



**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 BIENNIAL 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](#)