



CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.3
Meeting Date: August 12, 2026

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

SUBMITTED BY: Robert Flores, Community Development Director

PREPARED BY: Robert Flores, Community Development Director

ACTION:

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

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

ORDINANCE NO. _____

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

SUMMARY:

The proposed Municipal Code Amendment contains housekeeping revisions, state law updates, procedural improvements, and targeted policy changes to Titles 16 and 17 intended to improve the efficiency, clarity, and consistency of the City's Development Code and Subdivision Ordinance while maintaining public hearing and City Council decision-making authority where required.

BACKGROUND:

Title 17 of the Wildomar Municipal Code houses the City of Wildomar ("City") Development Code that includes zoning provisions. Title 16 of the Wildomar Municipal Code houses the City's Subdivision Ordinance. Title 17, then known as the "Zoning Code," and Title 16 were established upon incorporation of the City in 2008 with the adoption of Riverside County codes/ordinances. Recently, on January 15, 2025, the City adopted a comprehensive update to the past Zoning Code, establishing the current Development Code. The Subdivision Ordinance has not been comprehensively updated since its original adoption but has had minor changes throughout the years with the latest revision being in 2022.

The City recently commenced bi-annual updates for the Development Code and Subdivision

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

On April 22, 2026, the Wildomar Planning Commission considered the 2026 Bi-Annual Code Update (MCA 2026-03) at a public hearing and after public testimony, continued the item to June 3, 2026. The concerns from the first public hearing were addressed as described in the Planning Commission June 3rd staff report, and additional time was provided for interested parties to review the item before June 3, 2026 meeting.

On June 3, 2026, the Wildomar Planning Commission considered the 2026 Bi-Annual Code Update (MCA 2026-03) and adopted PC Resolution No. 2026-05 recommending approval and adoption of the ordinance with the following minor modifications:

- Maintain the authority to approve extensions of time (EOTs) with the Planning Commission; and
- Assign the authority to approve EOTs for administrative approvals to the City Manager or designee.

Staff recommends a hybrid approach that authorizes the City Manager or designee to approve the first two one-year extensions administratively while retaining Planning Commission approval for the final extension.

DISCUSSION:

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

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

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

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

The majority of the proposed amendments consist of housekeeping revisions, corrections, clarification of existing procedures, updates required by state law, and improvements identified through implementation of the Development Code. The amendments do not represent a comprehensive rewrite of the Development Code or a broad change in land use policy.

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

- Non-substantive, format, and technical changes to nomenclature, titles, departments, references etc. for both Title 17 and Title 16 are proposed for consistency and accuracy.

- Entitlement and related changes:
 - Modifies the Major and Minor Development Review permit process to clearly define the scope and process for these entitlements. Additionally, these permits were renamed to better differentiate these two similar entitlement types.
 - Updates the pre-application process to streamline and better define the process.
 - Streamline the entitlement process by:
 - Changing a portion of the extensions of time requests to an administrative process. These requests are typically administrative and routine, and a streamlined process will help reduce processing time for staff while still maintaining the same level scrutiny and required findings for approval as currently exists. The proposed change to the EOT process includes provisions that allow staff to refer the determination to the Planning Commission or City Council as appropriate and necessary.
 - Eliminating the separate General Plan initiation process, which currently requires a preliminary public hearing before a formal application may be processed. The amendment removes this duplicative procedural step while preserving all required Planning Commission and City Council public hearings and final City Council approval of any General Plan Amendment.
 - Updating the Temporary Use Permit (and temporary event) process to align with City goals. Allowances for several temporary uses, such as Certified Farmer's Markets and outdoor markets are modified to increase frequency while still maintaining the temporary nature of the temporary use. Additionally, standards were updated to ensure public health, safety, and welfare is maintained before, during, and after the temporary use or event. For example, a requirement for a bond is proposed to ensure restoration of the site used for the temporary use or event.
 - Added clarifying provisions for Conditional Use Permits addressing periodic reviews, permits running with the land, and suspension/revocation procedures, etc.
- Update development standards and provisions for retaining walls.
- Parks are proposed as permitted uses in all rural zones to facilitate the development of open active and passive open spaces and recreational spaces within the communities and residential areas.
- Religious institutions are proposed as permitted uses in all residential zones, but churches are proposed not to be allowed in mixed-used zones.
- Manufactured (Mobile) Homes are proposed to be removed as a permitted use in commercial zones.
- Update the Change of Zone process to maintain that staff and the legislative body can initiate an update to the Development Code.
- Revise provisions related to accessory dwelling units to comply with recent changes in state law.
- Revised provisions in both Title 17 and Title 16 related to incorporate or update SB 9 Two-Unit Developments and Urban Lot Splits to comply with recent changes in state law. SB 9 provisions were inadvertently excluded in the adoption of the Development Code, so these state requirements were added back in to Title 17. Existing and new SB 9 provisions incorporate the latest state changes to this bill.
- Updates to definitions to support the proposed changes.

PUBLIC NOTICE:

The proposed Municipal Code Amendment (MCA 2026-03) is citywide. Consistent with the applicable Wildomar Municipal Code provisions and exceeding applicable state law provisions, a public notice was published in the Press Enterprise Newspaper, a local newspaper of general circulation, at least 10 days prior to the public hearing on August 12,

2026.

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

ENVIRONMENTAL ANALYSIS:

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

FISCAL IMPACT:

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

ATTACHMENTS:

[Attach A - Draft MCA 2026-03 Ordinance.docx](#)

[Att A Exh 1 - Title 16 Amendments.pdf](#)

[Att A Exh 2 - Title 17 Amendments.pdf](#)