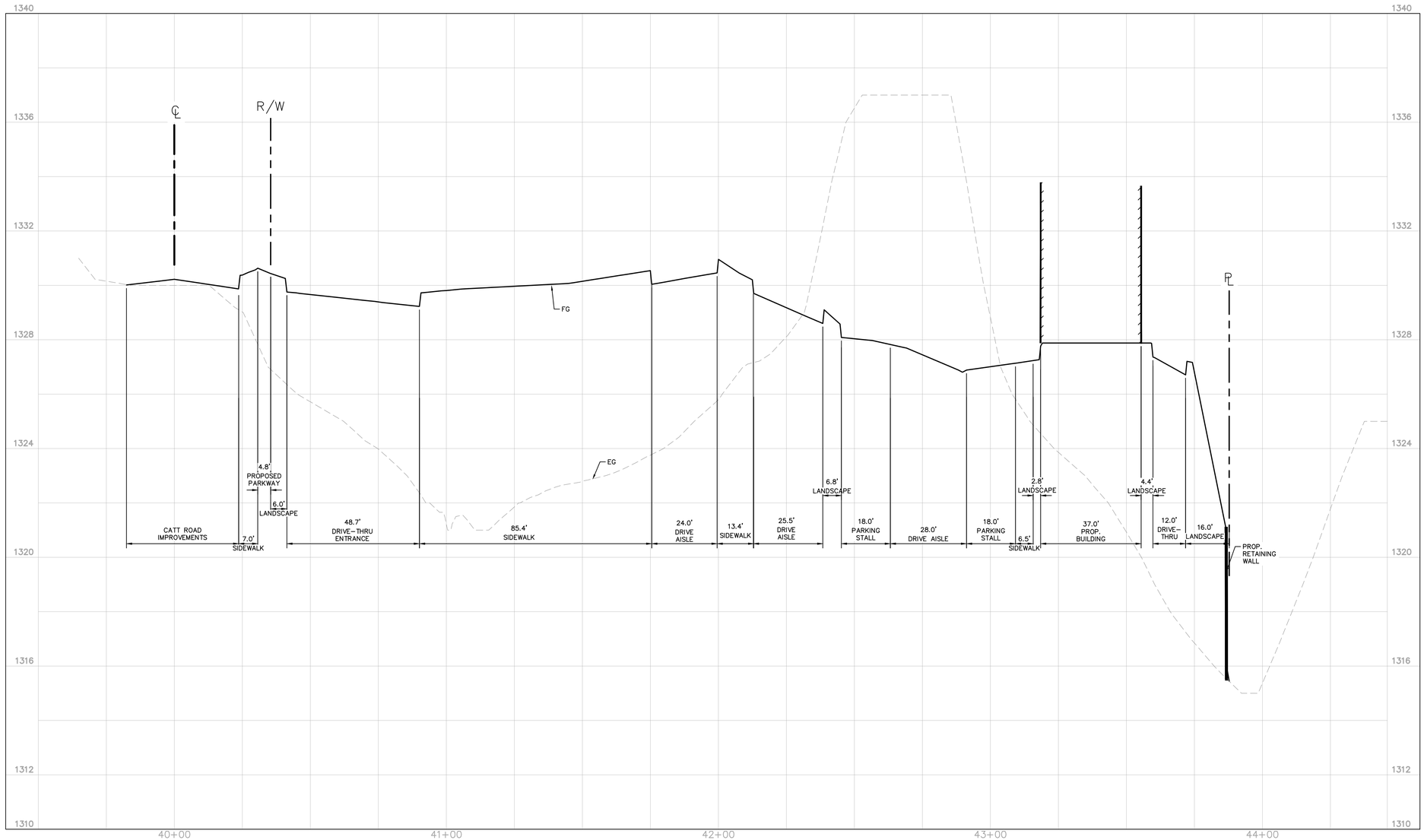
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PROJECT NUMBER_____

CITY OF WILDOMAR
23825 CATT ROAD WILDOMAR, CA 92595
CATT CROSSING
CROSS SECTIONS

SHEET NO. 5
OF 8 SHTS



SECTION C-C
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2'

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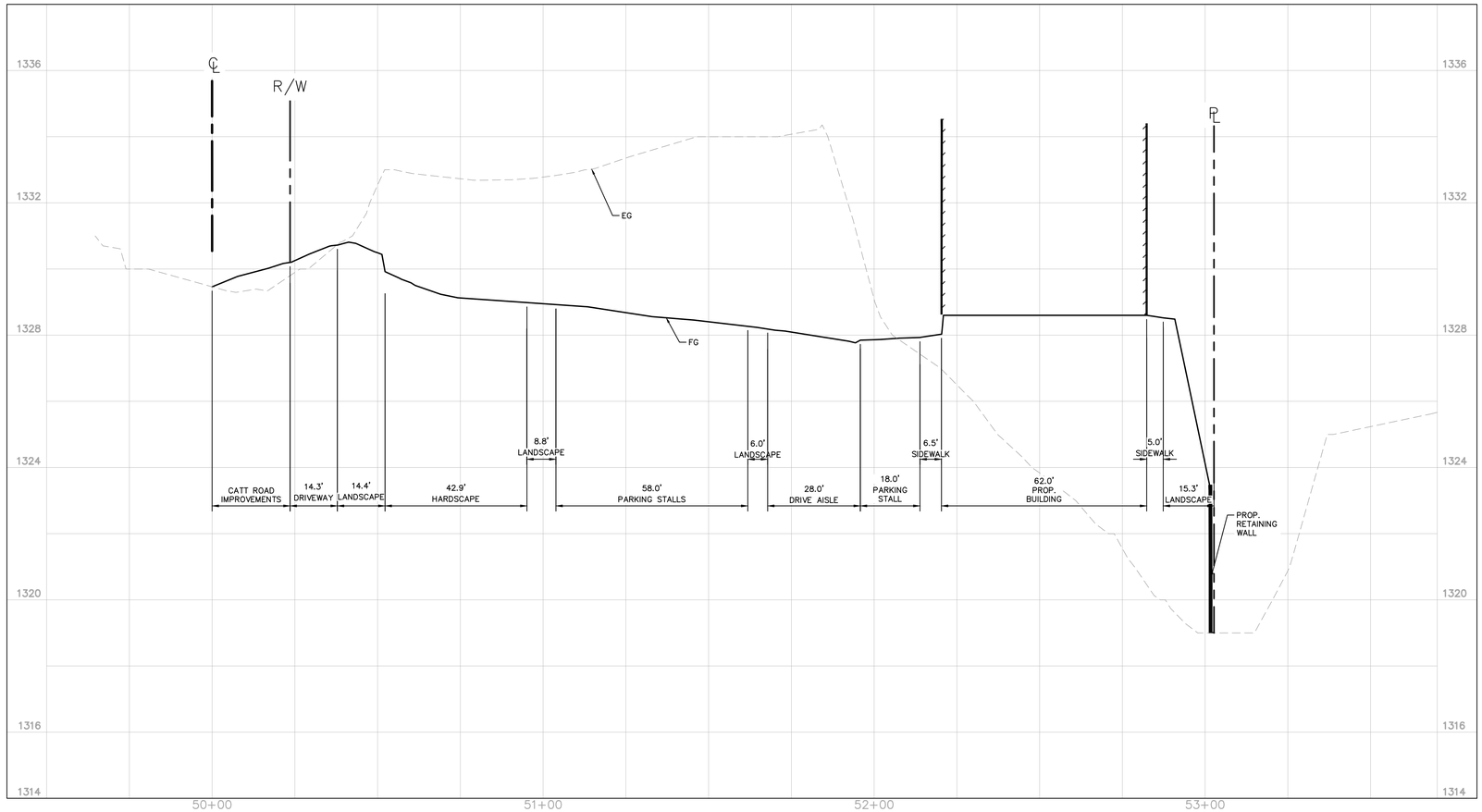
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CITY OF WILDOMAR
23825 CATT ROAD WILDOMAR, CA 92595
CATT CROSSING
CROSS SECTIONS

SHEET NO. 6
OF 8 SHTS



SECTION D–D
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2'

INDEX OF SHEETS:

SHEET No.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY GRADING PLAN
3–7	CROSS SECTIONS
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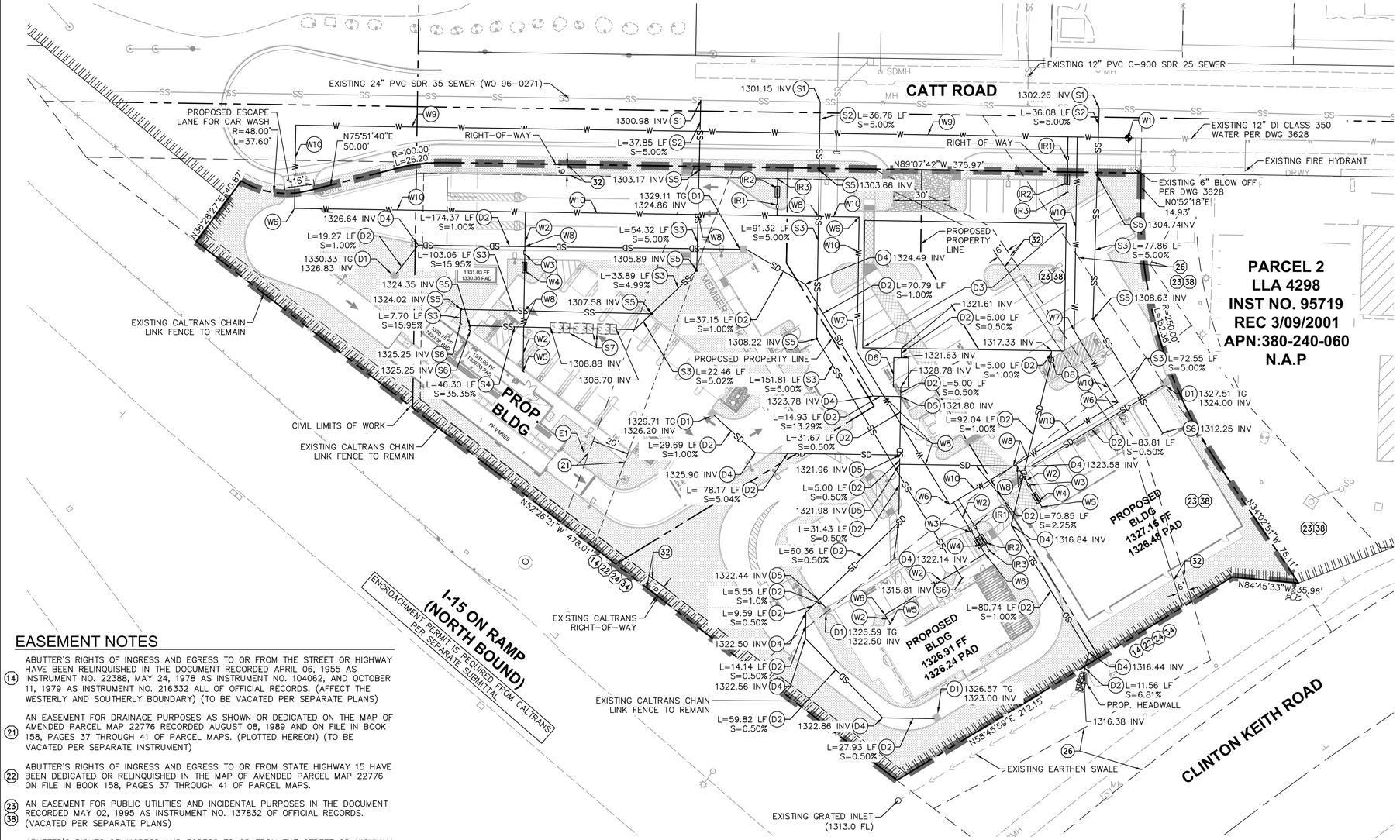
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CITY OF WILDOMAR
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CATT CROSSING
CROSS SECTIONS

SHEET NO. 7
OF 8 SHTS



EASEMENT NOTES

(14) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 06, 1955 AS INSTRUMENT NO. 22388, MAY 24, 1978 AS INSTRUMENT NO. 104062, AND OCTOBER 11, 1979 AS INSTRUMENT NO. 216332 ALL OF OFFICIAL RECORDS. (AFFECT THE WESTERLY AND SOUTHERLY BOUNDARY) (TO BE VACATED PER SEPARATE PLANS)

(21) AN EASEMENT FOR DRAINAGE PURPOSES AS SHOWN OR DEDICATED ON THE MAP OF AMENDED PARCEL MAP 22776 RECORDED AUGUST 08, 1989 AND ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS. (PLOTTED HEREON) (TO BE VACATED PER SEPARATE INSTRUMENT)

(22) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 15 HAVE BEEN DEDICATED OR RELINQUISHED IN THE MAP OF AMENDED PARCEL MAP 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS.

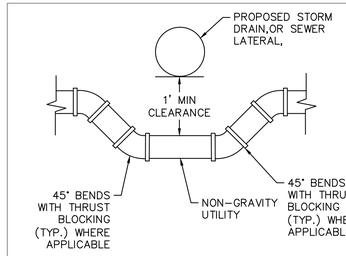
(23) (38) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS. (VACATED PER SEPARATE PLANS)

(24) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED DECEMBER 14, 2010 AS INSTRUMENT NO. 2010-0598558 OF OFFICIAL RECORDS. (AFFECTS PARCEL 3) THE ABOVE DOCUMENT WAS RE-RECORDED MAY 09, 2011 AS INSTRUMENT NO. 2011-0204321 OF OFFICIAL RECORDS.

(26) TRANSFER OF TITLE OF PARCELS 0264-005C, 0264-005D & 0264-005E PER DEED EXECUTED BY COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA TO CITY OF WILDOMAR, A MUNICIPALITY OF THE STATE OF CALIFORNIA, RECORDED JUNE 13, 2013 AS INSTRUMENT NO. 2013-0282059 OF OFFICIAL RECORDS. (GRANTEE OF QUIT CLAIM DOES NOT APPEAR TO BE ENTITY CAPABLE OF ACQUIRING TITLE TO REAL PROPERTY ON PARCEL No. PCL 0264-005C) (PLOTTED HEREON)

(32) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1978 AS INSTRUMENT NO. 261602 OF OFFICIAL RECORDS. (PLOTTED HEREON)

(34) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 15 AND CLINTON KEITH ROAD EXCEPT THE GENERAL EASEMENT OF TRAVEL HAVE BEEN DEDICATED OR RELINQUISHED IN THE MAP OF AMENDED PARCEL MAP 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS. (PLOTTED HEREON)



NOTE: CONTRACTOR MAY AT HIS/HER OPTION ROPE THE WATER MAIN IN PLACE OF VERTICAL BENDS TO MAINTAIN 1' MIN CLEARANCE. ROPING SHALL NOT EXCEED MAXIMUM RADIUS OF CURVATURE PER MANUFACTURERS RECOMMENDATIONS.

WATER CROSSING DETAIL

N.T.S. | 1

ELECTRICAL

(E1) ELECTRICAL TRANSFORMER.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- CIVIL LIMITS OF WORK
- EASEMENT
- SS — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED DOMESTIC WATER PIPE
- SD — PROPOSED STORM DRAIN PIPE
- POINT OF CONNECTION (@ BLDG)
- POINT OF CONNECTION (TO EXISTING)
- W — EXISTING DOMESTIC WATER PIPE
- SS — EXISTING SANITARY SEWER PIPE
- SD — EXISTING STORM DRAIN PIPE

NOTES

1. STUB POINT OF CONNECTION 5' FROM BUILDING. REFER TO MEP PLANS FOR CONTINUATION OF BUILDING.
2. DOMESTIC WATER TO HAVE A MINIMUM 3' COVER.
3. ALL UTILITY CROSSINGS SHOULD HAVE A MINIMUM OF 1' SEPARATION. REFER TO DETAIL 1, HEREON
4. PRIOR TO ANY WORK PERFORMED IN THE RIGHT-OF-WAY, A PERMIT FROM THE CITY OF WILDOMAR IS REQUIRED.
5. ALL EXISTING OVERHEAD UTILITIES ALONG THE FRONTAGE ROADS SHALL BE UNDERGROUNDED DURING CONSTRUCTION.

DOMESTIC WATER

(W1) CONNECT TO EXISTING 12" WATER MAIN. COORDINATE CONNECTION WITH EASTERN MUNICIPAL WATER DISTRICT.

(W2) PROPOSED 2" PVC SCH. 80 DOMESTIC WATER PIPE.

(W3) PROPOSED 1– ¾" WATER METER.

(W4) PROPOSED 2" BACKFLOW ASSEMBLY DOMESTIC FEBCO (OR APPROVED EQUAL) WITH GUARDSHACK COVER.

(W5) BUILDING POINT OF CONNECTION (5–FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

(W6) PROPOSED 90° DOMESTIC WATER BEND.

(W7) PROPOSED 45° DOMESTIC WATER BEND.

(W8) PROPOSED UTILITY CROSSING. MAINTAIN 1 FOOT CLEARANCE BETWEEN UTILITIES. SUPPORT UTILITY DURING TRENCHING REFERENCE SPPWC SPECIFICATIONS. SEE DETAIL 1, HEREON.

(W9) PROPOSED 12" ZONE 1650 WATER MAIN. COORDINATE EASTERN MUNICIPAL WATER DISTRICT PRIOR TO INSTALLATION.

(W10) PROPOSED 8" ZONE 1650 WATER MAIN. COORDINATE EASTERN MUNICIPAL WATER DISTRICT PRIOR TO INSTALLATION.

IRRIGATION WATER

(IR1) PROPOSED 1" IRRIGATION METER

(IR2) PROPOSED 1" IRRIGATION WATER BACKFLOW ASSEMBLY FEBCO (OR APPROVED EQUAL) WITH GUARDSHACK COVER.

(IR3) PROPOSED 1.5' PVC SCH40 IRRIGATION WATER PIPE. REFER TO IRRIGATION PLANS FOR CONTINUATION.

SANITARY SEWER

(S1) PROPOSED CONNECTION TO EXISTING SEWER MAIN. CONTRACTOR TO POTHOLE AND VERIFY LOCATION OF EXISTING SEWER MAIN PRIOR TO TRENCHING AND SEWER INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER FOR FURTHER DIRECTION.

(S2) PROPOSED 6" VCP SEWER AT MINIMUM 2.0% SLOPE. TRENCH AND BACKFILL PER EASTERN MUNICIPAL WATER DISTRICT STANDARDS.

(S3) PROPOSED 6" SDR-35 PVC SEWER AT MINIMUM 1.0% SLOPE. TRENCH AND BACKFILL PER EASTERN MUNICIPAL WATER DISTRICT STANDARDS.

(S4) PROPOSED 8" SDR-35 PVC SEWER AT MINIMUM 1.0% SLOPE. TRENCH AND BACKFILL PER EASTERN MUNICIPAL WATER DISTRICT STANDARDS.

(S5) PROPOSED SEWER CLEANOUT

(S6) PROPOSED BUILDING POINT OF CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.

(S7) PROPOSED CLARIFIER. REFER TO MEP PLANS FOR MORE INFORMATION.

DRAINAGE

(D1) PROPOSED 36" BY 36" JENSEN CATCH BASIN WITH FLEXSTORM INSERTS AND NO DUMPING STENCIL

(D2) PROPOSED 12" HDPE STORM DRAIN PIPE.

(D3) PROPOSED UNDERGROUND STORM DRAIN SYSTEM.

(D4) PROPOSED 12'" HDPE 45° BEND.

(D5) PROPOSED 12" HDPE TEE.

(D6) PROPOSED MODULAR WETLAND SYSTEM (MWS-L-8-16-V)

(D7) PROPOSED OVERFLOW HDPE PIPE.

(D8) PROPOSED OVERFLOW STRUCTURE.

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ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
DANIEL A YORK, CITY ENGINEER
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

REGISTERED PROFESSIONAL ENGINEER — JOHN A. POLLOCK — No. 86160 — CIVIL — STATE OF CALIFORNIA — NOT FOR CONSTRUCTION

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
Phone: 951-543-9868
3801 UNIVERSITY AVE, STE. 300
RIVERSIDE, CA 92501
PREPARED BY: JOHN POLLOCK
R.C.E. No. 86160 EXP. 12/31/24

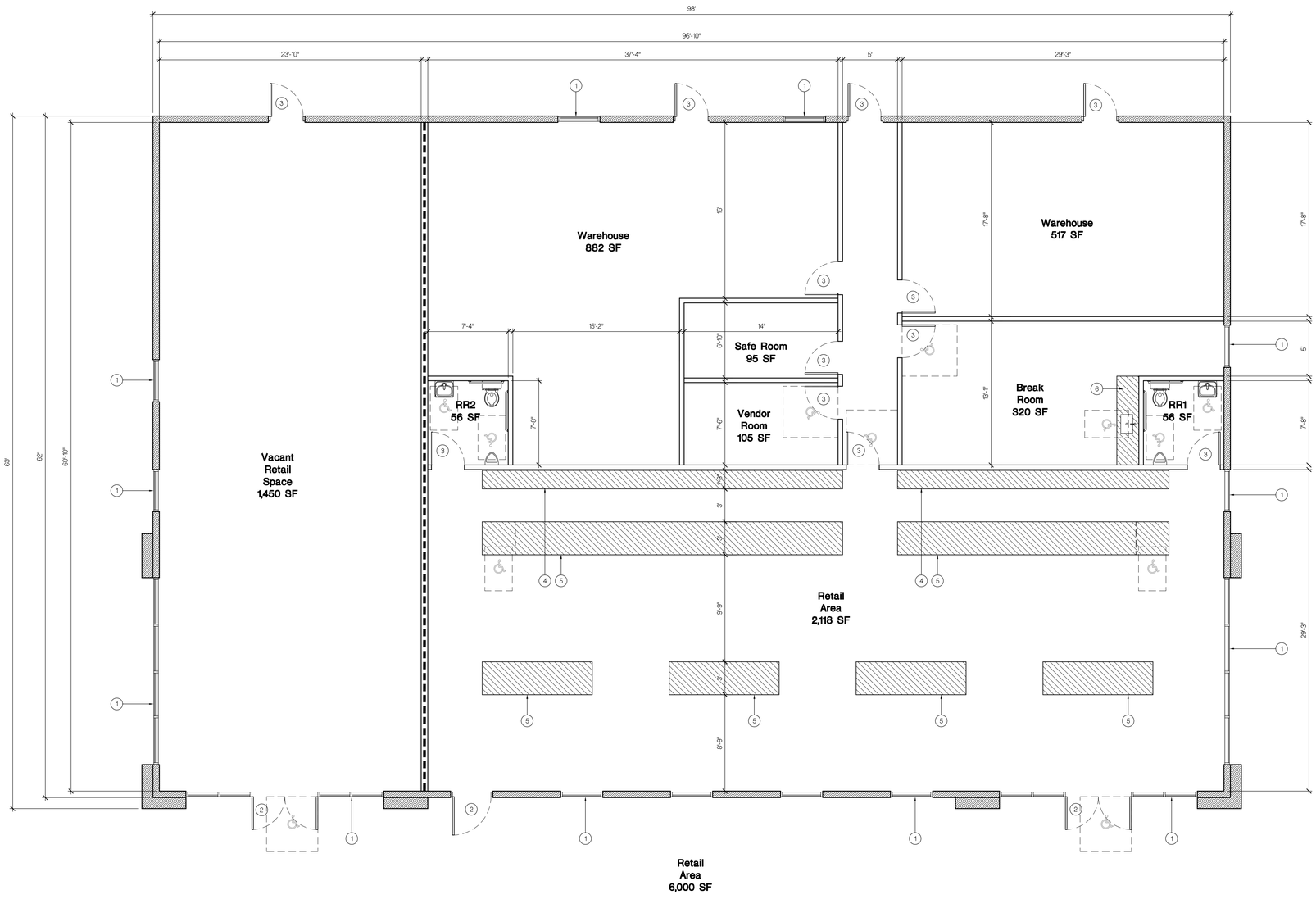
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Datum = NAVD88
BENCHMARK: T-58-81
DESCRIPTION: SEE SHEET 1.

AERIAL FLIGHT DATED 12/22/21 BY INLAND AERIAL GROUND. TOPOGRAPHY WAS CONDUCTED BY KWC FIELD SURVEY ON 12/28/21.

CUP XX-XXXX PROJECT NUMBER_____

CITY OF WILDOMAR
23825 CATT ROAD WILDOMAR, CA 92595
CATT CROSSING
PRELIMINARY UTILITY PLAN

SHEET NO. 5
OF 8 SHTS



Legend:

- EXTERIOR STUCCO WALL, TYP.
- DEMISING WALL, TYP.
- INTERIOR NON-BEARING WALL, TYP.

1. STOREFRONT SYSTEM, TYP.
2. 3X7' STOREFRONT DOOR - PUSH PULL HARDWARE
3. 3X7' METAL DOOR AND FRAME - LEVER HARDWARE
4. NEW WALL DISPLAY, TYP.
5. NEW SALES COUNTER, TYP.
6. NEW CABINETRY WITH SINK

FRANK MARTINEZ
750 EAST GREEN STREET #308
PASADENA, CA 91101
626-407-6427
WWW.MARTINEZHOSTETTLER.COM
FRANK@MARTINEZFM.COM

New Commercial Building
Clinton Keith Road
Wildomar, CA. 92595

Issued For	Date
Design Review Set	09-21-2022

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All design ideas and information on these drawings are the property of Frank Martinez and can not be copied or disclosed without written permission from Frank Martinez.

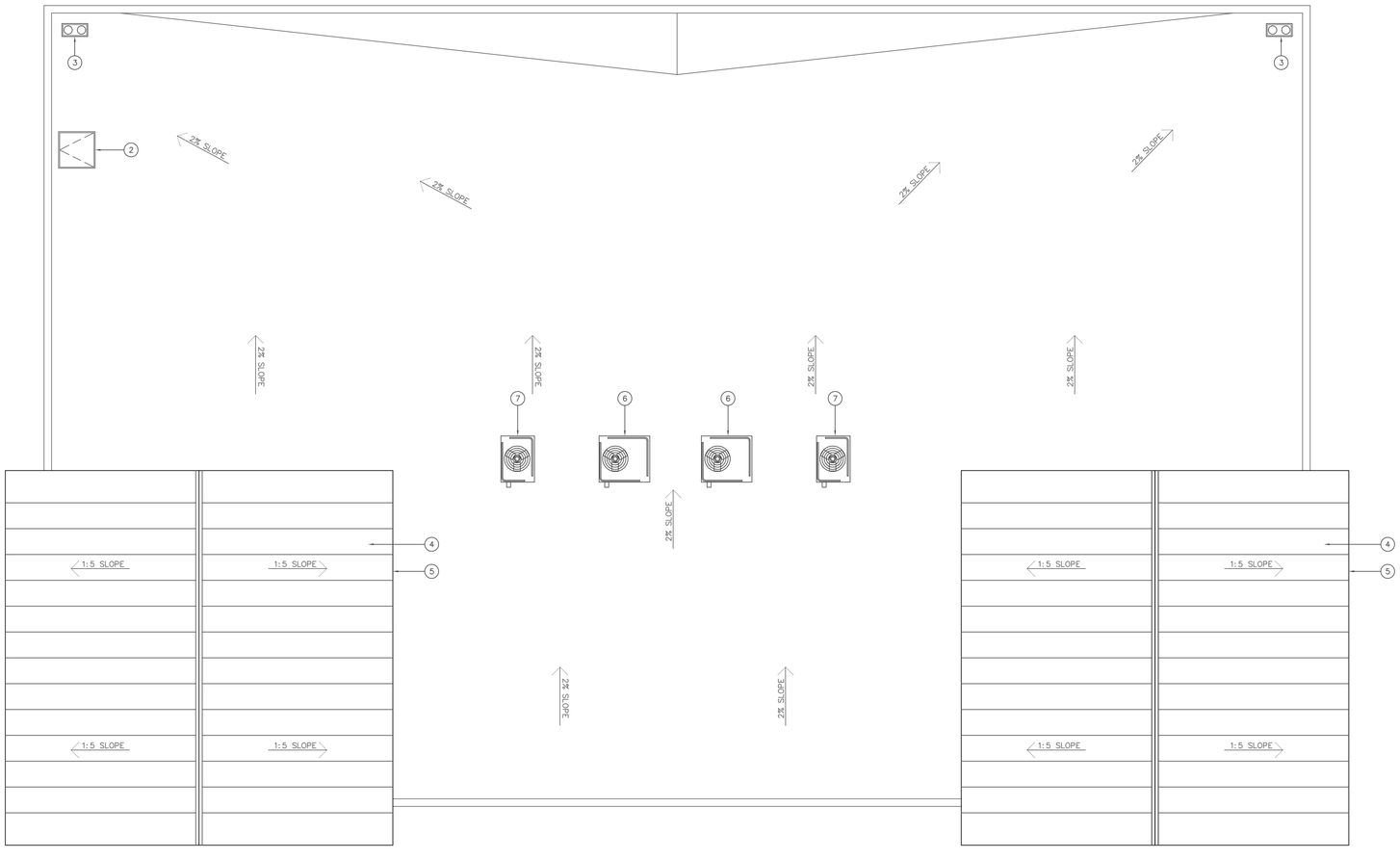
File No:	A-2.1
Job No:	2213A
Drawn By:	Staff
Date:	06-17-2022
Scale:	As Shown

PROPOSED FLOOR PLAN

A-2.1

2015 FRANK MARTINEZ

Proposed Floor Plan | 1/4"=1'-0" | 1



Legend:

- PARAPET WALL, TYP.
- 2% SLOPE — ROOF SLOPE, TYP.
- (1) CLASS 'A' TORCH DOWN ROOF, TYP.
- (2) ROOF HATCH
- (3) ROOF DRAIN WITH OVERFLOW
- (4) METAL ROOF, TYP.
- (5) METAL ROOF GUTTER WITH DOWNSPOUT, TYP.
- (6) ROOF TOP HVAC PACKAGE UNIT
- (7) HVAC SPLIT SYSTEM COMPRESSOR

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750 EAST GREEN STREET
SUITE 308
PASADENA, CA. 91101
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Issued For	Date
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File No.:	A-6.1
Job No.:	2213A
Drawn By:	Staff
Date:	06-17-2022
Scale:	As Shown

PROPOSED
ROOF PLAN

A-5.1

2022 FRANK MARTINEZ



Proposed West Elevation | 1/8"=1'-0" | 8



Proposed South Elevation | 1/8"=1'-0" | 2



Proposed East Elevation | 1/8"=1'-0" | 7



Proposed North Elevation | 1/8"=1'-0" | 1

FRANK MARTINEZ
750 EAST GREEN STREET
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New Commercial Building
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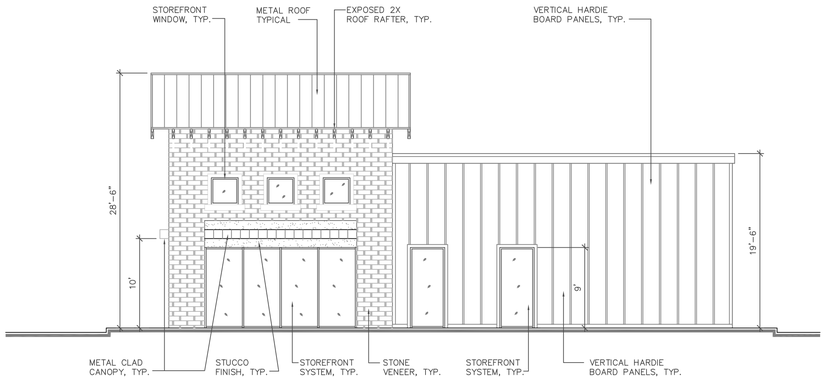
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Scale:	As Shown

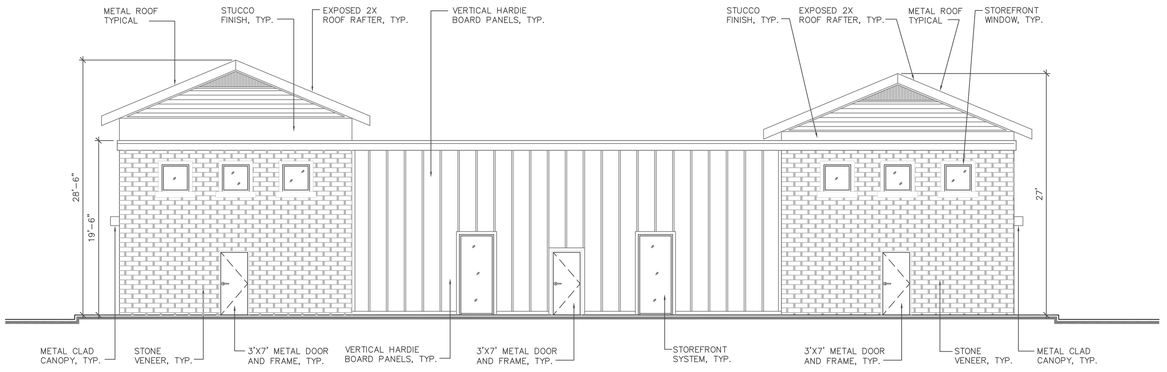
PROPOSED
EXTERIOR ELEVATIONS

A-6.1

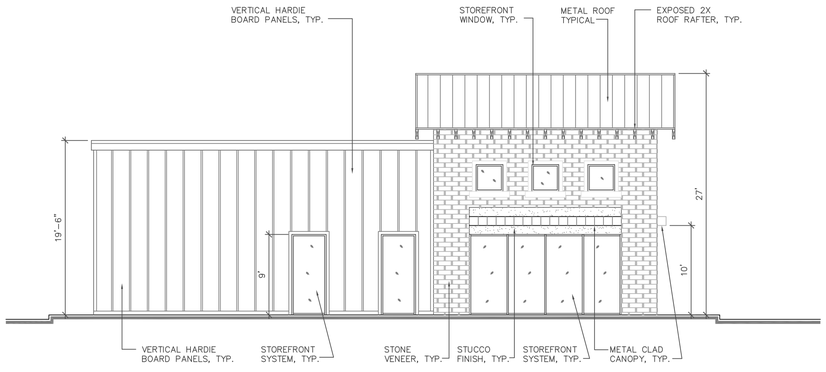
2022 FRANK MARTINEZ



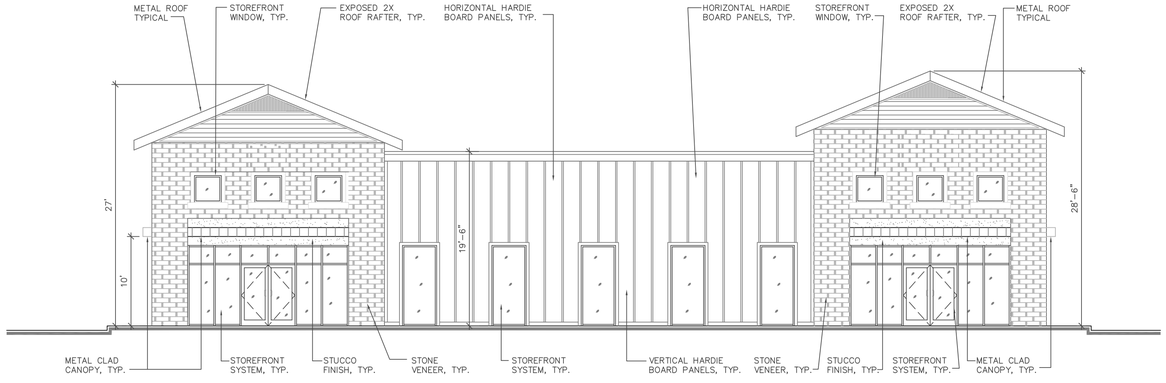
Proposed West Elevation | 1/8"=1'-0" | 8



Proposed South Elevation | 1/8"=1'-0" | 2



Proposed East Elevation | 1/8"=1'-0" | 7



Proposed North Elevation | 1/8"=1'-0" | 1

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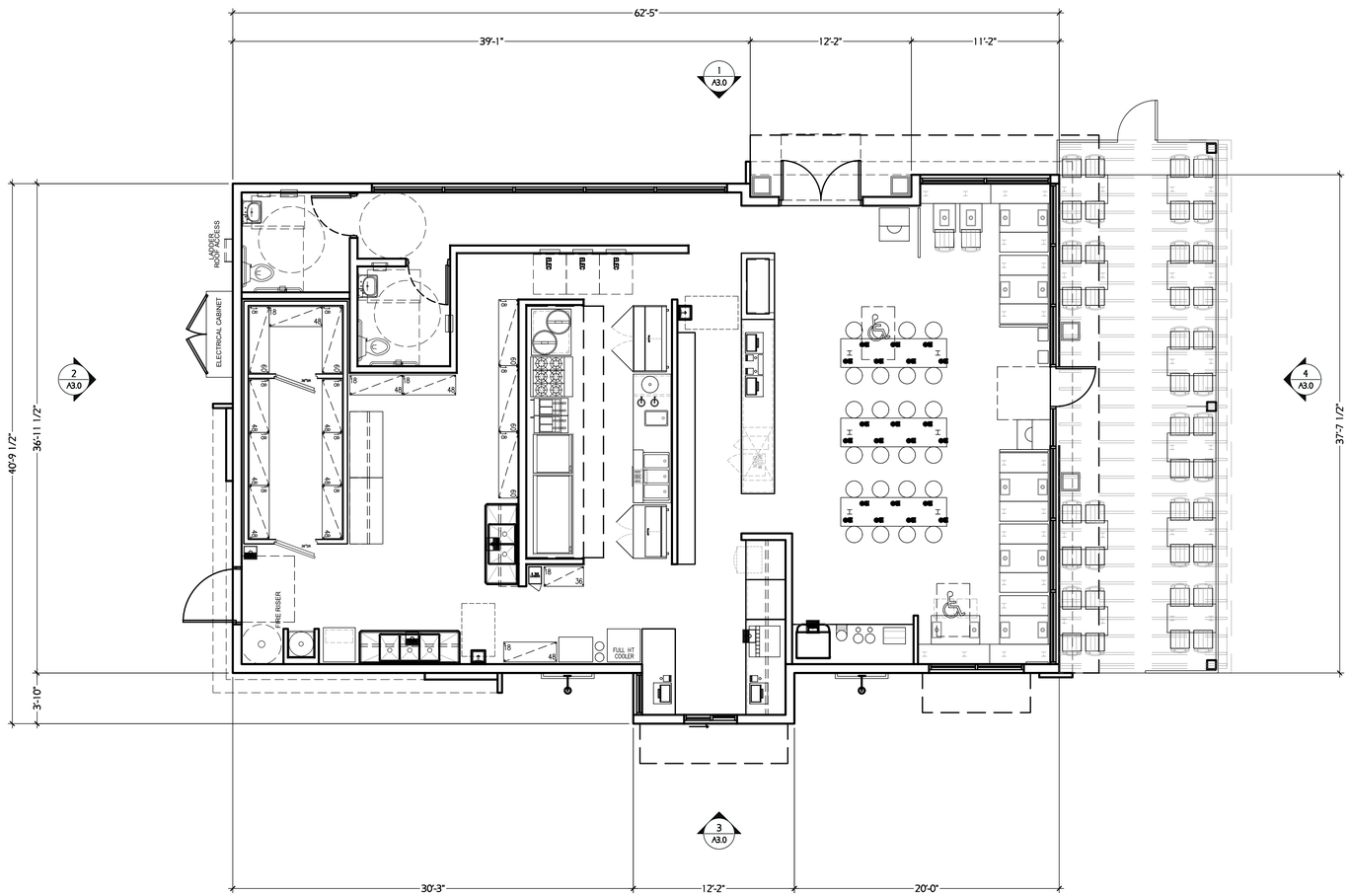
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Job No.:	2213A
Drawn By:	Staff
Date:	06-17-2022
Scale:	As Shown

PROPOSED
EXTERIOR ELEVATIONS

A-6.1

2022 FRANK MARTINEZ



0 30" 5 10 15 20

SCALE: 3/16"=1'-0"

NORTH

FLOOR PLAN - FAST FOOD RESTAURANT

3/16" = 1'-0" | 1

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.COM

JEFF LIEDERMAN, ARCHITECT

SEAL:

CONSULTANT:

CATALYST COMMERCIAL GROUP

CATT CROSSING RETAIL CENTER

NEC INTERSTATE HWY 15
& CLINTON KEITH RD.
WILDOMAR, CA

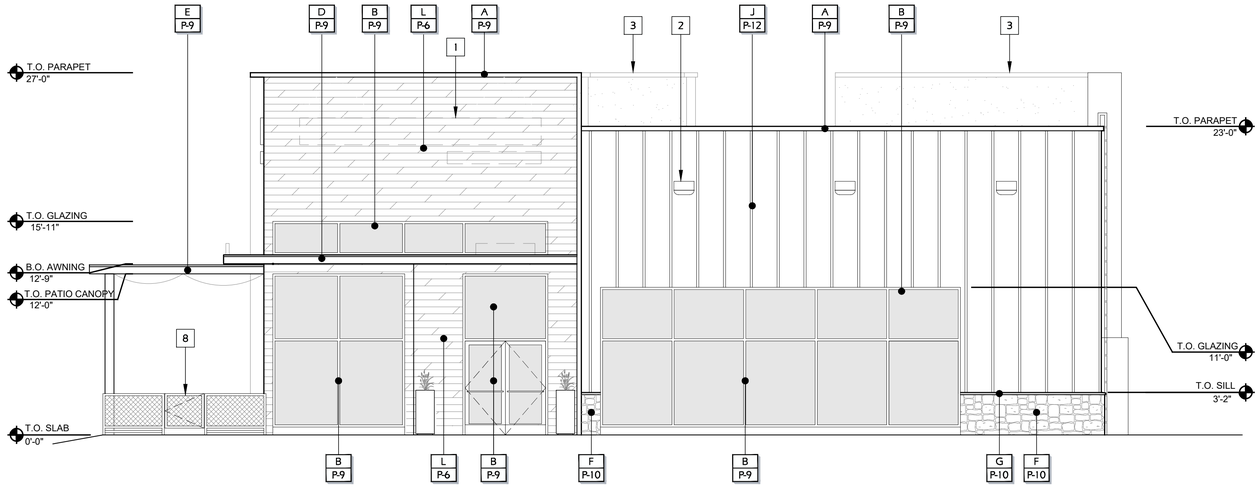
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2	12.09.22	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

ARCH. PROJECT NO.:
CCG21001.0

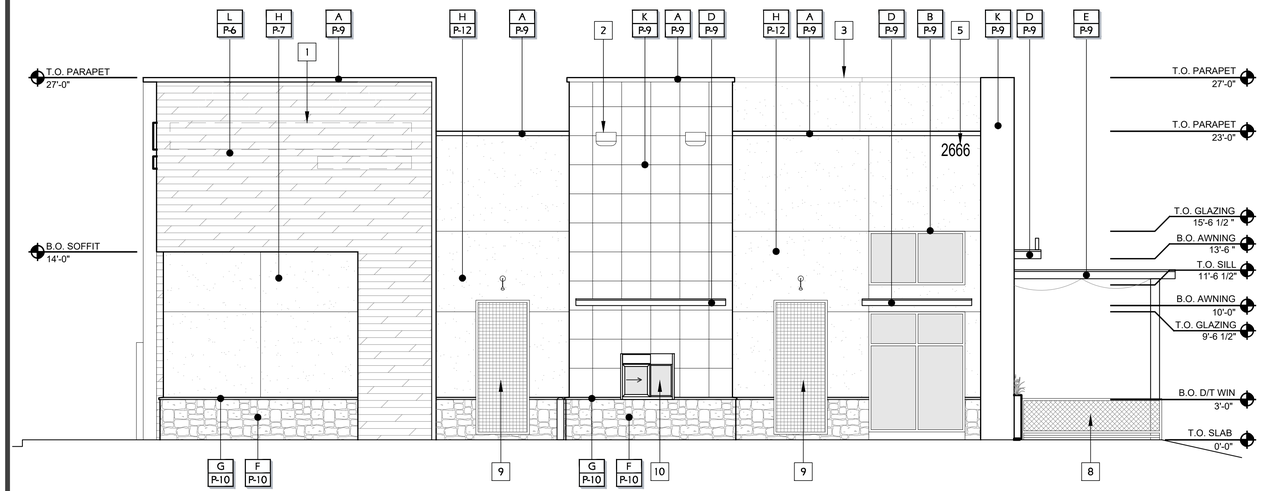
SHEET NAME:
FLOOR PLAN
FAST FOOD

SHEET NUMBER:
A2.0

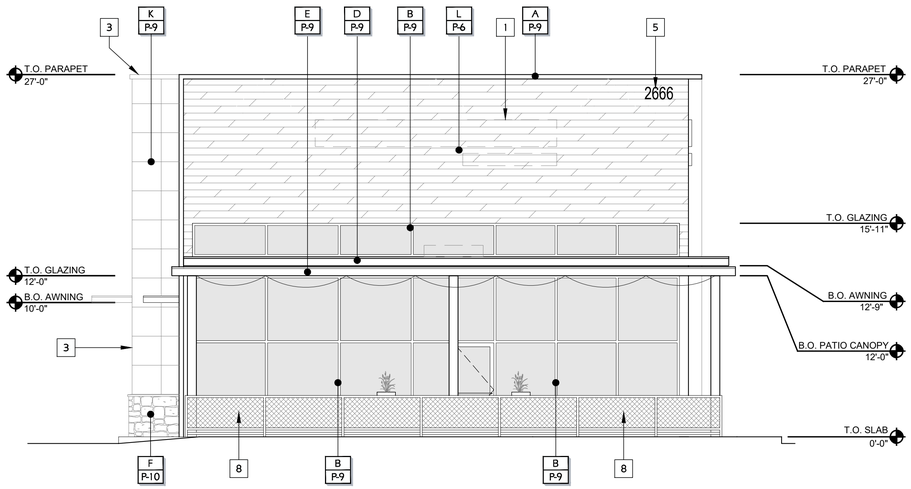


1 EXTERIOR NORTH ELEVATION (FACING PARKING LOT)
A4.0 1/4" = 1'-0"

4 EXTERIOR WEST ELEVATION
A4.0 1/4" = 1'-0"



2 EXTERIOR SOUTH ELEVATION (FACING STREET)
A4.0 1/4" = 1'-0"



3 EXTERIOR EAST ELEVATION
A4.0 1/4" = 1'-0"

#	KEYNOTE DESCRIPTION
1.	SIGNAGE
2.	LED EXTERIOR LIGHT FIXTURE
3.	OUTLINE OF BLDG. ELEMENT BEYOND.
4.	ROOF ACCESS LADDER.
5.	BUILDING ADDRESS.
6.	ROOF DRAIN & OVERFLOW TO DAYLIGHT AT WALL.
7.	ELECTRICAL SWITCH GEAR, PAINT TO MATCH DARK BRONZE.
8.	PATIO FENCE & GATE.
9.	GREEN TRELLIS & LIGHTING.
10.	DRIVE-THRU WINDOW.

