



**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING  
CONSENT CALENDAR  
Agenda Staff Report # 1.19  
Meeting Date: May 13, 2026**

**SUBJECT:** Professional Service Agreement with Albert A. Webb & Associates (WEBB) for planning and environmental services for creation of the Old Town Specific Plan

**SUBMITTED BY:** Robert Flores, Community Development Director

**PREPARED BY:** Robert Flores, Community Development Director

**ACTION:**

1. Authorize the City Manager or designee to execute a Professional Services Agreement with Albert A. Webb & Associates (WEBB) in the amount not to exceed \$459,225 for planning and environmental services for the preparation of the city-initiated Old Town Specific Plan; and
2. Approve a supplemental appropriation for Fund 110 (Cannabis DA) in the amount of \$459,225.

**SUMMARY:**

The Professional Services Agreement with WEBB will provide planning and environmental services for the preparation of a city-initiated specific plan for the Old Town area, helping achieve one of City Council's 2026 goals: *Begin work on historic Old Town Specific Plan.*

**BACKGROUND:**

In 2012, the City of Wildomar undertook a grant-funded visioning process to identify a community center. Two (2) concepts were considered in the northwest area of the City, including an "Old Town" concept, located within a few blocks from Palomar Street (Old Highway 395) and Wildomar Trail (previously Central Avenue) and the "West Wildomar" Concept, located further north near the intersection of Corydon and Mission Trail.

This effort culminated with a joint City Council and Planning Commission study session on January 23, 2013, and subsequent Council meeting for approval of the final vision plan.

Additionally, in anticipation of a future specific plan as envisioned by the General Plan, the City established an overlay that controls current development under several guiding principles until such time that a specific plan is adopted. The City's municipal code codifies the "Historic and Downtown District" (HDD) Overlay Zone (or overlay), under Sections 17.25.030, 17.25.040, and 17.59.040 (adopted September 10, 2025). The main purpose of the HDD overlay zone is to establish a preliminary boundary for an area envisioned as the Wildomar Old Town area. The overlay also establishes guiding principles for interim application to current development projects and guidance for a future specific plan.

To help move this effort forward, staff prepared a formal Request for Proposals (RFP) for Professional Services for development of the specific plan for the Old Town area. Proposals

were solicited through the City's PlanetBids account from December 23, 2025 through January 30, 2026.

**DISCUSSION:**

Proposals were received timely from six (6) firms that were reviewed by Planning and Community Development staff.

The six firms that submitted proposals were:

1. Albert A. Webb & Associates;
2. Michael Baker International;
3. RICK Engineering Company;
4. MIG;
5. Kimley Horn; and
6. Precision Civil Engineering, Inc.;

A staff review panel evaluate the proposals based on specific evaluation criteria included in the RFP, including but not limited to:

- Firm and project team qualifications;
- Understanding of the project (specific plan effort);
- Engagement program;
- Environmental plan;
- Project timing; and
- Fee structure and total cost, etc.

Based on the results of the panel's evaluations, WEBB was determined to be the best qualified firm to perform the services. WEBB's total cost in their proposal is \$459,225 for the complete project.

Staff recommends that the City Council authorize the City Manager to execute a Professional Services Agreement between City of Wildomar and Albert A. Webb & Associates.

**FISCAL IMPACT:**

The Professional Services Agreement with WEBB for planning and environmental services is in the amount of \$459,225. A supplemental appropriation is requested for Fund 110 to cover the cost associated with this effort and this agreement.

The Development Agreement Fund 110 is for fees collected from developers which have an agreement with the City which confers private benefits to them. The money from the fees are intended to be used to offset the private benefits by funding commensurate public benefits.

**ATTACHMENTS:**

[Attachment A - Wildomar Form Agreement for Services - OTSP - WEBB.docx](#)

[Attachment B - Exhibit A to the Agreement - WEBB\\_Proposal.pdf](#)