



**CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.3
Meeting Date: June 3, 2026**

SUBJECT: PLN 26-0019 - Extension of Time (EOT) No. 1 for CUP/PP No. 22-0181

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0019, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH MAY 3, 2029 FOR CUP/PP NO. 22-0181 LOCATED AT THE TERMINUS OF CATT ROAD WEST OF ARYA ROAD (NEC OF 1-15 FREEWAY & CLINTON KEITH ROAD) (APN: 380-240-001, -052, -064, -062, -06, & 367-130-036) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:

The Planning Commission reviewed CUP/Plot Plan No. 22-0181 on May 3, 2023, and approved the proposed project. The Commission approved: (1) Environmental clearance; (2) Conditional Use Permit (CUP) to develop a 3,385 square-foot Quick-Quack Express carwash; and (3) Plot Plan (PP) to develop a 11,817 square-foot retail center including landscaping and on-off-site improvements on a 2.78 acre-site.

In accordance with the adopted conditions of approval, the Applicant was required to complete substantial construction on or before May 3, 2026, after which the approval would expire. Since the Applicant has not started construction on the approved development project, they have requested a first 3-year extension of time (“EOT”) that will give them, if approved, through May 3, 2029, to complete substantial construction.

Two (2) additional EOTs, totaling an additional three (3) years, are 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 May 1, 2026, before expiration, as required. Based on the timely submittal, staff has determined that the approved CUP and Plot Plan remain consistent with the project as originally approved, remain 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 Department 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 Department on or before May 23, 2026, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the June 3, 2026 Planning Commission meeting and the request under this agenda item.

ATTACHMENTS:

- [Attach A - PC Resolution No 2026-10.pdf](#)
- [Attach A-Ex1 - CUP-PP 22-0181 EOT-1 COAs \[6-3-26\].pdf](#)
- [Attach B - Approved Dev Plans - 22-0181.pdf](#)
- [Attach C - Applicant Justification.pdf](#)
- [Attach D - CUP-PP 22-0181 EOT #1 powerpoint.pdf](#)