EXTERIOR ELEVATION KEYNOTES

EXTERIOR FINISH SCHEDULE

	MATERIAL		COLOR / FINISH
A	METAL TRIM/ CAP	P-1	PANTONE 349 C - 'GREEN'
B	STOREFRONT ALUMINUM DOOR/ WINDOW	P-2	SW 6902 'DECISIVE YELLOW' SHERWIN WILLIAMS
C	HOLLOW METAL DOORS / FRAMES PAINT TO MATCH ADJ. SURFACE	P-3	SW 7004 'SNOWBOUND' SHERWIN WILLIAMS
D	METAL AWNING	P-4	SW 7658 'GRAY CLOUDS' SHERWIN WILLIAMS
E	METAL CANOPY	P-5	SW 7025 'BACKDROP' SHERWIN WILLIAMS
F	STONE VENEER WAINSCOT	P-6	RECLAIMED WOOD OF THE WORLD - "SNOW DRIFT"
G	STONE SILL	P-7	SW6769 'MAXI TEAL' SHERWIN WILLIAMS
H	PLASTER FINISH	P-8	NATURAL GRAY
J	HARDI VERTICAL WALL SIDING W/ BATTEN BOARD TRIM	P-9	DARK BRONZE OR MATCH DARK BRONZE
K	ATAS INTERNATIONAL MCM WALL PANELS - OMAWALL PL SIZE: 26"x26"	P-10	COUNTRY RUBBLE - ASPEN
L	WOOD SIDING	P-11	MONTEREY TAUPE
M	CMU - SPLIT FACE 8 x 8 x 16 MANUF: ANGELUS BLOCK	P-12	ARCTIC WHITE

EXTERIOR ELEVATIONS

3/16" = 1'-0"

1

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.COM
JEFF LIEDERMAN, ARCHITECT

SEAL:

CONSULTANT:

CATT CROSSING RETAIL CENTER
NEC INTERSTATE HWY 15
& CLINTON KEITH RD.
WILDOMAR, CA

CATALYST COMMERCIAL GROUP

REV	DATE	DESCRIPTION
1	10.11.22	CUP SUBMITTAL
1	12.09.22	CUP RESUBMITTAL

DRAWN BY: MP
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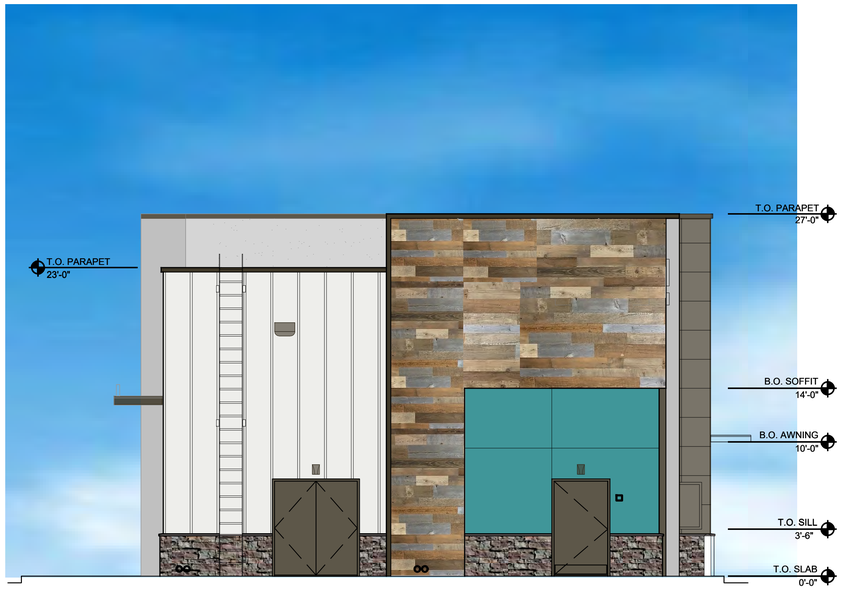
ARCH. PROJECT NO.:
CCG21001.0

SHEET NAME:
EXTERIOR ELEVATIONS PAD 2

SHEET NUMBER:
A3.0



1 A4.0 EXTERIOR NORTH ELEVATION
1/4" = 1'-0"



4 A4.0 EXTERIOR WEST ELEVATION
1/4" = 1'-0"



2 A4.0 EXTERIOR SOUTH ELEVATION
1/4" = 1'-0"



3 A4.0 EXTERIOR EAST ELEVATION
1/4" = 1'-0"

Disclaimer : Please note this illustration is only a representation. Due to variations in computer software and printers , these illustrations cannot be considered an exact color nor material match.

EXTERIOR ELEVATIONS

3/16" = 1'-0" | 1

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REV	DATE	DESCRIPTION
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2	12.06.22	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

ARCH. PROJECT NO.:
CCG21001.0

SHEET NAME:
EXTERIOR ELEVATIONS
PAD 2

SHEET NUMBER:
A3.1

NEW CAR WASH FACILITY

SWC OF CLINTON KEITH ROAD & CATT ROAD
WILDOMAR, CA 92595
APN: 380240064, 380240052, 380240001
QUICK QUACK SITE I.D. #44-299

SHEET INDEX LIST:

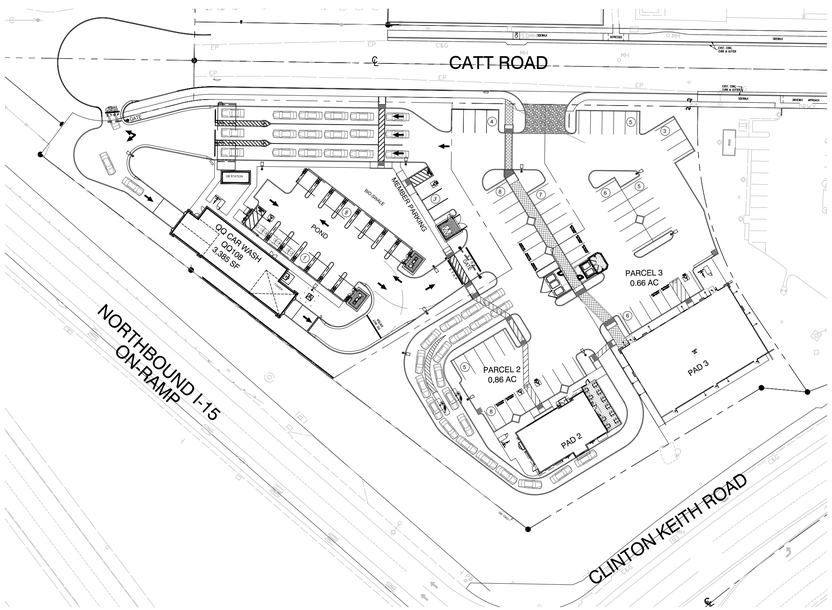
G000	COVER SHEET
A100	SITE PLAN
A200	FLOOR PLAN
A203	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS - REMOTE QB
A701	EQUIPMENT SCHEDULE
1	COLORED EXTERIOR ELEVATIONS
2	COLORED EXTERIOR ELEVATIONS
3	COLORED EXTERIOR ELEVATIONS
ES1.1	ELECTRICAL SITE LIGHTING PLAN
ES1.2	BUILDING EXTERIOR LIGHTING PLAN
ES1.3	LIGHT FIXTURE SELECTIONS
ES1.4	LIGHT FIXTURE SELECTIONS

PROJECT DIRECTORY

PROJECT MANAGER
QUICK QUACK CAR WASH
1380 LEAD HILL BLVD., SUITE 260
ROSEVILLE, CA. 95661
CONTACT: DOUG LIVINGSTON, AIA
ARCHITECTURAL DIRECTOR
MOBILE: (425) 420-0642
EMAIL: DLIVINGSTON@DONTDRIVEDIRTY.COM

ARCHITECT
STANTEC ARCHITECTURE, INC.
3133 WEST FRYE ROAD, SUITE 300
CHANDLER, AZ 85226
PHONE: (630) 750-9625
CONTACT: ROBERT CHANDLER, PROJECT MANAGER
EMAIL: ROBERT.CHANDLER@STANTEC.COM

ELECTRICAL ENGINEER
SACRAMENTO ENGINEERING CONSULTANTS
10555 OLD PLACERVILLE ROAD
SACRAMENTO, CA. 95827
PHONE: (916) 368-4468
CONTACT: CHRIS GILLAND
EMAIL: CGILLAND@SACENG.CO



OVERALL SITE PLAN



VICINITY MAP

PROJECT INFORMATION:

ADDRESS:

STATE SITE CODE:	QQ #44-299
STREET ADDRESS:	SWC OF CLINTON KEITH RD & CATT RD
CITY:	WILDOMAR, CA 92595
COUNTY:	RIVERSIDE COUNTY
STATE:	CALIFORNIA

SITE:

PROJECT SITE AREA:	47,217 S.F. (1.08 ACRES)
ZONED:	CG - GENERAL COMMERCIAL
A.P.N.:	380240064, 380240052, 380240001

CITY APPLICATION TYPE:

CONDITIONAL USE PERMIT
DESIGN PERMIT

REQUIRED SETBACKS

FRONT:	0'* *NO YARD REQUIREMENTS FOR
SIDES:	0'* BUILDINGS WHICH DO NOT EXCEED
REAR:	0'* 35 FEET IN HEIGHT
NEW LANDSCAPING AREA:	14,364 SF
LANDSCAPING %	30%

QUICK QUACK PARKING

VACUUM STALL PARKING	14' x 19'
MEMBER PARKING	9' x 18'
ADA PARKING	12' x 19'
	12' x 18'

BUILDING CODE:

BUILDING CODE EDITION:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE EDITION:	2019 CALIFORNIA PLUMBING CODE
MECHANICAL CODE EDITION:	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE EDITION:	2019 CALIFORNIA ELECTRICAL CODE
FIRE CODE EDITION:	2019 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE:	2019 CALIFORNIA BUILDING CODE, CHAPTER 11B

CALIFORNIA CODE REGULATIONS TITLE 24 FOR DISABLED ACCESS, ENERGY CONSERVATION & NOISE ATTENUATION

GREEN BUILDING CODE:	2019 CALIFORNIA GREEN BUILDING CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE

BUILDING DATA:

CAR WASH BLDG.:	3,385 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	29'-0" (MAIN BLDG. PARAPET)

CANOPIES

WEST VACUUM CANOPY:	1,553 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
EAST VACUUM CANOPY:	1,241 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
QUEING CANOPY:	725 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
TOTA CANOPIES:	3,519 S.F.

SCOPE OF WORK:

CONSTRUCTING A NEW QUICK QUACK WASH FACILITY ON AN UNDEVELOPED SITE. NEW BUILDING CONSTRUCTED ALONG WITH DRIVE LANES FOR PAYING AND VACUUM STALLS.

Stantec
Architecture Inc.
3133 West Frye Road, Suite 300
Chandler, AZ 85226-3110
TEL 480.867.6100
www.stantec.com

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Revision	By	Appd.	YY.MM.DD
PLANNING RESUBMITTAL	By	Appd.	22.12.13
PLANNING SUBMITTAL	By	Appd.	22.10.12
Issued	By	Appd.	YY.MM.DD

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Permit-Seal

Title
COVERSHEET

Project Number: 2007130215
File Name:

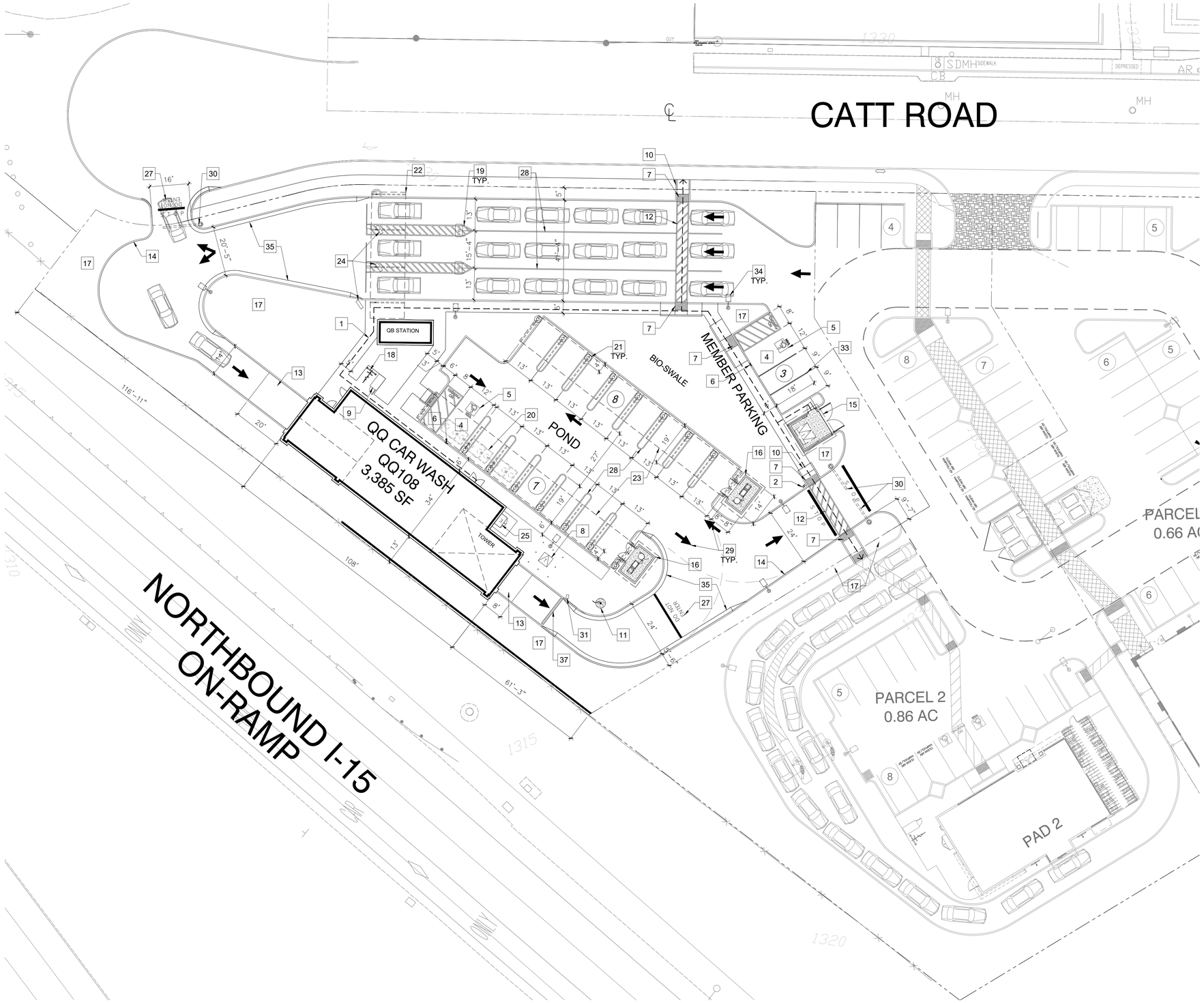
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No.
Revision
Sheet
G000 of

509

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2023/01/03 9:53:53 AM By: Hodgson, Ashley

ORIGINAL SHEET - ARCH D



KEYNOTES

1. ADA PATH OF TRAVEL SHOWN DASHED.
2. NEW POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PATH OF TRAVEL. FINAL LOCATION OF PATH OF TRAVEL LOCATION TO BE COORDINATED WITH SHOPPING CENTER DRAWINGS
3. NOT USED
4. NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
5. NEW INTERNATIONAL SYMBOL AT PARKING STALL (TYP. 2 PLACES)
6. NEW ACCESSIBLE PARKING SIGN. (TYPICAL 2 PLACES)
7. NEW TRUNCATED DOMES (TYPICAL 6 PLACES)
8. ELECTRICAL TRANSFORMER. SITE TO BE DETERMINED WITH ELECTRIC COMPANY
9. NEW LONG TERM BIKE LOCKER
10. NEW FLUSH SURFACE AT TRANSITION (TYPICAL)
11. 30 FOOT FLAG POLE. FOR REFERENCE ONLY UNDER SEPARATE PERMIT
12. NEW CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL PLANS
13. NEW CONCRETE DRIVE SLAB, SEE CIVIL DRAWINGS.
14. NEW 6" CONCRETE CURB (TYPICAL)
15. NEW TRASH ENCLOSURE BY LANDLORD.
16. NEW VACUUM EQUIPMENT ENCLOSURE. SEE DRAWING A8.02
17. NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS
18. NEW BICYCLE RACK
19. NEW 4" CONCRETE FILLED PIPE BOLLARD (TYPICAL 4 PLACES) PROVIDE 4" AT STACKING LANES
20. NEW UNDERGROUND GREASE INTERCEPTOR
21. NEW TRASH RECEPTACLES (TYPICAL 15 PLACES)
22. NEW PAY CANOPY, SEE SHEET A105.
23. NEW VACUUM CANOPY, SEE SHEET A106.
24. NEW MENU BOARD, SEE SHEETS A104, A105.
25. ELECT. SWITCH-GEAR CABINET, SEE ELECTRICAL DRAWINGS.
26. EXISTING SIDEWALK
27. NEW HIGHWAY PAINT WHITE 18" "DO NOT ENTER" (TYPICAL 2 PLACES)
28. NEW HIGHWAY PAINT YELLOW 4" STRIPING
29. NEW HIGHWAY PAINT WHITE PAVEMENT MARKINGS (TYPICAL)
30. NEW EXIT GATE
31. NEW WAIT/GO SIGN - REFERENCE ONLY (UNDER SEPARATE PERMIT) VERIFY LOCATION WITH QUICK QUACK REPRESENTATIVE
32. NOT USED
33. NEW PARKING STRIPING PER CITY STANDARDS
34. NEW 20' HIGH LED SITE LIGHTS (TYPICAL 4 PLACES)
35. 24" ROLLED CONCRETE CURB AT ENTRANCE AND EXIT
36. NOT USED.
37. NEW TRENCH DRAIN - SEE CIVIL DRAWINGS

BUILDING INFORMATION

CLIENT :	QUICK QUACK CAR WASH
JURISDICTION :	WILDOMAR, CA
APN :	380-240-001, 380-240-052
SITE AREA :	+/- 1.08 AC (47,045 SF)
SITE NUMBER :	44-299
BUILDING :	QQ108
STACKING LANES :	(3) LANES
STACKING WIDTH :	41'-4"
VACUUM STALLS :	(14) 14' x 19'
VACUUM PRODUCER:	(2) 40 HP
ADA PARKING :	(1) 12' x 18' (VAN STALL) (1) 12' x 19' (VAN STALL)
PARKING STALLS :	(2) 9' X 18'
BUILDING AREA :	+/- 3,385 SF
BUILDING SPRINKLERED :	NO
QB STATION ATTACHED :	NO
BUILDING LENGTH :	108'-0"
SHOWROOM LENGTH:	106'-8"
CONVEYOR TRENCH LENGTH :	106'-8"
CONVEYOR LENGTH :	105'-10"
CONVEYOR TYPE :	REAR WHEEL PUSH

PARKING ANALYSIS

NEW 9'-0" X 18'-0" STANDARD STALL	2 STALLS
NEW 12'-0" X 18'-0" ADA STALL (VAN)	1 STALLS
NEW 12'-0" X 19'-0" ADA STALL (VAN)	1 STALLS
NEW 14'-0" X 19'-0" VACUUM STALLS	14 STALLS
NEW TOTAL PARKING STALLS	18 STALLS
NEW BIKE PARKING SPACES	1 SPACE
NEW LONG TERM BIKE PARKING SPACES	1 SPACES

1 - SITE PLAN
1" = 20'-0"

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Revision	By	Appd.	YY.MM.DD
PLANNING RESUBMITTAL			22.12.13
PLANNING SUBMITTAL			22.10.12
Issued	By	Appd.	YY.MM.DD

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Permit-Seal

Title
SITE PLAN

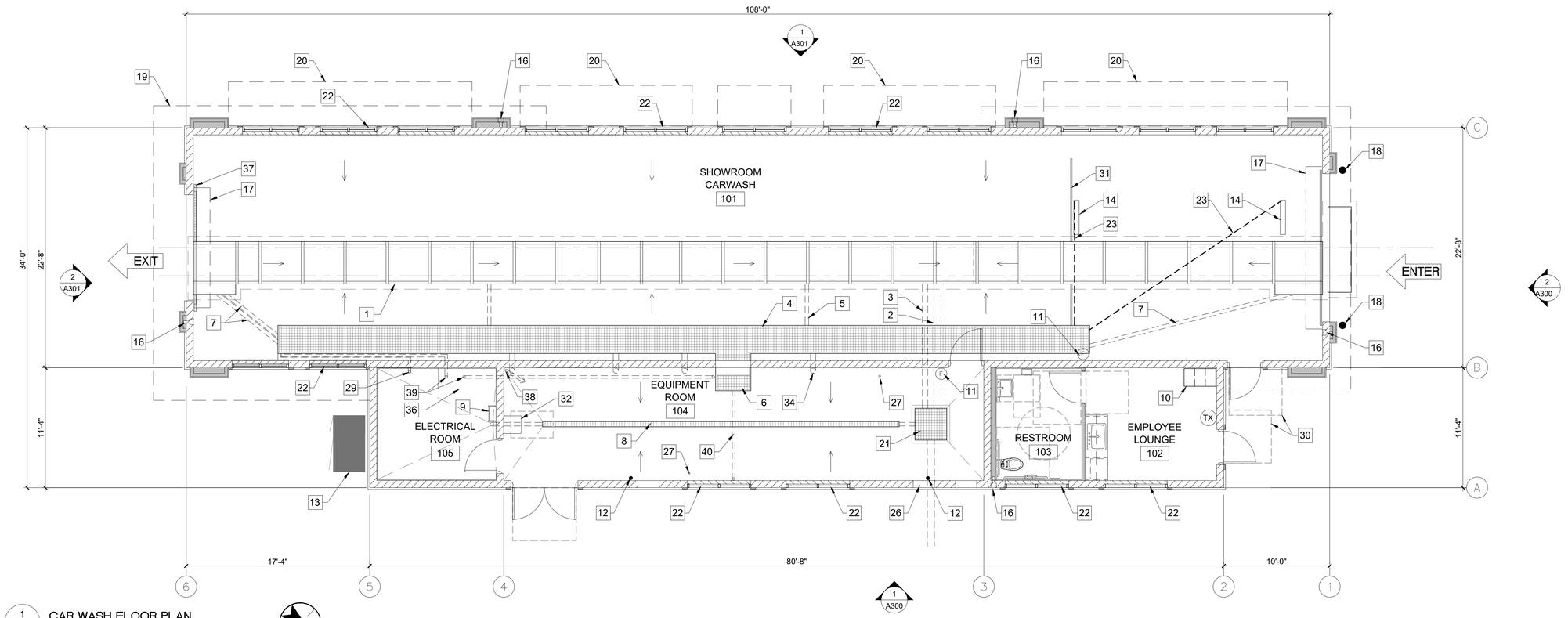
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File Name:

Dwn. Chkd. Dsgn. YY.MM.DD

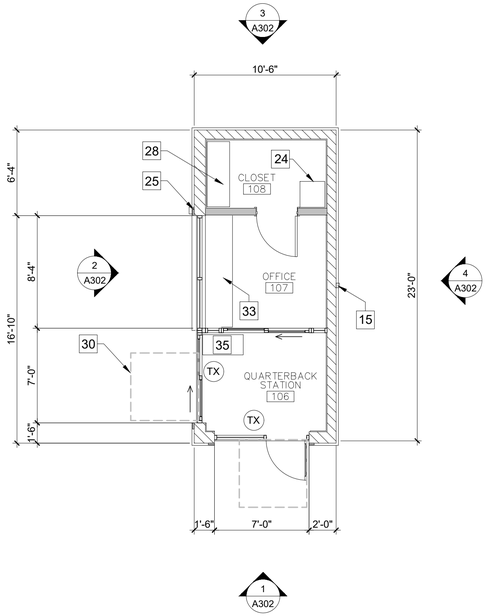
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1 / - CAR WASH FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 / - QUARTERBACK STATION FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS
2. SEE DRAWING A201 FOR DIMENSIONS.
3. SEE DRAWING A201 FOR WALL TYPES
4. SEE SITE PLAN FOR ACCESSIBLE PATH OF TRAVEL
5. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
6. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
7. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
   A. WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
   B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
8. NO HAZARDOUS MATERIALS ARE STORED ON SITE. ONLY SOAPS AND WAXES ARE BEING STORED.
9. THIS PROJECT IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE. ANY BUILDING CONSTRUCTED WITHIN THIS PROJECT SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN THE CITY OF WILDOMAR MUNICIPAL CODE AND THE CALIFORNIA BUILDING CODE.

KEYNOTES

1. CONVEYOR TRENCH. SLOPE AT ¼" PER FOOT TO DRAIN.
2. 8" CONVEYOR TRENCH DRAIN PIPE. SEE PLUMBING DRAWINGS
3. 6" CONVEYOR TRENCH OVERFLOW. SEE PLUMBING DRAWINGS
4. UTILITY TRENCH. SLOPE BOTTOM TO DRAIN.
5. 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH (TYPICAL 2 PLACES) - SEE PLUMBING DRAWINGS
6. 3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH. CONTRACTOR TO PROVIDE COVER - MATCH UTILITY TRENCH
7. 4" PIPE CHASE FROM UTILITY TRENCH TO CONVEYOR TRENCH. (TYPICAL 3 PLACES)
8. TRENCH DRAIN. SEE PLUMBING DRAWINGS PROVIDE 2 AT THE EXIT - EXTEND PAST WALL 1'-0" BEYOND OPENING
9. ROOF ACCESS LADDER.
10. EMPLOYEE LOCKERS. (TOTAL OF 3 - 1 ADA ACCESSIBLE) SEE DETAIL #4/A602 - CONTRACTOR SUPPLIED AND INSTALLED
11. WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC (TYPICAL 2 PLACES)
12. ROOF DRAIN LEADER. SEE PLUMBING DRAWINGS (TYPICAL 2 PLACES)
13. ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS
14. 3/4" RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES)
15. COLLECTOR AND DOWNSPOUT - SEE EXTERIOR ELEVATIONS
16. HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS. SEE PLUMBING DRAWINGS (TYPICAL 4 PLACES)
17. COILING ROLL-UP DOOR. (TYPICAL 2 PLACES)
18. 6" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. (TYPICAL 2 PLACES)
19. LINE OF ROOF ABOVE.
20. WALL MOUNTED TRELLIS ABOVE. (TYPICAL 4 PLACES). ON NORTH SIDE OF BUILDING PROVIDE 2" X 8" METAL TRELLIS FASCIA
21. 3'-0" X 3'-0" RECLAIM CLEAN-OUT.
22. FAUX WINDOW - SEE EXTERIOR ELEVATIONS
23. 1/2" CONDUIT TO TIRE SWITCH TERMINATE AT END OF RECESS. CONDUIT TO GO UNDER CONVEYOR TRENCH (TYPICAL 2 PLACES)
24. WALL MOUNTED IT CABINET - SEE ELECTRICAL DRAWINGS
25. KNOX BOX - 2 PLACES SHOWN. CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION
26. 24" WIDE X 16" HIGH AIR VENT - SEE EXTERIOR ELEVATIONS (TYP. 3 PLACES)
27. 4" DRAIN PIPE STUBBED UP 12" AFF. SEE PLUMBING DRAWINGS. (TYPICAL 2 PLACES)
28. CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 84" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE. SEE DETAIL #6/A602
29. 3" CHASE TO UTILITY TRENCH TERMINATE AT CONTROLLER
30. LEVEL LANDING PER CBC 11B-404.2.4 AND TABLE 11B404.2.4.1 (TYP) - 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING
31. 3/4" x 1 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 4 PLACES)
32. CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION - SEE PLUMBING DRAWINGS
33. 24" DEEP X 30" TALL A.F.F. COUNTER TOP. SEE DETAIL #7/A602
34. 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 4 PLACES) VERIFY WITH OWNER FOR EXACT LOCATIONS)
35. CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET SEE DETAIL #12/A602
36. 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL SEE STRUCTURAL DRAWINGS
37. 3/4" x 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES) EXTEND PAST EXIT OPENING 1'-0" MINIMUM
38. 1" PVC CHASE TO BUG JUICE CONTROL PANEL. SWEEPS ONLY, NO 90 DEGREES.
39. 2 - 3" CHASE AT CENTER OF MCC PANEL "HOUSE KEEPING PAD". RUN ONE CHASE TO EQUIPMENT TRENCH AND ONE NEXT TO ACCESS OPENING
40. 3" CHASE FROM ACCESS OPENING TO FACE OF WALL

FIRE NOTES

1. PROVIDE SIGNS ABOVE ALL EXIT DOORS READING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" 2019 CBC
2. PROVIDE MEANS OF EGRESS ILLUMINATION PER CBC SECTION 1008.
3. ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE OF THE FIRE EXTINGUISHER SHALL BE 2-A:10-BC. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT
4. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8
5. PROVIDE A SIGN STATING "MAXIMUM OCCUPANT LOAD____" 2019 CBC SECTION 1004.3. COORDINATE WORDING AND SIGN LOCATION WITH LOCAL FIRE DEPARTMENT.
6. BUILDINGS 3,600 SQUARE FEET IN AREA AND LARGER REQUIRE A FIRE SPRINKLER SYSTEM PER WILDOMAR MUNICIPAL CODE AND CALIFORNIA FIRE CODE. THE CAR WASH BUILDING IS 3,385 SQUARE FEET AND DOES NOT REQUIRE A SPRINKLER SYSTEM.

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Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Permit-Seal

Title
FLOOR PLANS

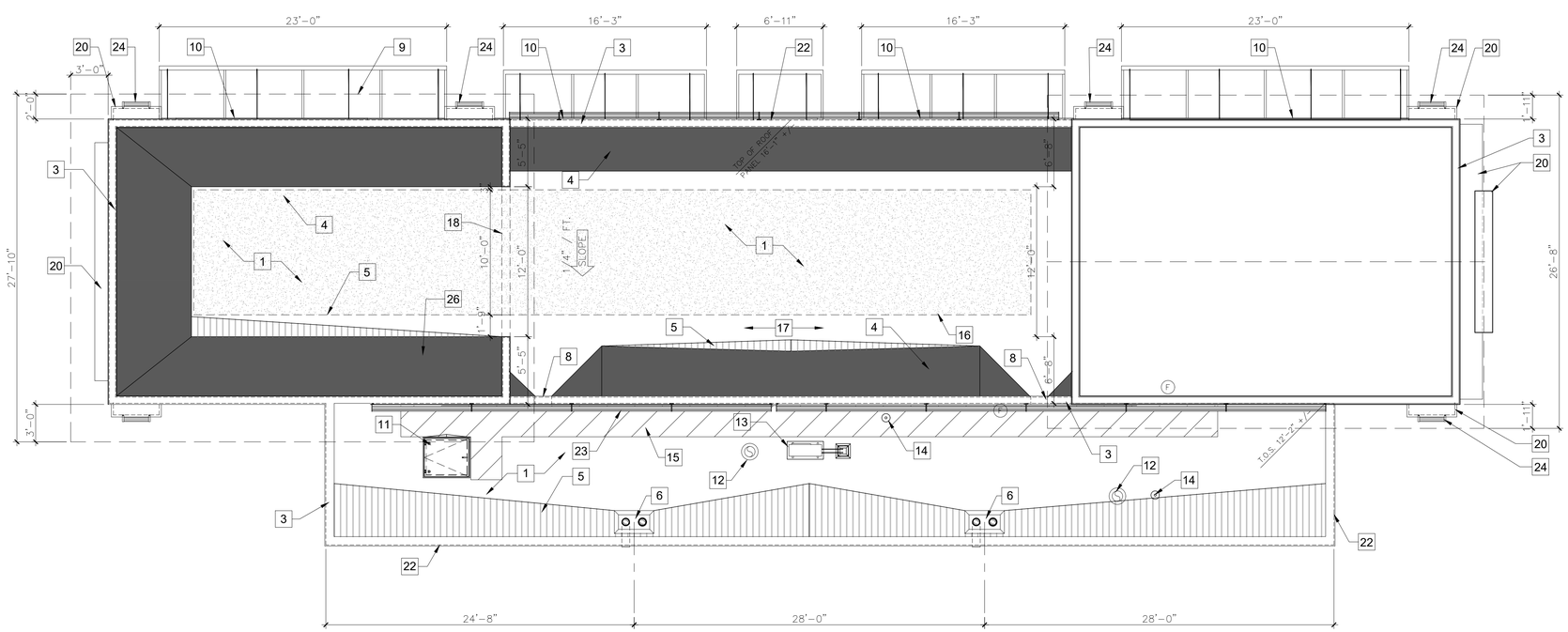
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Drawing No.

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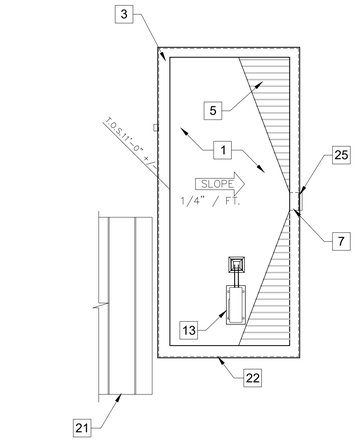
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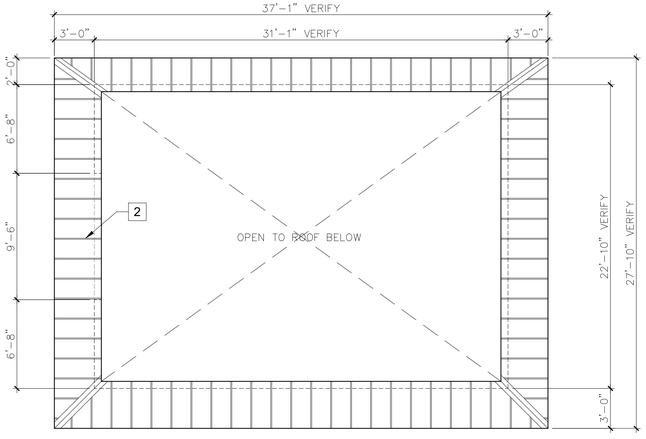
1 / — ROOF PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES

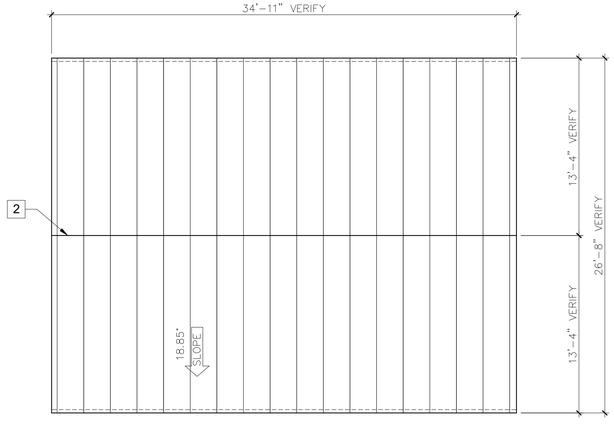
1. TPO MEMBRANE ROOFING. SEE DETAIL:
2. STANDING SEAM METAL ROOFING.
3. PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL.
4. ROOF CRICKET. ½" ROOF SHEATHING OVER METAL STUD DIAGONAL BRACING SLOPE AT ONE TO ONE.
5. TAPERED RIGID INSULATION CRICKET WITH ¼" ISOLATION BOARD (TYP).
6. ROOF DRAIN IN RECESS. SEE PLUMBING DRAWINGS.
7. THROUGH WALL OVERFLOW SCUPPER.
8. THROUGH WALL SCUPPER. SPILL TO ROOF BELOW.
9. OUTLINE OF UPPER ROOF AT ENTRY TOWER. SEE UPPER ROOF PLAN
10. 2" X 8" METAL FASCIA – SEE EXTERIOR ELEVATIONS
11. ROOF ACCESS LADDER HATCH.
12. EXHAUST FAN UNIT. SEE MECHANICAL DRAWINGS.
13. MECHANICAL UNIT TO BE CONCEALED FROM VIEW BY PARAPET. SEE MECHANICAL DRAWINGS.
14. PLUMBING VENT. SEE PLUMBING DRAWINGS.
15. ROOF WALK PATH OVERLAY.
16. ROOF AREA DEDICATED TO POSSIBLE FUTURE SOLAR PANEL INSTALLATION.
17. ROOF AREA DEDICATED TO MAINTENANCE ACCESS TO POSSIBLE FUTURE SOLAR INSTALLATION.
18. OPENING IN WALL BETWEEN CRICKETS.
19. WALL MOUNTED METAL CANOPY BELOW (TYP).
20. CEMENT PLASTER FINISH AT TOP OF FURRED WALL FEATURE (TYP).
21. FREE STANDING METAL PAY STATION CANOPY BELOW.
22. WALL BELOW SHOWN DASHED.
23. LINEAR DOWN LIGHTING – SEE ELECTRICAL PLANS
24. PILASTER DOWN LIGHTING – SEE ELECTRICAL PLANS
25. COLLECTOR AND DOWNSPOUT – SEE EXTERIOR ELEVATIONS



2 / — QUARTERBACK STATION ROOF PLAN
SCALE: 3/16" = 1'-0"



2 / — UPPER ROOF AT EXIT TOWER
SCALE: 3/16" = 1'-0"



2 / — UPPER ROOF AT ENTRY TOWER
SCALE: 3/16" = 1'-0"

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1	PLANNING RESUBMITTAL	YY	YY.MM.DD	22.12.13
2	PLANNING SUBMITTAL	YY	YY.MM.DD	22.10.12

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Permit-Seal

Title
ROOF PLANS

Project Number: 2007130215
File Name:

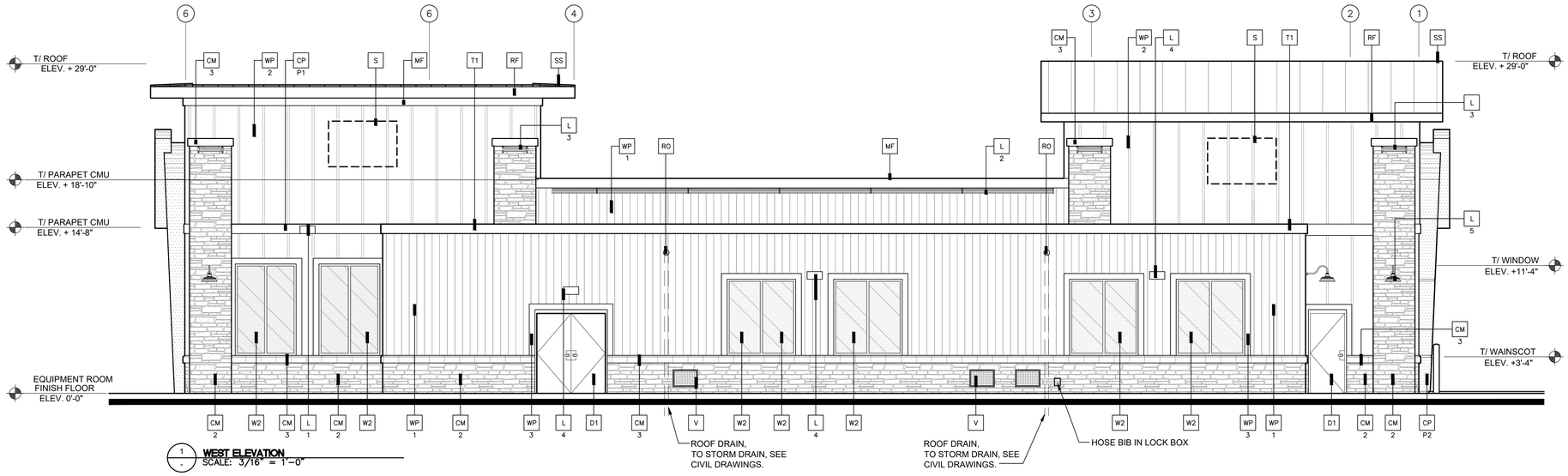
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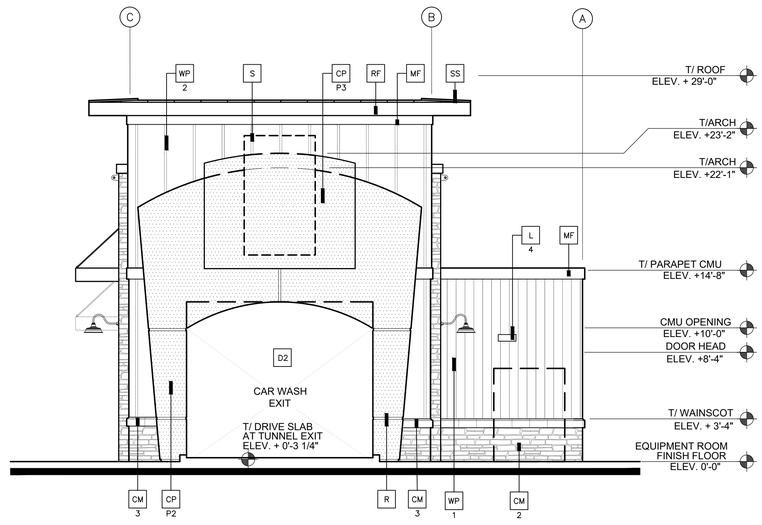
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ORIGINAL SHEET – ARCH D



1 - **WEST ELEVATION**
SCALE: 3/16" = 1'-0"



2 - **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION NOTES:
ALL ROOF EQUIPMENT SHALL NOT EXCEED THE HEIGHT OF ALL PARAPETS. CONTRACTOR TO VERIFY PRIOR TO SETTING TRUSSES.
ALL EQUIPMENT SHALL BE SCREENED TO THE SATISFACTION OF THE PLANNING DEPARTMENT

TOP OF EQUIPMENT ROOM METAL FLASHING, TOP OF METAL TRELLIS ABOVE WINDOWS ON NORTH ELEVATION AND PLASTER BAND AROUND BUILDING SHALL ALIGN WITH EACH OTHER.

