



Planning FAQs

City of Wildomar Planning Department

What types of land uses are allowed on a property?

Land uses that may be permitted on a property depend upon its General Plan land use designation and zoning designation. A list of permitted uses (by right, subject to a plot plan application or subject to a conditional use permit) for each zoning designation is included in the Zoning Ordinance.

What standards apply to development on a property?

Development standards for a property depend upon its zoning designation. Please visit our [website](#) or contact the Planning Department for more information. You can reach us at 951-677-7751 ext. 203 or by sending an email to alachgar@cityofwildomar.org.

How do I find out the applicable zoning and General Plan designations for a property?

The official General Plan and Zoning maps for the City of Wildomar are maintained in the Planning Department. The maps can be viewed on the Planning Department webpage, or our interactive GIS tool located [here](#). Zoning and General Plan information can also be obtained by contacting Planning Department staff via phone at 951-677-7751 ext. 203 or by sending an email to alachgar@cityofwildomar.org.

What is a Plot Plan?

A Plot Plan (PP) is a discretionary permit that may be granted by either the Community Development Director or the Planning Commission to allow certain use classification(s) to operate on a particular property, based on the level of environmental review that is required. Plot Plans are generally required for the development or revisions to any site for permitted commercial, industrial, or attached residential project.

What is a conditional use permit?

A Conditional Use Permit (CUP) is a discretionary permit that may be granted by the Planning Commission to allow certain use classification(s) to operate on a particular property. Use classifications subject to CUPs typically possess unusual site development features or operating characteristics requiring consideration by the Planning Commission to ensure that they will be designed, located and operated compatibly with uses on adjoining properties and in the surrounding area.

What is a Variance?

A variance is a request for relief from the strict application of zoning regulations to alleviate an unusual hardship to a particular property, including property size, shape, topography, location or surroundings.

For example, a Variance may be requested for a reduced setback if your property is on a steep slope. Variances are exceptions to development standards such as building size, placement, height, lot size or average lot width, number of parking spaces or lot coverage. Variances are NOT exceptions to land uses.

What is a Tentative Parcel/Tract Map?

The State Subdivision Map Act authorizes local governmental agencies to regulate and control the design and development of subdivisions. A subdivision is defined as the division of any improved or unimproved land for the purpose of sale, lease, or financing. A subdivision also includes the conversion of a structure to condominiums. Subdivision regulations and review procedures for division of property into four (4) lots or less requires Tentative Parcel Map approval, and five (5) or more lots require a Tentative Tract Map approval. The Tentative Map is evaluated for its consistency with the General Plan and Zoning designation and the compatibility of the site plan and public improvements with surrounding development.

What is CEQA and how does it apply to a particular project?

The California Environmental Quality Act (CEQA) was adopted in 1970 and incorporated in the Public Resources Code §§21000-21177. Its basic purposes are to: inform governmental decision makers and the public about the potential significant environmental effects of proposed activities; identify ways that environmental damage can be avoided or significantly reduced; require changes in projects through the use of alternatives or mitigation measures when feasible; and disclose to the public the reasons why a project was approved if significant environmental effects are involved. CEQA applies to projects undertaken, funded or requiring the issuance of a permit by a public agency. The analysis of a project required by CEQA usually takes the form of an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), or Categorical Exemption.

What are ministerial permits?

A ministerial permit is a permit that is granted upon determination that a proposed project complies with established standards set forth in the zoning ordinance and/or other applicable city codes. These determinations are arrived at through reference to objective standards, involve little or no personal judgment, and are issued by the City (e.g. home occupation permit, building permit review/issuance).

What are discretionary permits?

A discretionary permit is a permit granted following the exercise of evaluating the permit. Most discretionary permit applications (i.e. CUP/Plot Plan/TPM/TTM) require an analysis by the Planning Department and various City departments followed by a public hearing at which a final decision is made. A decision to approve or deny a discretionary permit application is based on the findings of fact contained in the City of Wildomar Zoning Ordinance, Subdivision Ordinance or Municipal Code.

How long does it take to process a discretionary permit?

Processing time for discretionary permits can vary depending on the complexity of the requested permit and the amount of time the applicant may take in responding to staff comments. Projects must be deemed complete before they can be scheduled for a public hearing. Once a submitted application has been deemed complete, the remaining processing time will be predicated upon the type of environmental review required. For projects that require an Environmental Impact Report (EIR), final discretionary action must be scheduled within 360 days, while those requiring a Negative Declaration/Mitigated Negative Declaration (ND/MND) must be acted upon within 180 days. Final action on projects exempt from environment review must be taken within 30 days. The City of Wildomar concurrently processes discretionary permits and environmental documents.

How do I get preliminary/ initial input for a development proposal?

Developers are encouraged to meet with City staff from various departments to obtain preliminary direction and input. Informal input on a development proposal can be obtained from City staff on planning, engineering and building related matters during normal business hours. Prior to submitting a formal entitlement application to the Planning Department, a Pre-Application Review (PAR) submittal must be filed along with the filing fee. The application and fee are located on the Planning Department webpage. City review of a PAR takes 3-4 weeks.

Do you have a list of recommended consultants?

The City of Wildomar does not maintain a list of recommended consultants for development services. Please contact the local chapters of professional organizations for information and references of architectural, planning, engineering and other development services professional or construction disciplines.

How can I find out a development project's current status?

Please visit the Planning Department's [webpage](#) to download the latest cumulative development projects matrix, which lists all major approved, under construction, and completed development projects in the City.

What parking standards are applicable to a specific land use?

Applicable parking standards vary by land use. A comprehensive list of parking ratios for the most common uses is included in Chapter 17.188 of the Wildomar Municipal Code.

How do I locate my property's boundaries?

Subdivision maps show the shape and dimensions of lots and where survey pins/ property markers were placed, designating property corners and establishing lot boundaries. These maps may be obtained at the Riverside County Assessor's office. Surveying pins are typically not exposed and are found several inches below the ground surface. To accurately determine property boundaries, where property markers don't exist or can't be easily located, a survey should be conducted by a licensed land surveyor. The surveyor will locate existing property corners or set new survey pins/property markers. The City does not locate property boundaries in the field.

How do I obtain property ownership information for a parcel?

The County Assessor's Office provides property ownership information for all properties in the County over the phone or in person at all branch offices. The Assessor's Office also prepares and maintains maps delineating every parcel in the County. These parcel maps serve as a basis for all property assessments and are continuously updated to reflect new subdivisions and surveys. For more information, please Visit <https://www.rivcoacr.org/>