



CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: May 6, 2026

SUBJECT: Capital Improvement Program/General Plan Consistency (FY 2026/27)

SUBMITTED BY: Jason Farag

PREPARED BY: Cameron Luna

ACTION:

Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING THAT THE FISCAL YEAR 2026/27 CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR THE FIVE FISCAL YEARS 2026/27 THROUGH 2030/31 PROGRAM ARE CONSISTENT WITH THE CITY OF WILDOMAR GENERAL PLAN

PROJECT DESCRIPTION:

Sections 65401 and 65402 of the California Government Code require that a local agency's Capital Improvement Program (CIP) be in conformance with the agency's general plan. State law also mandates that this determination of conformance be made by a designated planning agency. The designated planning agency for the City of Wildomar is the Planning Commission. The purpose of this staff report is to present the City of Wildomar's CIP projects for fiscal year (FY) 2026/27 for the commission to consider consistency with the adopted Wildomar General Plan. This is an annual review performed by the Planning Commission since incorporation.

PROJECT ANALYSIS:

The City's current CIP program sets out a long-term capital improvement program budget for the city. The complete CIP document identifies both funding sources and capital projects for the next five (5) fiscal years (FY 2026/27 – 2030/31). The CIP project priorities and projected funding amounts are addressed annually by the City Council only. The Planning Commission's determination that the identified CIP projects and activities proposed for the five-year CIP program are in conformance with the General Plan would satisfy State law.

A conformance determination with the Wildomar General Plan can be best described as CIP projects furthering the achievements of the goals, policies, and infrastructure needs forecasts. For example, the construction of a particular roadway would be considered consistent if the roadway is identified in the Wildomar General Plan, depicted on the Circulation Element map, described in the goals and policies, and/or listed as an implementation program/activity.

The CIP Program improvement projects have been categorized by function and type. PC Resolution No. 2026-06 (Attachment A, Exhibit 1) includes the list of proposed capital improvement projects for the five-year CIP program by category. Table 1 below identifies the corresponding general plan policy that each CIP category addresses. The general scope for each category includes associated activities pertaining to planning, environmental, engineering, design, right-of-way acquisition, preparation of construction documents, advertisement for construction bids, construction, and administrative/management tasks.

Staff has reviewed the proposed FY 2026/27 capital improvement projects and has determined that the proposed projects are consistent with the goals and policies of the General Plan. As shown in Table 1 below, these activities are consistent with several of the elements of the Wildomar General Plan, including Circulation, Land Use, and Safety Element policy statements to promote public facilities.

Circulation Element Policies

- Policy CI 1.1 - Complete Streets. Plan, design, operate, and maintain City streets using Complete Streets principles for all types of transportation projects in the City, including new, retrofit/reconstruction, maintenance, and ongoing projects.
- Policy CI 1.2 - Roadway Cross-Sections. Implement the updated typical roadway cross-sections in this element to incorporate Complete Streets principles and help achieve mobility goals.
- Policy CI 1.3 - Local Context. Integrate Complete Streets in a manner that is sensitive to the local context, recognizing that needs vary between neighborhoods and communities.
- Policy CI 1.4 - Traffic Calming. Use traffic-calming tools to assist in implementing Complete Streets principles and reducing vehicular travel speeds along Circulation Element roadways.
- Policy CI 1.6 - Monitor Safety and Usage. Regularly monitor and evaluate citywide safety and usage trends for all travel modes.
- Policy CI 1.9 - Funding. Pursue funding for multimodal infrastructure projects that promote safety and Complete Streets, such as impact fees and local, regional, State, and federal grants.
- Policy CI 2.1 - Pedestrian Network. Improve pedestrian safety, comfort, and connectivity throughout the city, with an emphasis on implementing the various pedestrian route types...and connections serving schools, parks, and commercial/retail centers.
- Policy CI 3.1 - Bicycle Network. Improve bicycle safety, comfort, and connectivity throughout the city, with an emphasis on implementing the planned bicycle network.
- Policy CI 5.1 - Roadway Network. Implement the planned roadway network and classification designations through new development, redevelopment, resurfacing, and/or other capital improvement projects.
- Policy CI 8.2 - Adequate Storm Drainage. Implement and periodically update the 2019 City of Wildomar Master Drainage Plan to manage storm runoff and provide flood control protection.