KEY NOTES:

- CM 1 — BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #225 LIGHT GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 2 — STONE VENEER WAINSCOT, CORONADO STONE - COUNTRY RUBBLE "ASPEN"
- CM 3 — STONE VENEER SILL TO MATCH CORONADO STONE - COUNTRY RUBBLE "ASPEN"
- CP — ACRYLIC PLASTER COLOR COAT
  - P — COLOR DESIGNATION:
    - P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
    - P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
    - P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
    - P4 = MATCH SHERWIN WILLIAMS #7658 "GRAY CLOUDS"

    PLASTER COLOR COAT TO BE SAND FINISH
- D1 — HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D2 — OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D3 — CLEAR ANODIZED ALUMINUM COMMERCIAL SLIDING GLASS DOOR
- DS — 8" x 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
- EJ — 1/4" DEEP REVEAL EXPANSION JOINT
- L — LIGHT FIXTURE
  - TYPE:

    L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
    L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
    L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
    L4 = WALL PACK (DOWN ONLY)
    L5 = SURFACE-MOUNTED GOOSENECK LIGHT

    CONTACT STEVE FRIEDMAN 1.262.504.5479 WITH CREE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)
- MF — METAL FASCIA - FINISH TO MATCH AEP SPAN "DARK BRONZE"
- P — 6" PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #6902 "DECISIVE" (YELLOW). ALL BOLLARDS TO MATCH ADJACENT WALL COLOR.
- R — 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF — METAL ROOF FASCIA - FINISH TO MATCH AEP SPAN "DARK BRONZE"
- RO — 3" DIA. PVC ROOF OVERFLOW SCUPPER WITH COWS TONGUE - PAINT TO MATCH ADJACENT.
- S — SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
- SS — STANDING SEAM METAL ROOF
  AEP SPAN WIDE BATTEN - "DARK BRONZE"
- SV — BORAL PRO-FIT LEDGESTONE "BLACK RUMBLE"
- T1 — METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T2 — WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T3 — 2" X 8" WALL CANOPY FASCIA - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- V — 24" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- W2 — EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- WP — HARDIE PLANK SIDING
  - TYPE:

    1 = JH SIERRA 8 VERTICAL PANEL SIDING, PAINT SW "BACKDROP"
    2 = JH VERTICAL PANEL SIDING "ARCTIC WHITE"
    3 = JH 4/4 NT3 SMOOTH TRIM, FINISH TO MATCH ADJACENT PANELS

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PLANNING SUBMITTAL	22.10.12			

Client/Project
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Permit-Seal

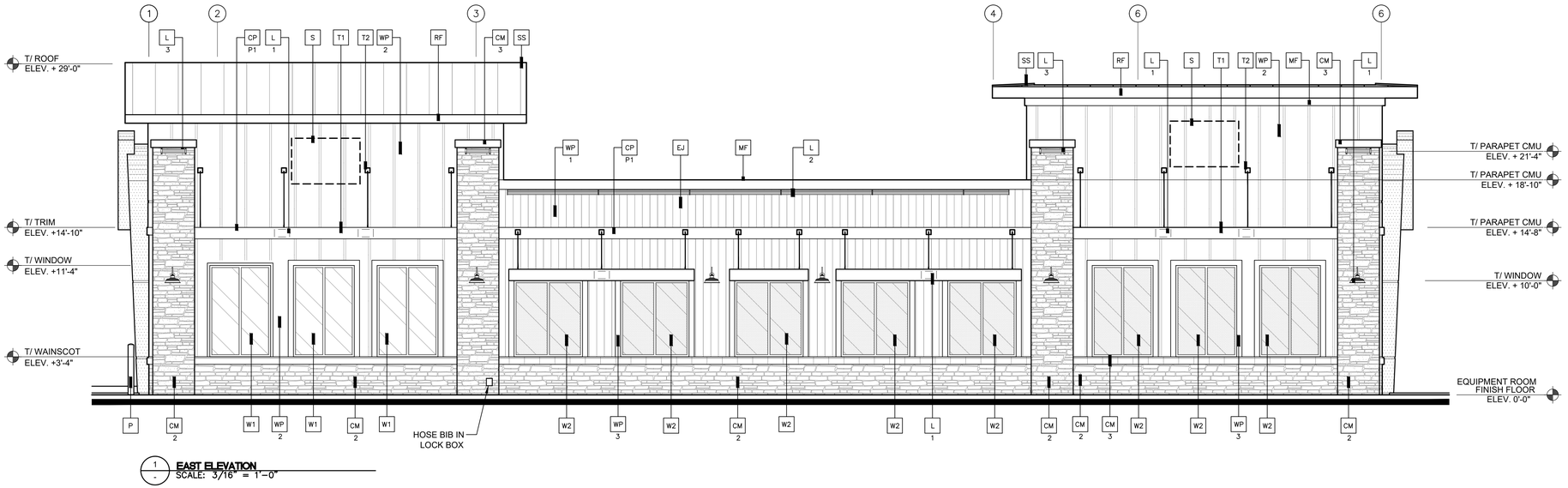
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EXTERIOR ELEVATIONS

Project Number: 2007130215
File Name:

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Drawing No.
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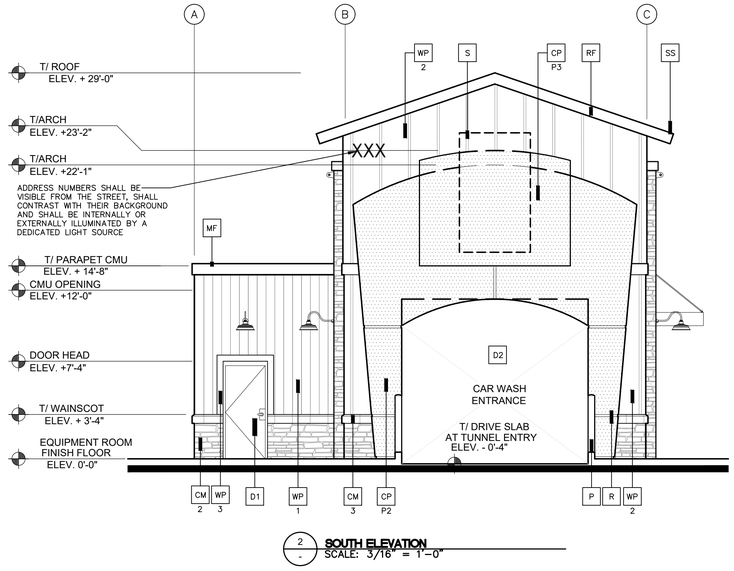
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Mar 06, 2013 - 11:12am, Plotted by: Stephen Hoke
ORIGINAL SHEET – ARCH D



1/- **EAST ELEVATION**
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION NOTES:
ALL ROOF EQUIPMENT SHALL NOT EXCEED THE HEIGHT OF ALL PARAPETS. CONTRACTOR TO VERIFY PRIOR TO SETTING TRUSSES.
ALL EQUIPMENT SHALL BE SCREENED TO THE SATISFACTION OF THE PLANNING DEPARTMENT

TOP OF EQUIPMENT ROOM METAL FLASHING, TOP OF METAL TRELLIS ABOVE WINDOWS ON NORTH ELEVATION AND PLASTER BAND AROUND BUILDING SHALL ALIGN WITH EACH OTHER.



2/- **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"

KEY NOTES:

- CM 1 — BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #225 LIGHT GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 2 — STONE VENEER WAINSCOT, CORONADO STONE - COUNTRY RUBBLE "ASPEN"
- CM 3 — STONE VENEER SILL TO MATCH CORONADO STONE - COUNTRY RUBBLE "ASPEN"
- CP P — ACRYLIC PLASTER COLOR COAT
  COLOR DESIGNATION:
  P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
  P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
  P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
  P4 = MATCH SHERWIN WILLIAMS #7658 "GRAY CLOUDS"
  PLASTER COLOR COAT TO BE SAND FINISH
- D1 — HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D2 — OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D3 — CLEAR ANODIZED ALUMINUM COMMERCIAL SLIDING GLASS DOOR
- DS — 8" x 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
- EJ — 1/4" DEEP REVEAL EXPANSION JOINT
- L 1 — LIGHT FIXTURE
  TYPE:
  L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
  L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
  L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
  L4 = WALL PACK (DOWN ONLY)
  L5 = SURFACE-MOUNTED GOOSENECK LIGHT
  CONTACT STEVE FRIEDMAN 1.262.504.5479 WITH CREE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)
- MF — METAL FASCIA - FINISH TO MATCH AEP SPAN "DARK BRONZE"
- P — 6" PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #6902 "DECISIVE" (YELLOW). ALL BOLLARDS TO MATCH ADJACENT WALL COLOR.
- R — 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF — METAL ROOF FASCIA - FINISH TO MATCH AEP SPAN "DARK BRONZE"
- RO — 3" DIA. PVC ROOF OVERFLOW SCUPPER WITH COWS TONGUE - PAINT TO MATCH ADJACENT.
- S — SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
- SS — STANDING SEAM METAL ROOF
  AEP SPAN WIDE BATTEN - "DARK BRONZE"
- SV — BORAL PRO-FIT LEDGESTONE "BLACK RUMBLE"
- T1 — METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T2 — WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T3 — 2" X 8" WALL CANOPY FASCIA - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- V — 24" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- W2 — EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- WP — HARDIE PLANK SIDING
  TYPE:
  1 = JH SIERRA 8 VERTICAL PANEL SIDING, PAINT SW "BACKDROP"
  2 = JH VERTICAL PANEL SIDING "ARCTIC WHITE"
  3 = JH 4/4 NT3 SMOOTH TRIM, FINISH TO MATCH ADJACENT PANELS

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		PLANNING RESUBMITTAL	23.12.13
		PLANNING SUBMITTAL	22.10.12
By	Appd.	Revision	YY.MM.DD

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Permit-Seal

Title
EXTERIOR ELEVATIONS

Project Number: 2007130215
File Name:

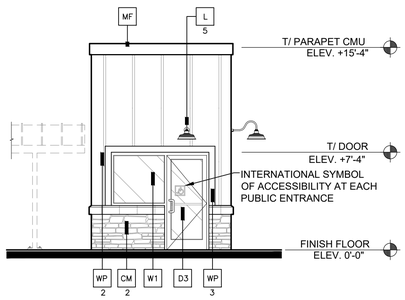
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Drawing No.
Revision
Sheet
A301 of

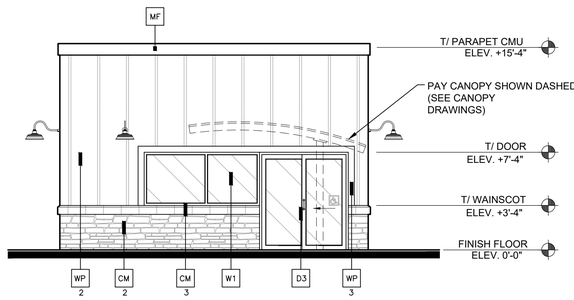
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2022/12/11 11:59 PM By: Hodgson, Ashley

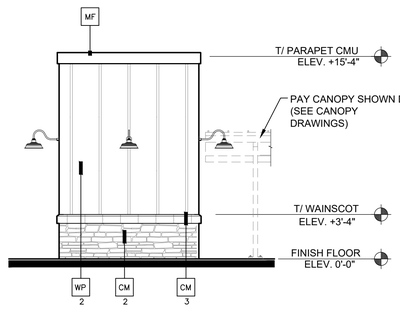
ORIGINAL SHEET - ARCH D



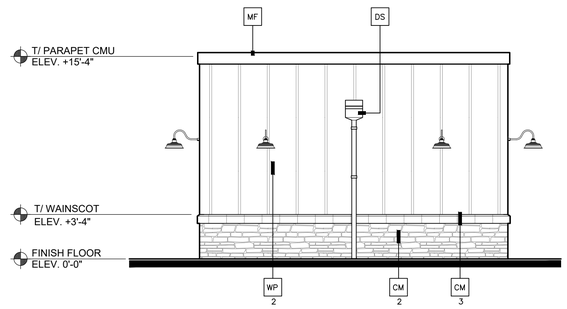
1 - **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



2 - **WEST ELEVATION**
SCALE: 3/16" = 1'-0"



3 - **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



4 - **EAST ELEVATION**
SCALE: 3/16" = 1'-0"

KEY NOTES:

CM 1 — BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #225 LIGHT GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM 2 — STONE VENEER WAINSCOT, CORONADO STONE - COUNTRY RUBBLE "ASPEN"

CM 3 — STONE VENEER SILL TO MATCH CORONADO STONE - COUNTRY RUBBLE "ASPEN"

CP — ACRYLIC PLASTER COLOR COAT

P — COLOR DESIGNATION:

P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
P4 = MATCH SHERWIN WILLIAMS #7658 "GRAY CLOUDS"

PLASTER COLOR COAT TO BE SAND FINISH

D1 — HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

D2 — OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

D3 — CLEAR ANODIZED ALUMINUM COMMERCIAL SLIDING GLASS DOOR

DS — 8" x 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE

EJ — 1/4" DEEP REVEAL EXPANSION JOINT

L — LIGHT FIXTURE

T — TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)
L5 = SURFACE-MOUNTED GOOSENECK LIGHT

CONTACT STEVE FRIEDMAN 1.262.504.5479 WITH CREE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

MF — METAL FASCIA - FINISH TO MATCH AEP SPAN "DARK BRONZE"

P — 6" PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #6902 "DECISIVE" (YELLOW). ALL BOLLARDS TO MATCH ADJACENT WALL COLOR.

R — 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

RF — METAL ROOF FASCIA - FINISH TO MATCH AEP SPAN "DARK BRONZE"

RO — 3" DIA. PVC ROOF OVERFLOW SCUPPER WITH COWS TONGUE - PAINT TO MATCH ADJACENT.

S — SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

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AEP SPAN WIDE BATTEN - "DARK BRONZE"

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PLANNING RESUBMITTAL			23.12.13
PLANNING SUBMITTAL			22.10.12
Issued			

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Permit-Seal

Title
REMOTE QB EXT. ELEVATION

Dsn.	Chkd.	Dsgn.	YY.MM.DD

Project Number: 2007130215
File Name:

Drawing No.
Revision Sheet
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2022/12/12 12:00 AM By: Hodgson, Ashley

ORIGINAL SHEET - ARCH D

SHOWROOM KEYNOTES

ID	EQUIPMENT	FURNISHED	MANAFACTURER	MODEL	WEIGHT	HYDRAULIC	WATER	VOLTS	HP	AMPS	CONNECTION	NOTES
A1	TIRE SWITCH	OFOI	–	–	–	–	–	–	–	–	–	RECESSED INTO SLAB – LOW VOLTAGE. GC TO PROVIDE ½" CONDUIT FROM OUTSIDE EDGE TO UTILITY TRENCH
A2	BUG JUICE	OFOI	–	–	–	–	–	–	–	–	–	GC TO PROVIDE 1½" CONDUIT UNDERGROUND TO EQUIPMENT ROOM (DOSITRON)
A3	PUSH BUTTON TOUCH SCREEN	OFOI	–	–	–	–	–	–	–	–	–	LOW VOLTAGE – GC TO SUPPLY 3/4 " CONDUIT FROM I.T. ROOM
A4	ENTRY ARCH	OFOI	–	–	–	–	–	–	–	–	–	
A5	FLEX WRAPS	OFOI	–	–	–	PROVIDE	–	–	–	–	–	
A6	TOP BRUSH I	OFOI	–	–	–	PROVIDE	–	–	–	–	–	
A7	TOP BRUSH/FLEX WRAP COMBO	OFOI	–	–	–	PROVIDE	–	–	–	–	–	
A8	WHEEL BLASTER	OFOI	–	–	–	–	–	–	–	–	–	
A9	RECLAIM RINSE	OFOI	–	–	–	–	–	–	–	–	–	
A10	BUBBLEIZER – NOT USED											
A11	TOP BRUSH II	OFOI	–	–	–	–	–	–	–	–	–	
A12	RAIN REPEL	OFOI	–	–	–	–	–	–	–	–	–	
A13	APPLICATION ARCH I	OFOI	–	–	–	–	–	–	–	–	–	
A14	APPLICATION ARCH II	OFOI	–	–	–	–	–	–	–	–	–	
A15	APPLICATION ARCH III	OFOI	–	–	–	–	–	–	–	–	–	
A16	TIRE SHINE SIGN	OFOI	–	–	–	–	–	–	–	–	–	
A17	TIRE SHINE I	OFOI	–	–	–	PROVIDE	–	–	–	–	–	
A18	TIRE SHINE II	OFOI	–	–	–	PROVIDE	–	–	–	–	–	
A19	BLOWER ARCHES	OFOI	–	–	–	–	–	480	15	17.7	HARD WIRED	SEE NOTE #1 – PROVIDE 12 – 30 AMP DISCONNECTS (VERIFY NUMBER OF BLOWERS) ON ADJACENT WALL.
A20	ANTI–COLLISION PAD	OFOI	–	–	–	–	–	–	–	–	–	
A21	TOP MITTER – NOT USED	OFOI	SONNY'S	SFM807	–	–	–	480	–	2	–	NARROW FRAME WITH SIDE WASHERS – SEE NOTE #1. 20 AMP DISCONNECT

EQUIPMENT ROOM KEYNOTES

ID	EQUIPMENT	FURNISHED	MANAFACTURER	MODEL	WEIGHT	HYDRAULIC	WATER	VOLTS	HP	AMPS	CONNECTION	NOTES
B1	PRESSURE WASHER	OFOI	–	–	–	–	1" SUPPLY	480	7.5	11	HARD WIRED	SEE NOTE #1 – 15 AMP DISCONNECT
B2	WHEEL BLASTER	OFOI	–	–	–	–	–	480	–	–	–	SEE NOTE #1 – 25 AMP DISCONNECT
B3	CONVEYOR HYDRAULIC UNIT	OFOI	–	–	–	–	–	480	25	34	HARD WIRED	SEE NOTE #1 – 50 AMP DISCONNECT
B4	CONVEYOR CHAIN TENSION UNIT	OFOI	–	–	–	–	–	–	–	–	–	SEE NOTE #1 – LOW VOLTAGE
B5	HYDRO POWER PACK	OFOI	–	–	–	–	–	480	–	5	–	SEE NOTE #1 – 20 AMP DISCONNECT
B6	CHILLER/COOLER	OFOI	–	–	–	–	–	–	–	–	–	
B7	HYDRO COOLER	OFOI	–	–	–	–	–	–	–	–	–	
B8	AIR TREE	OFOI	–	–	–	–	–	–	–	–	–	
B9	JUNCTION BOX	OFOI	–	–	–	–	–	480	–	7	–	SEE NOTE #1 – 20 AMP DISCONNECT
B10	SOAP CONTROL BOX	OFOI	–	–	–	–	–	480	–	1.5	–	SEE NOTE #1 – 20 AMP DISCONNECT
B11	SOAP BOARD 1	OFOI	–	–	–	–	–	–	–	–	–	SEE NOTE #2 (SELF CONTAINED DISCONNECT)
B12	HYDRA FLEX PUMPS	OFOI	–	–	–	–	–	–	–	–	–	TOTAL OF THREE
B13	SOAP BOARD 2	OFOI	–	–	–	–	–	–	–	–	–	
B14	TIRE SHINE UNIT	OFOI	–	–	–	–	–	–	–	–	–	
B15	NOT USED	–	–	–	–	–	–	–	–	–	–	
B16	DOSITRON	OFOI	–	–	–	–	–	–	–	–	–	
B17	WATER MANIFOLD	OFOI	–	–	–	–	–	–	–	–	–	
B18	RECLAIM UNIT	OFOI	–	–	–	–	1 1/2"	480	5	7.6	HARD WIRED	SEE NOTE #2 (SELF CONTAINED DISCONNECT) – 480 FROM MDP AND 120 VOLT – 25 AMP DISCONNECT
B19	BOOSTER PUMP	OFOI	–	–	–	–	–	480	5	7.6	–	SEE NOTE #1 – 10 AMP – 15 AMP DISCONNECT
B20	MUDDY DUCK – NOT USED	OFOI	–	–	–	–	–	–	–	–	–	SEE NOTE #1
B21	RO UNIT	OFOI	–	–	–	–	1 1/2"	480	5	7.6	–	SEE NOTE #2 – 480V FROM MDP – 20 AMP DISCONNECT
B22	750 GALLON TANK	OFOI	–	–	–	–	750	–	–	–	–	
B23	AIR COMPRESSOR	OFOI	–	–	–	–	–	480	7.5	11.0	HARD WIRED	SEE NOTE #2 (1 UNIT – 2 MOTORS) – 15 AMP DISCONNECT, PLUS 2 – 120V, 1 AMP RECEPTACLES (1 FOR EACH)
B24	AIR MANIFOLD	OFOI	–	–	–	–	–	–	–	–	–	
B25	WATER SOFTNER – NOT USED	OFOI	–	–	–	–	–	–	–	–	–	IN MARKETS WHERE NEEDED

ELECTRICAL ROOM KEYNOTES

ID	EQUIPMENT	FURNISHED	MANAFACTURER	MODEL	WEIGHT	HYDRAULIC	WATER	VOLTS	HP	HP	CONNECTION	NOTES
C1	MAIN DISTRIBUTION PANEL	CFCI	–	–	–	N/A	N/A	277/480	–	800	–	800 AMP SERVICE
C2	TELEPHONE BACKBOARD	CFCI	–	–	–	N/A	N/A	–	–	–	–	¾" X 4' X 8' FIRE RETARDANT TREATED PLYWOOD
C3	MCC PANEL	OFCI	–	–	–	N/A	N/A	480	–	400	–	
C4	CONTROL PANEL	OFOI	–	–	–	N/A	N/A	120	–	5	–	
C5	ELECTRICAL PANEL "L1"	CFCI	–	–	–	N/A	N/A	120/208	–	400	–	400 AMPS
C6	TRANSFORMER	CFCI	–	–	–	N/A	N/A	480	–	–	–	
C7	ELECTRICAL PANEL "L2"	CFCI	–	–	–	N/A	N/A	120/208	–	125	–	125 AMPS
C8	ELECTRICAL PANEL "L3"	CFCI	–	–	–	N/A	N/A	120/208	–	100	–	100 AMPS
C9	NOT USED	–	–	–	–	–	–	–	–	–	–	

CONTRACTOR TO VERIFY COMPLETE EQUIPMENT LIST WITH QUICK QUACK REPRESENTATIVE PRIOR TO START OF CONSTRUCTION

N/A NOT APPLICABLE
OF OWNER FURNISHED
CF CONTRACTOR FURNISHED
OI OWNER INSTALLED
CI CONTRACTOR INSTALLED

NOTES:
1. PROVIDE DISCONNECT – FROM MCC PANEL
2. PROVIDE DISCONNECT – FROM MDP

GENERAL NOTES

1. THE INFORMATION CONTAINED ON THIS SHEET IS FOR EQUIPMENT LOCATION REFERENCE. VERIFY LOCATION OF ALL ELECTRICAL, CONDUIT, & PIPING REPRESENTED IN THESE DOCUMENTS W/ OWNER PRIOR TO INSTALLATION. PERFORM AN ON–SITE MEETING W/ THE OWNER'S REPRESENTATIVE, GC, AND SUBCONTRACTORS TO REVIEW THE EXTENT OF THE EQUIPMENT MATRIX & FINALIZE MATERIALS NECESSARY TO INSTALL ALL INFRASTRUCTURE FOR A COMPLETE OPERATION OF THE EQUIPMENT.
2. ALL NECESSARY COORDINATION SINGLE LINE DRAWING OR DIAGRAMS FOR THE SYSTEM OPERATION SHALL BE PROVIDED BY THE VENDOR OR SUBCONTRACTOR & FULLY VETTED BY THE GENERAL CONTRACTOR AND OWNER.
3. THE TUNNEL FLOOR SLOPES FROM ONE END TO THE OTHER AT 1" PER 15 FEET.
4. REFER TO SHEET A200 FOR ADDITIONAL INFORMATION SUCH AS DIMENSIONS, WALL TYPES, SECTION CUTS, ETC
5. TRENCH GRATES, UNLESS OTHERWISE NOTED, WILL BE PROVIDED BY THE OWNER.
6. ELECTRICAL CONTRACTOR TO SUPPLY & INSTALL CONDUITS AND WIRE FROM MCC AND MAIN DISTRIBUTION PANEL TO EQUIPMENT IN SHOWROOM REQUIRING ELECTRICAL SERVICE, INCLUSIVE OF ALL DISCONNECTS
7. ALL ELECTRICAL CONDUIT TO BE RUN IN CMU WALLS OR UNDER SLAB
8. GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR TO PROVIDE CONDUITS, WIRES AND MAKE ALL FINAL CONNECTIONS
9. GENERAL CONTRACTOR TO INCORPORATE 5 WEEK INSTALL SCHEDULE INTO OVERALL SCHEDULE
10. ELECTRICAL CONTRACTOR TO INSTALL DISCONNECTS THE WEEK AFTER QUICK QUACK STANDUP CREW
11. ALL DISCONNECTS, BOXES AND SWITCHES TO BE NEMA 4X RATED
12. ABSOLUTELY NO WIRE NUTS ON ANY CONNECTIONS TO MOTORS OVER 5HP. SPLIT BOLTS ARE REQUIRED
13. NO 90 DEGREE ELBOWS ON ANY CHASES, MUST USE 90 SWEEPS.
14. THE WATER SOFTENER IS AN OWNER FURNISHED CONTRACTOR INSTALLED ITEM. AT GROUND BREAK, GC SHALL TEST THE LOCAL WATER SOURCE FOR HARDNESS AND TDS AND REPORT THAT INFORMATION BACK TO QUICK QUACK FOR ORDERING. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE DELIVERY AND INSTALLATION OF THE WATER SOFTENER AT EACH LOCATION AS NEEDED.

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		22.12.13	PLANNING RESUBMITTAL
		22.10.12	PLANNING SUBMITTAL

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Permit-Seal

Title
EQUIPMENT SCHEDULE

Project Number: 2007130215
File Name:

Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No.

Revision Sheet
A701 of

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2022/12/12 12:30:17 PM By: Hodgson, Ashley

ORIGINAL SHEET – ARCH D



West Elevation



North Elevation

Color Legend:

Sherwin Williams #7004
"Snowbound"

Sherwin Williams #7658
"Gray Clouds"

Sherwin Williams
"Quick Quack Green"

Sherwin Williams #6902
"Decisive Yellow"

Sherwin Williams #7025
"Backdrop"

Hardie Panel Vertical Siding
"Arctic White"

Hardie Panel Vertical Siding
SW #7025 "Backdrop"

AEP Span Wide Batten
"Dark Bronze"

Coronado Stone Veneer -
County Rubble "Aspen"

Non-Standard with Remote Quarterback - Design Visualization
Version 12-9-22

Quick Quack CAR WASH
Dont Drive Dirty.com

Quick Quack Carwash
Site# 44-299
23825 Catt Road
Wildomar, CA

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East Elevation



South Elevation

Color Legend:

Sherwin Williams #7004
"Snowbound"

Sherwin Williams #7658
"Gray Clouds"

Sherwin Williams
"Quick Quack Green"

Sherwin Williams #6902
"Decisive Yellow"

Sherwin Williams #7025
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South Elevation



West Elevation



North Elevation



East Elevation

Color Legend:

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Hardie Panel Vertical Siding
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AEP Span Wide Batten
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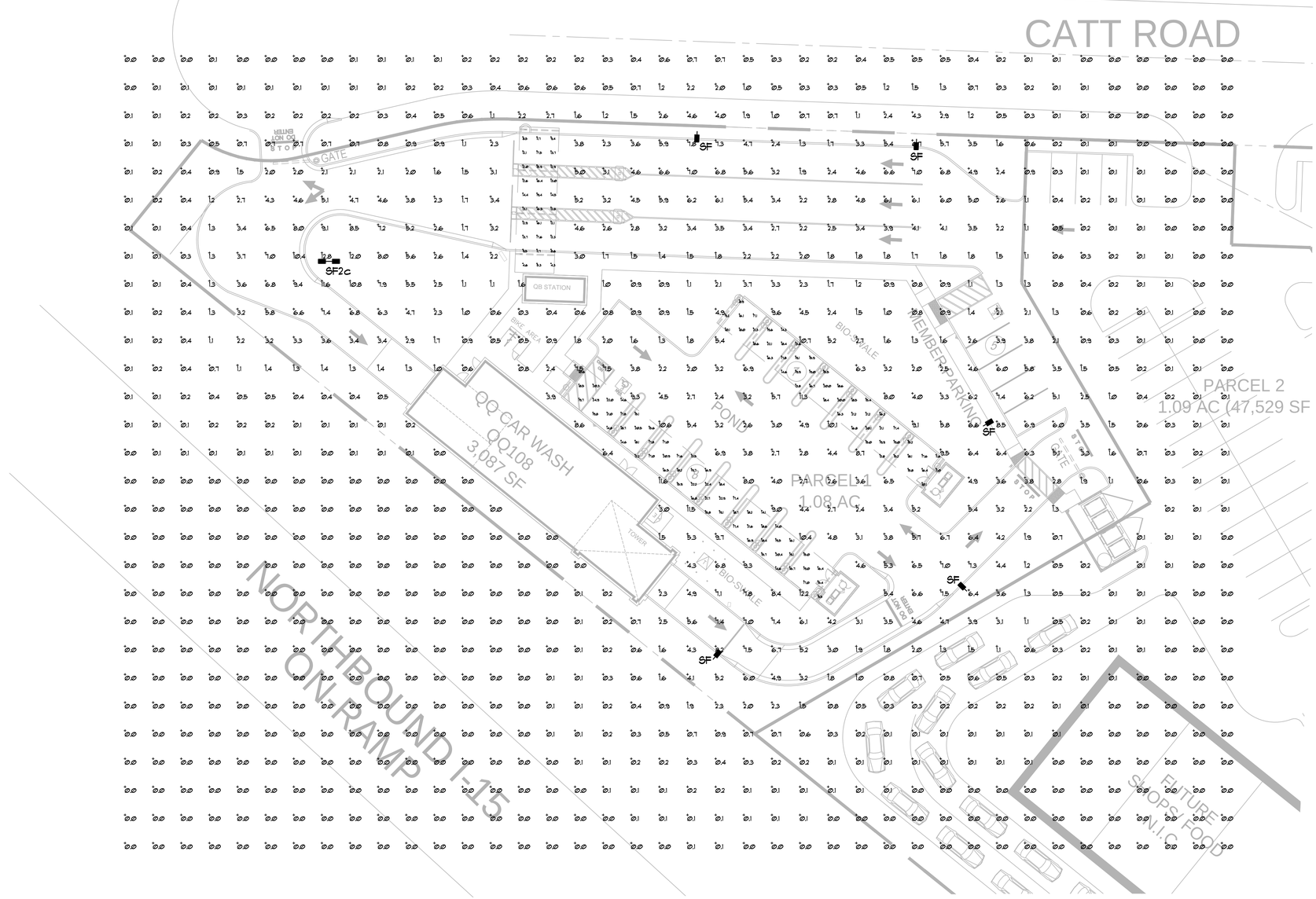
Coronado Stone Veneer -
County Rubble "Aspen"

Non-Standard with Remote Quarterback - Design Visualization
Version 12-9-22

Quick Quack CAR WASH
Dont Drive Dirty.com

Quick Quack Carwash
Site# 44-299
23825 Catt Road
Wildomar, CA

Stantec



ELECTRICAL SITE LIGHTING PLAN

SCALE: 1"-20'-0"

A
ES1.1

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By	Appd.	YY.MM.DD	Revision

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Title
ELECTRICAL SITE LIGHTING PLAN

Permit-Seal

REGISTERED PROFESSIONAL ENGINEER
No. E-10629
Ex. 6-30-2023
ELECTRICAL ENGINEER
STATE OF CALIFORNIA

SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 368-4468
Fax: (916)368-4490
www.saceng.com

Date Signed: 12/2/2022

Job No. 22609

Project Number: 2007130215
File Name:

Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No.

Revision Sheet
ES1.1 of

LSI
WINONA ILLINOIS MFG. CINCINNATI, OHIO 45212 USA
PHONE: 800-769-3888 • FAX: (513) 745-6403

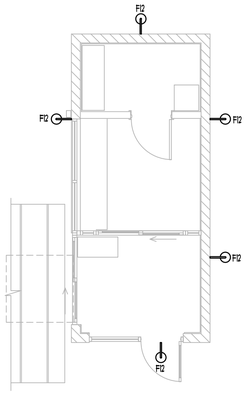
LIGHTING PROPOSAL LO-156675

QUICK QUACK #44-299
23825 CATT ROAD
WILDOMAR,CA

BY: BAM	DATE: 9/20/22	REV:	SHEET 1 OF 1

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2022/12/02 3:57 PM By: Chris Gilland

ORIGINAL SHEET - ARCH D



QUARTERBACK STATION
EXTERIOR LIGHTING PLAN

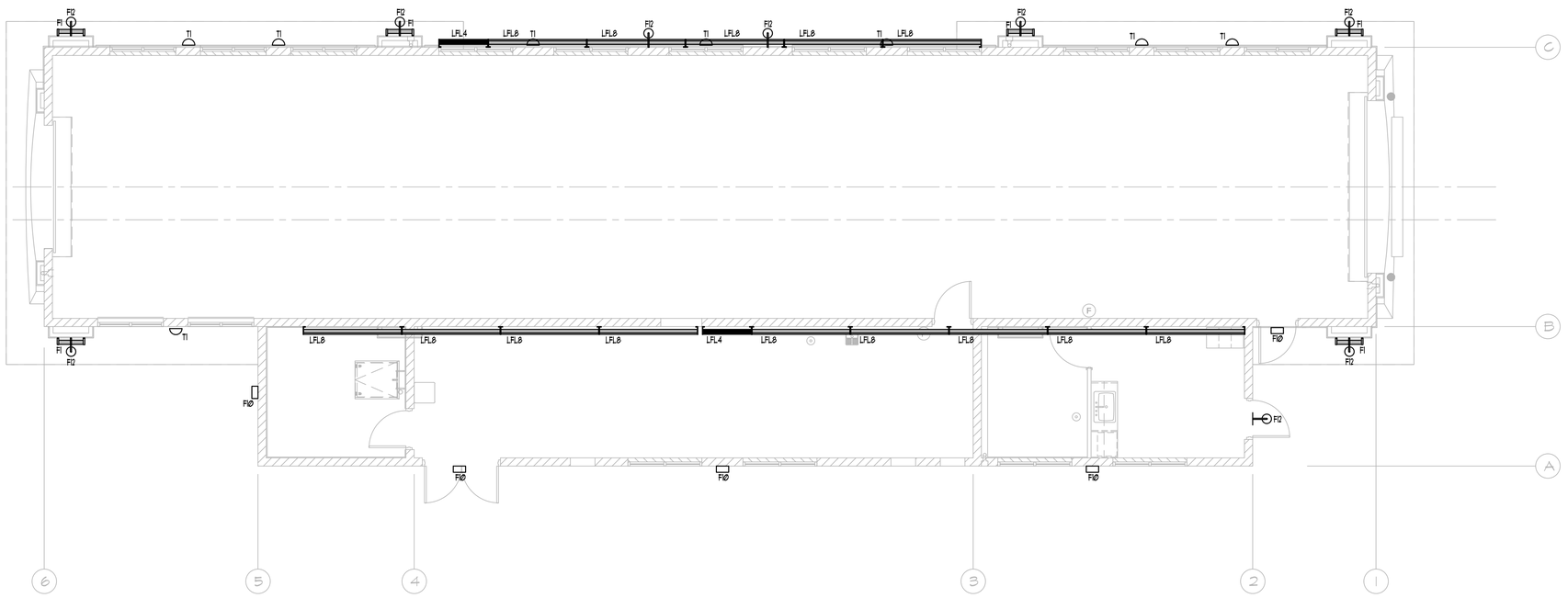
SCALE: 3/16"=1'-0"

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LIGHTING FIXTURE SCHEDULE

SYMBOL OR TAG LETTER	MANUF.	CATALOG NUMBER	LAMP DATA NO.	LAMP DATA TYPE	WATTS	MOUNTING	DESCRIPTION
F1	SECURITY LTG	SLED-HE-24-DO-U-PS-5K	LED	LED	10	BRACKET ON WALL	2' LINEAR FLOOD, WALLWASH FLOODLIGHT WITH MOUNTING ARM, BRONZE FINISH. MOUNT AT TOP OF PIER COLUMN AIMED DOWN, BRONZE FINISH.
F10	CREE	XSPW-B-LM-3ME-2L-5TK-UL-XX*	LED	LED	19	WALL	WALL PACK, 8' MTG HT. BZ- BRONZE, 120-277V
F11	CREE	VT312040UNV50K	LED	LED	43	SURFACE	4' WET LOCATION LINEAR W/ STAINLESS LATCHES. PAY CANOPY, VACUUM CANOPY, 6700 LUMEN
F12	ABOLITE	WAR-616-ITL-UNV 50-PGG6-XXX-LDS96UL/ GN-A-3-XXX (XXX = color finish TBD)	LED	LED	72.8	WALL	RLM DOME WITH GOOSENECK, VERIFY FINISH. 120-277V
LFL4	SECURITY LTG	SLED-HE-48-DO-U-PS-5K	LED	LED	71	SURFACE	4' LINEAR FACADE LIGHT, DOWNLIGHT ONLY, SILVER FINISH. REFER TO EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT
LFL8	SECURITY LTG	SLED-HE-96-DO-U-PS-5K	LED	LED	34	SURFACE	8' LINEAR FACADE LIGHT, DOWNLIGHT ONLY, SILVER FINISH. REFER TO EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT
SF	LSI	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE-16'POLE, 24" BASE	LED	LED	135	POLE	SINGLE POLE LIGHT FIXTURE, DIRECT ARM MOUNT. BRONZE FINISH
SF2c	LSI	MRS-LED-18L-SIL-FT-50-70CRI-D180-16'POLE, 24" BASE	LED	LED	270	POLE	(2) HEAD POLE LIGHT FIXTURE, DIRECT ARM MOUNT. BRONZE FINISH
T1	LSI	XWS-LED-2L-FTW-UNV-DIM-50-80CRI-MSV	LED	LED	15	WALL	RADIAL SCONCE, DOWNLIGHT ONLY, (WINDOW CANOPY/TRELLIS) 120-277V.

ALL EXTERIOR LIGHT FIXTURES TO HAVE A BRONZE FINISH



BUILDING EXTERIOR LIGHTING PLAN

SCALE: 3/16"=1'-0"

A
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Stantec
Architecture Inc.
3133 West Frye Road, Suite 300
Chandler, AZ. 85226-5110
TEL. 480.687.6100
www.stantec.com

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Issued	By	Appd.	YY.MM.DD

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Title
BUILDING EXTERIOR LIGHTING PLAN

Permit-Seal

SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 368-4468
Fax: (916)368-4490
www.saceng.com

Job No. 22609

Date Signed: 12/2/2022

Project Number: 2007130215

File Name:

Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No.

