



**CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.4
Meeting Date: June 3, 2026**

SUBJECT: PLN 26-0020 - Extension of Time (EOT) No. 3 for TTM No. 36952 and Plot Plan No. 15-0129

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0020, A FINAL ONE (1) YEAR EXTENSION OF TIME (EOT NO. 3 OF 3) THROUGH AUGUST 8, 2027 FOR TTM NO. 36952 AND PLOT PLAN NO. 15-0129 LOCATED ON THE EAST SIDE OF WILDOMAR TRAIL APPROXIMATELY 660 FEET NORTH OF CLINTON KEITH ROAD (APN: 362-250-001 & 362-250-026) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:

The City Council reviewed TTM No. 36952 and Plot Plan No. 15-0129 on February 8, 2017, and approved the proposed project. The Council approved: (1) Environmental clearance; (2) General Plan Amendment; (3) Change of Zone; (4) Tentative Tract Map (TTM) to subdivide the 11.25+ acre site into one (1) lot for condominium purposes; and (5) Plot Plan (PP) to develop 77 single family detached dwelling units with related on-site/off-site improvements and recreational amenities.

In accordance with the adopted conditions of approval, the Applicant was required to record the map and complete substantial construction on or before February 8, 2020, after which the approval would expire. The Planning Commission approved a 3-year extension of time to February 8, 2023 on December 4, 2019. The Planning Commission also approved a 2-year extension of time to February 8, 2025 on December 7, 2022. The California State Assembly passed AB2729 in 2024 which provided an automatic 18 month extension to qualifying projects. This extended the expiration date to August 8, 2026. Since the Applicant has not recorded the map or started construction on the approved development project, they have requested a final 1-year extension of time ("EOT") that will give them, if approved, through August 8, 2027, to record the map and complete substantial construction.

No additional EOTs are available for the project, in accordance with Wildomar Municipal Code ("WMC") Section 16.12.240 and Section 17.125.120.

PROJECT ANALYSIS:

The Applicant filed the EOT application and paid the required fee on May 1, 2026, before expiration, as required. Based on the timely submittal, staff has determined that the approved tract map and Plot Plan remain consistent with the project as originally approved, remains consistent with the General Plan and applicable development standards, and that the setting and local circumstances have not changed in such a manner as to render the previously approved project incompatible with the surrounding area. Thus, staff further determines that the approved project meets all of the required findings for approval of an EOT.

ENVIRONMENTAL ANALYSIS:

The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

PUBLIC NOTICE:

In accordance with Chapter 16.12 and Section 17.125.070 of the Wildomar Municipal Code, the Planning Department on or before May 23, 2026, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the June 3, 2026 Planning Commission meeting and the request under this agenda item.

ATTACHMENTS:

[Attach A - PC Resolution No 2026-11.pdf](#)

[Attach A-Ex1 - PP 15-0129-EOT #3-COAs \[6-3-26\].pdf](#)

[Attach A-Ex1 - TTM36952-EOT #3 COAs \[6-3-26\] 2.pdf](#)

[Attach B - Tent Tract Map No. 36952 Approved Exhibit 2-8-17.pdf](#)

[Attach C - Nova Homes Approved Plot Plan-Development Plans 2-8-17.pdf](#)

[Attach D - EOT #3 powerpoint.pdf](#)