



**CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.21
Meeting Date: May 13, 2026**

SUBJECT: Tri-Party Consulting Service Agreement for the Westpark Promenade (Tri-Pointe) project, substantial conformance Environmental Documentation

SUBMITTED BY: Abdu Lachgar, Principal Planner

PREPARED BY: Abdu Lachgar, Principal Planner

ACTION:

1. Authorize the City Manager to execute a Tri-Party Consultant Services Agreement (Attachment A) between the City of Wildomar, Tri-Pointe Homes, and EPD Solutions, Inc. for preparation of environmental documentation for the Westpark Promenade (Tri-Pointe) Project substantial conformance; and
2. Authorize the City Manager to execute a Consultant Services Agreement/Contract between the City of Wildomar and EPD Solutions, Inc. for preparation of environmental documentation for the Westpark Promenade (Tri-Pointe) Project substantial conformance, based on the proposed scope shown in Attachment B.

BACKGROUND:

The Planning Division is scheduled to receive a formal application package from Tri-Pointe Homes to amend the “Westpark Promenade (Tri-Pointe)” project. The project is projected to modify the existing approved Westpark Promenade project and is proposed to modify the residential product type; this will result in a reduction of units. The upcoming proposed project will require environmental documentation and analysis under California Environmental Quality Act (CEQA) for the proposed changes.

DISCUSSION:

In accordance with CEQA and the CEQA Guidelines, the Planning Division has determined that the proposed development project may qualify for an exemption under Section 15162 of the CEQA Guidelines but requires necessary analysis and preparation of documentation. Once this determination was made, staff asked our on-call CEQA consultant (EPD Solutions) to submit a Scope of Work and Budget to prepare the environmental documentation. Once received, the scope of work and budget were sent to the Applicant for review. Based on the information provided, the Applicant has agreed to move forward with the proposal. To move forward, City Council must approve a Tri-Party Services agreement between the City of Wildomar, Tri-Pointe Homes, and EPD Solutions, Inc.

The contract agreement for EPD Solutions, Inc. is proposed for a total compensation of a “not-to-exceed” amount of \$49,795.00, with the standard City Attorney review fees (\$5,303.00), the total cost to prepare the environmental documentation is \$55,098.00. Staff review time falls under the entitlement applications and environmental fee already paid by the applicant. In

accordance with the provisions of the agreement, the Applicant is required to deposit 50% of the total cost (\$27,549.00) within ten (10) business days after the effective date of the agreement. This will allow EPD Solutions Inc. to begin the process. Further, within thirty (30) business days after the effective date, the applicant is required to deposit the remaining 50% of the cost (\$27,549.00). The estimated time frame to prepare and process the environmental documentation is approximately four (4) to six (6) months.

FISCAL IMPACT:

The cost associated with preparation of the environmental documentation is the sole responsibility of the Applicant, thus, there is no fiscal impact to the City's General Fund.

ATTACHMENTS:

[Attach A - Wildomar Standard Tri-Party Agreement Form.docx](#)

[Attach B - EPD_Proposal_Westpark Wildomar_revised_Final.pdf](#)