Revision Sheet

ES1.2 of

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ORIGINAL SHEET - ARCH D

SECURITY LIGHTING

SLED

HIGH EFFICIENCY LINEAR LED FACADE FIXTURE

DATE: LOCATION:

TYPE: SLED2/F1 PROJECT: Quick Quack

CATALOG #: SLED-HE-24-DO-U-PS-5K

FEATURES

- The SLED Linear LED Lighting System offers a discrete and minimalist design to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to a minimum.
- Thanks to its intuitive "plug and play" mounting design with integral driver system, installation is quick and simple and only requires that power be brought to one fixture in each continuous row.
- The unique fixture design and the long life Mid-Power LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces.
- This successful system is truly a "set it and forget it" solution that is only offered from Security Lighting



SPECIFICATIONS

CONSTRUCTION
- Powder-coated mounting brackets that conceal power cables
- Fixture to fixture connections are made external to the fixture

OPTICS
- 5000K color temp standard
- Tempered glass lens
- Down only full cut off

INSTALLATION
- Each order ships with a formed drilling template for accurate and quick installation
- All subsequent fixtures quickly plug together in series
- Fixtures are not opened during the installation process
- Complete instructions for fixture installation posted on web site at www.securitylighting.com

ELECTRICAL
- Fully integrated driver for completely self-contained lighting system
- Power feed required only at beginning of each continuous row or stand alone fixture

WARRANTY
- 5 year warranty
- See HLI Standard Warranty for additional information

ORDERING GUIDE

Example: S-LED-XX-DO-U-XX-XX

CATALOG # SLED-HE-24-DO-U-PS-5K

S	LED	HE	24	DO	U	PS	5K
Series	**Source**	**Type**	**Size**	**Distribution**	**Voltage**	**Finish**	**Options**
S Linear Facade Fixture	LED Mid-Powered	HE High Efficiency	48 4-foot 36 3-foot 24 2-foot 96 8-foot	DO Downlight Only (8.5 Watts per foot)	U Universal 120 to 277 Volt	PS Platinum Silver DB Dark Bronze WH White BK Black IO Iron Ore RL RAL Color [4]	3K 3000K color temp[5] 4K 4000K color temp[5]

Notes:
1. Must Provide RAL color number and powder coat manufacture name at time of quote request
2. Color paint chip would need to be provided at time of quote request
3. Must only use factory supplied whip kit to maintain water tight integrity and product warranty
4. Made to order, 4 to 8 week lead time
5. 5000K color temperature standard Optional 3000K and 4000K color temp, built to order

✓

KEY DATA	
Lumens	834 / 1211
Wattage	30
Efficacy (LPW)	83.6 / 82.9
Reported Life (Hours)	L70 >120,000
Input Current Range (Amps)	.036 - 0.12

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Fax 847.279.0642 Website www.securitylighting.com

HUBBELL Lighting

Catalog #: XWS LED 2L FTW UNV DIM 50 80CRI MSV Project: Quick Quack

Prepared By: Date: Type: F10

Mirada Small Wall Sconce (XWS)

Outdoor LED Wall Light

IP65 IK10



OVERVIEW	
Lumen Output Range	2,000 - 6,000
Wattage Range	15 - 52
Efficacy Range (LPW)	119 - 151
Luminaire Weight lbs (kg)	8 (3.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: 10 lbs in carton.
- Max luminaire shipping weight (with back housing): 20 lbs in carton.

Optical System
- Choice of acrylic lens or high impact resistant polycarbonate lens
- The lens is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire
- Reflector system with recessed light engine reduces glare and brightness.
- Forward Throw Wide and Medium distributions available.
- Optional diffused lens for reduced LED pixilation over the lens and maximum visual comfort.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical
- High-performance driver features over-voltage under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation and electrical components.
- Optional Dual Drivers/Circuit/Power Feeds.
- Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/ indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0° to 50° with cold weather battery rated for -20°C to 50°. 120-277V Only.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 2700K or 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- IK10 rated luminaire per IEC 66262 mechanical impact code with clear polycarbonate lens (MTP).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product are DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

VT3-20

LED Vaportite

Product Description

The VT3-20 LED Linear Vaportite is designed to give long lasting, energy efficient light in demanding locations. This IP65 rated fixture is dust and water tight and replaces legacy fluorescent strip lights in car wash operations, garages, maintenance facilities, canopies, locker rooms and stairwells.

Construction
- Fully gasketed polycarbonate housing
- Ten captive stainless steel latches ensure a water tight seal
- Eight drill through knockouts available (6 on back, 1 on each end)

Optical System
- UV stabilized, frosted polycarbonate diffuser
- Wrapped lens provides 5% uplight
- 80+ CRI

Electrical
- High efficacy using latest generation mid-power LED's
- Universal input 120-277VAC, THD <20%, power factor >0.9
- Dimmable to 10% via 0-10VDC dimming
- TM-21 Projected L70(9k) life >100,000 hours
- LM-79, LM-80 testing performed in accordance with IESNA standards

Finish
- Light grey, gloss polycarbonate body with frosted lens

Installation
- Toolless surface mount installation via spring steel clips
- Clips contain mounting hook for cable suspension
- Can be surface mounted to walls and ceilings for application variability
- Operating temperature rating of -40°F to 104°F (-40°C to 40°C)
- For installations where power suge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

Warranty
- 5-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge)

Project

Catalog

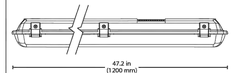
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SECURITY LIGHTING

SLED

HIGH EFFICIENCY LINEAR LED FACADE FIXTURE

DATE: LOCATION:

TYPE: SLED8/LFL8 SLED4/LFL4 PROJECT: Quick Quack

CATALOG #: SLED-HE-48-DO-U-PS-5K

FEATURES

- The SLED Linear LED Lighting System offers a discrete and minimalist design to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to a minimum.
- Thanks to its intuitive "plug and play" mounting design with integral driver system, installation is quick and simple and only requires that power be brought to one fixture in each continuous row.
- The unique fixture design and the long life Mid-Power LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces.
- This successful system is truly a "set it and forget it" solution that is only offered from Security Lighting



SPECIFICATIONS

CONSTRUCTION
- Powder-coated mounting brackets that conceal power cables
- Fixture to fixture connections are made external to the fixture

OPTICS
- 5000K color temp standard
- Tempered glass lens
- Down only full cut off

INSTALLATION
- Each order ships with a formed drilling template for accurate and quick installation
- All subsequent fixtures quickly plug together in series
- Fixtures are not opened during the installation process
- Complete instructions for fixture installation posted on web site at www.securitylighting.com

ELECTRICAL
- Fully integrated driver for completely self-contained lighting system
- Power feed required only at beginning of each continuous row or stand alone fixture

WARRANTY
- 5 year warranty
- See HLI Standard Warranty for additional information

ORDERING GUIDE

Example: S-LED-XX-DO-U-XX-XX

CATALOG # SLED-HE-48-DO-U-PS-5K

S	LED	HE	48	DO	U	PS	5K
Series	**Source**	**Type**	**Size**	**Distribution**	**Voltage**	**Finish**	**Options**
S Linear Facade Fixture	LED Mid-Powered	HE High Efficiency	48 4-foot 36 3-foot 24 2-foot 96 8-foot	DO Downlight Only (8.5 Watts per foot)	U Universal 120 to 277 Volt	PS Platinum Silver DB Dark Bronze WH White BK Black IO Iron Ore RL RAL Color [4]	3K 3000K color temp[5] 4K 4000K color temp[5]

Notes:
1. Must Provide RAL color number and powder coat manufacture name at time of quote request
2. Color paint chip would need to be provided at time of quote request
3. Must only use factory supplied whip kit to maintain water tight integrity and product warranty
4. Made to order, 4 to 8 week lead time
5. 5000K color temperature standard Optional 3000K and 4000K color temp, built to order

Accessories (Order Separately)

✓ **93073538** Hirrof - LED Whip Kit/ power feed assembly.
One required per stand alone fixture or linear run for use with SLED HE [3]

KEY DATA	
Lumens	834 / 1211
Wattage	30
Efficacy (LPW)	83.6 / 82.9
Reported Life (Hours)	L70 >120,000
Input Current Range (Amps)	.036 - 0.12

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Fax 847.279.0642 Website www.securitylighting.com

HUBBELL Lighting

Catalog #: MRS LED 18L SIL FT UNV DIM 50 70CRI MSV Project: Quick Quack

Prepared By: Date: Type: SF

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® Listings in progress.

Specifications and dimensions subject to change without notice.

CLASSIC SERIES

PARAFLEX Fast Flexible Focused Lighting

DCSHM

ROUND LED WALLPACK LUMINAIRE

PROJECT Quick Quack DATE TYPE T1

NOTES

REV: 06 2021

AVAILABLE IN QUICKSHIP



When Specifying Options, Please Check with Factory for Availability and Lead-Time. Any finish other than Paraflex bronze color is non-cancelable and non-returnable. Any modified product, any selected options added to standard products, Users order non-cancelable and non-returnable. All RMA, Return Material Authorization, must be factory approved.

FULL CUTOFF, HEAVY-DUTY HOUSING
The DCSHM is an 18" Half-Moon Wallpack with a Die Cast Aluminum Body and Impact Resistant Glass Lens

WET LOCATION, IP-65 RATED
Engineered and Constructed for Exterior Environments

EASY TO INSTALL MOUNTING
4" x 4" Gasketed Wall Plate allows the Installer to Quickly Mount and Wire the Fixture without Opening the Housing

120-277V STANDARD **TYPE VS DISTRIBUTION**

OPERATING TEMPERATURE -20C TO 40C
0C -40C with EM Pack Option

PRODUCT APPLICATIONS

Building Entrances
Walkways
Tunnels
Loading Docks
Bridges
Catwalks
Stairwells

ORDERING GUIDE

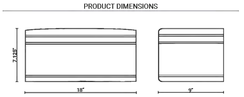
Sample Part # DCSHM-24W-40K-BZ-D1

MODEL	WATTAGE	COLOR TEMPERATURE (CCT)	HOUSING COLOR	OPTIONS & ACCESSORIES
DCSHM	24W	50K	SL	
	12W 12 WATTS	27K 2700K - WARM WHITE	BZ BRONZE (STANDARD)	MS MOTION SENSOR
	24W 24 WATTS	30K 3000K - WARM WHITE	WH WHITE	MS-D2 MOTION SENSOR WITH BILEVEL DIMMING
	36W 36 WATTS	35K 3500K - NEUTRAL WHITE	BL BLACK	D1 0-10V DIMMING
	48W 48 WATTS	40K 4000K - NEUTRAL WHITE	SL SILVER	D2 STEP DIMMING
	60W 60 WATTS	50K 5000K - COOL WHITE	CC CUSTOM COLOR	EM EMERGENCY BATTERY PACK
		57K 5700K - DAYLIGHT		V1* 480/347V INPUT (120-277V STANDARD)
				*NOT AVAILABLE WITH EM OR MOTION SENSOR

PRODUCT SPECIFICATIONS

NOMINAL WATTAGE	SYSTEM WATTAGE	CCT	LUMENS	EFFICACY	DLC V5.0 LISTING
12W	12.65	3000K	1,530.00	120.95	PREMIUM
12W	12.65	4000K	1,616.50	127.00	PREMIUM
12W	12.65	5000K	1,686.83	133.35	PREMIUM
24W	23.68	3000K	2,802.90	118.36	PREMIUM
24W	23.68	4000K	3,016.33	127.33	PREMIUM
24W	23.68	5000K	3,092.71	130.46	PREMIUM
36W	34.27	3000K	4,293.93	122.64	PREMIUM
36W	34.27	4000K	4,413.15	128.78	PREMIUM
36W	34.27	5000K	4,593.81	134.01	PREMIUM
48W	46.60	3000K	5,604.00	120.26	PREMIUM
48W	46.60	4000K	5,856.20	126.27	PREMIUM
48W	46.60	5000K	6,178.41	132.58	PREMIUM
60W	56.83	3000K	7,085.00	123.26	PREMIUM
60W	56.83	4000K	7,355.25	129.43	PREMIUM
60W	56.83	5000K	7,723.01	135.90	PREMIUM

PRODUCT DIMENSIONS



POWER

POWER FACTOR >0.90 - THD <20

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Fast Flexible Focused Lighting

Stantec
Architecture Inc.
3133 West Frye Road, Suite 300
Chandler, AZ, 85226-5110
TEL 480.687.6100
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Revision	Issued	Appd.	By	YY.MM.DD

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Title
LIGHT FIXTURE SELECTIONS

Permit-Seal



Date Signed: 12/2/2022

SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2503
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www.soceng.com

Job No. 22609

Project Number: 2007130215

File Name:

Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No.

Revision Sheet

ES1.3 of

522

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2022/12/02 3:57 PM By: Chris Gilland

ORIGINAL SHEET – ARCH D

Catalog #: GN-A-3-XXX (XXX = color finish TBD) Project:

Prepared By: Date: Type: F12 - gooseneck

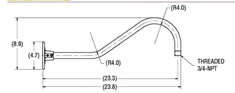
LSI Abolite Gooseneck and Wall Brackets

3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). Brackets are finished in gloss white powder, additional colors are available.

NOTE: Brackets feature 3/4" stems which slip fit into wall plate (wall end is unthreaded). Conduit may be cut down (in the field by other) to shorten bracket length. CAS wall plate included with all goosenecks.

All dimensions displayed in inches.

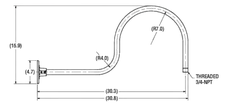
GB A 3 GWT



GB B 3 GWT

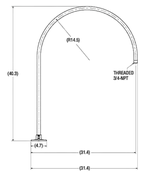


GB C 3 GWT

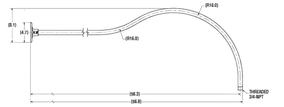


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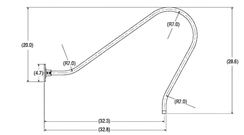
3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket is designed to be mounted to a horizontal surface, but could also be mounted to a wall. The bracket features a gloss white powder finish, additional colors available.



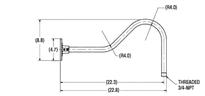
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GB H 3 GWT



Catalog #: WAR -616-17L-UNV 50-PGG6-TBD-LDS96WL Project:

Prepared By: Date: Type: F12

Warwick (WAR)

LSI Abolite® LED Warwick

wet location



OVERVIEW	
Lumen Range	1,250 - 1,700
CCT	27/30/35/40/50K
Wattage Range	9.3 - 12.8

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Heavy gauge spun aluminum with a thermally cured high quality polyester powder coat finish.
- Integrated power supply built into the fixture allowing the RLM to be connected directly to line voltage.
- Manufactured in the USA

Optical System

- Available in 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures
- Minimum CRI of 80

Electrical

- Standard Universal Voltage (120-277 Vac) Input 50/60Hz
- 0-10V dimming, 5% standard
- Operating Temperature -30°C to +50°C (-22°F to +122°F)

Installation

- Fixture can be top or side mounted using a 3/4" gooseneck or stem.
- Pre-wired with 96" leads standard.
- Fixed hub tapped for 3/4" NPT conduit.
- Glass globe is required.
- Not designed for uplight applications.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL Listed
- Suitable for wet locations

Stantec
Architecture Inc.
3133 West Frye Road, Suite 300
Chandler, AZ, 85226-3110
TEL 480.687.6100
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Consultant will not be responsible for any deviations in the field unless authorized. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd.	YY.MM.DD
Issued	By	Appd.	YY.MM.DD

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH #44-299
23825 CATT ROAD
WILDOMAR, CA

Title
LIGHT FIXTURE SELECTIONS

Permit-Seal

REGISTERED PROFESSIONAL ENGINEER — JOSEPH C. HOLLAND — No. E-10629 — Exp. 6-30-2023 — ELECTRICAL — STATE OF CALIFORNIA

SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 368-4468
Fax: (916)368-4490
www.saceng.com
Job No. 22609

Date Signed: 12/2/2022

Project Number: 2007130215

File Name:

Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No.

Revision Sheet

ES1.4 of

523

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2022/12/02 3:57 PM By: Chris Gilland

ORIGINAL SHEET – ARCH D

CATALYST
COMMERCIAL GROUP

(951) 395-0000
info@catalystretail.com
www.catalystretail.com
41391 Kalmia St. Ste 230
Murrieta, CA 92562

May 1st, 2026

Re. NWC Clinton Keith Road and Arya Road – CUP/PP No. 22-0181

To Whom It May Concern,

An extension for the above-mentioned project is being exercised. A series of delays have been caused by changes in the scope of offsite improvements. Additionally, a change in ownership of the surrounding property and delays in negotiating a cost-share agreement with adjacent parcel owners, has put the project behind schedule. Below is a DropBox link with the approved plans. Please feel free to reach out with any questions.

https://www.dropbox.com/scl/fi/7fo4wr6865qjweysenpyt/22-0181-Approved-Development-Plans-5-3-23.pdf?rlkey=p77eo6l8j94i4ffkca7yrr9eh&st=z9mnbctx&dl=0

Respectfully,

Nick Corbell

Managing Partner | Catalyst Commercial Group

(951) 395-0000
(951) 395-6995
www.catalystretail.com
ncorbell@catalystretail.com
41391 Kalmia St. Ste 230 | Murrieta, CA 92562
DRE# 01932821 | Corporate ID# 02163149

CATT CROSSINGS RETAIL CENTER
EOT #1

PLANNING COMMISSION MEETING

JUNE 3, 2026



Project Location

- Located at the terminus of Catt Road at the NEC of the I-15 freeway and Clinton Keith Road.
- The site is about 2.78 +/- acres.

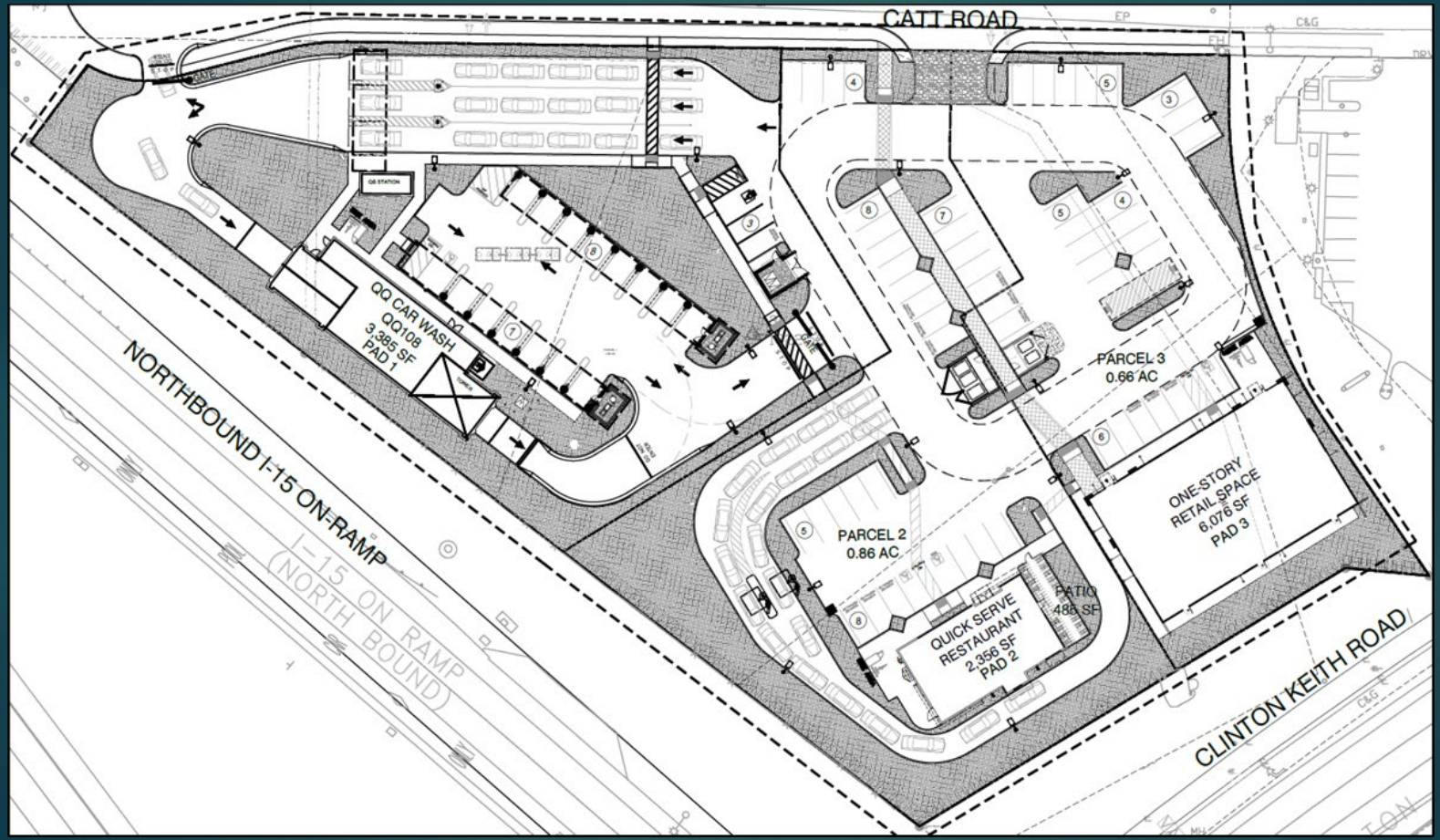
Background

- **The Planning Commission (5/3/23) took the following actions on CUP/Plot Plan 22-0181:**
  - **Adopted a Class 32 CEQA Exemption;**
  - **Approved a Conditional Use Permit to develop a 3,385 square-foot Quick-Quack Express carwash; and**
  - **Approved a Plot Plan to develop a 11,817 square-foot retail center.**

Project Description

- The applicant is requesting their 1st EOT to allow for more time to prep for grading and building permits.
- The Applicant is requesting a 3-year extension of time as permitted by the WMC.
- With Commission approval of EOT #1, the new expiration date for CUP/PP No. 22-0181 will be May 3, 2029.
- The Applicant is permitted 2 additional time extensions if needed with the ultimate deadline to begin construction ending on May 3, 2032.

CUP/PP 22-0181 Exhibits



CUP/PP 22-0181 Exhibits



CUP/PP 22-0181 Exhibits



CUP/PP 22-0181 Exhibits



East Elevation



South Elevation

Project Findings

- **The proposed EOT meets the required findings for approval.**

Planning Commission Recommendation

- **Based on the findings, staff recommends that the Planning Commission adopt PC Resolution No. 2026-10 taking the following actions:**

1. **Approve the EOT request to May 3, 2029**
2. **Determine that no additional environmental review is required per CEQA Guidelines Section 15162**

SUBJECT: PLN 26-0020 - Extension of Time (EOT) No. 3 for TTM No. 36952 and Plot Plan No. 15-0129

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0020, A FINAL ONE (1) YEAR EXTENSION OF TIME (EOT NO. 3 OF 3) THROUGH AUGUST 8, 2027 FOR TTM NO. 36952 AND PLOT PLAN NO. 15-0129 LOCATED ON THE EAST SIDE OF WILDOMAR TRAIL APPROXIMATELY 660 FEET NORTH OF CLINTON KEITH ROAD (APN: 362-250-001 & 362-250-026) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:
The City Council reviewed TTM No. 36952 and Plot Plan No. 15-0129 on February 8, 2017, and approved the proposed project. The Council approved: (1) Environmental clearance; (2) General Plan Amendment; (3) Change of Zone; (4) Tentative Tract Map (TTM) to subdivide the 11.25+ acre site into one (1) lot for condominium purposes; and (5) Plot Plan (PP) to develop 77 single family detached dwelling units with related on-site/off-site improvements and recreational amenities.

In accordance with the adopted conditions of approval, the Applicant was required to record the map and complete substantial construction on or before February 8, 2020, after which the approval would expire. The Planning Commission approved a 3-year extension of time to February 8, 2023 on December 4, 2019. The Planning Commission also approved a 2-year extension of time to February 8, 2025 on December 7, 2022. The California State Assembly passed AB2729 in 2024 which provided an automatic 18 month extension to qualifying projects. This extended the expiration date to August 8, 2026. Since the Applicant has not recorded the map or started construction on the approved development project, they have requested a final 1-year extension of time ("EOT") that will give them, if approved, through August 8, 2027, to record the map and complete substantial construction.

No additional EOTs are available for the project, in accordance with Wildomar Municipal Code ("WMC") Section 16.12.240 and Section 17.125.120.

PROJECT ANALYSIS:
The Applicant filed the EOT application and paid the required fee on May 1, 2026, before expiration, as required. Based on the timely submittal, staff has determined that the approved tract map and Plot Plan remain consistent with the project as originally approved, remains consistent with the General Plan and applicable development standards, and that the setting and local circumstances have not changed in such a manner as to render the previously approved project incompatible with the surrounding area. Thus, staff further determines that the approved project meets all of the required findings for approval of an EOT.

ENVIRONMENTAL ANALYSIS:
The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

PUBLIC NOTICE:
In accordance with Chapter 16.12 and Section 17.125.070 of the Wildomar Municipal Code, the Planning Department on or before May 23, 2026, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the June 3, 2026 Planning Commission meeting and the request under this agenda item.

ATTACHMENTS:
Attach A - PC Resolution No 2026-11.pdf
Attach A-Ex1 - PP 15-0129-EOT #3-COAs [6-3-26].pdf
Attach A-Ex1 - TTM36952-EOT #3 COAs [6-3-26] 2.pdf
Attach B - Tent Tract Map No. 36952 Approved Exhibit 2-8-17.pdf
Attach C - Nova Homes Approved Plot Plan-Development Plans 2-8-17.pdf
Attach D - EOT #3 powerpoint.pdf

ATTACHMENT A

PC RESOLUTION NO. 2026-11

(PLN 26-0020 – EOT NO. 3 FOR 36952 AND PLOT PLAN NO. 15-0129)

PC RESOLUTION NO. 2026-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0020, A FINAL ONE (1) YEAR EXTENSION OF TIME (EOT NO. 3 OF 3) THROUGH AUGUST 8, 2027 FOR TTM NO. 36952 AND PLOT PLAN NO. 15-0129 LOCATED ON THE EAST SIDE OF WILDOMAR TRAIL APPROXIMATELY 660 FEET NORTH OF CLINTON KEITH ROAD (APN: 362-250-001 & 362-250-026) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

WHEREAS, an application for an extension of time ("EOT") No.3 (PLN 26-0020) for tentative tract map ("TTM") No. 36952 and Plot Plan No. 15-0129 was filed by:

Applicant: Ivano Stamegna

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on May 1, 2026, requesting a final 1-year extension of time (No.3 of 3 available) for TTM No. 36952 and Plot Plan No. 15-0129; thereby, meeting the requirements outlined in Wildomar Municipal Code ("WMC") Section 16.12.240 and Section 17.125.120; and

WHEREAS, the City Council at a duly noticed public hearing on February 8, 2017 approved TTM No. 36952 and Plot Plan No. 15-0129 including adoption of a Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), subject to conditions of approval; and

WHEREAS, the Planning Commission at a duly noticed public meeting on December 4, 2019, approved a 3-year extension of time (EOT #1 of 3) for TTM No. 36952 and Plot Plan No. 15-0129 extending the life of the project to February 8, 2023; and

WHEREAS, the Planning Commission at a duly noticed public meeting on December 7, 2022, approved a 2-year extension of time (EOT #2 of 3) for TTM No. 36952 and Plot Plan No. 15-0129 extending the life of the project to February 8, 2025; and

WHEREAS, the State Legislature passed Assembly Bill 2729 providing an automatic 18 month extension of time for TTM No. 36952 and Plot Plan No. 15-0129 extending the life of the project to August 8, 2026; and

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on May 1, 2026 in advance of the August 8, 2026 deadline requesting a 1-year extension of time for TTM No. 36952 and Plot Plan No. 15-0129; and

WHEREAS, in accordance with WMC Chapter 16.12 and Section 17.125.070, on or before May 23, 2026, the Planning Division mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent property owners of the June 3, 2026 Planning Commission meeting where the Planning Commission would review Extension of Time No.3 for TTM No. 36952 and Plot Plan No. 15-0129; and

WHEREAS, in accordance with Section 16.12.240 and Section 17.125.120 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on June 3, 2026, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 1-year extension of time for TTM No. 36952 and Plot Plan No. 15-0129, and at which time the Planning Commission received public testimony concerning the proposed extension of time.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. CEQA FINDINGS.

The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

SECTION 2. FINDINGS OF FACT FOR EOT NO.3 (PLN 26-0020) FOR TTM No. 36952 (PA15-0129)

Pursuant to WMC Chapter 16.12.240.C, in light of the record before it, including the staff report dated June 3, 2026, and all evidence and testimony heard at the public meeting for this final extension of time for Tentative Tract Map No. 36952, the Planning Commission makes the following findings in support of the final EOT for TTM No. 36952:

Finding 1: The proposed Extension of Time for TTM No. 36952 is consistent with the City of Wildomar General Plan.

Evidence: The proposed EOT for Tentative Tract Map No. 36952 remains consistent with the City's General Plan in that the existing land use designation of Medium High Density Residential (MHDR, 5-8 units/acre) is intended to provide for the development of detached single-family residences. The approved TTM proposes 77 detached dwelling units, which is within the allowable density and will allow for the development of detached dwelling units. Therefore, the proposed EOT continues to be consistent with the Wildomar General Plan.

Finding 2: The proposed Extension of Time for TTM No. 36952 is consistent with the City of Wildomar Zoning Ordinance.

Evidence: The existing Zoning designation for the project site is R-2 (Residential Medium). If recorded, the approved tentative tract map will allow for the development of 77 detached dwelling units consistent with the minimum R-2 permitted uses. Additionally, the approved tentative tract map remains consistent with the R-2 zoning/development standards. No modifications to the approved tentative tract map are proposed as part of this extension request. Lastly, the design of the subdivision remains in conformance with the City's Subdivision Ordinance (Title 16) in that the design and construction of all improvements related to the proposed project remain as originally conditioned. Considering these facts, the proposed request for a one-year extension of time through August 8, 2027, for Tentative Tract Map No. 36952, is consistent with the Development Code (Title 17), which is the City's Zoning Ordinance, of the Municipal Code.

Finding 3: The proposed Extension of Time for TTM No. 36952 does not adversely affect the general health, safety, and welfare of the public.

Evidence: The proposed extension of time does not adversely affect the general health, safety, and welfare of the public because the originally approved tract map remains in compliance with all the required design and development standards of the MHDR land use designation and R-2 zoning designation. Further, the design of the subdivision remains in conformance with the City's Subdivision Ordinance (Title 16) in that the design and construction of all improvements related to the proposed project remain as originally conditioned, which are intended to protect the general health, safety, and welfare of the public.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of the approved tentative map.

Evidence: The Applicant submitted the EOT application and paid the required fee on May 1, 2026, in advance of the August 8, 2026, expiration date of the tentative map. Accordingly, the application was timely filed in accordance with WMC Section 16.12.240, and this finding is satisfied.

SECTION 3. FINDINGS OF FACT FOR EOT NO.3 (PLN25-0086) FOR PLOT PLAN 15-0129

Pursuant to WMC Section 17.125.120, in light of the record before it, including the staff report dated February 4, 2026, and all evidence and testimony heard at the public meeting for this first extension of time for Plot Plan No. 15-0129, the Planning Commission makes the following findings in support of the final EOT for Plot Plan 15-0129:

Finding 1: The approved plot plan permit remains consistent with the adopted General Plan.

Evidence: The proposed EOT for Plot Plan 15-0129 remains consistent with the City's General Plan in that the existing land use designation of Medium High Density Residential (MHDR, 5-8 units/acre) is intended to provide for the development of detached single-family residences. The approved Plot Plan proposes 77 detached dwelling units, which is

within the allowable density and will allow for the development of detached dwelling units. Therefore, the proposed EOT continues to be consistent with the Wildomar General Plan.

Finding 2: The approved plot plan remains in conformance with the requirements of Title 17 (Zoning).

Evidence: The existing Zoning designation for the project site is R-2 (Residential Medium). The approved plot plan will allow for the development of 77 detached dwelling units consistent with the minimum R-2 permitted uses. Additionally, the approved plot plan remains consistent with the R-2 zoning/development standards. No modifications to the approved plot plan are proposed as part of this extension request. Lastly, In review of the approved plot plan, it has been determined that it remains consistent with the R-2 development standards in terms of setbacks, building height, lot area and lot coverage. Considering these facts, the proposed request for a 1-year extension of time through August 8, 2027, for Plot Plan No. 15-0129, is consistent with the Development Code (Title 17), which is the City's Zoning Ordinance, of the Municipal Code.

Finding 3: The setting and local circumstances of the approved plot plan have not changed in such a way to make the previously approved plot plan incompatible or inappropriate with the surrounding area.

Evidence: The approved Plot Plan No. 15-0129 for the development of a 77 single family detached dwelling units project with related on-site/off-site improvements and amenities remains compatible and appropriate with the surrounding area. Based on the original plot plan findings, the approved project was designed to conform to a logical pattern of development as envisioned by the General Plan, and the project remains consistent with those findings. Further, the MND/MMRP adopted for Plot Plan No. 15-0129 analyzed all potential impacts related to the approved project and outlined mitigation measures which remain applicable to the project and remain as adopted conditions of approval. Since there are no changes proposed to the approved plot plan with this specific EOT #3 request, the approved project remains consistent with the original approval. Given these facts, the proposed request for a 1-year extension of time to August 8, 2027 for Plot Plan No. 15-0129 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of the approved plot plan.

Evidence: The Applicant submitted the EOT application and paid the required fee on May 1, 2026, in advance of the August 8, 2026, expiration date of the plot plan. Accordingly, the application was timely filed in accordance with WMC Section 17.125.120, and this finding is satisfied.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, approves a final 1-year extension of time through August 8, 2027 for TTM No.

36952 and Plot Plan No. 15-0129, subject to the updated conditions of approval attached hereto this Resolution as Exhibit 1 and incorporated by reference.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2026.

_____
Nolan King
Planning Commission Chair

ATTEST:

_____
Robert Flores
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Joaquin Vazquez
Assistant City Attorney

EXHIBIT 1
UPDATED CONDITIONS OF APPROVAL

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN No. 15-0129			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~**Original City Council Approval Date - February 8, 2017**~~ ~~**Plot Plan 15-0129 EOT #1 Approval Date - Dec. 4, 2019**~~ ~~**Plot Plan 15-0129 EOT #2 Approval Date - Dec. 7, 2022**~~ **Plot Plan 15-0129 EOT #3 Approval Date - June 3, 2026**	~~**Original TTM No. 36952 Expiration Date - February 8, 2020**~~ ~~**Plot Plan 15-0129 EOT #1 Expiration Date - Feb. 8, 2023**~~ ~~**Plot Plan 15-0129 EOT #2 Expiration Date - Feb. 8, 2025**~~ **Plot Plan 15-0129 EOT #3 Expiration Date - August 8, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PLANNING DEPARTMENT CONDITIONS			
General / Standard Conditions			
1. ~~In compliance with Section 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The notice shall include the required California Department of Fish and Wildlife (Fish and Game Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of **$2,260.25**. 67 Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The above fee is broken down as follows:~~ ~~**a. California Department of Fish and Wildlife = $2,210.25**~~ ~~**b. Riverside County Clerk Administrative Fee = $50.00**~~	~~February 15, 2017~~	~~Planning Department~~	Matthew Bassi
2. *The Applicant shall review, and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department within two weeks of the Planning Commission approval.* *Applicant Signature* *Date*	*June 17, 2026*	*Planning Department*	
3. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents,	Ongoing	Planning Department	

	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, the 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 Subdivision 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. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action			

	and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	*Approval of EOT #3 (PLN26-0020) for Plot Plan No. 15-0129 shall expire on August 8, 2027, if grading and/or building permits have not been issued and substantial construction work has commenced on the project site. No additional extensions of time are available in accordance with Chapter 17.216 of the Wildomar Municipal Code.*	*August 8, 2027*	*Planning Department*	
5.	~~Plot Plan No. 15-0129 shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 15-0129 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.~~	~~April 8, 2017~~	~~Planning Department~~	
6.	~~In accordance with Section 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~May 8, 2017~~	~~Planning Department~~	
7.	~~Within 60 days of the Nova Homes Residential project (Planning Application No. 15-0129) Change of Zone approval by the City~~	~~April 8, 2017~~	~~Planning Department~~	

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN No. 15-0129			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~**Original City Council Approval Date - February 8, 2017**~~ ~~**Plot Plan 15-0129 EOT #1 Approval Date - Dec. 4, 2019**~~ ~~**Plot Plan 15-0129 EOT #2 Approval Date - Dec. 7, 2022**~~ **Plot Plan 15-0129 EOT #3 Approval Date - June 3, 2026**	~~**Original TTM No. 36952 Expiration Date - February 8, 2020**~~ ~~**Plot Plan 15-0129 EOT #1 Expiration Date - Feb. 8, 2023**~~ ~~**Plot Plan 15-0129 EOT #2 Expiration Date - Feb. 8, 2025**~~ **Plot Plan 15-0129 EOT #3 Expiration Date - August 8, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	~~Council, the Applicant shall pay any outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the submittal of final map, grading plans, improvement plans and/or building/construction plans.~~			
8.	If the Nova Homes Residential project (Planning Application No. 15-0129) is not constructed at the same time, the remaining vacant lots shall be landscaped with a drought tolerant hydro seed mix that is native to the Wildomar region. This area shall be allowed to have above ground/temporary irrigation to water the landscaping. The purpose of this condition is to mange dust control issues. The Applicant shall submit a "landscape plan" for Planning Department review and approval prior to installation. Said landscaping and irrigation shall be fully functional and operational prior to the issuance of a final certificate of occupancy for either site, and be required to be maintained for the as long as the either site is vacant.	On-Going	Planning Department	
9.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan and/or conditional use permit.	On-Going	Planning Department	
10.	The project shall be developed in accordance with the approved plot plan approved by the City Council on February 8, 2017. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 17.228 of the Wildomar Municipal Code.	Ongoing	Planning Department	

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN No. 15-0129			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~Original City Council Approval Date - February 8, 2017~~ ~~Plot Plan 15-0129 EOT #1 Approval Date - Dec. 4, 2019~~ ~~Plot Plan 15-0129 EOT #2 Approval Date - Dec. 7, 2022~~ Plot Plan 15-0129 EOT #3 Approval Date - June 3, 2026	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~Plot Plan 15-0129 EOT #1 Expiration Date - Feb. 8, 2023~~ ~~Plot Plan 15-0129 EOT #2 Expiration Date - Feb. 8, 2025~~ Plot Plan 15-0129 EOT #3 Expiration Date - August 8, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
11.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Dept.	
12.	All grading shall conform to the California Building Code and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Dept.	On-Going	Planning & Engineering Depts.	
13.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	On-Going	Planning & Engineering Depts.	
14.	The Applicant is prohibited from using any sort of blasting device or activity during all grading and/or construction operations.	On-Going	Planning Department	
15.	The proposed development approved by the City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Section 8.64 of the WMC.	On-Going	Planning Department	

16.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Department	
17.	The Applicant shall provide one (1) 220 v. electric vehicle plug in fixture in each enclosed garage of the multi-family townhouse project area in accordance with the provisions of the CalGreen Building Code.	On-Going	Planning & Building Departments	
18.	The Applicant shall comply with all provisions of the Cal-Green Building Code, including but not limited to, bicycle parking, bike lockers, electric vehicle plug-in stations, etc. throughout the commercial retail center. This information shall be shown on the construction documents and verified by the Planning Department prior to the issuance of building permits.	On-Going	Planning & Building Departments	
19.	As required by Section 3.42.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee.	On-Going	Planning & Building Departments	
20.	As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.	On-Going	Planning & Building Departments	
21.	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the	On-Going	Planning & Public Works Departments	

	county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources 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 a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the most likely descendant. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. All parties are aware that the most likely descendant may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer shall accommodate on-site reburial in a location mutually agreed upon by the Parties.			
22.	The project shall comply with California Building Code and Chapter 13.12, Stormwater Drainage System Protection, of the Wildomar Municipal Code.	On-Going	Planning & Public Works Departments	
23.	Compliance with the 2013 California Building Code (or most current version) and the 2013 Edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations.	On-Going	Planning & Public Works Departments	
24.	Adherence to California Fire Code Chapter 49, which cites specific requirements for wildfire-urban interface areas.	On-Going	Planning & Public Works Departments	

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~~**Original City Council Approval Date - February 8, 2017**~~ ~~**Plot Plan 15-0129 EOT #1 Approval Date - Dec. 4, 2019**~~ ~~**Plot Plan 15-0129 EOT #2 Approval Date - Dec. 7, 2022**~~ **Plot Plan 15-0129 EOT #3 Approval Date - June 3, 2026**	~~**Original TTM No. 36952 Expiration Date - February 8, 2020**~~ ~~**Plot Plan 15-0129 EOT #1 Expiration Date - Feb. 8, 2023**~~ ~~**Plot Plan 15-0129 EOT #2 Expiration Date - Feb. 8, 2025**~~ **Plot Plan 15-0129 EOT #3 Expiration Date - August 8, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
25. Wildomar Municipal Code Section 13.12.060 requires that new construction and renovation control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City shall identify the best management practices (BMPs) that may be implemented to prevent such deterioration. BMPs are identified in the Water Quality Management Plan.	On-Going	Planning & Public Works Departments	
CEQA / Mitigated Negative Declaration (MND) Mitigation Measures (Remain in full force and effect):			
Biological Resources			
26. **BIO-1** All developers of the proposed project site shall conduct construction and clearing activities outside of the avian nesting season, February 15–September 15, where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities may have the potential to disturb or otherwise harm nesting birds. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest).	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The exclusion zones shall remain in force until all young have fledged. Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications. If construction activities are proposed to occur during the non-breeding season (September 15–February 14), a survey is not required, no further studies are necessary, and no mitigation is required.			
27.	**BIO-2** If coastal California gnatcatchers are found nesting within or near the project site (approximately 250 feet), all construction-related activities will be suspended until a qualified biologist determines that the young birds have fledged or the nest is no longer active.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
28.	**BIO-3** Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted 14 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed. Surveys shall be completed within all construction areas and within	Fourteen days prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.			
29.	**BIO-4** If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance: Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 15 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied. If the relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site that is consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (3/7/2012). The	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). • A description of efforts and funding support proposed to monitor the relocation. If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. The City of Wildomar shall notify the USFWS and the CDFW if owls are found to be present on-site and develop a conservation strategy in cooperation with the USFWS, the CDFW, and the Regional Conservation Authority in accordance with the CDFW's Staff Report on Burrowing Owl			

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Mitigation. Any identified loss shall be reported to the CDFW.			
30.	**BIO-5** Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.	Prior to ground disturbance	City of Wildomar Planning Department	
Cultural Resources				
31.	**CUL-1** If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Pechanga and Soboba Tribes. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2, and the Archaeological Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2. For all other cultural resources discovered on the project site, the project archaeologist shall assess the	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

	significance of such resources based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. If such resources are determined to be significant by the archaeologist, impacts to the resource shall be mitigated as provided for in the agreement required by CUL-2, if applicable, or in accordance with CUL-3.			
32.	**CUL-2** At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the City Planning Department, Pechanga and Soboba Tribes with notification of the proposed grading and shall coordinate with the City of Wildomar and the Tribes to develop an Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the handling of archaeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement shall not conflict with mitigation measures CUL-1, CUL-3, CUL-4, and CUL-5. Two separate agreements must be prepared between the Pechanga Tribe and the developer, and the Soboba Tribe and the developer. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the	Thirty days prior to any ground-disturbing construction activities.	City of Wildomar Engineering and Planning Departments	

	issuance of the first grading permit.			
33.	**CUL-3** With the exception of archaeological resources, sacred items, burial goods, and human remains for which the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2 provides a plan for treatment and final disposition, all significant archaeological resources that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a curation facility, that meets the standards set forth in 36 CFR Part 79 for federal repositories.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
34.	**CUL-4** All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified archaeologist in consultation with the appropriate Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Section 15064.5.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
35.	**CUL-5** To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading,	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

	excavation, and/or trenching). However, monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives.			
Geology/Soils				
36.	**GEO-1** The project applicant shall incorporate the recommendations of the geotechnical/geological engineering study dated July 22, 2015, prepared by Soils Southwest, Inc., into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Prior to any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	
37.	**GEO-2** Prior to the issuance of any grading or building permit, the project applicant shall submit a subsequent seismic settlement study to the City of Wildomar for review and approval. The seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level seismic settlement study into project plans as directed by the City Engineer. The project's building plans shall demonstrate that they incorporate all applicable	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning Department and Building and Safety Department	

	recommendations of the seismic settlement study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.			
38.	**GEO-3** To prevent the potential for damage associated with expansion potential, additional expansion testing shall be conducted during site development. If the results of expansion testing indicate moderate to highly expansive soils, the project applicant shall ensure that those soils are pre-saturated to a moisture content and depth specified by the geotechnical engineer, thereby "pre-swelling" the soil prior to constructing the structural foundation or hardscape. This method shall be used in conjunction with a layer of imported non-expansive fill material placed directly below foundations and slabs to control seasonal moisture fluctuations. In addition, stronger foundations, such as rigid mat or grid footing foundations, which can resist small ground movements without cracking, shall be constructed.	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning and Engineering Departments	
39.	**GEO-4** Concrete Slab on Grade. Specific design recommendations shall be incorporated into project design as specific in the geotechnical study prepared by Soils Southwest, Inc., dated July 22, 2015. Specific requirements include concrete slab reinforcement methods and materials and concrete curing. In addition, joints (isolation, contraction, and construction) shall be placed in	Prior to any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

	accordance with the American Concrete Institute (ACI) guidelines. Special precautions shall be taken during placement and curing of all concrete slabs. Excessive slump (high water/cement ratio) of the concrete and/or improper curing procedures used during either hot or cold weather conditions could result in excessive shrinkage, cracking, or curling in the slabs. All concrete proportioning, placement, and curing shall be performed in accordance with ACI recommendations and procedures.			
40.	**GEO-5** Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

	Sciences.			
Noise				
41.	**NOI-1** Construction Noise Impacts. Construction of the proposed project would potentially result in relatively high noise levels and annoyance at the closest off-site residential uses. The following best management practices (BMPs) would reduce short-term construction-related noise impacts resulting from the proposed project: 1. Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the project site, directly across the street from the project site providing a schedule for major construction activities that will occur for the duration of the construction period. In addition, the notification will include the identification of and contact number for a community liaison and a designated construction manager who would be available on-site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and the construction manager will be located at the construction office, City Hall, and the police department. 2. During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. In addition, site grading and excavation activity shall be limited to weekdays	Prior to any earth movement permit or activity	City of Wildomar Planning and Public Works Departments	

	between 9:00 a.m. and 4:00 p.m., and no construction activities shall occur on Saturdays, Sundays, or federally recognized holidays. 3. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. 4. The construction contractor shall utilize grading and excavation equipment that is certified to generate noise levels of no more than 85 dBA at a distance of 50 feet. 5. All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. 6. The construction contractor shall erect a temporary noise construction barrier along the eastern and western perimeters of the project site. If a temporary construction barrier is deemed technically infeasible, the contractor shall construct a masonry wall along the eastern and western perimeters of the project prior to any other phase of construction activity, including site grading. The applicant shall demonstrate that the temporary barrier achieves a noise reduction of at least 5 decibels during construction activities. 7. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.			

