



CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: August 5, 2026

SUBJECT: PLN 26-0031 - Extension of Time (EOT) No. 4 for PP No. 14-0069 (Grove Park)

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:

Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0031, A TWO (2) YEAR EXTENSION OF TIME (EOT NO. 4) THROUGH AUGUST 10, 2028 FOR PLOT PLAN NO. 14-0069 (GROVE PARK) LOCATED AT THE SOUTHWEST CORNER OF YAMAS DRIVE AND CLINTON KEITH ROAD AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:

The Planning Commission reviewed Tentative Tract Map No. 36673 and Plot Plan No. 14-0069 on January 6, 2016, and recommended City Council approval of the project. The City Council subsequently reviewed and approved the project on February 10, 2016. The City Council approved: (1) environmental clearance; (2) General Plan Amendment; (3) Change of Zone; (4) Tentative Parcel Map No. 36673; and (5) Plot Plan to develop an approximately 55,000 square foot retail/office center and a 162-unit multi-family apartment project with related site amenities on the project site.

The Planning Commission has already approved the three extensions of time allowed per the WMC for this project. However, California State Assembly passed AB2729 in 2024 which provided an automatic 18-month extension to qualifying projects. This extended the expiration date to August 10, 2026. In accordance with the adopted conditions of approval, the Applicant was required to complete substantial construction on or before August 10, 2026, after which the approval would expire. On May 10, 2023, the City Council adopted Ordinance 231 which gave certain projects an additional 2-year extension of time. Since the Applicant has not finalized construction on the approved development project, they have requested the additional 2-year extension of time ("EOT") per Ord. 231 that will give them, if approved, through August 10, 2028, to complete substantial construction. No additional EOTs are available to this project in accordance with local and state laws.

PROJECT ANALYSIS:

The Applicant filed the EOT application and paid the required fee on July 2, 2026, before expiration as required. Staff has determined that the approved Plot Plan 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 for this agenda item.

ATTACHMENTS:

[Attach A - PC Resolution No. 2026-12-final.pdf](#)

[Attach A-Ex1 - 14-0069 EOT#4 COAs-Updated \[8-5-26\].pdf](#)

[Attach B - Grove Approved Architecture Plan Exhibits.pdf](#)

[Attach C - Grove Approved Landscape Plan Exhibits.pdf](#)

[Attach D - Grove Park Approved Grading-Site Plan Exhibits.pdf](#)

[Attach E - PP 14-0069 EOT #4 powerpoint.pdf](#)

[Attach F - Applicant Justification Letter.pdf](#)