



CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.2
Meeting Date: August 5, 2026

SUBJECT: PLN 26-0036 - Extension of Time (EOT) No. 2 for TTM 37508

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:

Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0036, A TWO (2) YEAR EXTENSION OF TIME (EOT NO. 2 OF 3) THROUGH AUGUST 20, 2028 FOR TENTATIVE TRACT MAP NO. 37508 LOCATED ON THE SOUTH SIDE OF WALNUT AVENUE, ABOUT 600 FEET WEST OF ORANGE STREET (APN: 367-090-035, 036, 037 & 038), AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:

The Planning Commission reviewed Tentative Tract Map No. 37508 (PA No. 18-0174) on February 20, 2019, and approved the proposed project for the subdivision of 4.8 acres into eight (8) lots for future single family residential development.

The Planning Commission approved the first EOT on April 6, 2022, extending the expiration to February 20, 2025. California State Assembly passed AB2729 in 2024 which provided an automatic 18-month extension to qualifying projects. This extended the expiration date to August 20, 2026. In accordance with the adopted conditions of approval, the Applicant was required to record the final map on or before August 20, 2026, after which the approval would expire. Since the Applicant has not recorded the map on the approved development project, they have requested a 2-year extension of time ("EOT") that will give them, if approved, through August 20, 2028, to record the map.

One (1) additional EOT, totaling an additional (1) year, is available for the project if needed, in accordance with Wildomar Municipal Code ("WMC") Section 17.125.120.

PROJECT ANALYSIS:

The Applicant filed the EOT application and paid the required fee on July 20, 2026 before expiration, as required. Based on the timely submittal, staff has determined that the approved Tentative Tract Map remains 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 Division 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 Section 17.125.070 of the Wildomar Municipal Code, the Planning Division on or before July 24, 2026, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the August 5, 2026 Planning Commission meeting and the request under this agenda item.

ATTACHMENTS:

[Attach A - PC RESOLUTION NO 2026-13.pdf](#)

[Attach A-Ex1 - TTM 37508 EOT#2 COAs \[8-5-26\].pdf](#)

[Attach B - PC Approved TTM No. 37508 Exhibit.pdf](#)

[Attach C - TTM 37508 EOT #2 powerpoint.pdf](#)