	8. The construction contractor shall monitor the effectiveness of noise attenuation measures by taking noise measurements.			
42.	**NOI-2** Traffic Noise Impacts. The following mitigation measures shall be implemented for the proposed project for vehicular traffic noise impacts: 1. A minimum sound wall height of 6 feet along the western property line along George Avenue for Lot Numbers 1 through 6 and Lot Numbers 76 and 77. 2. A minimum sound wall height of 6 feet along the eastern property line along Iodine Springs Road for Lot Numbers 43 through 51. 3. Double-paned windows with minimum sound transmission class (STC) 30 for first-floor bedrooms on Lot Numbers 49, 50, and 51, and for second-floor bedrooms on Lot Numbers 1 through 6 and Lot Numbers 45 through 51 that are directly exposed to traffic noise. 4. Mechanical ventilation, such as an air conditioning system, in all residential units.	Prior to certificate of occupancy	City of Wildomar Planning Department and Building and Safety Department	
Transportation and Traffic				
43.	**TRAF-1** The following intersection improvements are required for Existing Plus Ambient Growth Plus Project and Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions. Prior to occupancy, the project applicant shall be required to either construct, or participate in the funding that will lead to the construction	Prior to occupancy	City of Wildomar Engineering, Building and Safety and Planning Departments	

	of, the following off-site improvements: • I-15 Freeway Southbound Ramps (NS) at [In Lieu] – Baxter Road (EW) – #1 • Construct Eastbound Right Turn Lane • Install Interim Traffic Signal • I-15 Freeway Northbound Ramps (NS) at [In Lieu] – Baxter Road (EW) – #2 • Install Interim Traffic Signal			
Prior to the Issuance of Grading Permits				
44.	Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.	Prior to ground disturbance	Planning Department	
45.	Prior to the issuance of the 1st grading permit, the applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings to the Planning Department including on-site and public right-of-way and shall include a fence/wall plan for review and approval by the Planning Department. Said landscape and irrigation plans shall be prepared by a licensed Landscape Architect and shall comply with all requirements of Section 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code, and EVMWD's Water Efficient Landscape Standards as adopted by the City Council on December 14, 2016. The landscape plans shall include the	Prior to Issuance of Building Permits	Planning Department	

	following: a) Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger. b) No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan prior to approval of the grading and site plans. c) All above ground utilities shall be shown on the precise grading plans in their exact locations. Building and landscape backflow prevention units and transformers shall be located in shrub areas. Double detector checks shall be fully screened from view. The detector check/backflow device shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished and painted to match the device. The detector check and post indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (18 inches on sides and 8 feet at the front doors). d) All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 1 year of the installation. e) All parking lot planter areas shall be a minimum of 5 feet wide excluding curbs, walkways and required concrete strip adjacent to			

	parking spaces (6" curb with a 12" wide by 4" deep reinforced concrete strip adjacent). A detail shall be drawn on the civil engineer's plan to illustrate this application in all relevant locations. f) All plants within the detention basin shall be California native. The trees shall include *Quercus agrifolia* (coast live oak) and *Platanus racemosa* (sycamore). The shrubs shall be *Heteromeles arbutifolia* (toyon). g) All planting areas damaged during construction shall be replaced at the direction of the City Landscape Architect. h) The irrigation controller shall be a weather-based controller that measures evapo-transpiration. A rain shut-off device is required. Drip irrigation is required in all planting areas. i) All soil amendments and fertilizers shall be organic as a storm-water best management practice. Soil analysis and agronomic soil report shall be submitted to the City with the landscape plans, including the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH and total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments. j) No plant materials that could freeze, damage paving, or have thorns are allowed. k) Prior to construction, the job site superintendent and the landscape contractor shall meet with the City's Landscape Architect and Planning Department representative shall meet for a			

	pre-job meeting. No landscaping shall occur prior to the meeting. l) Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457. m) Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. n) The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.			
46.	Prior to the issuance of any grading permit, the Project applicant shall comply with all of the provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), including payment of the MSHCP Local Development Mitigation Fee and Best Management Practices (specifically Appendix C, Standard Best Management Practices, of the MSHCP).	Prior to Issuance of Grading Permits	Planning Department	
47.	Prior to the issuance of the 1st grading permit on the property, the applicant shall submit a haul permit for any import of material to the site or export of material off-site for review and approval by the City Engineer and Planning Director. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel at	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

	all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site does not have an approved environmental assessment, a grading environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.			
48.	The grading plan shall include the following information in the Notes Section of the Grading Plan: "No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

	a qualified biologist."			
49.	The grading plan shall include the following information in the Notes Section of the Grading Plan: "If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such, and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director."	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
50.	Prior to the issuance of the 1st grading permit, the applicant shall submit a final geotechnical soils report to the City Engineer for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN No. 15-0129			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~**Original City Council Approval Date - February 8, 2017**~~ ~~**Plot Plan 15-0129 EOT #1 Approval Date - Dec. 4, 2019**~~ ~~**Plot Plan 15-0129 EOT #2 Approval Date - Dec. 7, 2022**~~ **Plot Plan 15-0129 EOT #3 Approval Date - June 3, 2026**		~~**Original TTM No. 36952 Expiration Date - February 8, 2020**~~ ~~**Plot Plan 15-0129 EOT #1 Expiration Date - Feb. 8, 2023**~~ ~~**Plot Plan 15-0129 EOT #2 Expiration Date - Feb. 8, 2025**~~ **Plot Plan 15-0129 EOT #3 Expiration Date - August 8, 2027**	
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	City of Wildomar.			
Prior to Issuance of Building Permits			
51.	The Applicant shall comply with all applicable provisions of the Cal-Green Building Code, including but not limited to, bicycle parking, bike lockers, etc.	Prior to Issuance of Building Permits.	Planning & Building Departments	
52.	Prior to the issuance of building permits, a copy of the recorded Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted to the Planning Director.	Prior to Issuance of Building Permits	Planning Department	
53.	Prior to the issuance of all building permits, the applicant shall comply with Building Department requirements in obtaining all necessary permits and processing construction drawings.	Prior to Issuance of Building Permits	Planning Department	
54.	Prior to the issuance of the 1st building permit, the Applicant shall prepare a comprehensive sign program. The sign program shall be consistent with all applicable provisions of Section 17.252 (Sign Regulations) of the Wildomar Municipal Code, and approved by the Planning Department prior to the issuance of a building permit.	Prior to Issuance of Building Permits	Planning Department	
55.	Prior to the issuance of the 1st building permit for each structure within the project, the applicant shall pay all current Wildomar Development Impact Fees, as determined by the Building and Engineering departments, including but not limited to, regional fees such TUMF, MSHCP, K-Rat fees, School Fees, etc.	Prior to Issuance of Building Permits	Planning & Building Departments	
56.	Prior to the issuance of the 1st building permit, the applicant shall	Prior to Issuance of	Planning & Building	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	submit for review and approval by the Planning and building departments an exterior lighting/security lighting plan/photometric survey. Said lighting plan shall comply with all applicable provisions of Section 8.64 (Light Pollution Ordinance) of the WMC.	Building Permits	Departments	
Prior to Issuance of a Certificate of Occupancy				
57.	Prior to the issuance of a certificate of occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Planning Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	
58.	Prior to the issuance of occupancy permits, all required landscaping and irrigation systems shall be installed in a condition acceptable to the City. The owner's Landscape Architect shall provide inspection of the landscaping. The owner's Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. An irrigation audit may be required. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
59.	Prior to the issuance of occupancy permits, the following conditions	Prior to the	Planning Dept.	

	shall be satisfied: • Performance securities, in the amount determined by the City Landscape Architect and Planning Director, shall be provided to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained in accordance with the approved landscape plans. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release. All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. • The owner's Landscape Architect shall provide inspection of the landscaping. The Landscape Architect shall provide the City with the Certificate of Landscape Design. • The project landscape contractor shall provide the City with the Landscape Installation Certification of Completion stating that the landscaping was installed per the approved plans. The City will review the Certificate and conduct inspections to ensure that the landscape installation is in compliance with the approved	Issuance of Occupancy Permits		

	landscape plans.			
60.	Prior to the issuance of the final Certificate of Occupancy, all required onsite landscape planting and irrigation improvements shall have been installed and fully operational consistent with the approved construction plans. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	
61.	Prior to issuance of a final occupancy permit, all Riverside County Fire Department conditions shall be complied with and cleared by the Fire Department. The Applicant shall provide written verification from County Fire that all applicable conditions have been met.	Prior to final Certificate of Occupancy	Planning Dept.	
62.	Prior to the Issuance of the final Certificate of Occupancy, all Planning Department conditions listed herein shall be completed to the satisfaction of the Planning Department.	Prior to final Certificate of Occupancy	Planning Dept.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS			
General Requirements/Conditions			
1. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2. No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	
3. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering Dept.	
4. The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works	
5. The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an approved site.	On-Going	Public Works	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
6. Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Engineering Dept.	
7. For commercial/industrial projects, the developer/applicant shall submit a Business Registration application to the city for approval. The Business Registration shall indicate that this business in required to submit a Stormwater Compliance Deposit to the City for ongoing Commercial/Industrial Inspection requirements of the City's MS4 permit (NPDES Inspection). The requirement for stormwater compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The developer/applicant shall also provide to the Planning Department, as part of the Business' Statement of Operations, a copy of the educational materials, business' handbook, training or similar documents describing the business' best management practices for storm water pollution prevention.	On-Going	Engineering Dept.	
8. The developer/applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website.	On-Going	Engineering Dept.	
9. The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials	On-Going	Engineering Dept.	

	generated from the business.			
10.	The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	
11.	The Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Engineering Dept.	
12.	All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Department.	On-Going	Engineering Dept.	
13.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	On-Going	Engineering Dept.	
14.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area.	On-Going	Engineering Dept.	
15.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	

16.	All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	
17.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.	On-Going	Engineering Dept. Planning Dept.	
18.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering Dept.	
19.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall	Prior to Map Recordation	Engineering Dept.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	de-annex from said assessment/benefit district.			
20.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
21.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Engineering Dept.	
22.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
23.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
Prior to the Issuance of Grading Permits			
24.	The developer shall submit a geotechnical soils report to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in	Prior to Issuance of a Grading Permit	Engineering Dept.	

	conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.			
25.	The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering Dept.	
26.	The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
27.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
28.	The developer shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering Dept.	
29.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist	Prior to Issuance of	Engineering Dept.	

	with their license seal.	a Grading Permit		
30.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Applicant shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The developer shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed and maintained to the satisfaction of the City Engineer. The project shall use the following hydromodification criteria for the project site: "The runoff flow rate, volume, velocity, and duration for the post development condition of the Priority Development Project do not exceed the pre-development (i.e. naturally occurring) condition for the 2 year, 24 hour and 10 year, 24 hour rainfall events. This condition must be substantiated by hydrologic modelling acceptable to City of Wildomar."	Prior to Issuance of a Grading Permit	Engineering Dept.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
31.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, the developer is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Applicant needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise, volume has to be addressed.	Prior to Issuance of a Grading Permit	Engineering Dept.	
32.	A Grading Agreement and a Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	
33.	The developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the	Prior to Issuance of a Grading Permit	Engineering Dept.	

	satisfaction of the City Engineer. Specifically, the study will: a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. d. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
34.	The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by City Council.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	
Prior to Issuance of Building Permits				

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35.	Comply with the Conditions of Approval for Tentative Tract Map 36952	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
36.	Language shall be included in the CC&R's requiring residents to park in the garages *and only within designated visitor spaces shown on the approved plot plan (adopted by the City Council on 2/8/17).*	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
37.	Interior private streets may have on-street parking where designated on the site plan. All other areas of the site shall be posted "No Parking".	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
38.	The developer/owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
39.	Improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the Developer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
40.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
41.	The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	

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42.	The developer shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
43.	The developer shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	
44.	The developer shall annex into the CFD Services District to offset development related costs for maintenance and services.	Prior to Issuance of a Building Permit	Engineering Dept.	
45.	The developer/applicant shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit	Building Dept.	
46.	The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	
47.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and City Development Impact Fees.	Prior to Issuance of a Building Permit or Certificate of	Building Dept.	

		Occupancy		
48.	The developer shall construct the stormwater quality treatment devices to accommodate all project runoff from in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way.	Prior to Issuance of a Building Permit	Engineering Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	Provide a fire hydrant system in accordance with Riverside County Ordinance 460, including fire hydrants spaced not more than 330 feet apart and capable of providing a fire flow of 1,000 GPM for 2 hours at 20 PSI.	On-Going	Fire Department	
2.	Prior to building permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to bringing any combustible building materials on site. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and access. Approved water plans must be at the job site.	On-Going	Fire Department	

3.	Install blue reflectors in roads and alleys to indicate fire hydrant locations per Riverside County Fire Department standards.	On-Going	Fire Department	
4.	All portions of buildings or of an exterior wall of the first story of all buildings shall be within 150 feet from fire apparatus as measured along an approved route around the complex, exterior of the facility, or building.	On-Going	Fire Department	
5.	Fire apparatus access road(s) shall be in compliance with the Riverside County Fire Department Standard number 06-05. Access roads shall have an unobstructed vertical clearance of not less than 13 feet, 6 inches. Access lanes shall be designed to withstand the weight of 75,000 pounds over two axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all-weather driving capabilities.	On-Going	Fire Department	
6.	Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus.	On-Going	Fire Department	
7.	No parking shall be allowed in roads or alleys less than 24 feet wide as measured between curb faces. Provide “No Parking Fire Lane” signs per Riverside County Fire Department standards.	On-Going	Fire Department	
8.	Residential fire sprinklers are required in all one and two family dwellings per the California Residential code, California Building Code and the California Fire Code. Install Fire Sprinkler Systems per the California Residential Code or NFPA 13D, 2013 Edition. Plans must	On-Going	Fire Department	

	be submitted to the Fire Dept. for review and approval prior to installation.			
9.	Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	On-Going	Fire Department	
10.	All buildings greater than 3,600 square feet in area require a fire sprinkler system. All residential use buildings require a fire sprinkler system. Fire sprinkler systems shall be designed and installed per NFPA 13, 13D or 13R, 2013 Edition. The PIV and FDC shall be located to the front, within 25 to 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A licensed C-16 contactor must submit plans, along with current permit fees, to the Fire Department for review and approval prior to installation.	On-Going	Fire Department	
11.	Prior to final inspection, provide a Knox rapid entry system for the clubhouse, pool area, and any entry gates to the development as necessary. The pool area and clubhouse should have at minimum a Knox 3200 series key box installed next to the approved Fire Department access door or gate. Required order forms and installation standards may be obtained at the Fire Department.	On-Going	Fire Department	
ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)				

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN No. 15-0129			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~Original City Council Approval Date - February 8, 2017~~ ~~Plot Plan 15-0129 EOT #1 Approval Date - Dec. 4, 2019~~ ~~Plot Plan 15-0129 EOT #2 Approval Date - Dec. 7, 2022~~ Plot Plan 15-0129 EOT #3 Approval Date - June 3, 2026	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~Plot Plan 15-0129 EOT #1 Expiration Date - Feb. 8, 2023~~ ~~Plot Plan 15-0129 EOT #2 Expiration Date - Feb. 8, 2025~~ Plot Plan 15-0129 EOT #3 Expiration Date - August 8, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions			
1. Subarea water and sewer master plans shall be prepared by the applicant and approved by the District prior to formal plan submittal. This subarea mater plan shall evaluate water and sewer system capacities as per District design standards.	On-Going	EVMWD	
2. Recycled water, when available, shall be used to water parks, open spaces and street medians. The applicant needs to prepare plans and construct recycled water mains in Westpark Promenade.	On-Going	EVMWD	
3. Water shall be connected to the 16' PVC water main (1650 pressure zone).	On-Going	EVMWD	
4. Individual water meters are required for each condominium building.	On-Going	EVMWD	
5. Applicant will be required to follow the Districts Plan Check procedures.	On-Going	EVMWD	
6. The Developer will be required to adhere to the Districts Development process and pay all applicable fees.	On-Going	EVMWD	

END

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
TENTATIVE TRACT MAP No. 36952			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~Original City Council Approval Date - February 8, 2017~~ ~~TTM 36952 EOT #1 Approval Date - December 4, 2019~~ ~~TTM 36952 EOT #2 Approval Date - December 7, 2022~~ TTM 36952 EOT #3 Approval Date - June 3, 2026	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~TTM 36952 EOT #1 Expiration Date - February 8, 2023~~ ~~TTM 36952 EOT #2 Expiration Date - February 8, 2025~~ TTM 36952 EOT #3 Expiration Date - August 8, 2027		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
PLANNING DEPARTMENT CONDITIONS			
General Requirements / Standard Conditions			
1. ~~In compliance with Section 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The notice shall include the required California Department of Fish and Wildlife (Fish and Game Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of **$2,260.25**. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The above fee is broken down as follows:~~ ~~**a. California Department of Fish and Wildlife = $2,210.25**~~ ~~**b. Riverside County Clerk Administrative Fee = $50.00**~~	~~February 15, 2017~~	~~Planning Department~~	Matthew Bassi
2. *The Applicant shall review, and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department within two weeks of the Planning Commission approval.* *Applicant Signature* *Date*	*June 17, 2026*	*Planning Department*	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
3. 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, the 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 Subdivision 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. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related	Ongoing	Planning Department	Matthew Bassi

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	to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	*Approval of EOT #3 (PLN26-0020) for Tentative Tract Map No. 36952 shall expire on August 8, 2027, if the final map has not been approved by the City Council and recorded with the Riverside County Recorder. No additional extensions of time are available in accordance with Chapter 17.216 of the Wildomar Municipal Code.*	*August 8, 2027*	*Planning Department*	
5.	~~*TTM No. 36952* shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 15-0129 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.~~	~~April 7, 2017~~	~~Planning Department~~	Matthew Bassi
6.	~~In accordance with Section 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby given to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~May 8, 2017~~	~~Planning Department~~	Matthew Bassi
7.	~~Within 60 days of approval of the Nova Homes Residential Project (Planning Application No. 15-0129) by the City Council, the Applicant shall pay any outstanding deposit account balances. Failure to pay the~~	~~April 6, 2017~~	~~Planning Department~~	Matthew Bassi

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	~~outstanding balance by the due date may result in delays in the submittal of final map, grading plans, improvement plans and/or building/construction plans.~~			
8.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan and/or conditional use permit.	On-Going	Planning Department	
9.	The project shall be subdivided in accordance with the Tentative Tract Map approved by the City Council on February 8, 2017. The Applicant may request a minor change/revision to the approved Tract map, if needed, in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	Ongoing	Planning Department	
10.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Dept.	
CEQA / Mitigated Negative Declaration (MND) Mitigation Measures (Remain in full force and effect):				
Biological Resources				
11.	**BIO-1** All developers of the proposed project site shall conduct construction and clearing activities outside of the avian nesting season, February 15–September 15, where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) shall be conducted by a qualified biologist, up to 14 days before initiation of construction	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities may have the potential to disturb or otherwise harm nesting birds. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The exclusion zones shall remain in force until all young have fledged. Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications. If construction activities are proposed to occur during the non-breeding season (September 15–February 14), a survey is not required, no further studies are necessary, and no mitigation is required.			
12.	**BIO-2** If coastal California gnatcatchers are found nesting within or near the project site (approximately 250 feet), all construction-related activities will be suspended until a qualified biologist determines that the young birds have fledged, or the nest is no longer active.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
13.	**BIO-3** Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered	Fourteen days prior to any vegetation	City of Wildomar Planning Department	

	activities through the life of the building permit. Surveys will be conducted 14 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed. Surveys shall be completed within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.	removal or ground-disturbing activities		
14.	**BIO-4** If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance: Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 15 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied. If the relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site that is consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (3/7/2012). The relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). • A description of efforts and funding support proposed to monitor the relocation. If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and			

	monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. The City of Wildomar shall notify the USFWS and the CDFW if owls are found to be present on-site and develop a conservation strategy in cooperation with the USFWS, the CDFW, and the Regional Conservation Authority in accordance with the CDFW's Staff Report on Burrowing Owl Mitigation. Any identified loss shall be reported to the CDFW.			
15.	**BIO-5** Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.	Prior to ground disturbance	City of Wildomar Planning Department	
Cultural Resources				
16.	**CUL-1** If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Pechanga and Soboba Tribes. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

	Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2, and the Archaeological Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. If such resources are determined to be significant by the archaeologist, impacts to the resource shall be mitigated as provided for in the agreement required by CUL-2, if applicable, or in accordance with CUL-3.			
17.	**CUL-2** At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the City Planning Department, Pechanga and Soboba Tribes with notification of the proposed grading and shall coordinate with the City of Wildomar and the Tribes to develop an Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the handling of archaeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement shall not conflict with mitigation measures CUL-1, CUL-3, CUL-4, and CUL-5. Two separate agreements must be prepared between the Pechanga Tribe and the developer, and the Soboba Tribe and the developer. A copy of this	Thirty days prior to any ground-disturbing construction activities.	City of Wildomar Engineering and Planning Departments	

	signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.			
18.	**CUL-3** With the exception of archaeological resources, sacred items, burial goods, and human remains for which the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2 provides a plan for treatment and final disposition, all significant archaeological resources that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a curation facility, that meets the standards set forth in 36 CFR Part 79 for federal repositories.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
19.	**CUL-4** All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified archaeologist in consultation with the appropriate Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Section 15064.5.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
20.	**CUL-5** To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
Geology/Soils			
21. **GEO-1** The project applicant shall incorporate the recommendations of the geotechnical/geological engineering study dated July 22, 2015, prepared by Soils Southwest, Inc., into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Prior to any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	
22. **GEO-2** Prior to the issuance of any grading or building permit, the project applicant shall submit a subsequent seismic settlement study to the City of Wildomar for review and approval. The seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level seismic settlement study into project plans as directed by the City Engineer. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the seismic settlement study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans,	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning Department and Building and Safety Department	

	including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.			
23.	**GEO-3** To prevent the potential for damage associated with expansion potential, additional expansion testing shall be conducted during site development. If the results of expansion testing indicate moderate to highly expansive soils, the project applicant shall ensure that those soils are pre-saturated to a moisture content and depth specified by the geotechnical engineer, thereby "pre-swelling" the soil prior to constructing the structural foundation or hardscape. This method shall be used in conjunction with a layer of imported non-expansive fill material placed directly below foundations and slabs to control seasonal moisture fluctuations. In addition, stronger foundations, such as rigid mat or grid footing foundations, which can resist small ground movements without cracking, shall be constructed.	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning and Engineering Departments	
24.	**GEO-4** Concrete Slab on Grade. Specific design recommendations shall be incorporated into project design as specific in the geotechnical study prepared by Soils Southwest, Inc., dated July 22, 2015. Specific requirements include concrete slab reinforcement methods and materials and concrete curing. In addition, joints (isolation, contraction, and construction) shall be placed in accordance with the American Concrete Institute (ACI) guidelines. Special precautions shall be taken during placement and curing of all concrete slabs. Excessive slump (high water/cement ratio) of the concrete and/or improper curing	Prior to any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

	procedures used during either hot or cold weather conditions could result in excessive shrinkage, cracking, or curling in the slabs. All concrete proportioning, placement, and curing shall be performed in accordance with ACI recommendations and procedures.			
25.	**GEO-5** Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Noise				
26.	**NOI-1** Construction Noise Impacts. Construction of the proposed project would potentially result in relatively high noise levels and annoyance at the closest off-site residential uses. The following best	Prior to any earth movement permit or activity	City of Wildomar Planning and Public Works Departments	

	management practices (BMPs) would reduce short-term construction-related noise impacts resulting from the proposed project: 1. Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the project site, directly across the street from the project site providing a schedule for major construction activities that will occur for the duration of the construction period. In addition, the notification will include the identification of and contact number for a community liaison and a designated construction manager who would be available on-site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and the construction manager will be located at the construction office, City Hall, and the police department. 2. During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. In addition, site grading and excavation activity shall be limited to weekdays between 9:00 a.m. and 4:00 p.m., and no construction activities shall occur on Saturdays, Sundays, or federally recognized holidays. 3. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.			

	4. The construction contractor shall utilize grading and excavation equipment that is certified to generate noise levels of no more than 85 dBA at a distance of 50 feet. 5. All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. 6. The construction contractor shall erect a temporary noise construction barrier along the eastern and western perimeters of the project site. If a temporary construction barrier is deemed technically infeasible, the contractor shall construct a masonry wall along the eastern and western perimeters of the project prior to any other phase of construction activity, including site grading. The applicant shall demonstrate that the temporary barrier achieves a noise reduction of at least 5 decibels during construction activities. 7. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. 8. The construction contractor shall monitor the effectiveness of noise attenuation measures by taking noise measurements.			
27.	**NOI-2** Traffic Noise Impacts. The following mitigation measures shall be implemented for the proposed project for vehicular traffic noise impacts:	Prior to certificate of occupancy	City of Wildomar Planning Department and Building and Safety Department	

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	Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification Date & Signature
	1. A minimum sound wall height of 6 feet along the western property line along George Avenue for Lot Numbers 1 through 6 and Lot Numbers 76 and 77. 2. A minimum sound wall height of 6 feet along the eastern property line along Iodine Springs Road for Lot Numbers 43 through 51. 3. Double-paned windows with minimum sound transmission class (STC) 30 for first-floor bedrooms on Lot Numbers 49, 50, and 51, and for second-floor bedrooms on Lot Numbers 1 through 6 and Lot Numbers 45 through 51 that are directly exposed to traffic noise. 4. Mechanical ventilation, such as an air conditioning system, in all residential units.			
Transportation and Traffic				
28.	**TRAF-1** The following intersection improvements are required for Existing Plus Ambient Growth Plus Project and Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions. Prior to occupancy, the project applicant shall be required to either construct, or participate in the funding that will lead to the construction of, the following off-site improvements: • I-15 Freeway Southbound Ramps (NS) at [In Lieu] – Baxter Road (EW) – #1 • Construct Eastbound Right Turn Lane • Install Interim Traffic Signal • I-15 Freeway Northbound Ramps (NS) at [In Lieu]	Prior to occupancy	City of Wildomar Engineering, Building and Safety and Planning Departments	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
	– Baxter Road (EW) – #2 • Install Interim Traffic Signal			

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
Prior to Final Map Approval and Recordation			
29. Prior to City Council approval of the final map, the Applicant shall submit two (2) copies of the proposed Covenants, Conditions, and Restrictions (CC&Rs) for the entire project area for review and approval by the Planning Director and City Attorney. The CC&Rs shall include liability insurance and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provision indicating that the homeowners association may not be terminated or dissolved without the permission of the City. The CC&Rs shall be in the form and content approved by the Planning Director and City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents. Said CC&R's shall be recorded concurrently with the final map and a copy of the recorded CC&R's shall be submitted to the Planning and Engineering Departments within 2 weeks after recordation. *The CC&R's shall include specific language prohibiting resident and visitor parking along the George Avenue and Iodine Springs Road project frontage (originally approved by the City Council on 2/8/17).*	Prior to Approval of the Final Map	Planning Department	

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
TENTATIVE TRACT MAP No. 36952			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~Original City Council Approval Date - February 8, 2017~~ ~~TTM 36952 EOT #1 Approval Date - December 4, 2019~~ ~~TTM 36952 EOT #2 Approval Date - December 7, 2022~~ TTM 36952 EOT #3 Approval Date - June 3, 2026	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~TTM 36952 EOT #1 Expiration Date - February 8, 2023~~ ~~TTM 36952 EOT #2 Expiration Date - February 8, 2025~~ TTM 36952 EOT #3 Expiration Date - August 8, 2027		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**

PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS				
General Requirements / Standard Conditions				
1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2.	The developer shall refer to the conditions of approval for any Plot Plan or Grading activities associated with this property.	On-Going	Engineering Dept.	
3.	The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	
4.	The Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Engineering Dept.	
5.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering Dept.	
6.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this	Prior to Map Recordation	Engineering Dept.	

	project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.			
7.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Engineering Dept.	
8.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
9.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
10.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
11.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project's offsite improvements; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	

12.	The developer shall prepare and submit a comprehensive drainage study and plan that analyzes existing or proposed offsite drainage facilities.	Prior to Issuance of a Grading Permit	Engineering Dept.	
Prior to Final Map Approval and Recordation				
13.	Improvement plans shall be prepared, processed, and approved. Construct the improvements; or execute an Improvement Agreement and Improvement Security. This condition shall be in conformance with local regulations and the Subdivision Map Act.	Prior to Final Map Approval	Engineering Dept.	
14.	The developer shall dedicate, design and construct the half width section of George Avenue along the project's property line, measured 50' from the approved centerline and the associated slopes and transitions to existing improvements. Right of way will be based on a 100' secondary highway, Standard No. 94, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. *In addition, George Avenue shall be posted with "No Parking" signage along the entire frontage (adopted by the City Council on 2/8/17).*	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
15.	The developer shall dedicate, design and construct the remaining improvements on Varian Way associated with Tract 31479. The improvements include completions of a 20' paved lane measured from street centerline, curb and gutter, and 2' parkway with a slope barrier at the right of way in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	

~~Original City Council Approval Date - February 8, 2017~~ ~~TTM 36952 EOT #1 Approval Date - December 4, 2019~~ ~~TTM 36952 EOT #2 Approval Date - December 7, 2022~~ TTM 36952 EOT #3 Approval Date - June 3, 2026	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~TTM 36952 EOT #1 Expiration Date - February 8, 2023~~ ~~TTM 36952 EOT #2 Expiration Date - February 8, 2025~~ TTM 36952 EOT #3 Expiration Date - August 8, 2027

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification Date & Signature
16. The developer shall dedicate, design and construct the half width section of Iodine Springs Road along the project's property line, measured 30' from the approved centerline and the associated slopes, slope barrier at the right of way and transitions to existing improvements. Right of way will be based on a 60' local street, Standard No. 105, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. *In addition, Iodine Springs Road shall be posted with "No Parking" signage along the entire project frontage (adopted by the City Council on 2/8/17).*	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
17. The developer shall dedicate, design and construct streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
18. The developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
19. The developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept. & Planning Dept.	

20.	The developer shall submit to the City Engineer traffic control plans along George Avenue, Varian Way and Iodine Springs Road to ensure the continued flow of traffic during construction.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept. Public Works Dept.	
21.	The developer shall execute a maintenance agreement for the stormwater quality control treatment device to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
22.	Refer to General Requirements/Condition regarding annexation into City CFD – Services. Special Tax A shall include maintenance services of public facilities associated with the development. Special Tax B shall include safety services associated with the development.	Prior to Recordation of Final Map	Engineering Dept.	
23.	Letter Lots A – E and all appurtenant facilities shall be retained by the owner as private and maintained by an HOA.	Prior to Recordation of Final Map	Engineering Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	Provide a fire hydrant system in accordance with Riverside County Ordinance 460, including fire hydrants spaced not more than 330 feet apart and capable of providing a fire flow of 1,000 GPM for 2 hours at 20 PSI.	On-Going	Fire Department	
2.	Prior to building permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate	On-Going	Fire Department	

	water agency and the Riverside County Fire Department prior to bringing any combustible building materials on site. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and access. Approved water plans must be at the job site.			
3.	Install blue reflectors in roads and alleys to indicate fire hydrant locations per Riverside County Fire Department standards.	On-Going	Fire Department	
4.	All portions of buildings or of an exterior wall of the first story of all buildings shall be within 150 feet from fire apparatus as measured along an approved route around the complex, exterior of the facility, or building.	On-Going	Fire Department	
5.	Fire apparatus access road(s) shall be in compliance with the Riverside County Fire Department Standard number 06-05. Access roads shall have an unobstructed vertical clearance of not less than 13 feet, 6 inches. Access lanes shall be designed to withstand the weight of 75,000 pounds over two axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all-weather driving capabilities.	On-Going	Fire Department	
6.	Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus.	On-Going	Fire Department	
7.	No parking shall be allowed in roads or alleys less than 24 feet wide as measured between curb faces. Provide “No Parking Fire Lane” signs per Riverside County Fire Department standards.	On-Going	Fire Department	

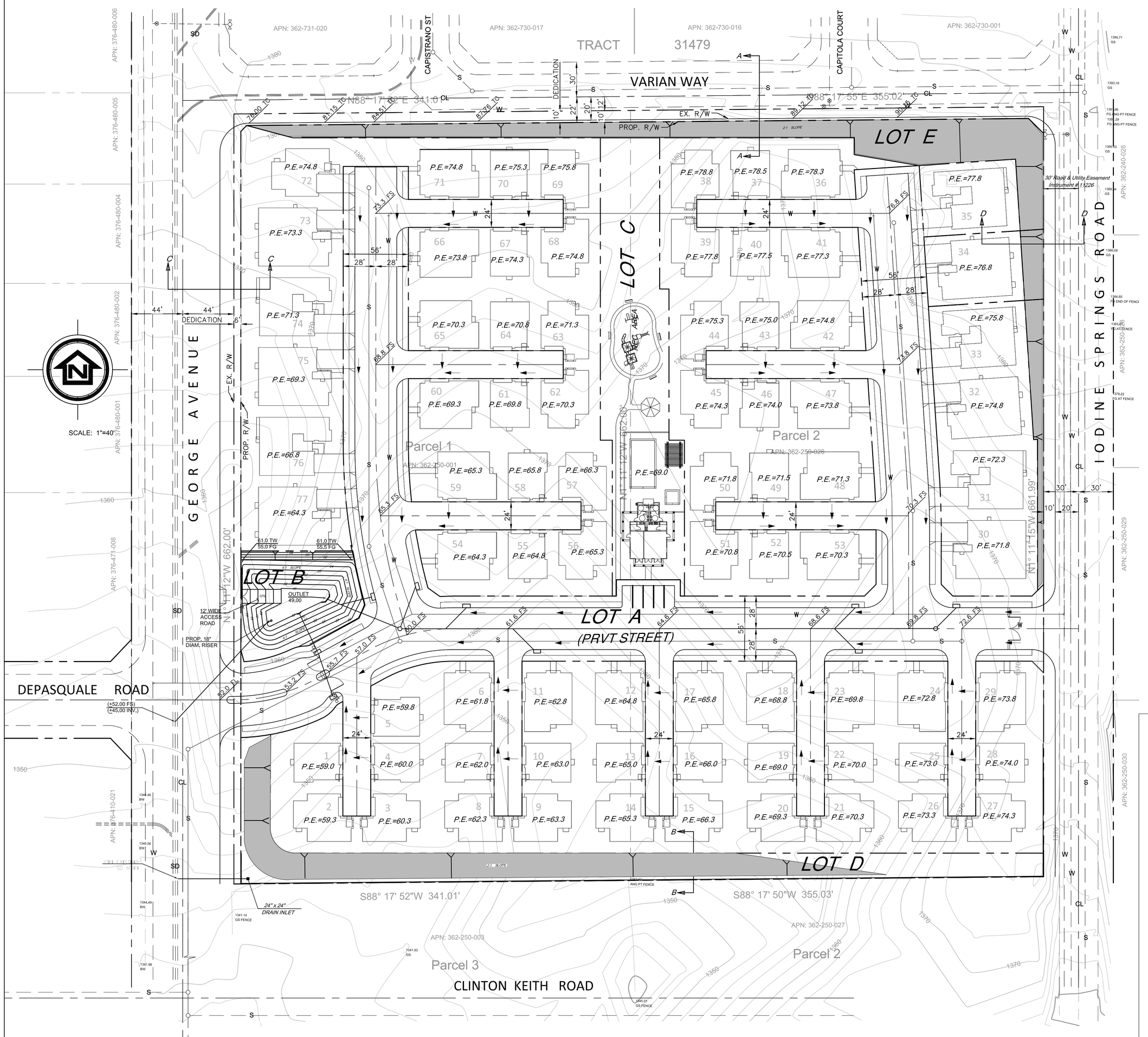
8.	Residential fire sprinklers are required in all one and two family dwellings per the California Residential code, California Building Code and the California Fire Code. Install Fire Sprinkler Systems per the California Residential Code or NFPA 13D, 2013 Edition. Plans must be submitted to the Fire Dept. for review and approval prior to installation.	On-Going	Fire Department	
9.	Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	On-Going	Fire Department	
10.	All buildings greater than 3,600 square feet in area require a fire sprinkler system. All residential use buildings require a fire sprinkler system. Fire sprinkler systems shall be designed and installed per NFPA 13, 13D or 13R, 2013 Edition. The PIV and FDC shall be located to the front, within 25 to 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A licensed C-16 contactor must submit plans, along with current permit fees, to the Fire Department for review and approval prior to installation.	On-Going	Fire Department	
11.	Prior to final inspection, provide a Knox rapid entry system for the clubhouse, pool area, and any entry gates to the development as necessary. The pool area and clubhouse should have at minimum a Knox 3200 series key box installed next to the approved Fire Department access door or gate. Required order forms and installation standards may be obtained at the Fire Department.	On-Going	Fire Department	

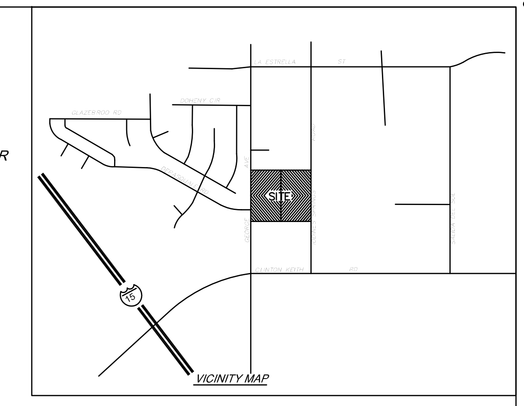
ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**

END

TENTATIVE TRACT MAP 36952

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





UTILITY CONTACTS:

SEWER

ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
TELEPHONE: (909) 674-3146

WATER

ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
TELEPHONE: (909) 674-3146

FLOOD

RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET STREET
RIVERSIDE, CA 92501
TELEPHONE: (909)955-6800

GAS

SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVENUE
P.O. BOX 3003
REDLANDS, CA 92374-9720
TELEPHONE: (909)335-7744

ELECTRIC

SOUTHERN CALIFORNIA EDISON - WILDOMAR
26100 MENIFEE ROAD
ROMOLAND, CA 92585
TELEPHONE: (909) 928-8251

TELEPHONE

VERIZON - WILDOMAR
150 S. JUANITA STREET
HEMET, CA 92543
TELEPHONE: (909) 929-9492

CABLE

COMCAST CABLE COMMUNICATIONS, INC.
1581 COMMERCE STREET
CORONA, CA 92880
TELEPHONE: (909) 549-3977

SCHOOL

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
545 CHANEY STREET
LAKE ELSINORE, CA 92530
TELEPHONE: (909) 674-7731

LAND USE AND ZONING

CURRENT ZONING : R-R (RURAL RESIDENTIAL)
CURRENT USE : VACANT
PROPOSED ZONING : R-4 (PLANNED RESIDENTIAL)
CURRENT GP: MUPA (MIXED USE POLICY AREA)
PROPOSED GP: MEDIUM HIGH DENSITY RESIDENTIAL

ASSESSOR'S PARCEL NO.

362-250-001-9 & 362-250-026-2

EARTHWORK (RAW)

CUT= 31,000 C.Y.

FILL = 29,000 C.Y.

