

## ORDINANCE NO. 256

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING DEVELOPMENT CODE AMENDMENT NO. 2025-05A TO REVISE VARIOUS CHAPTERS WITHIN TITLE 17 (DEVELOPMENT CODE) OF THE WILDOMAR MUNICIPAL CODE, INCLUDING CHAPTER 17.185 (ACCESSORY STRUCTURES) AND CHAPTER 17.195 (ACCESSORY DWELLING UNITS)**

**WHEREAS**, in accordance with Chapter 17.145 of the Wildomar Municipal Code and California Government Code, the City Council, upon recommendation from the Planning Commission, has the authority to take action on the proposed Development Code Amendment No. 2025-05A; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on September 3, 2025 for Development Code Amendment No. 2025-05, and adopted PC Resolution No. 2025-14 recommending City Council approval of Development Code Amendment No. 2025-05; and

**WHEREAS**, in accordance with Chapter 17.125 of the Wildomar Municipal Code, the Planning Department, on October 3, 2025, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the City Council public hearing set for October 13, 2025, regarding Development Code Amendment No. 2025-05A; and

**WHEREAS**, in accordance with Section 17.125 of the Wildomar Municipal Code, the City Council conducted a duly noticed public hearing on October 13, 2025, at which time interested persons had an opportunity to testify in support of, or opposition to Development Code Amendment No. 2025-05A, and at which time the City Council received public testimony concerning Development Code Amendment No. 2025-05A.

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

#### **SECTION 1: ENVIRONMENTAL DETERMINATION.**

In accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code § 21000, et seq., and the CEQA Guidelines, Section § 15000, et seq., Development Code Amendment No. 2025-05A, 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. In any case, these amendments involve regulations related to ADUs

and residential accessory structures, which are already exempt from CEQA review. Therefore, the additions and revisions proposed can be seen with certainty that they will not cause any significant impact on the environment. Given these factors, Development Code Amendment No. 2025-05A meets the criteria for a General Rule Exemption pursuant to Section 15061(b)(3) of CEQA. As a result, the City Council hereby adopts a general rule exemption in accordance with the CEQA Guidelines as stated above. In addition, the implementation of state ADU law is exempt from further CEQA review pursuant to Public Resources Code § 21080.17, and the proposed Development Code Amendment and supporting ordinance implement state ADU law concerning objective standards.

## **SECTION 2. REQUIRED ZONING ORDINANCE AMENDMENT FINDING.**

In accordance with Chapter 17.125 Wildomar Zoning Ordinance, the City Council makes the following finding approving Development Code Amendment No. 2025-05A.

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

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will maintain design standards and enhance the character of surrounding areas within the City by allowing additional accessory structure regulations (Goal LU 5). Further, the provisions outlined in the amendment will not impact the visual character of residential development in that the strict regulations will maintain order and consistency related to these uses.

## **SECTION 3. AMENDMENT OF SECTION 17.185.040 OF THE WILDOMAR MUNICIPAL CODE**

Section 17.185.040 (Development Standards) of Chapter 17.185 of the Wildomar Municipal Code is hereby amended to add a new subsection H, which will read as follows:

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 2 feet to interior side and rear property lines.

## **SECTION 4. AMENDMENT OF SECTION 17.185.040 OF THE WILDOMAR MUNICIPAL CODE**

Subsection H of Section 17.195.050 (Development Standards) of Chapter 17.185 of the Wildomar Municipal Code is amended in its entirety to read as follows:

H. 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.

**SECTION 5. SEVERABILITY**

If any Chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 6. EFFECTIVE DATE.**

This ordinance shall take effect thirty (30) days after its passage by the City Council.

**SECTION 7. CITY CLERK ACTION**

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Chapter 39633(c).

**APPROVED AND ADOPTED** this 12th, day of November, 2025.

  
Ashlee DePhilippo  
Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Thomas D. Jex  
City Attorney

**ATTEST:**

  
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Janet Morales, CMC  
City Clerk



STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE)  
CITY OF WILDOMAR )

I, Janet Morales, City Clerk of the City of Wildomar, California, do hereby certify that the foregoing Ordinance No. 256 was introduced at an adjourned regular meeting of the City Council of the City of Wildomar, California, on October 13, 2025, and was duly adopted at a regular meeting held on November 12, 2025, by the City Council of the City of Wildomar, California, by the following vote:

AYES: Moore, Morabito, Nigg, Mayor Pro Tem Marquez, Mayor DePhillippo

NOES: None

ABSTAIN: None

ABSENT: None

  
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Janet Morales, CMC  
City Clerk  
City of Wildomar

