



**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING  
CONSENT CALENDAR  
Agenda Staff Report # 1.14  
Meeting Date: June 10, 2026**

**SUBJECT:** Bundy Canyon Road Slope Easement Vacation (Walmart Property)

**SUBMITTED BY:** Jason Farag, Public Works Director/City Engineer

**PREPARED BY:** Carlos Geronimo, Principal Engineer

**ACTION:**  
Adopt a Resolution entitled:

RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA SUMMARILY VACATING A CITY SLOPING EASEMENT PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 8330 ET SEQ.

**SUMMARY:**

Vacating of a slope easement on the southerly side of Bundy Canyon Road, between Sellers Drive and Monte Vista Drive, and on the west side of Monte Vista Drive, affecting APNs 367-100-033, 34, 35 and 37 (Walmart Property)

**BACKGROUND:**

As part of the Bundy Canyon Rd. Improvement Project, Segment 1, the City obtained rights-of-way and easements from adjacent properties where necessary to construct the roadway improvements. A non-exclusive easement for slope purposes was obtained across a portion of APNs 367-100-033, 34, 35 and 37 which belong to Wal-Mart Real State Business Trust ("Property Owner"). The easement allows for the slope to be located on the property and also allows the City the right of ingress and egress for maintenance over, upon, across, and within the property.

**DISCUSSION:**

The Property Owner has obtained grading permits and has begun developing the site, which includes the full areas of slope easement the City obtained. The Property Owner has requested that the City terminate the slope easement.

There are no existing utilities or any other public infrastructure within the area of the easement that would require any future access by the City or any other utility agency. The area has already been graded and will be landscaped prior to completion of the site development, and the slope will be maintained by the Property Owner. As a result, the City no longer needs the easement for any roadway or maintenance purposes, and the easement may be vacated and conveyed back to the Property Owner.

Staff recommends that the City Council adopt the attached Resolution to vacate the slope

easement.

**FISCAL IMPACT:**

Costs associated with this easement vacation are covered by developer fees for the Project.

**ATTACHMENTS:**

[Resolution](#)

[Resolution Exhibit A \(Slope Easement\)](#)