PROJECT DESCRIPTION

PLANNED UNIT DEVELOPMENT (P.U.D)
CONDOMINIUM DEVELOPMENT / 1 LOT SUBDIVISION :
77 DETACHED HOUSING UNITS WITH SHARED OPEN SPACE

NUMBER OF LOTS:

RESIDENTIAL 1

LETTERED LOTS:

LOT A - PRIVATE STREET	*2.70 AC*
LOT B - BASIN	*0.19 AC*
LOT C- RECREATION AREA	*0.50 AC*
LOT D- SLOPE	*0.43 AC*
LOT E- SLOPE	*0.39 AC*

APPLICANT

MARI MINA, LLC
4030 BIRCH STREET
SUITE 100
NEWPORT BEACH, CA 92660
TELEPHONE: (909) 262-1558
Attn: Emad Bolous

AREA AND DENSITY

GROSS ACREAGE:	*10.58 ACRES*
NET ACREAGE:	*10.33 ACRES*
TOTAL NO. OF UNITS CREATED:	*77*
DENSITY:	*7.28 U / GROSS AC*

NUMBER OF LOTS:

RESIDENTIAL 1

LETTERED LOTS:

LOT A - PRIVATE STREET	*2.70 AC*
LOT B - BASIN	*0.19 AC*
LOT C- RECREATION AREA	*0.50 AC*
LOT D- SLOPE	*0.43 AC*
LOT E- SLOPE	*0.39 AC*

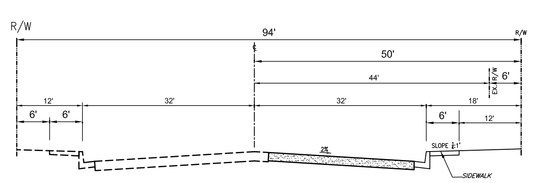
LEGAL DESCRIPTION

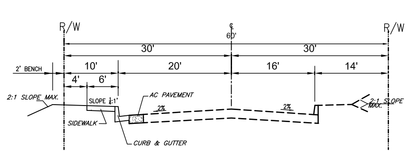
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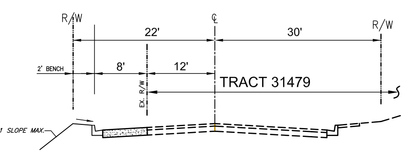
PARCEL 1 AND 2 OF PARCEL MAP NO. 9806, AS SHOWN BY MAP ON FILE IN BOOK 48 PAGE(S) 72, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

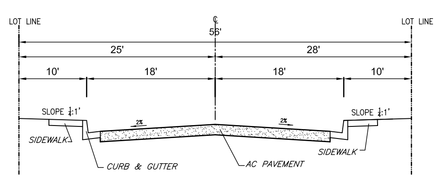
EXCEPTING THEREFROM ALL MINERALS, GAS, OILS, PETROLEUM, NAPTHA AND OTHER HYDROCARBONS LYING 500 FEET BELOW THE SURFACE OF LAND MEASURED VERTICALLY AND WITHOUT ANY RIGHT OF SURFACE ENTRY AS RESERVED BY WINIFRED S. ROOT IN DEED RECORDED FEBRUARY 28, 1974 AS INSTRUMENT NO. 23525 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

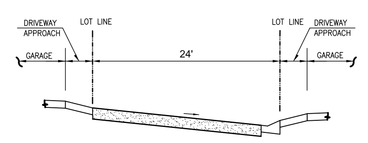
APN: 362-250-001-9 and 362-250-026-2

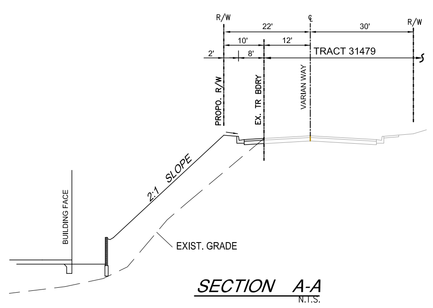


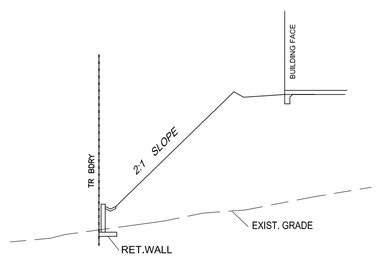


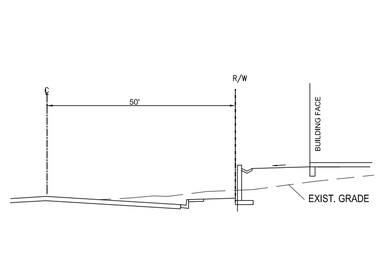


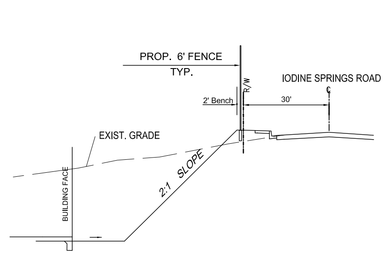












REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD ALI GHASSI
No. 36479
EXP. 6/30/18
CIVIL

OWNER/SUBDIVIDER:
MARI MINA, LLC
4030 BIRCH STREET
SUITE 100
NEWPORT BEACH, CA 92660
TELEPHONE: (909) 262-1558
Attn: Emad Bolous

PREPARED BY:
TL Group Corp.
CIVIL ENGINEERING, SURVEYING, & LAND PLANNING
1442 Irvine Blvd. Suite 208
Tustin, CA 92780 TEL.(714)982-4057

TENTATIVE TRACT MAP No. 36952

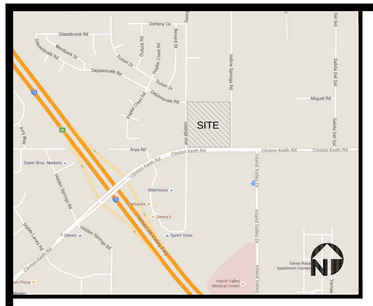
LOCATED IN THE CITY OF WILDOMAR
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SCALE: 1"=40'	J.N. 15-101 DATE: 07-23-2016	SHT. 1 OF 1

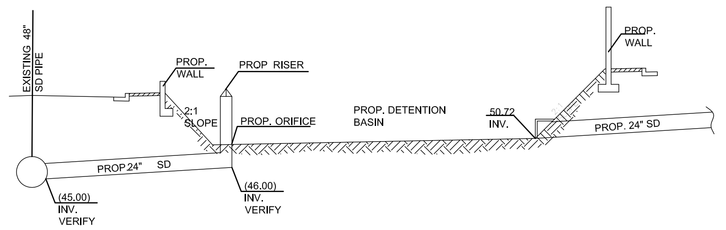
CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN: TRACT NO. 36952

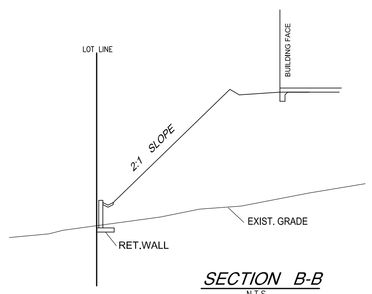
77 DETACHED UNITS ON 1 LOT SUBDIVISION WITH SHARED OPEN SPACE CONDOMINIUM DEVELOPMENT


SITE
Glazebrook Rd
Dohenny Cir
Wildwood Dr
Dawson Ct
Rosa Rd
Pheasant Run Rd
Deepdale Rd
Wildwood Rd
Mary Ellen Dr
Mary Ellen Ln
Mary Ellen Way
Miguel Rd
Arya Rd
Clinton Keith Rd
Stater Bros. Markets
Walgreens
Starbucks
Denny's
Sprint Store
Chevron
Inland Valley Medical Center
Santa Rosa Apartment Homes
Mapleton St
Haun Rd
Hidden Springs Rd
Malaga Rd
Sedco Hills Dr
Cherry Valley Blvd
Ethanac Rd
Pro Mix Dr
Pro Mix Trailer Park
Pro Mix Trailer Park
Pro Mix Trailer Park

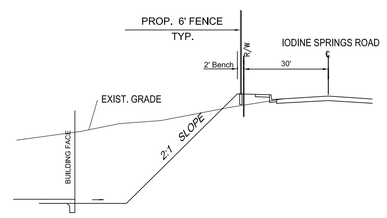
SCALE: 1"=40'



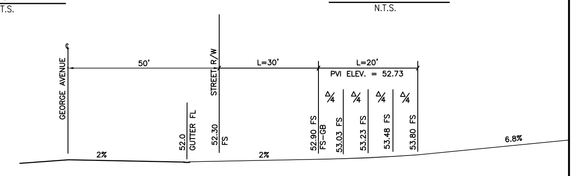
SECTION A-A
N.T.S.



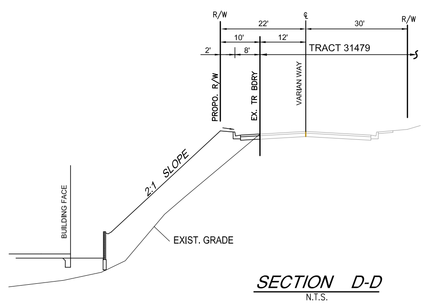
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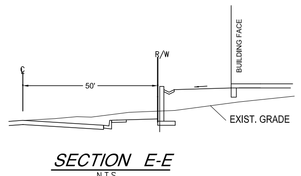
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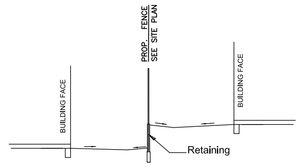
ENTRY PROFILE



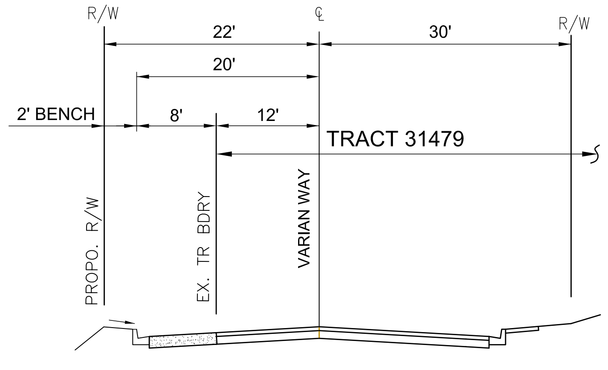
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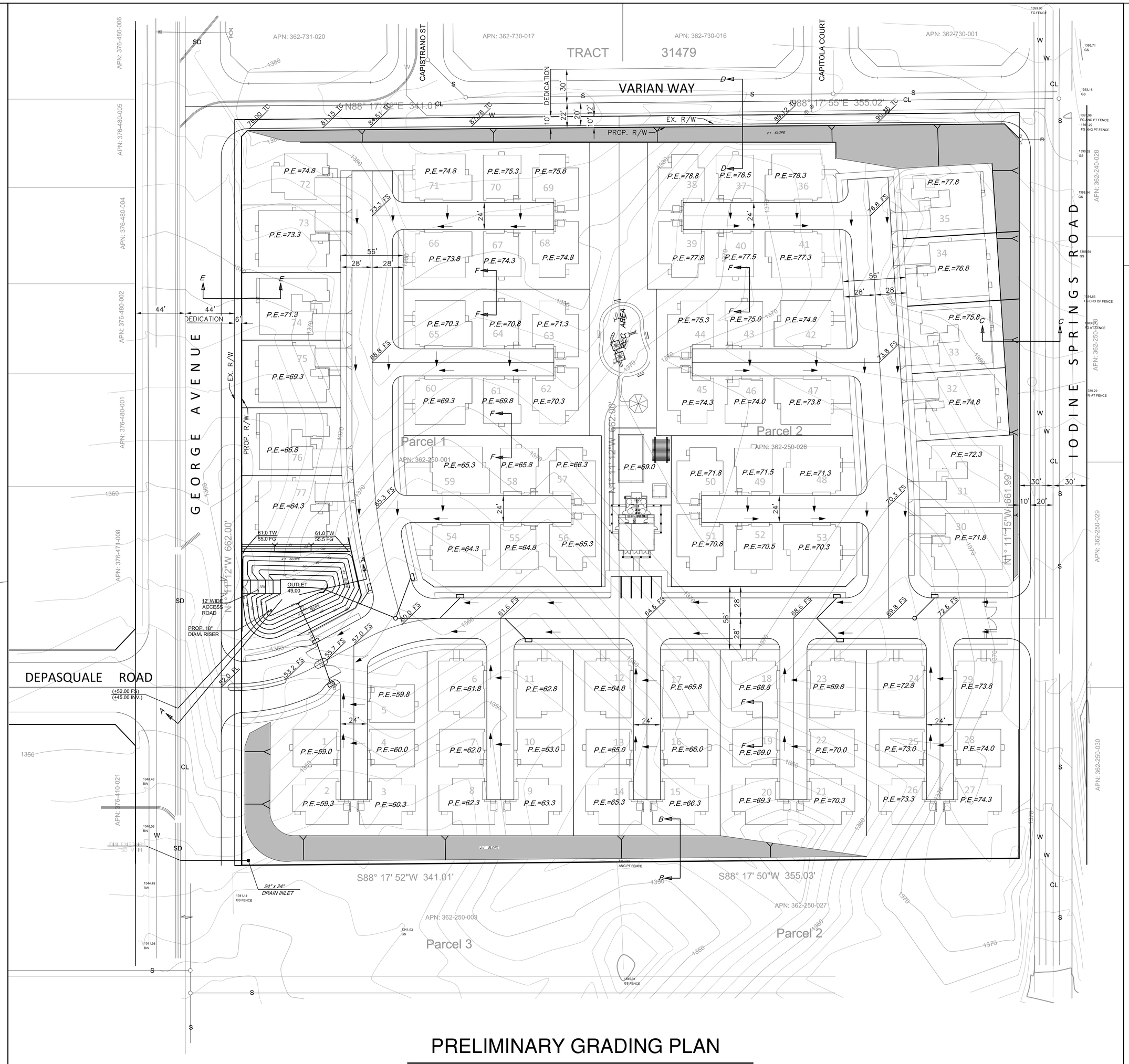
SECTION E-E
N.T.S.



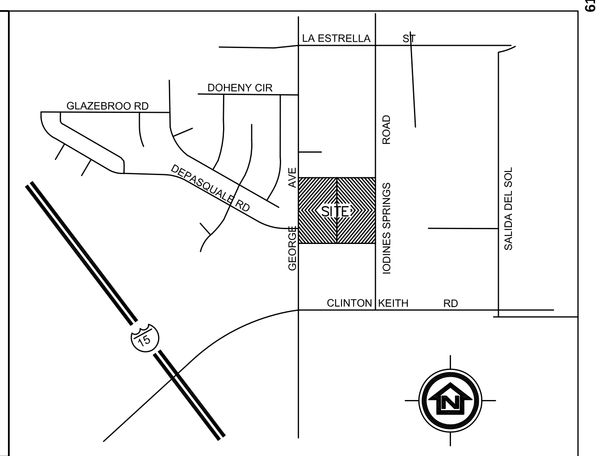
SECTION F-F
N.T.S.



VARIAN WAY
N.T.S.



PRELIMINARY GRADING PLAN



VICINITY MAP

LEGEND

- 48.8 FS — FINISHED SURFACE
- (47.78) — EXISTING ELEVATION
- CATCH BASIN
- DRAINAGE PIPE
- FLOW LINE

EARTHWORK (RAW)

CUT= 31,000 C.Y.

FILL = 29,000 C.Y.

NOTES:

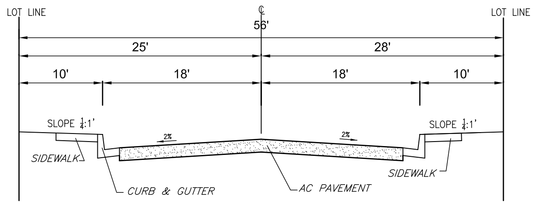
1. For Final Engineering of the Grading Plan incorporate recommendations from Soils Report, include over excavation limits and quantities.

2. Supplemental testing / observation / recommendationafter mass grading is required .

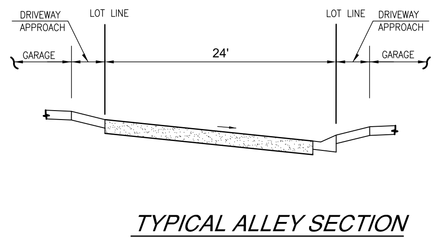
3. Should the Final WQMP support placement of a basin, provide maintenance access to the bottom of the basin. Also include a visible feature showing the maximum level of silt build up so that routine maintenance can be performed

BENCHMARK:
T-59-81 COUNTY OF RIVERSIDE
FROM THE INT. OF IVY STREETAND WASHINGTON, 3.6 MILES NW ON WASHINGTON/PALOMAR STREETSTO THE INT OF CLINTON KIETH ROAD; 0.5 MILES S ON CLINTON KIETH ROAD TO THE INT OF GRAND AVENUEIN THE NORTH COR OF T INT; 124.8 FT W OF CLINTON KIETH ROAD, 47.6 N OF GRAND AVE; 6' NE A 1"IP WITH PLASTIC PLUG LS2602: 2' S OF A CHAIN LINK FENCE AROUND A SCE POWER STATION. ELEV. 1199.072

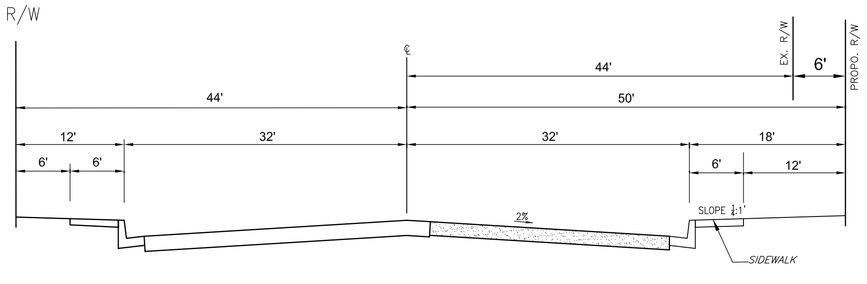
REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD ALI GHIASSI
No. 36479
EXP. 6/30/18
CIVIL
STATE OF CALIFORNIA



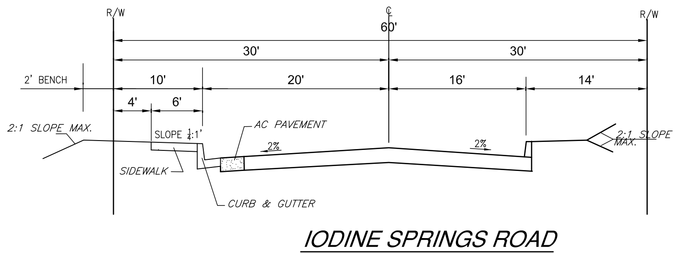
TYPICAL STREET SECTION
N.T.S.



TYPICAL ALLEY SECTION
N.T.S.



GEORGE AVENUE
N.T.S.



IODINE SPRINGS ROAD
N.T.S.

OWNER/SUBDIVIDER:

MARI MINA, LLC
4030 BIRCH STREET
SUITE 100
NEWPORT BEACH, CA 92660
TELEPHONE: (909) 262-1558
Attn: Emad Bolous

PREPARED BY:

TL Group Corp.
CIVIL ENGINEERING, SURVEYING, & LAND PLANNING
1442 Irvine Blvd. Suite 208
Tustin, CA 92780 TEL.(714)982-4057

PRELIMINARY GRADING PLAN

FOR

TENTATIVE TRACT MAP No. 36952

LOCATED IN THE CITY OF WILDOMAR
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SCALE:	J.N. 15-101	SHT. 1 OF 1
1"=40'	DATE: 07-23-2016	

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

CONCEPTUAL LANDSCAPE PLANS

WILDOMAR RIDGE - TR# 36952

GENERAL NOTES:

1. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDING, ROADS AND CURBS HAVE BEEN TAKEN FROM THE ARCHITECTS DRAWINGS. REFER TO THE ARCHITECTS AND CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.

2. REFER TO THE CIVIL ENGINEERS DRAWINGS FOR UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV.

3. REFER TO THE CITY AND / OR COUNTY STANDARD PLANS AND SPECIFICATIONS AS APPLICABLE.

4. CONTRACTOR TO VERIFY SITE INFORMATION INCLUDING PROPERTY LINES, TOP AND BOTTOMS OF SLOPES, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.

5. EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN WITH GREAT CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

7. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.

8. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS. STAKE LOCATION PRIOR TO INSTALLATION.

9. SEE CIVIL ENGINEER'S DRAWINGS FOR CURBS AND A/C PAVING.

10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

WATER CONSERVATION STATEMENT

PLEASE NOTE THE FOLLOWING PRINCIPLES OF DESIGN UTILIZED ON THIS PROJECT DIRECTED SPECIFICALLY AS CONSERVING WATER AND IMPROVING THE EFFICIENCY OF THE IRRIGATION SYSTEM:

- UTILIZATION OF HIGH-EFFICIENCY POINT SOURCE DRIP.
- IRRIGATION ZONES SEPARATED BY PLANT MATERIAL TYPES.
- IRRIGATION ZONES SEPARATED BY EXPOSURE AND ORIENTATION.
- UTILIZATION OF CONTROLLER WITH WATER BUDGETING FEATURE.

AN IRRIGATION AUDIT, IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT FROM INSTALLATION CONTRACTOR TO HOA EMPLOYED STAFF AND EVERY 5 YEARS THEREAFTER. IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE OWNERS EMPLOYED MAINTENANCE STAFF. THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN.

SHEET INDEX:

LANDSCAPE ARCHITECT DRAWINGS	
L - 0	TITLE SHEET
L - 1	LANDSCAPE MASTER PLAN
L - 2	TRACT ENTRY
L - 3	RECREATION COMPLEX
L - 4	INTERIOR STREETS
L - 5	WALL AND FENCE PLAN
L - 6	WALL AND FENCE DETAILS
L - 7	MAINTENANCE EXHIBIT
L - 8	IRRIGATION EXHIBIT

City of Wildomar Off Site Subdivision Landscape Inspection Schedule

Contractor is responsible for notifying ALFREDO GARCIA -PLANNING DEPT (951-677-7751), in advance for the following irrigation and planting inspections, according to the time indicated.

1. Pre-job Conference: Requires 7 calendar days' notice to schedule the pre-job conference. Prior to the pre-job meeting, the Soil Fertility Report shall be sent via email (llevine@cityofwildomar.org) and (lchapman@cityofwildomar.org).
2. if it is not provided on the approved landscape plans. Landscape Contractor shall provide the Soil Fertility Report, from a certified laboratory including recommendations for organic pre-plant soil amendments, organic pre-plant fertilizer, and organic specifications for long-term maintenance. The recommendations shall follow the fertilizer manufacturer's specifications described in the approved landscape plans. The soil analysis must be representative of site soils, and it shall include the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH, total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments.
3. Irrigation Pressure Mainline Observation and Test: Requires 48 hours' notice to schedule inspection. Observation is required prior to backfilling trenches and in accordance with the specification in the approved landscape plans.
4. Irrigation System Layouts: Requires 48 hours' notice to schedule inspection.
5. Irrigation Coverage Tests: Requires 48 hours' notice to schedule inspection. Inspection must occur prior to top mulch.
6. Plant Material Inspections: Requires 48 hours' notice to schedule inspection.
7. Plant Pit Inspections: Requires 48 hours' notice to schedule inspection.
8. Plant Backfill and Fertilizer Inspections: Requires 48 hours' notice to schedule inspection.
9. Final Inspection of Installation and Commencement of the 90-Day Maintenance Period: Requires 48 hours' notice to schedule inspection. Inspection must take place prior to commencement of the 90-Day Landscape Maintenance Period. Before the final inspection takes place, As-Built Drawings must be submitted to the Landscape Architect and City of Wildomar as follows:

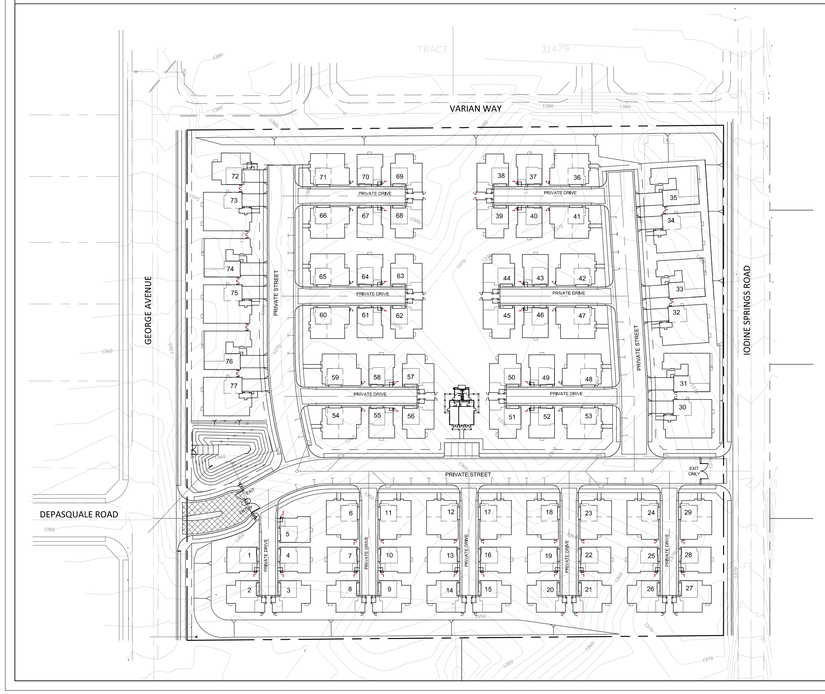
   a) All project As-Built Drawings must be submitted and approved by the Landscape Architect prior to acceptance and prior to the start of the site inspection period.
   b) As-Built Drawings are to be submitted in PDF format from the most current version of AutoCad, digital files on a compact disc, as mylar plots for the record set, as three sets of print copies for site inspections and for records, and as two sets of half size prints.
   c) As-Built Drawings shall include all of the information identified in the irrigation specifications as well as the measured area of coverage of each control valve in the landscape area. This information shall be used for controller scheduling and water use budgets. Accurate information must be provided.
   d) Two reduced size (11" x 17") copies of the As-Built Drawings and Controller Charts of the same size shall be submitted to the Landscape Architect prior to the start of the final inspection. Both the reduced As-Built drawings and the Controller Charts shall be laminated using a clear plastic material of a minimum thickness of 10mm. Controller charts shall be color coded, using a minimum of five colors per valve station and shall be based on the As-Built drawings.

10. Prior to the Final Acceptance of the 90-Day Maintenance Period: Requires 48 hours' notice to schedule inspection.

These inspections are for installation conformance to City Standards. In no way does the inspection relieve the Landscape Contractor of any liabilities that may be incurred. Final site maintenance approval will not be granted until the landscape project meets all of the plans standard specifications. A letter will be sent to the landscape contractor after each scheduled site inspection, explaining the site maintenance review.

SITE MAP:

NTS



OWNER

MARI MINA, LLC
4030 BIRCH STREET, SUITE #100
NEWPORT BEACH, CA 92660

LANDSCAPE ARCHITECT

IAN DAVIDSON
LANDSCAPE ARCHITECTURE
3685 MAIN STREET #350
RIVERSIDE, CA 92501
PHONE NUMBER: 951-683-1283
FAX NUMBER: 951-683-4352
EMAIL: idavidson@idlainc.com



VICINITY MAP

NTS

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY-
ON-SITE : HOMEOWNERS ASSOCIATION (HOA)
OFF-SITE: CITY OF WILDOMAR

CITY OF WILDOMAR
PLAN REVIEW

These plans have been reviewed and are found to be in substantial compliance with the applicable codes adopted by ordinances. Approval is recommended for landscape construction pending approval by all applicable City departments and agencies. No changes, modifications, nor alterations shall be permitted without prior authorization from the planning department.

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BY: _____ DATE: _____

ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE RESUBMITTED TO THE CITY OF WILDOMAR.

WILDOMAR RIDGE
TTM # 36952
GEORGE AVENUE & DEPASQUALLE ROAD

IDLA
Ian Davidson Landscape Architecture
3547 Market Street
Riverside, CA 92501
ph. 951.683.1283
fx. 951.683.4352
idavidson@idlainc.com

Stamp:

REGISTERED LANDSCAPE ARCHITECT — DAVIDSON No. 5951 — Signature — 12/2017 Renewal Date — 11/3/16 Date — STATE OF CALIFORNIA

Revision:

Project #: 10416
Date: 11/3/2016
Issued For: ####
Drawn By: IDLA

TITLE SHEET

L-0

Sheet __ of __

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LANDSCAPE MASTER PLAN
40 SCALE

FEATURE LEGEND

1. MAJOR ENTRY
2. IODINE SPRINGS EXIT
3. CLUBHOUSE & REC. AREA (POOL WITH FENCING)
4. DETENTION BASIN
5. ALLEY
6. TYP. INTERIOR STREET

80' 60' 40' 20' 0 40' 80'

SCALE 1"=40'

PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE	0.5
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE	0.5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	0.2
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	LOW	0.2
PINUS ELDARICA	AFGHAN PINE	24" BOX	LOW	0.2
LAGERSTROEMIA INDICA	CRAPE MYRTLE (TREE)	24 BOX	MODERATE	0.5

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE	0.5
LAGERSTROEMIA INDICA	CRAPE MYRTLE (SHRUB FORM)	15 GAL	MODERATE	0.5
PODOCARPUS MACROPHYLLUS	YEW PINE	15 GAL	MODERATE	0.5
PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW	0.2

CITY OF WILDOMAR
PLAN REVIEW

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BY: _____ DATE: _____

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WILDOMAR RIDGE
TTM # 36952
GEORGE AVENUE & DEPASQUALLE ROAD

IDLA
Ian Davidson Landscape Architecture
3547 Market Street
Riverside, CA 92501
ph. 951.683.1283
fx. 951.683.4352
idavidson@idlainc.com

Stamp:
REGISTERED LANDSCAPE ARCHITECT
IAN DAVIDSON No. 5451
Signature
2/2017
Renewal Date
11/3/16
Date
STATE OF CALIFORNIA

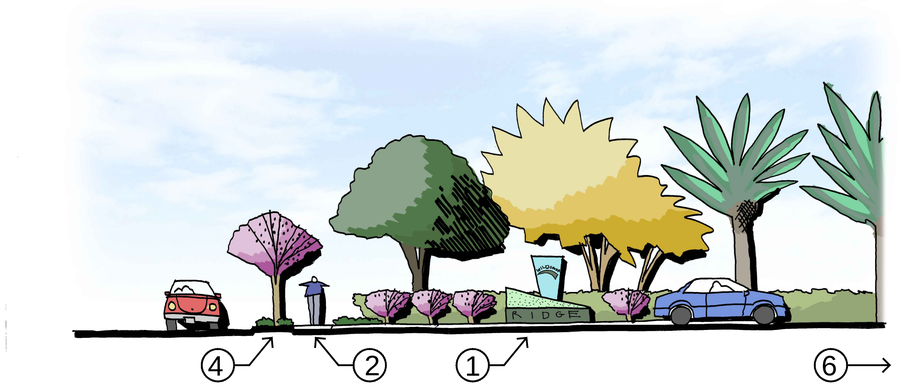
Revision:

Project #: 10416
Date: 11/3/2016
Issued For: ####
Drawn By: IDLA

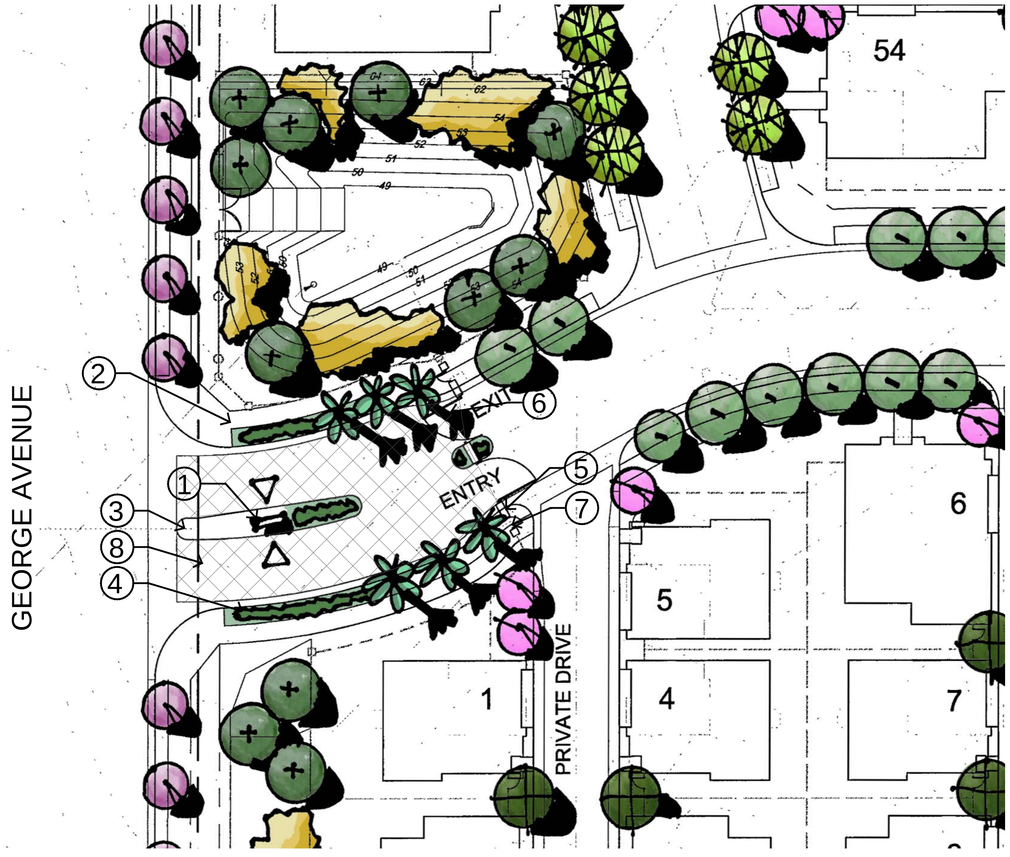
LANDSCAPE MASTER PLAN

L-1

Sheet ___ of ___



MAJOR ENTRY (GEORGE AVENUE) SECTION
NTS



MAJOR ENTRY (GEORGE AVENUE) PLAN
20 SCALE

PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE	0.5
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE	0.5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	0.2
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	LOW	0.2
PINUS ELDARICA	AFGHAN PINE	24" BOX	LOW	0.2
LAGERSTROEMIA INDICA	CRAPE MYRTLE (TREE)	24 BOX	MODERATE	0.5
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LAGERSTROEMIA INDICA	CRAPE MYRTLE (SHRUB FORM)	24" BOX	MODERATE	0.5
PODOCARPUS MACROPHYLLUS	YEW PINE	15 GAL	MODERATE	0.5
PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW	0.2

LEGEND

1. Entry Monument (WITH LIGHTING)
2. Concrete Sidewalk
3. Landscaped Median
4. Landscaped Parkway
5. Site Wall
6. Entry Gate (WITH PILASTER & DECORATIVE BLOCK OR STUCCO FINISH AND CAP)
7. PEDESTRIAN ENTRY GATE (DECORATIVE DESIGN)
8. DECORATIVE ENTRY PAVEMENT (PAVERS, STAMPED CONCRETE, COLOR CONCRETE)

N

40' 30' 20' 10' 0 20' 40'
SCALE 1"=20'

CITY OF WILDOMAR
PLAN REVIEW

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WILDOMAR RIDGE
TTM # 36952
GEORGE AVENUE & DEPASQUALLE ROAD

IDLA
Ian Davidson Landscape Architecture
3547 Market Street
Riverside, CA 92501
ph. 951.683.1283
fx. 951.683.4352
idavidson@idlainc.com

Stamp:
REGISTERED LANDSCAPE ARCHITECT
IAN DAVIDSON No. 5451
Signature
12/2017
Renewal Date
11/3/16
Date
STATE OF CALIFORNIA

Revision:

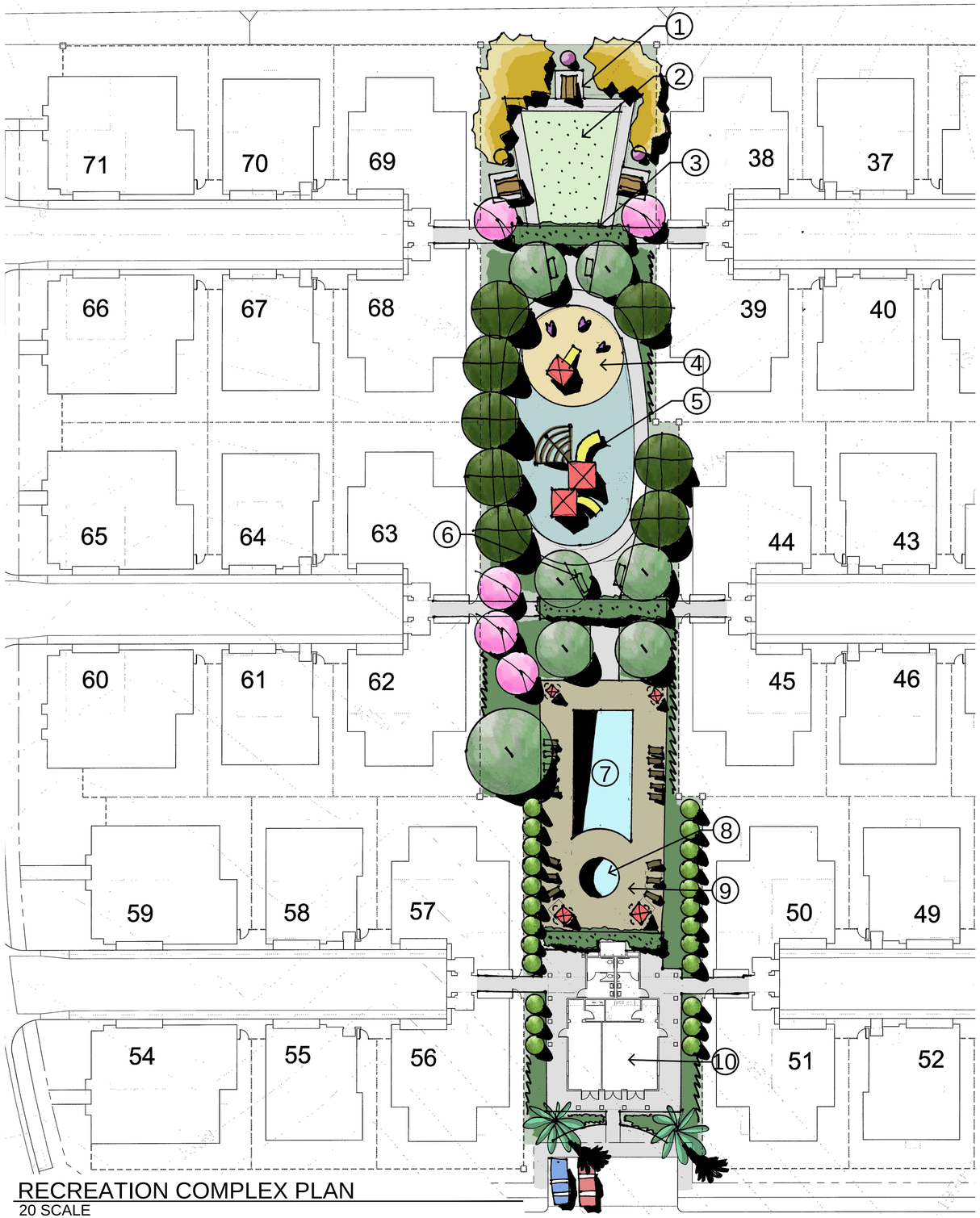
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Date: 11/3/2016
Issued For: ####
Drawn By: IDLA

TRACT ENTRIES

L-2

Sheet __ of __

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RECREATION COMPLEX PLAN
20 SCALE

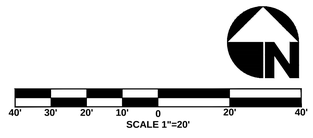
PLANTING PALETTE



BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE	0.5
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE	0.5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	0.2
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	LOW	0.2
PINUS ELDARICA	AFGHAN PINE	24" BOX	LOW	0.2
LAGERSTROEMIA INDICA	CRAPE MYRTLE (TREE)	24" BOX	MODERATE	0.5
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE	0.5
LAGERSTROEMIA INDICA	CRAPE MYRTLE (SHRUB FORM)	15 GAL	MODERATE	0.5
PODOCARPUS MACROPHYLLUS	YEW PINE	24" BOX	MODERATE	0.5
PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW	0.2

LEGEND

1. PICNIC ZONE (PICNIC TABLES, BBQS)
2. TURF GRASS
3. ARBOR/PASEO
4. PLAY (2-5) (TOT LOT WITH RUBBER SURFACE)
5. PLAY (5-12) (TOT LOT WITH RUBBER SURFACE)
6. BENCH
7. 20' x 45' POOL
8. 12' (DIA.) SPA
9. DECKING (DECORATIVE COLOR CONCRETE)
10. CLUBHOUSE



CITY OF WILDOMAR
PLAN REVIEW

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WILDOMAR RIDGE

TTM # 36952
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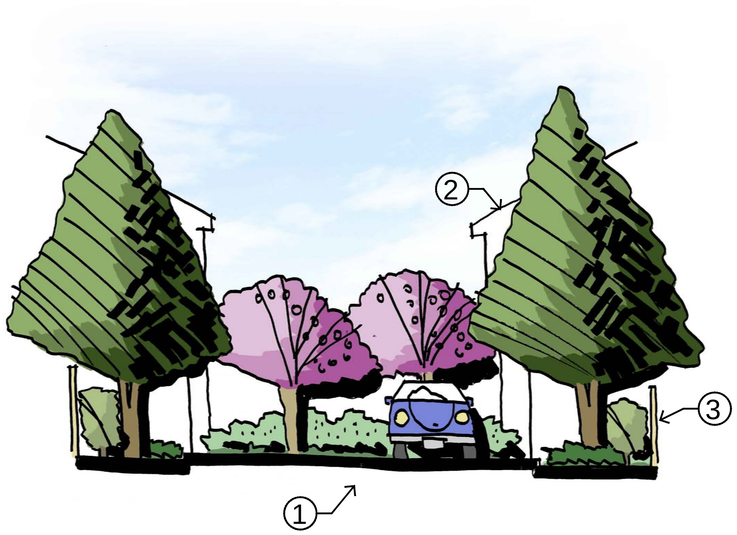
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Issued For: ####
Drawn By: IDLA

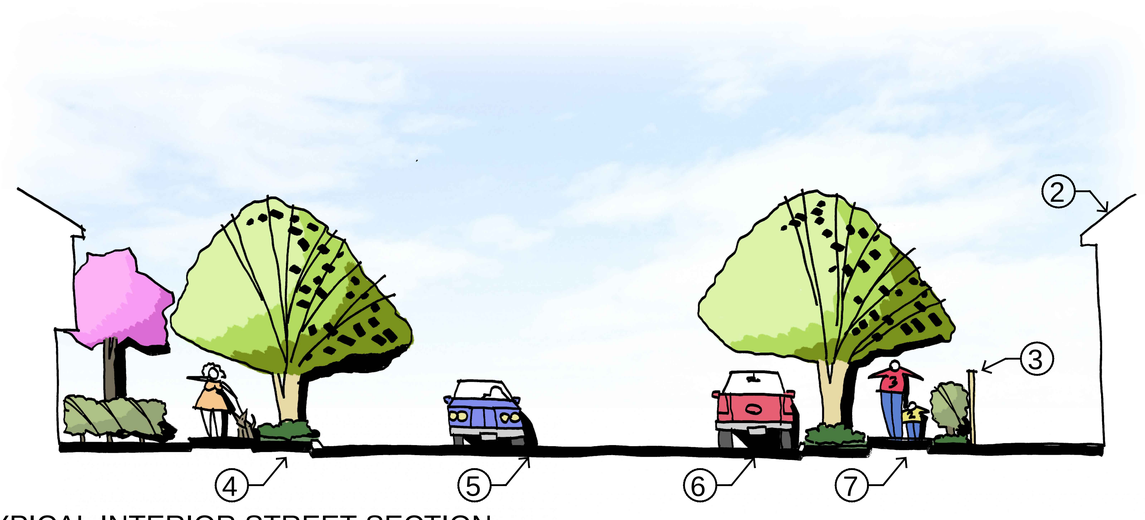
RECREATION COMPLEX

L-3

Sheet __ of __



ALLEY SECTION
NTS



TYPICAL INTERIOR STREET SECTION
NTS

LEGEND

1. ALLEY
2. RESIDENCE
3. PRIVATE YARD WALL/FENCE
4. LANDSCAPED PARKWAY
5. INTERIOR STREET
6. ON-STREET PARKING
7. CONCRETE SIDEWALK

CITY OF WILDOMAR
PLAN REVIEW

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BY: _____ DATE: _____

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WILDOMAR RIDGE
TTM # 36952
GEORGE AVENUE & DEPASQUALLE ROAD

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Ian Davidson Landscape Architecture
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fx. 951.683.4352
idavidson@idlainc.com

Stamp:
REGISTERED LANDSCAPE ARCHITECT
IAN DAVIDSON No. 5451
Signature
12/31/17
Renewal Date
11/3/16
Date
STATE OF CALIFORNIA

Revision:

Project #: 10416
Date: 11/3/2016
Issued For: ####
Drawn By: IDLA

INTERIOR STREETS

L-4

Sheet __ of __

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WALL AND FENCE PLAN
40 SCALE

LEGEND

6' H CMU SPLIT FACE WALL	(SEE SHEET L-6, DETAIL C)
6' H VINYL GATE	(SEE SHEET L-6, DETAIL B)
6' H VINYL FENCE	(SEE SHEET L-6, DETAIL A)
6' H TUBE STEEL FENCE	(SEE SHEET L-6, DETAIL D)
DECORATIVE PILASTER	(SEE SHEET L-6, DETAIL E)

NOTE - SEE SHEET L-3 FOR RECREATION COMPLEX WALL AND FENCE INFORMATION.