Land Use Element Policies

- Policy LU 4.2 - Multi-modal Linkages. Incorporate appropriate linkages for pedestrians, cyclists, transit users, and other non-vehicular travel modes in the design and development of projects.
- Policy LU 4.3 - Adequate Circulation Facilities. Require that adequate and accessible

circulation facilities exist to meet the demands of a proposed land use.

- Policy LU 8.2 - Connections and Linkages. Integrate networks of parks...bicycle trails, and pedestrian paths into new residential development to provide internal connections in neighborhoods as well as linkages with surrounding features and neighborhoods.
- Policy LU 12.1 - Services Supporting Residents. Provide public facilities and services that are cost-effective and contribute to the health, safety, welfare, and personal development of all residents.
- Policy LU 13.1 - Preservation of Open Space Lands. Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational value.

Safety Element Policies

- Policy S-29 - Identify areas of poor drainage and install new or upgrade existing drainage systems to accommodate drainage needs. Use natural infrastructure to the extent possible.
- Policy S-134 - Encourage the use of high-reflectivity pavement in new or significantly retrofitted large-scale paving projects.

As demonstrated, the activities in the draft Capital Improvement Program to be reviewed by the City Council are consistent with the General Plan. Therefore, the Staff is recommending that the Planning Commission adopt PC Resolution No. 2026-06 making a finding that the FY 2026/27 Capital Improvement Program project and activities are consistent with the General Plan.

Table 1 - Scope of Capital Projects in the 5-Year CIP

Capital Improvement Project Category	Project Scope	General Plan Element
Transportation - Roads	Road and intersection improvements based on standard plans and/or engineered design including pavement, drainage, walkways, bike lanes, landscape	Circulation Element
Transportation - Signals	Intersection improvements for traffic signals including safety lighting, signing, striping, controllers, detectors, pedestrian crosswalk improvements, and associated improvements	Circulation Element, Safety Element

Transportation - Maintenance	Remove, replace, repair public works facilities within the public right of way including paving, curb and gutter, sidewalk, ramps, signing, striping, drainage	Circulation Element, Safety Element
Drainage	Drainage improvements associated with regional or local master planned drainage facilities	Circulation Element, Safety Element
Parks	Park Land Acquisition and Park Improvements to existing parks or future master planned parks	Land Use Element
Trails	Improvement of multi-use facilities generally identified in the adopted Active Transportation Plan and/or at locations providing alternate transportation options	Circulation Element
Cemetery	Improvements to the Wildomar Cemetery, in conformance with the Wildomar Cemetery Master Plan.	Land Use Element
Buildings/Facilities	Improvements of existing or new City Facilities. Examples of facilities may include Fire Station 61, City Hall, and Field Operations Center/Corporate Yard.	Circulation Element, Safety Element, Land Use Element, Overall General Plan Implementation

Other	Other miscellaneous projects such as landscaping improvements and one-time expenditures for studies/reports such as the adoption of City Road Standards and Design Guidelines, etc... This category also includes budgeted funds for Development Impact Fee reimbursements to developers, through an approved DIF Credit/Reimbursement Agreement, who have constructed improvements that conform to the General Plan. This category also includes general CIP Program Admin for costs related to the administration and implementation of the program.	Circulation Element, Land Use Element, Safety Element
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ENVIRONMENTAL ANALYSIS:

Pursuant to the California Environmental Quality Act (CEQA), Guidelines Section No. 15306 (Class 6, Information Collection), this report is categorically exempt from the application of CEQA. Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded. Categorical exemptions are for projects that have been determined to not have a significant effect on the environment, and as this report is solely for the purpose of information sharing, the collection of information is exempt from the requirement for the preparation of environmental documentation.

FISCAL IMPACT:

There is no fiscal impact at this time. Funding for the various projects in the CIP will be included in the FY 26/27 and FY 27/28 budgets that are presented to the City Council for approval. Some projects will be budgeted for funding in the upcoming budget cycle (FY 26/27 - 27/28) while other projects will be planned for funding, but not yet budgeted, in future years of the CIP.

ATTACHMENTS:

[Attachment A - PC Resolution 2026-06 including Exhibit 1](#)