80' 60' 40' 20' 0 40' 80'

SCALE 1"=40'

CITY OF WILDOMAR
PLAN REVIEW

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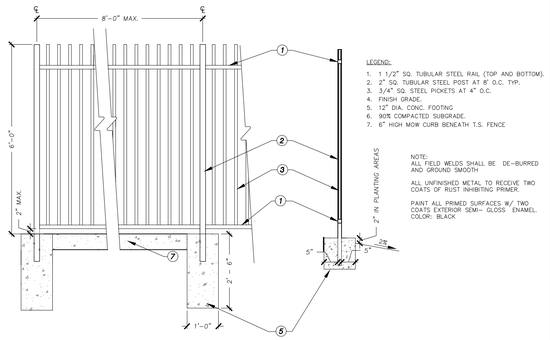
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WALL AND FENCE PLAN

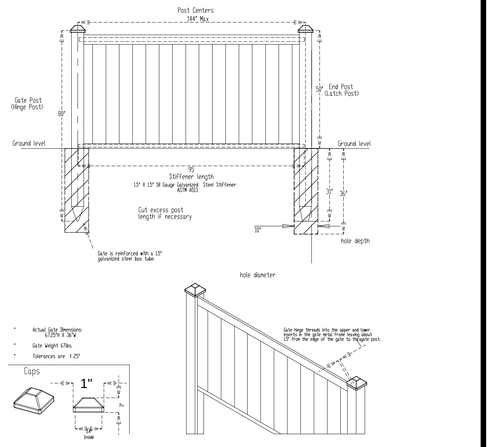
L-5

Sheet ___ of ___

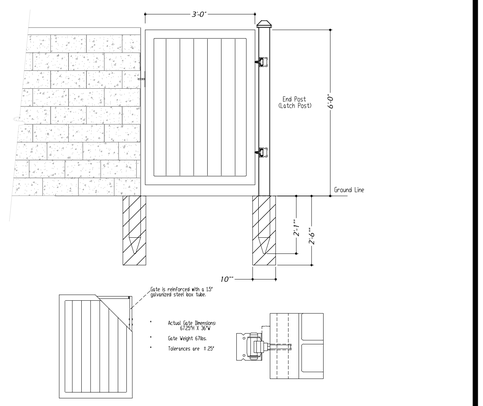
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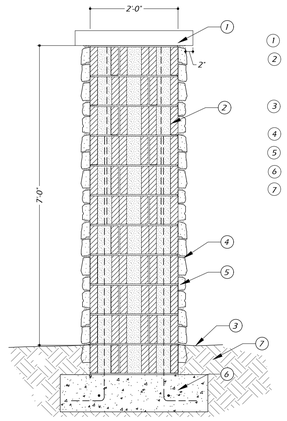
D TUBULAR STEEL FENCE



A VINYL FENCE

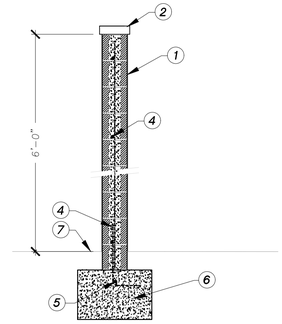


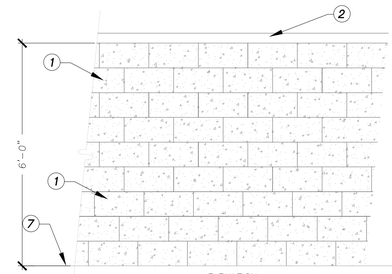
B VINYL GATE



1. 4" PRECISION CAP.
2. CMU block 8" x 8" x 16". Grout cells solid. #4 rebar in corner cells of column, vertical with minimum 24" overlap and bend in footing.
3. Adjacent finish grade or finish surface.
4. Grout.
5. Stone veneer.
6. Footing per Structural Engineer.
7. Undisturbed subgrade or approved fill compacted per soils report recommendations.

E PILASTER





ELEVATION

1. 6" X 8" X 16" SPLIT FACE CONCRETE BLOCK, GROUT CELLS SOLID WITH VERTICAL REBAR. TO BE TAN IN COLOR. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. ALL EXPOSED (TO PUBLIC VIEW) SURFACES TO BE SPLIT FACE, NON-EXPOSED (WITHIN PRIVATE REAR YARDS) TO BE PRECISION CUT.
2. 2" TAN PRECISION CAP.
3. VERTICAL REBAR PER STRUCTURAL ENGINEER. SEE SHEET S-1.
4. HORIZONTAL REBAR PER STRUCTURAL ENGINEER. SEE SHEET S-1.
5. REBAR CONTINUOUS PER STRUCTURAL ENGINEER. SEE SHEET S-1.
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER. SEE SHEET S-1.
7. FINISH GRADE

C CMU SPLIT FACE WALL

CITY OF WILDOMAR
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GEORGE AVENUE & DEPASQUALLE ROAD

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IAN DAVIDSON No. 5951
Signature
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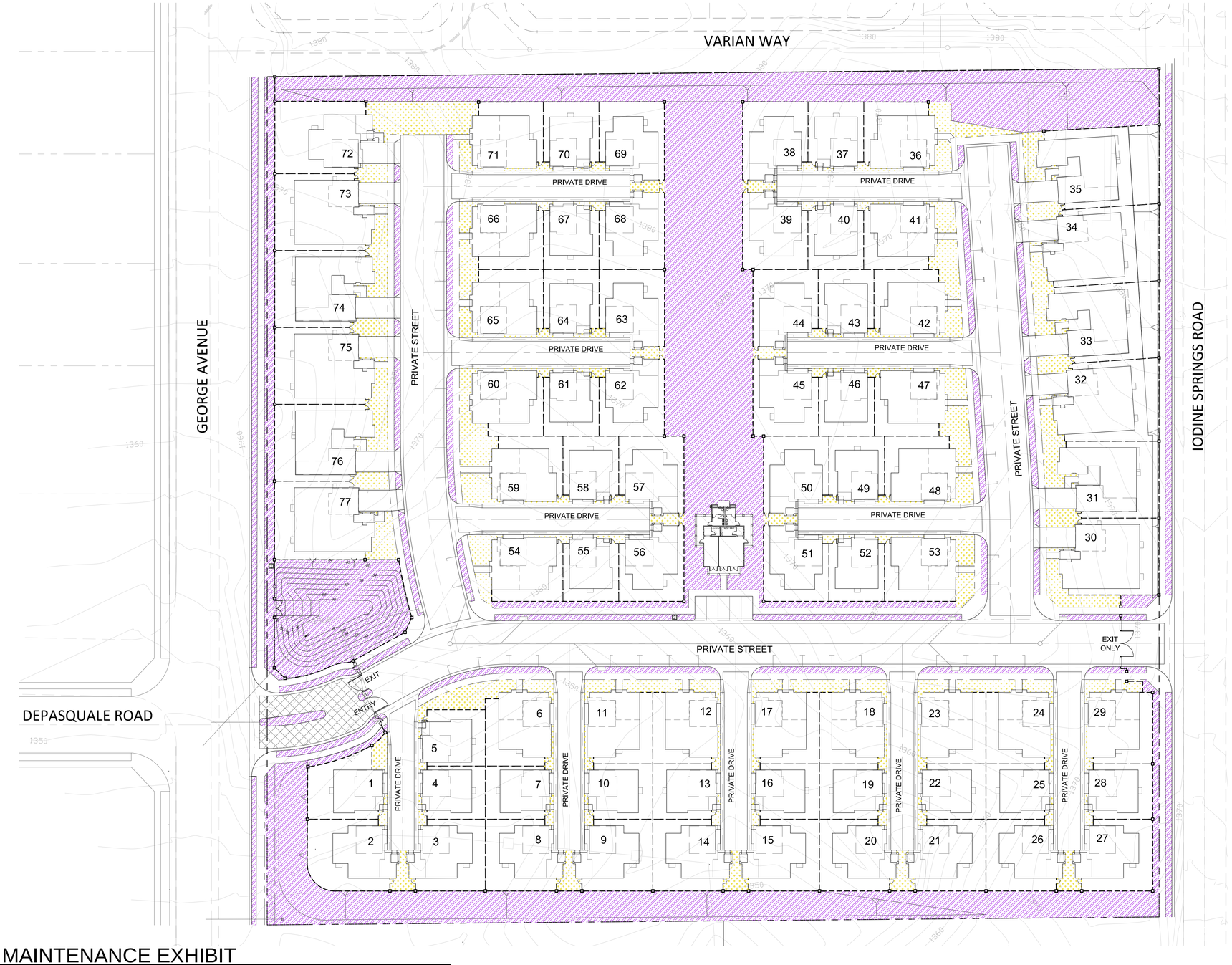
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Drawn By: IDLA

WALL AND FENCE DETAILS

L-6

Sheet __ of __

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MAINTENANCE EXHIBIT
40 SCALE

LEGEND

HOMEOWNER MAINTAINED

HOMEOWNER ASSOCIATION MAINTAINED

NOTE - EACH HOMEOWNER TO MAINTAIN ALL REAR YARD PLANTING.

80' 60' 40' 20' 0 40' 80'

SCALE 1"=40'

CITY OF WILDOMAR
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DAVIDSON, IAN
No. 5451
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12/2017
Renewal Date
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Date
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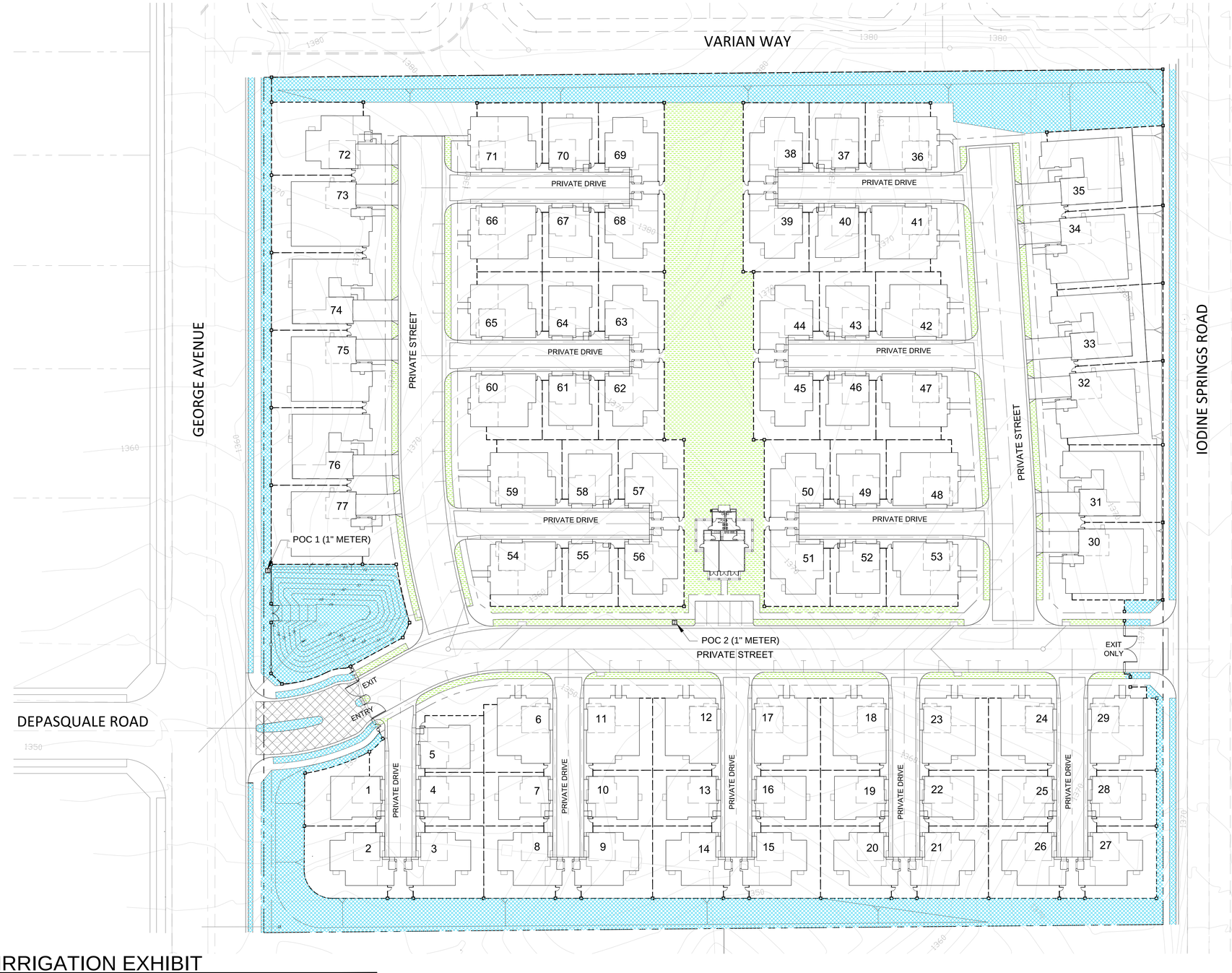
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MAINTENANCE EXHIBIT

L-7

Sheet ___ of ___

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Riverside County Ordinance 859 Landscape Water Use Calculations
TR# 36952 Wildomar Ridge
(For projects with more than 1 hydrozone)

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 78,900 S.F.
INPUT the Hist. ETo for the area = 56.7

MAWA = **2,966** ccf / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone # 1 **INPUT** Plant Factor = 0.3 *Slopes*
INPUT square footage of hydrozone = 41,531
INPUT hydrozone irrigation efficiency = 0.81
EAWU = 723 gal / yr

Hydrozone # 2 **INPUT** Plant Factor = 0.4 *Parkways*
INPUT square footage of hydrozone = 20,406
INPUT hydrozone irrigation efficiency = 0.81
EAWU = 474 gal / yr

Hydrozone # 3 **INPUT** Plant Factor = 0.2 *Basin*
INPUT square footage of hydrozone = 8,323
INPUT hydrozone irrigation efficiency = 0.81
EAWU = 97 gal / yr

Hydrozone # 4 **INPUT** Plant Factor = 0.8 *Recreation Complex*
INPUT square footage of hydrozone = 8,640
INPUT hydrozone irrigation efficiency = 0.75
EAWU = 433 gal / yr

Hydrozone # 5 **INPUT** Plant Factor = 0.1
INPUT square footage of hydrozone = 0
INPUT hydrozone irrigation efficiency = 1
EAWU = 0 gal / yr

SubTotal EAWU = 1,294 gal / yr
Input Irrigation System Operation Factor 0.85
Total EAWU = **1,522**
EAWU < MAWA = 1,444 cu ft / yr
(this number must be positive)

80' 60' 40' 20' 0 40' 80'

SCALE 1"=40'

IRRIGATION EXHIBIT
40 SCALE

LEGEND

POINT OF CONNECTION 1 SERVICED (60,031 SQFT / 35 GPM MAX. DEMAND)

POINT OF CONNECTION 2 SERVICED (18,869 SQFT / 20 GPM MAX. DEMAND)

NOTE - HOMEOWNER MAINTAINED P.A. AREAS ARE NOT SHOWN.

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IRRIGATION EXHIBIT

L-8

Sheet ___ of ___

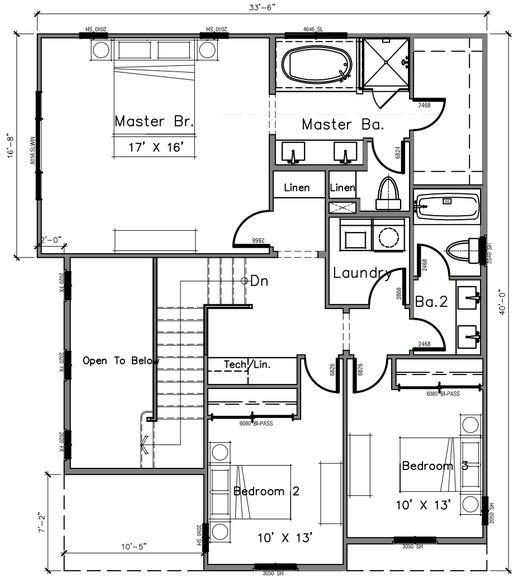
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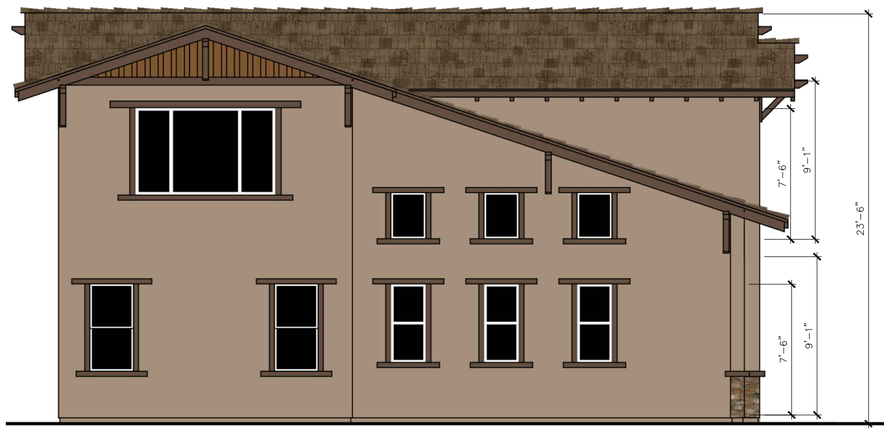


FRONT ELEVATION



RIGHT ELEVATION

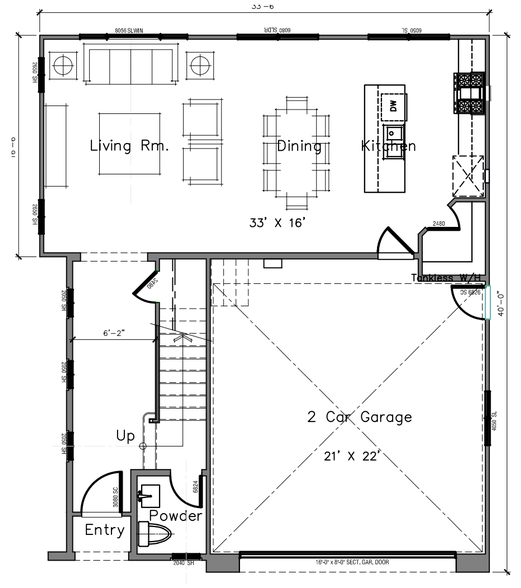




LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

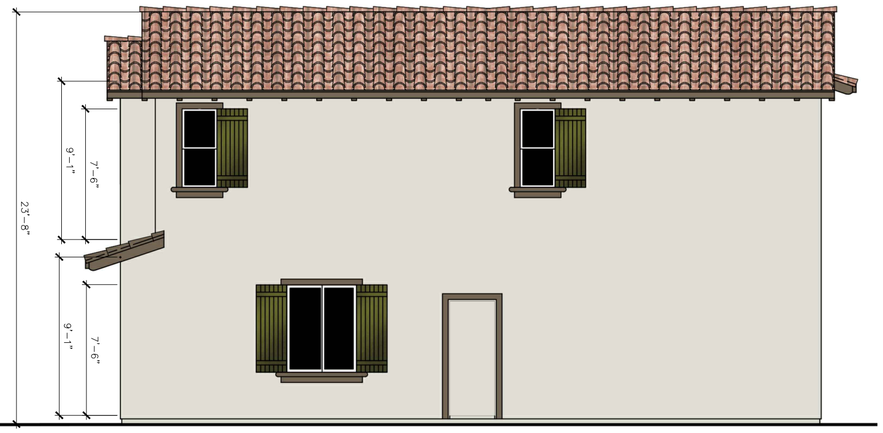
WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

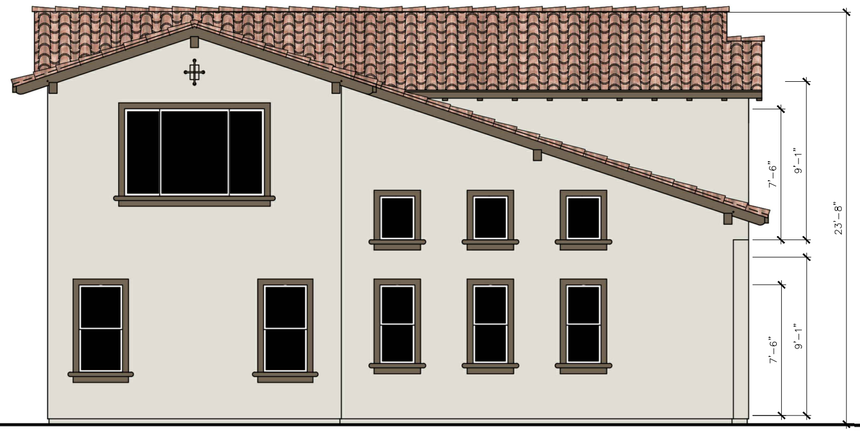
PLAN 1 - CRAFTSMAN
1,746 SF. (2 STORY)
3 BED, 2.5 BATHS



FRONT ELEVATION



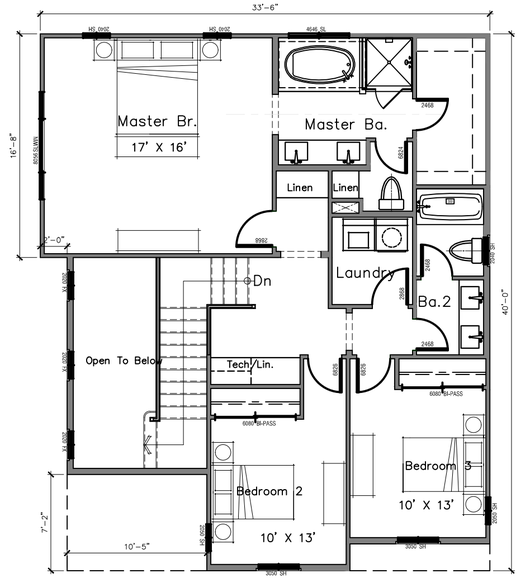
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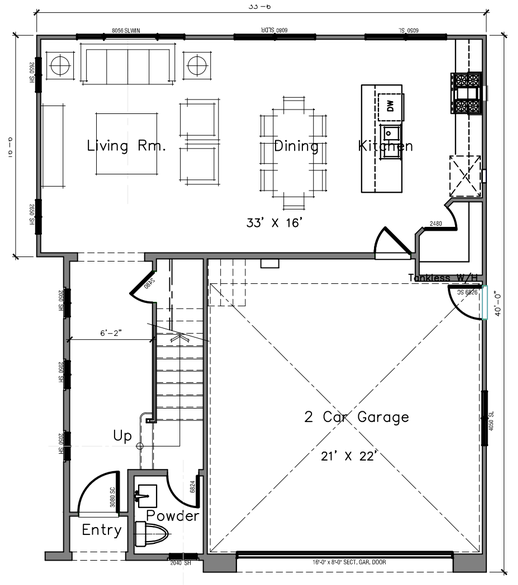


LEFT ELEVATION



REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

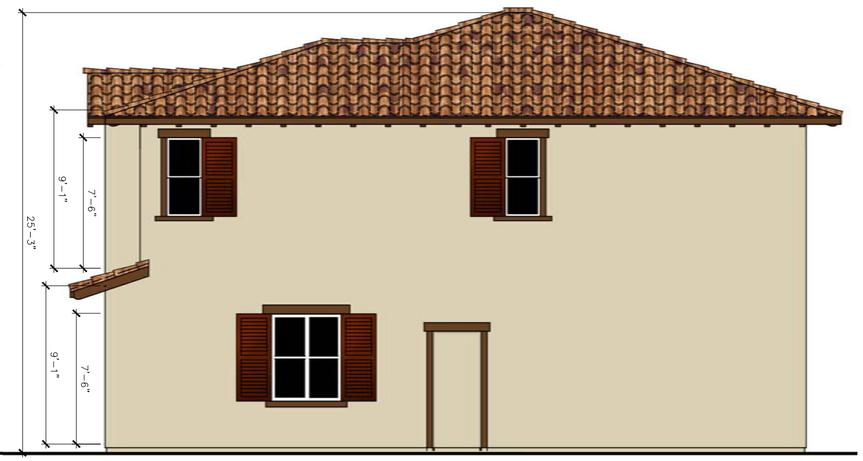
WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

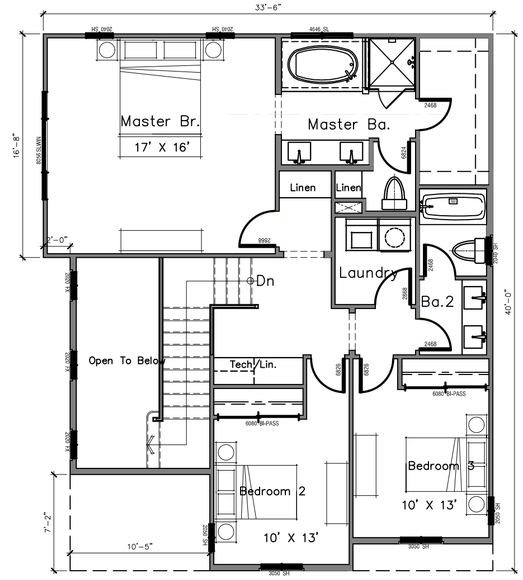
PLAN 1 - SPANISH
1,746 SF. (2 STORY)
3 BED, 2.5 BATHS

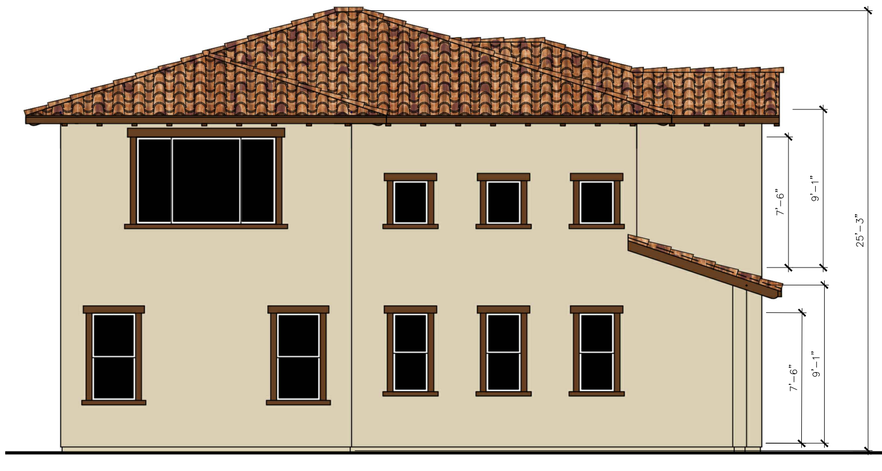


FRONT ELEVATION



RIGHT ELEVATION

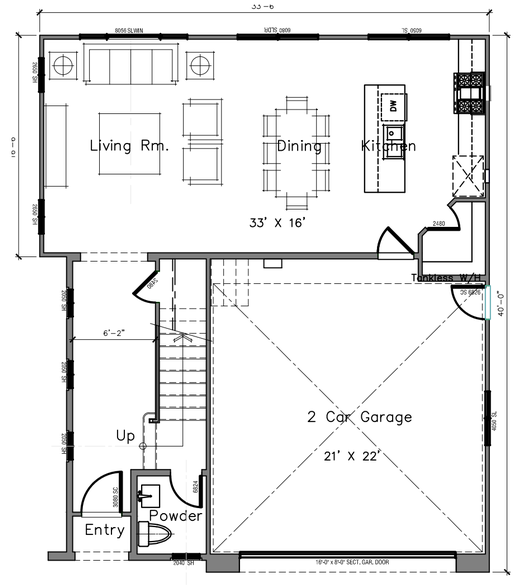




LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

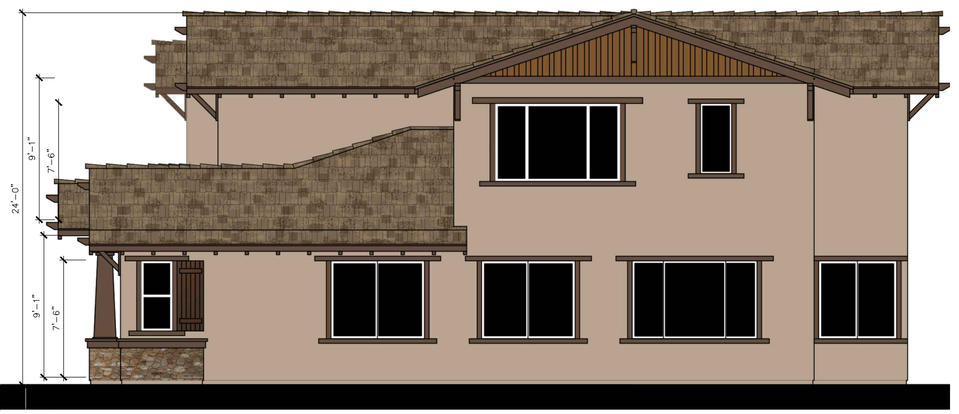
WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

PLAN 1 - TUSCAN
1,746 SF. (2 STORY)
3 BED, 2.5 BATHS



FRONT ELEVATION



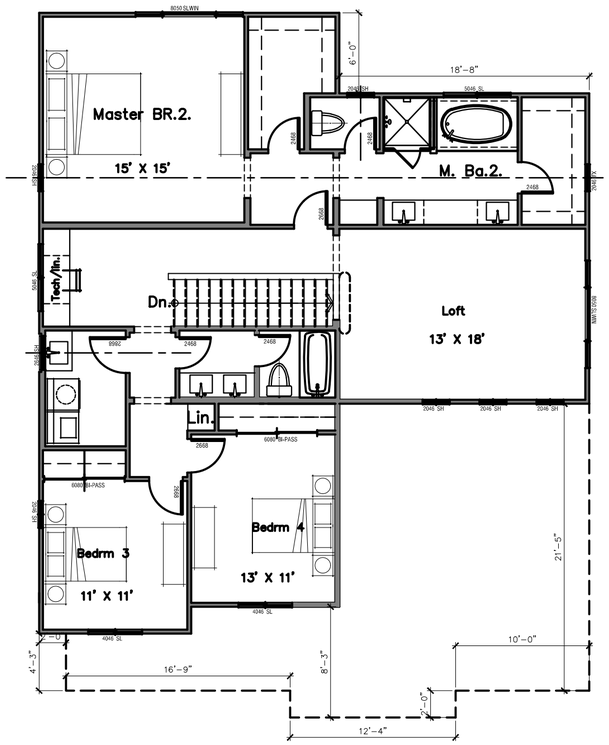
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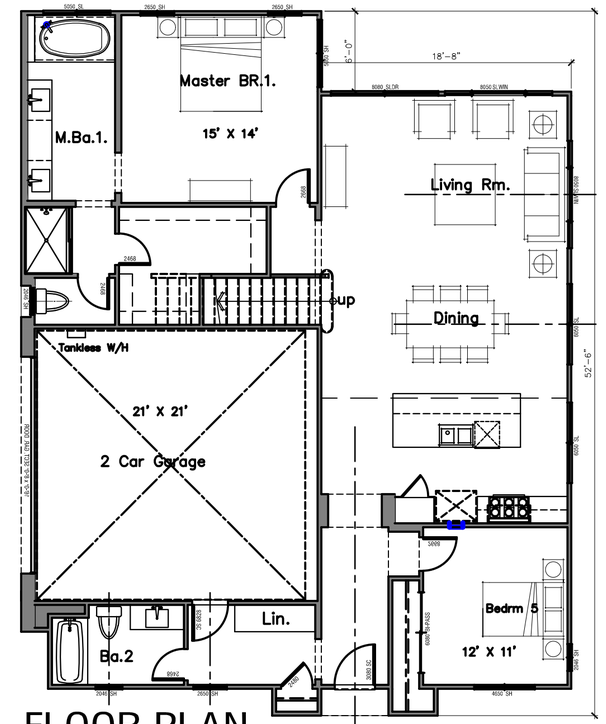


LEFT ELEVATION



REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

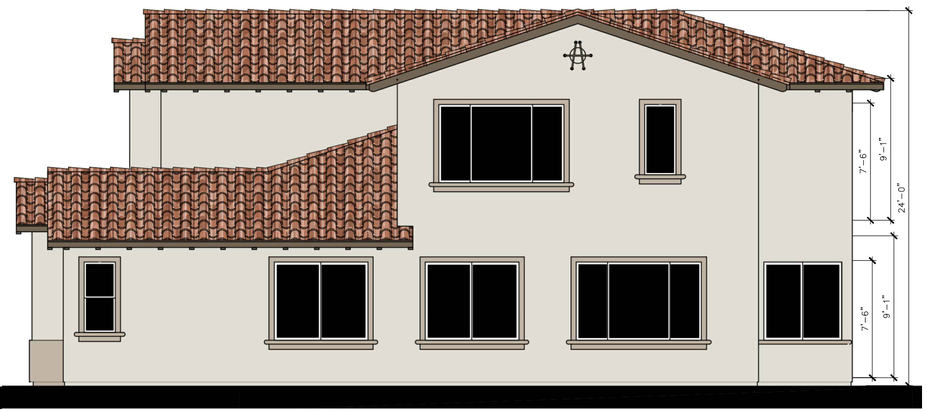
WILDOMAR

FLOOR PLANS & ELEVATIONS

PLAN 2 - CRAFTSMAN
2,951 SF. (2 STORY)
5 BED, 4 BATHS



FRONT ELEVATION



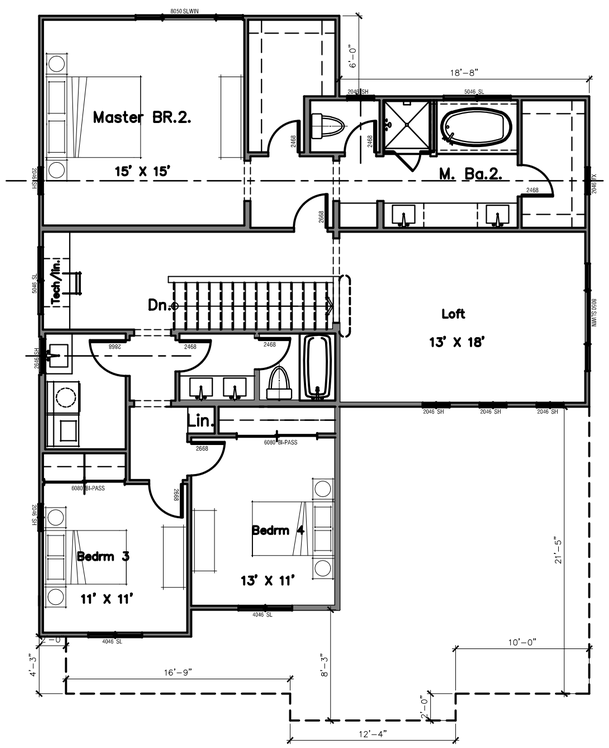
RIGHT ELEVATION

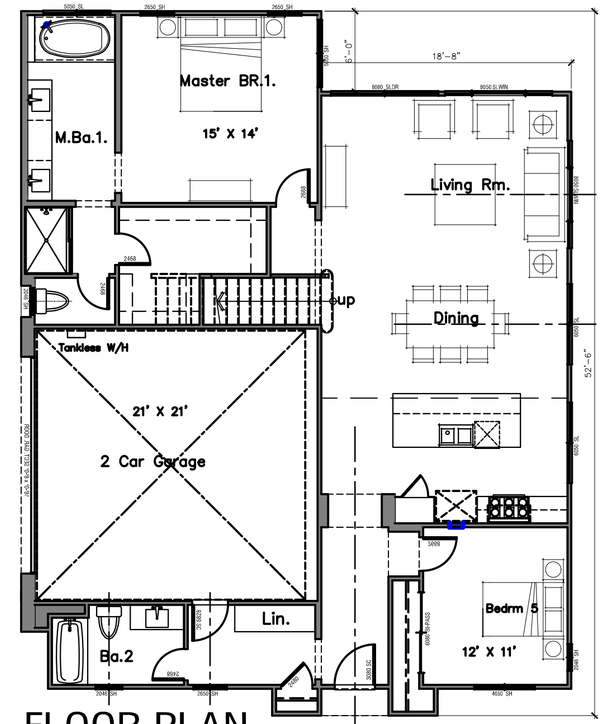


LEFT ELEVATION



REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

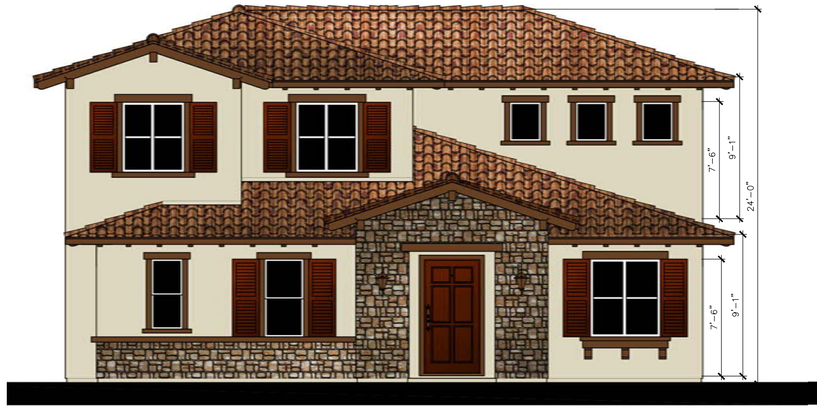
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Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR

FLOOR PLANS & ELEVATIONS

PLAN 2 - SPANISH
2,951 SF. (2 STORY)
5 BED, 4 BATHS



FRONT ELEVATION



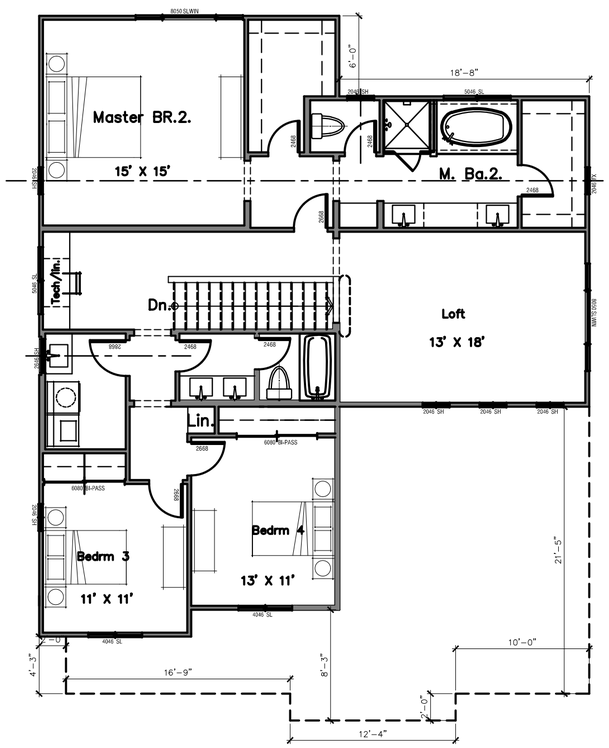
RIGHT ELEVATION

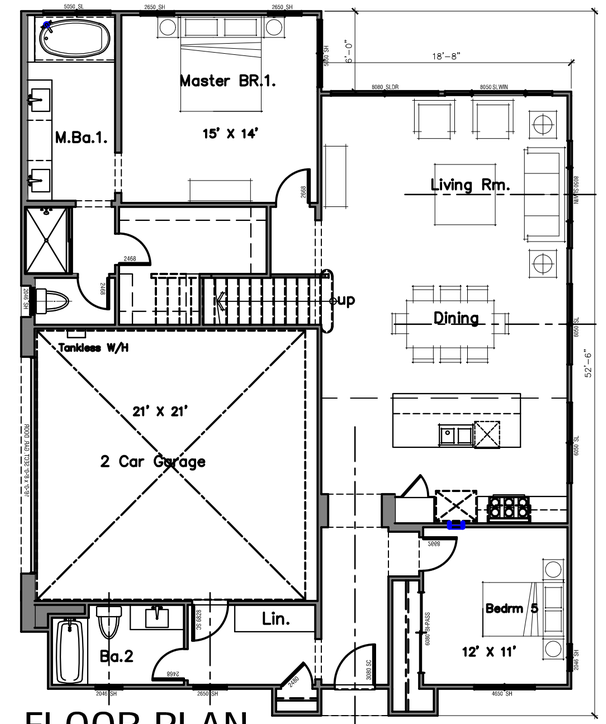


LEFT ELEVATION



REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR

FLOOR PLANS & ELEVATIONS

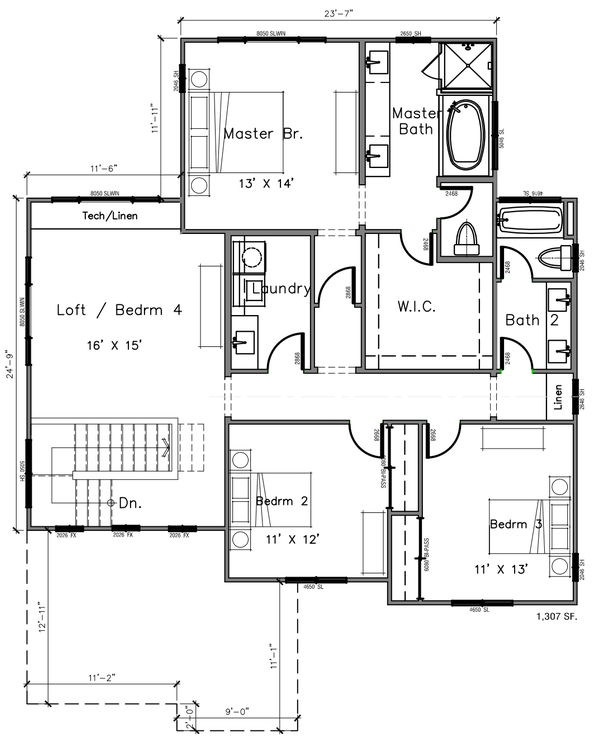
PLAN 2 - TUSCAN
2,951 SF. (2 STORY)
5 BED, 4 BATHS

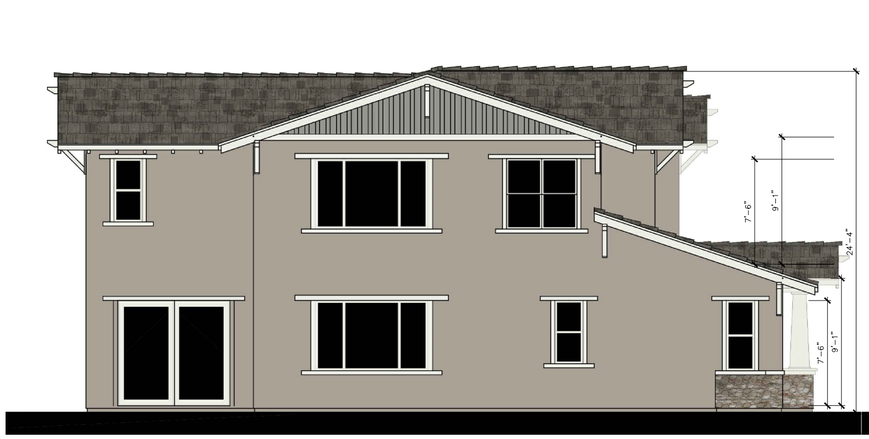


FRONT ELEVATION



RIGHT ELEVATION

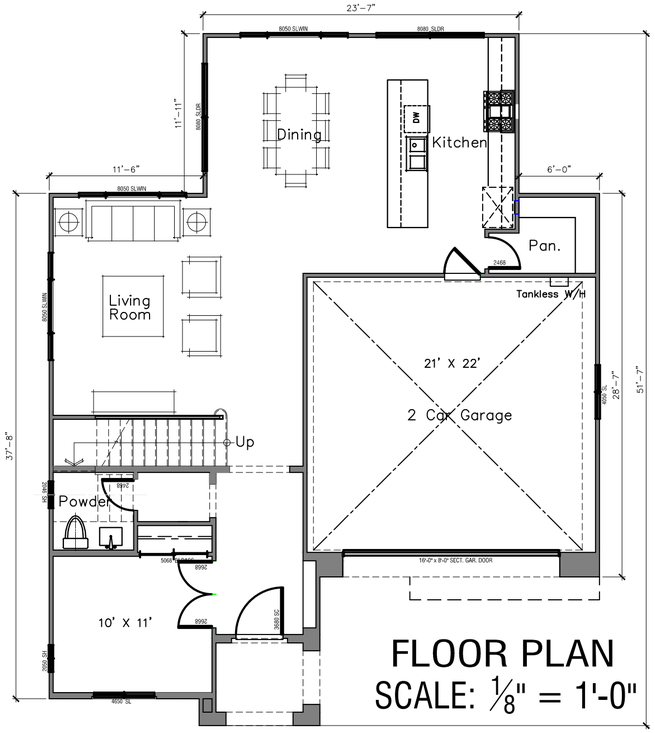




LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

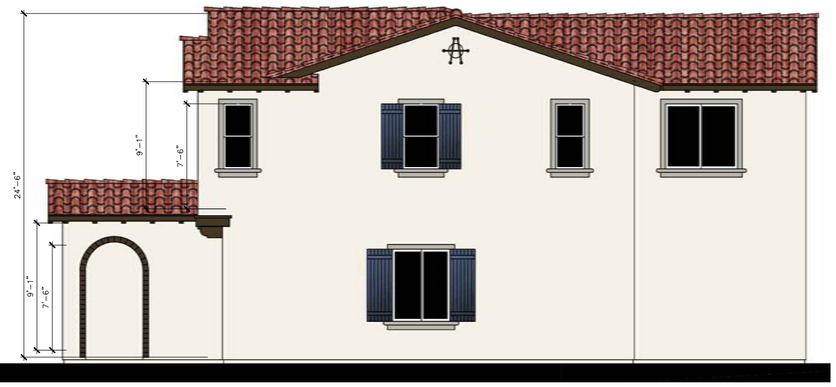
WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

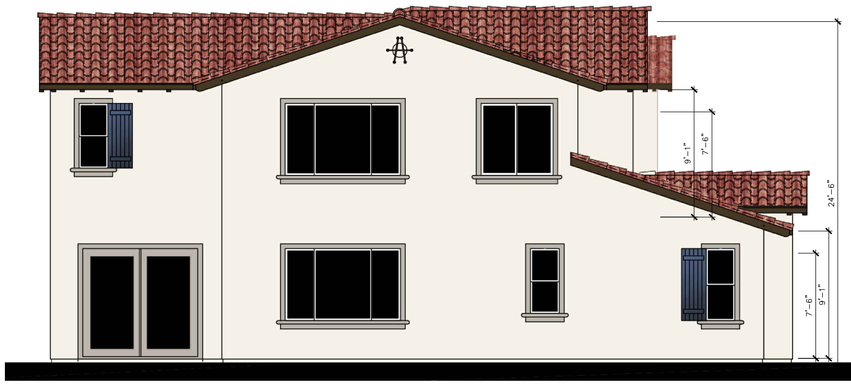
PLAN 3 - CRAFTSMAN
2,426 SF. (2 STORY)
3 BED, 2.5 BATHS



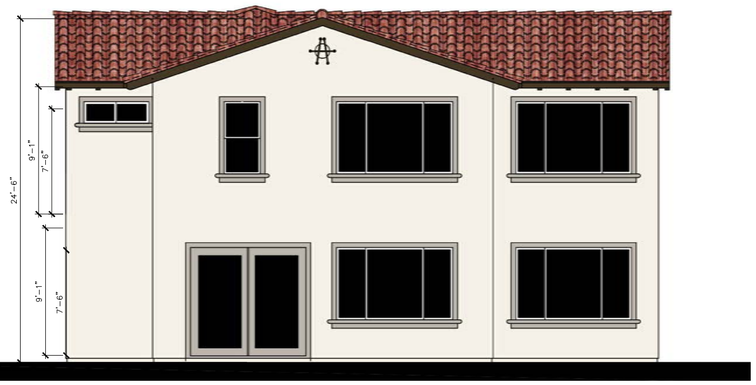
FRONT ELEVATION



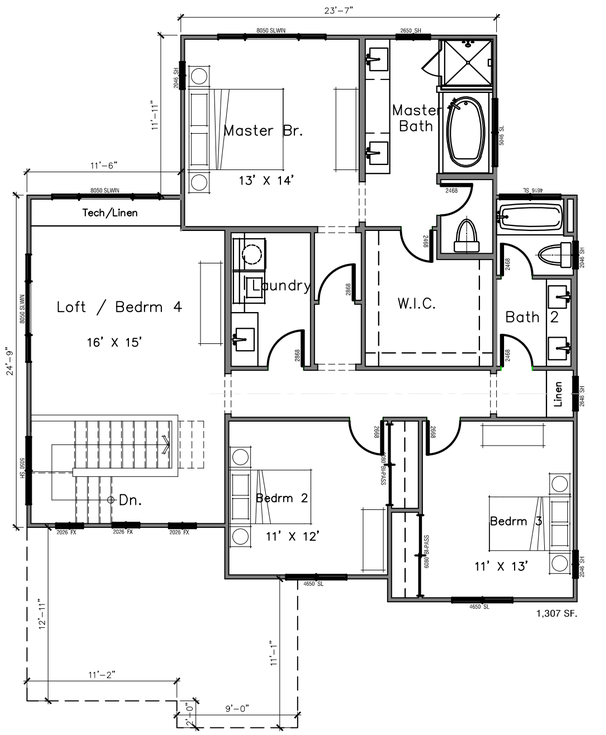
RIGHT ELEVATION

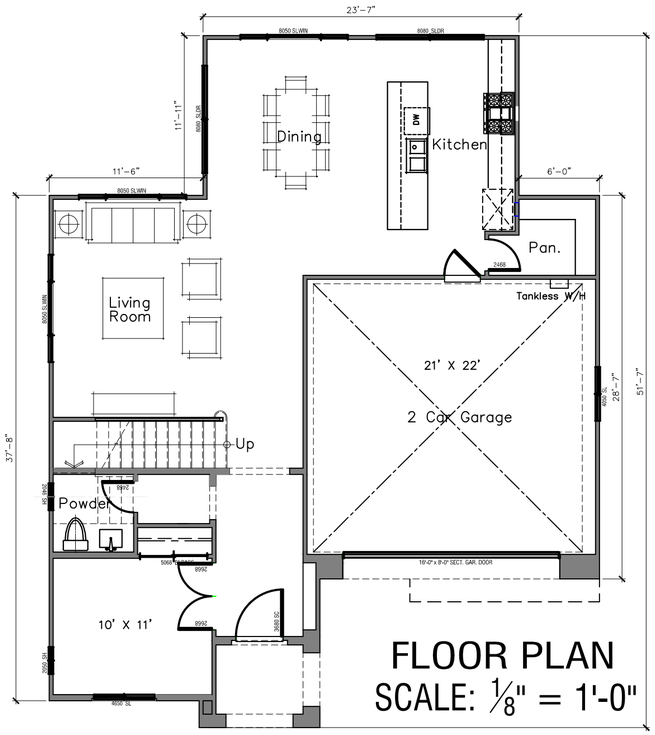


LEFT ELEVATION



REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

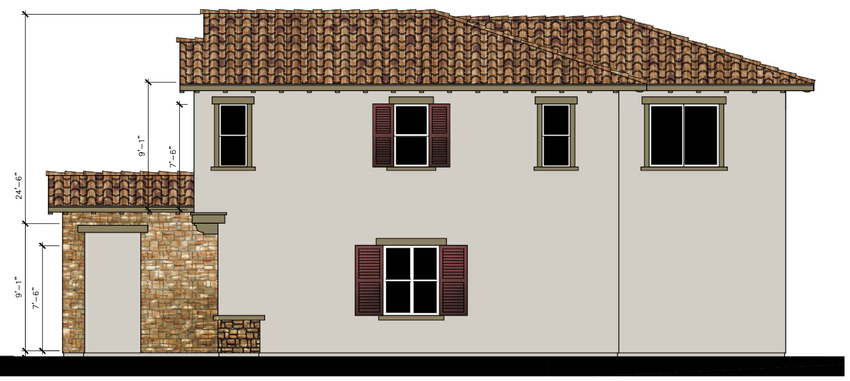
WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

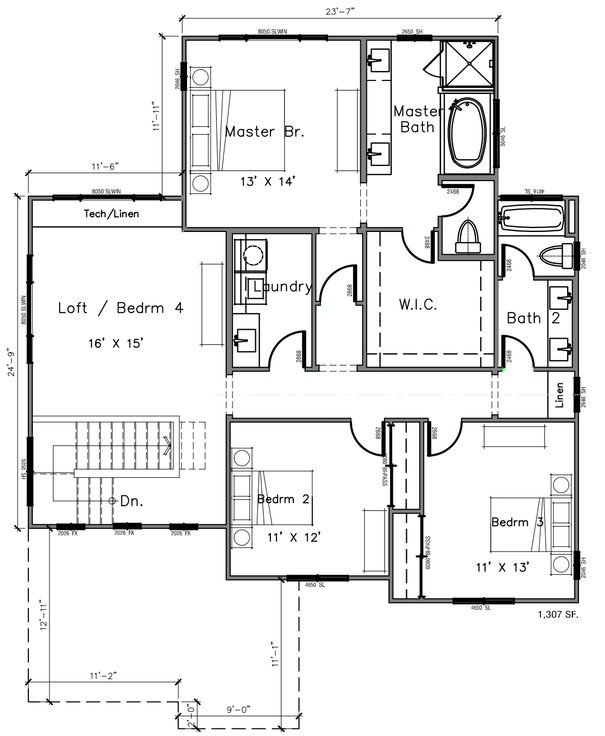
PLAN 3 - SPANISH
2,426 SF. (2 STORY)
3 BED, 2.5 BATHS



FRONT ELEVATION

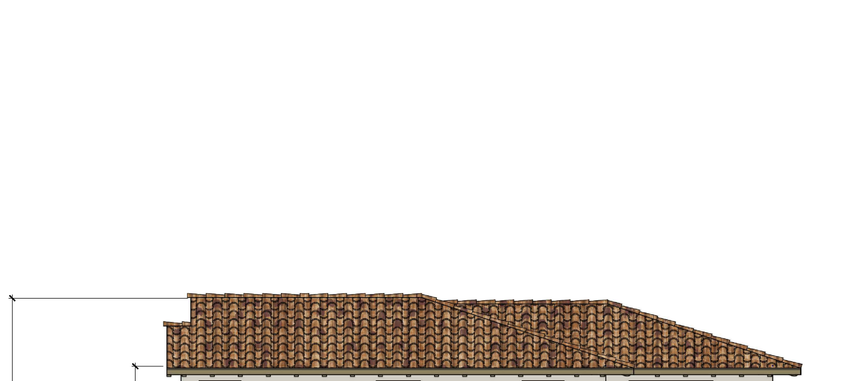


RIGHT ELEVATION

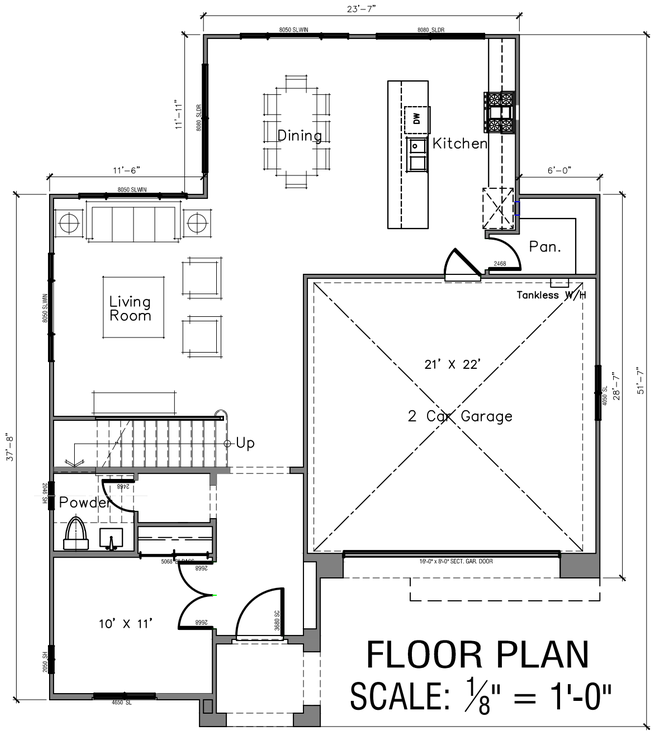




LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

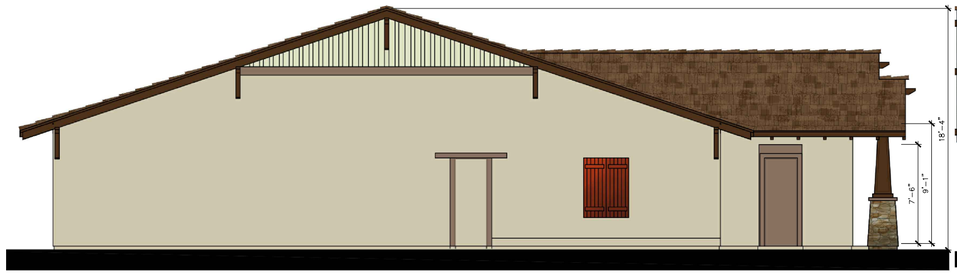
PLAN 3 - TUSCAN
2,426 SF. (2 STORY)
3 BED, 2.5 BATHS



FRONT ELEVATION



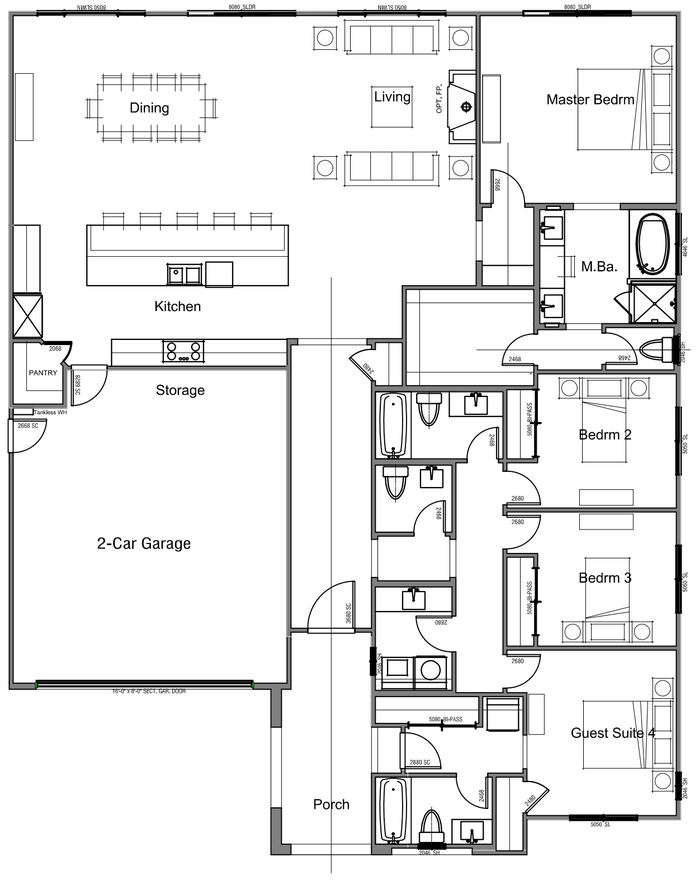
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

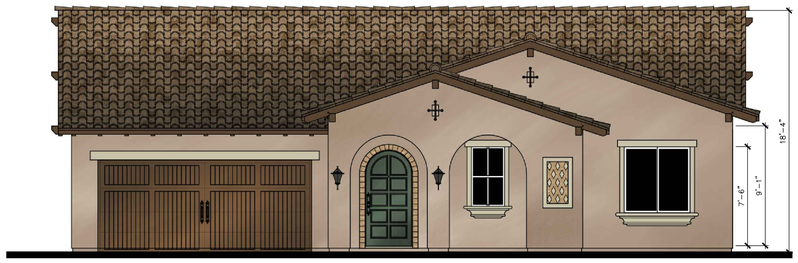
NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

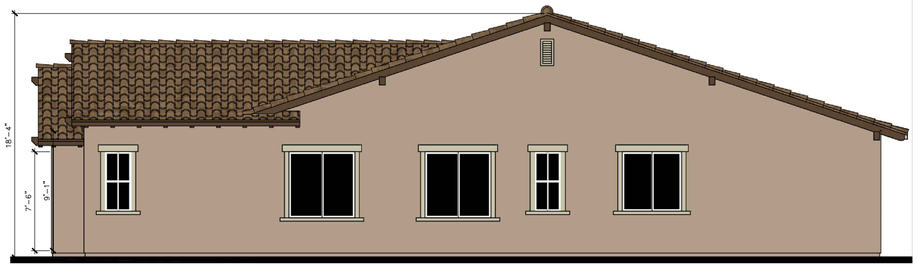
WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

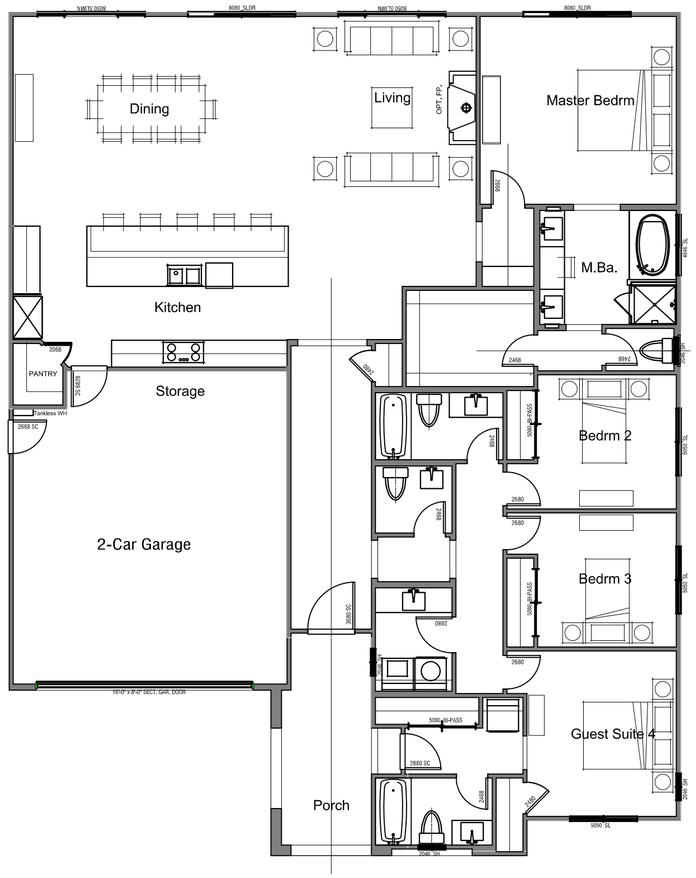
PLAN 4 - CRAFTSMAN
2,254 SF. (1 STORY)
4 BED, 3.5 BATHS



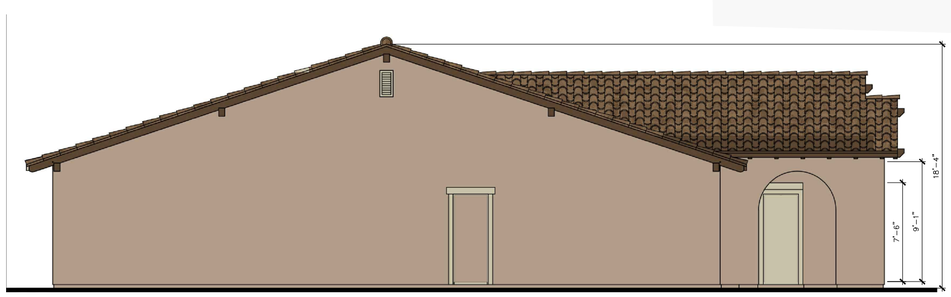
FRONT ELEVATION



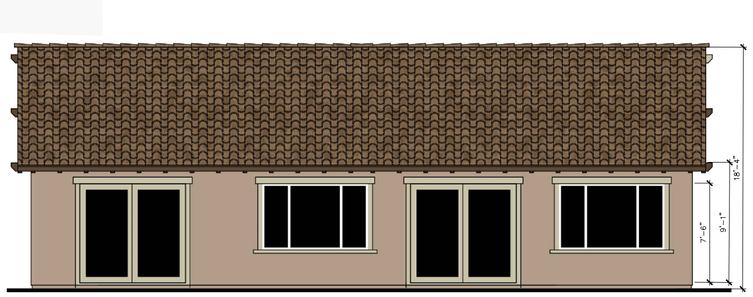
RIGHT ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



REAR ELEVATION

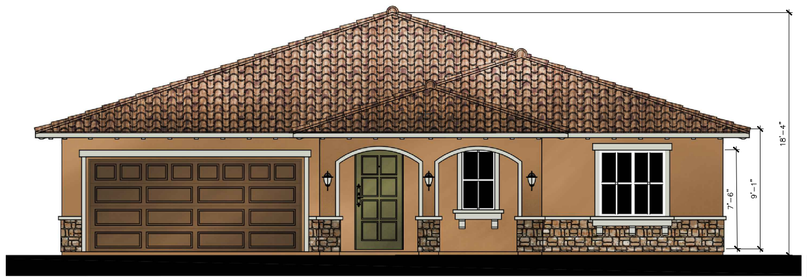
NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

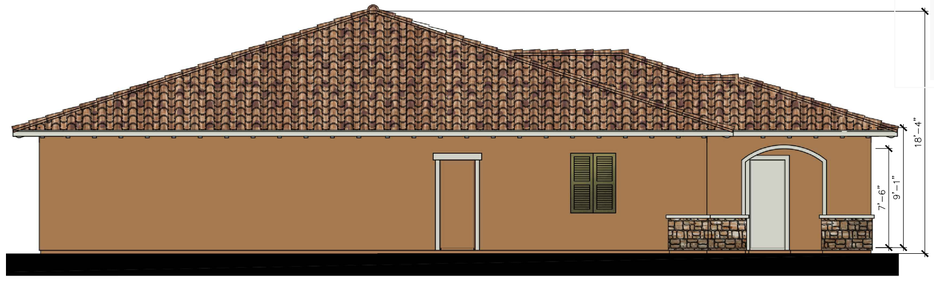
PLAN 4 - SPANISH
2,254 SF. (1 STORY)
4 BED, 3.5 BATHS



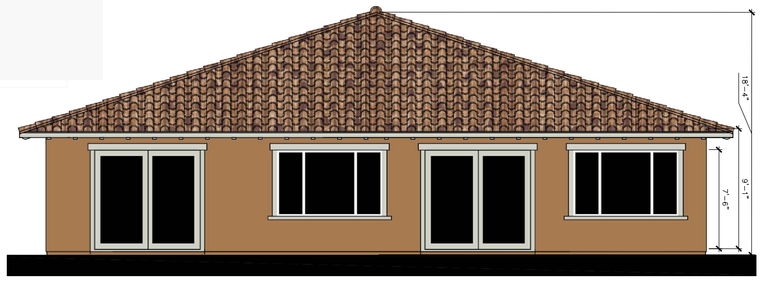
FRONT ELEVATION



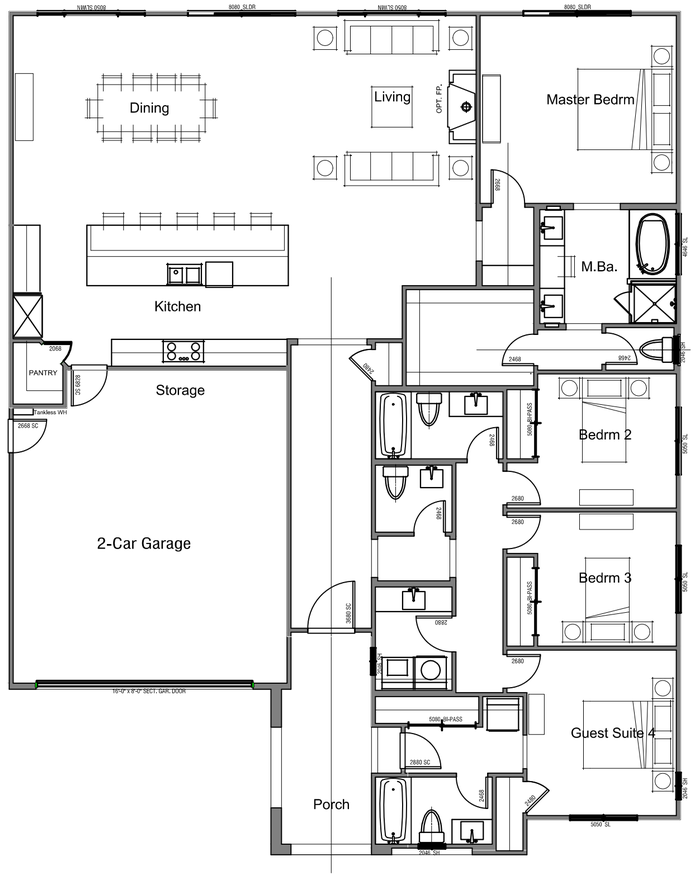
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

PLAN 4 - TUSCAN
2,254 SF. (1 STORY)
4 BED, 3.5 BATHS



FRONT ELEVATION



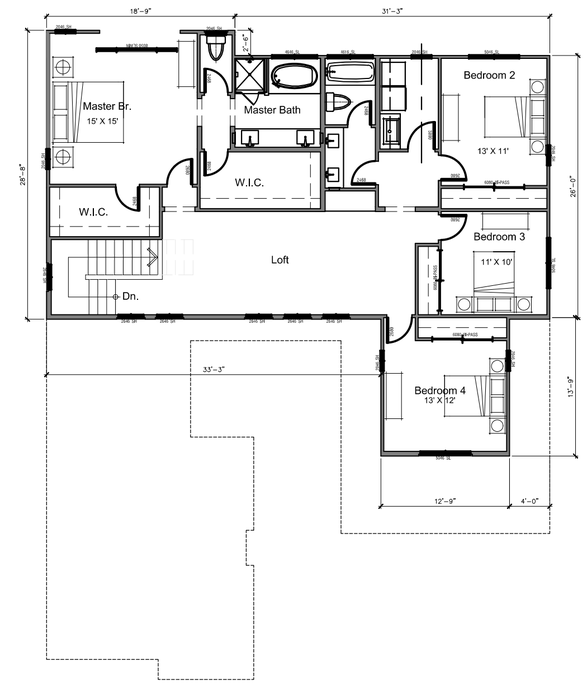
RIGHT ELEVATION

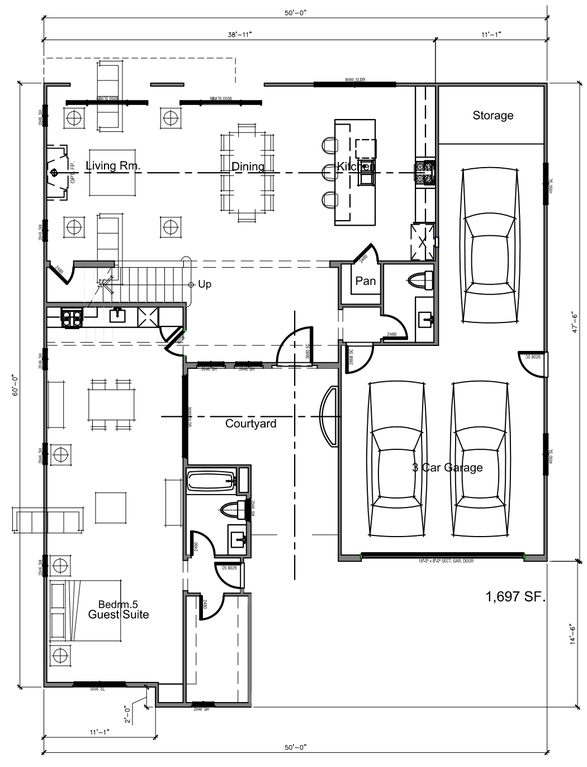


LEFT ELEVATION



REAR ELEVATION





FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

PLAN 5 - CRAFTSMAN
3,160 SF. (2 STORY)
5 BED, 3.5 BATHS



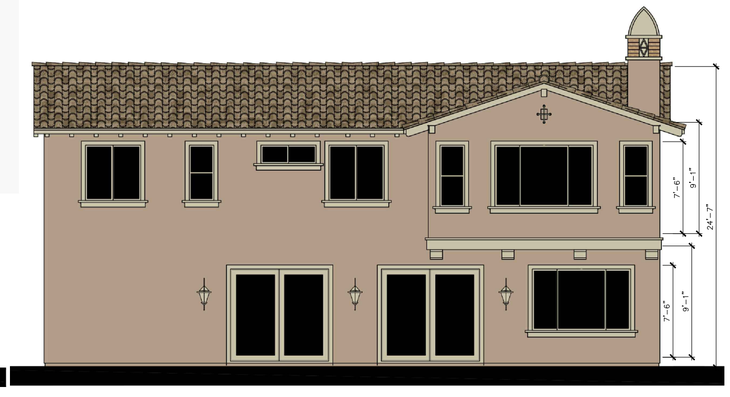
FRONT ELEVATION



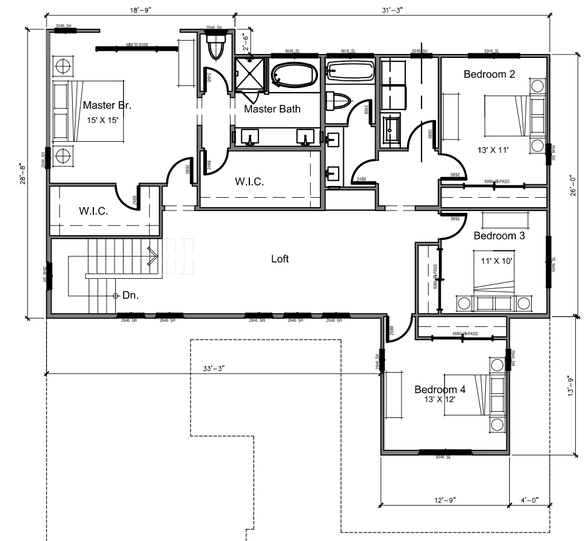
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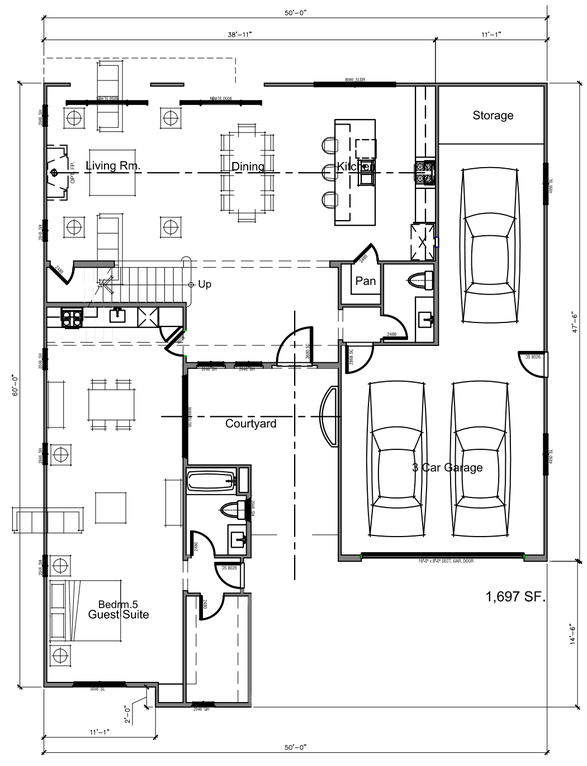


LEFT ELEVATION



REAR ELEVATION





FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

PLAN 5 - SPANISH
3,160 SF. (2 STORY)
5 BED, 3.5 BATHS



FRONT ELEVATION



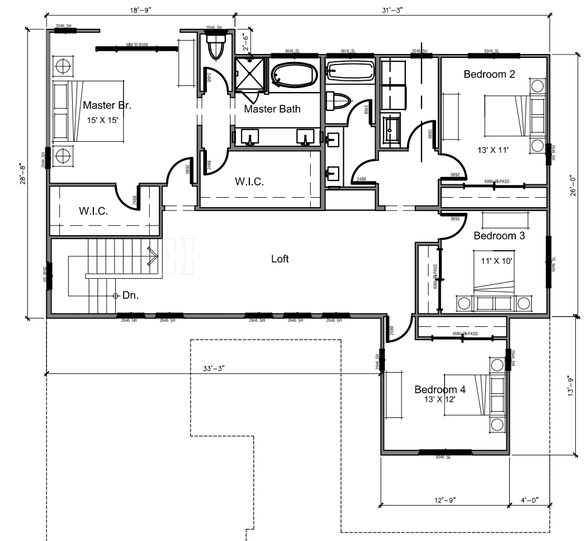
RIGHT ELEVATION

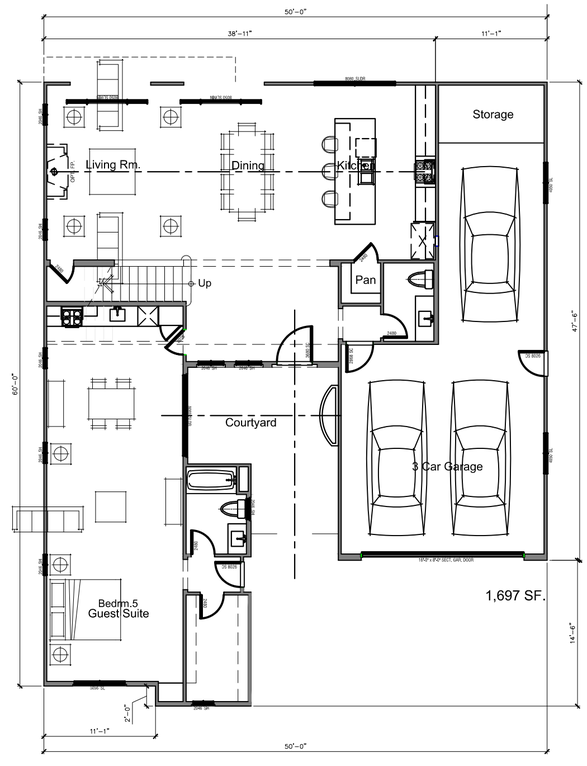


LEFT ELEVATION



REAR ELEVATION





FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

PLAN 5 - TUSCAN
3,160 SF. (2 STORY)
5 BED, 3.5 BATHS

Nova Homes Residential Project EOT #3
TTM No. 36952 / Plot Plan No. 15-0129

PLANNING COMMISSION MEETING

JUNE 3, 2026



Project Location

- Located on the west side of Wildomar Trail, Approximately 660 feet north of Clinton Keith Road (APN: 362-250-001 & 362-250-026)
- The project site is about 11.25 acres.

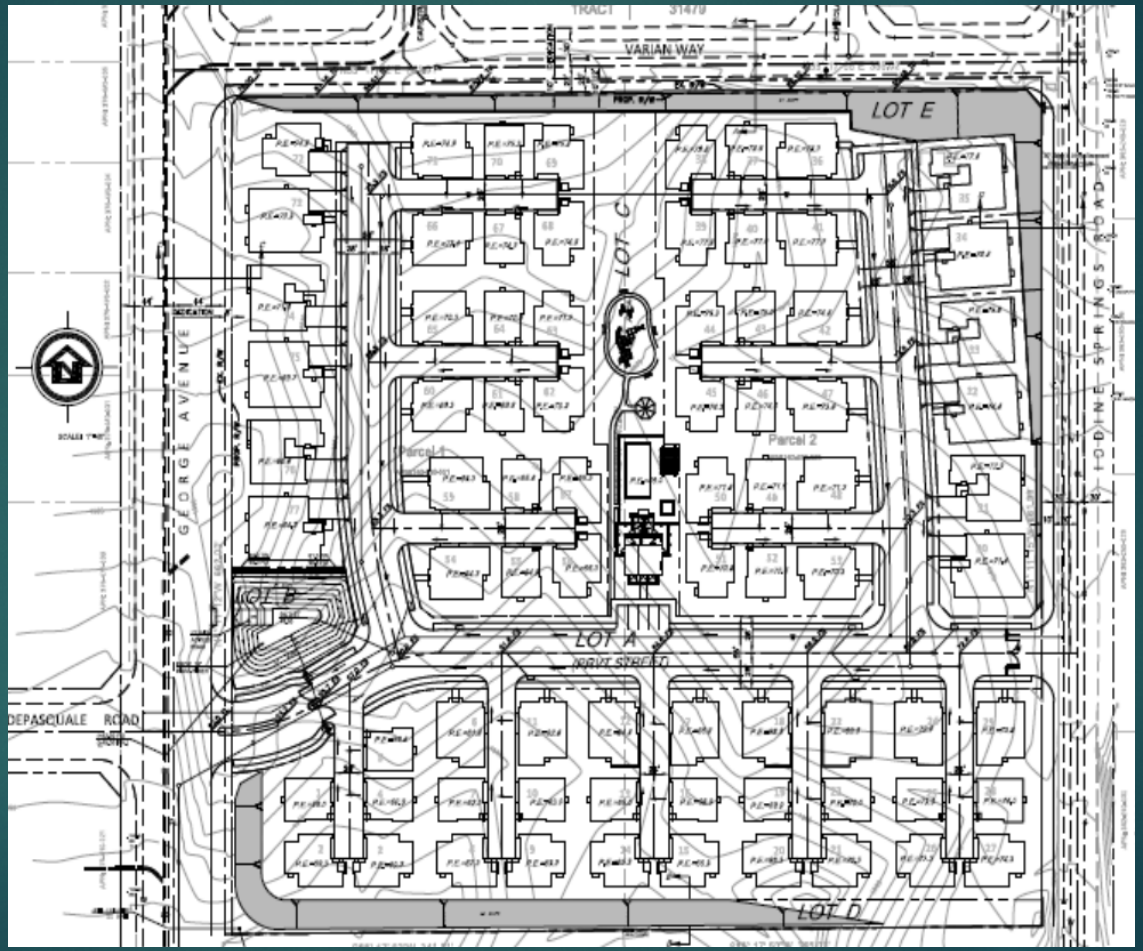
Background

- **The City Council (2/8/17) took the following actions on TTM No. 36952 and Plot Plan No. 15-0129 :**
  - **Adopted a Mitigated Negative Declaration & MMRP;**
  - **Approved a General Plan Amendment;**
  - **Approved a Change of Zone;**
  - **Approved a Tentative Tract Map (TTM) to subdivide the 11.25+ acre site into one (1) lot for condominium purposes; and**
  - **Approved a Plot Plan (PP) to develop 77 single family detached dwelling units.**

Project Description

- The applicant is requesting their final EOT to allow for more time to record the map and prep for grading and building permits.
- The Applicant is requesting a 1-year extension of time as permitted by the WMC.
- With Commission approval of EOT #3, the new expiration date for TTM No. 36952 and Plot Plan No. 15-0129 will be August 8, 2027.
- The Applicant does not have any additional time extensions available.

TTM No. 36952 Exhibit



Plot Plan No. 15-0129 Exhibit



Project Findings

- **The proposed EOT meets the required findings for approval.**

Planning Commission Recommendation

- **Based on the findings, staff recommends that the Planning Commission adopt PC Resolution No. 2026-11 taking the following actions:**

1. **Approve the EOT request to August 8, 2027**
2. **Determine that no additional environmental review is required per CEQA Guidelines Section 15162**