PLANNING COMMISSION - PC - REGULAR MEETING

WEDNESDAY, MAY 7, 2025

Regular Meeting 6:00 p.m.

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595

Eric Filar - Chair
Brianna Bernard - Vice Chair
Rene Cambero - Commissioner
Dr. Charles Golden III - Commissioner
Nolan King - Commissioner

Steven Jones - Community Development Director
Stephanie Gutierrez - Assistant City Attorney

The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure while keeping a Hometown Feel

NOTICE:
Planning Commission meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

CALL TO ORDER - REGULAR SESSION - 6:00 P.M.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS
*This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda.*

APPROVAL OF THE AGENDA AS PRESENTED
The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Planning Commission, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR
All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Planning Commission Meeting Minutes - March 19, 2025 Special Meeting
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
Approve the March 19, 2025 special meeting minutes as presented.

2. PUBLIC HEARINGS

3. GENERAL BUSINESS

3.1 **Capital Improvement Program/General Plan Consistency (FY 2025/26)**
Presented By: Cameron Luna , Planning Department

RECOMMENDATION:

Adopt a Resolution entitled:

PC RESOLUTION NO. 2025-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING THAT THE FISCAL YEAR 2025/26 CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR THE FIVE FISCAL YEARS 2025/26 THROUGH 2029/30 PROGRAM ARE CONSISTENT WITH THE CITY OF WILDOMAR GENERAL PLAN

3.2 **The Bluffs at Hidden Springs Specific Plan - PC Study Session**
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
1. Receive a presentation from Staff on the proposed project;
2. Receive comments/feedback from the general public; and
3. Provide feedback to the Applicant.

PLANNING COMMISSION COMMUNICATIONS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION

MEETINGS

Regular Planning Commission Meetings are held on the 1st Wednesday of every month at 6:00 P.M. in the City Council Chambers, 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595.

VIEW THE MEETING

1. In Person | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595

2. Cable TV | Frontier Channel 36 or AT&T Channel 99

3. Watch Live | https://www.cityofwildomar.org/129/Agendas-Videos-Watch-Live | Click on the "Live Video Link"

PARTICIPATE IN THE MEETING

1. Fill out the speaker card located on the table near the entrance of the chambers.
2. Submit the speaker card to the Deputy Clerk in the basket located at the front of the chambers.
3. When the Deputy Clerk calls your name, please come up to the front podium.

During Public Comment not on the agenda and after each Agenda Item, the Chair will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the Planning Commission may provide. Per the Brown Act, Commissioners are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

REPORTS

All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: http://www.cityofwildomar.org.

AFFIDAVIT OF POSTING

I, Heidi Jemane, Deputy City Clerk, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at www.cityofwildomar.org.

Heidi Jemane
Deputy City Clerk
Dated: April 30, 2025

CITY OF WILDOMAR
PC - REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: May 7, 2025

SUBJECT: Planning Commission Meeting Minutes - March 19, 2025 Special Meeting

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Approve the March 19, 2025 special meeting minutes as presented.

ATTACHMENTS:
03-19-25pcms.pdf

MINUTES
CITY OF WILDOMAR
PLANNING COMMISSION
WEDNESDAY, MARCH 19, 2025
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

CALL TO ORDER – SPECIAL SESSION - 6:00 P.M.

Chair Filar called the meeting to order at 6:01pm.

ROLL CALL

Members in attendance: Eric Filar, Brianna Bernard, Rene Cambero, Dr. Charles Golden III, and Nolan King

Members absent: None.

Staff in attendance: Deputy City Clerk Jemane, Community Development Director Bassi, Assistant City Attorney Vega, Senior Planner Lachgar, Community Development Director Jones, Public Works Director Farag, and IT Specialist Raza.

FLAG SALUTE

Chair Filar led the flag salute.

APPROVAL OF THE AGENDA AS PRESENTED

There were no changes to the agenda as presented.

1) CONSENT CALENDAR

Approved the consent calendar as presented.

1.1) Planning Commission Meeting Minutes - February 19, 2025 Special Meeting:

Moved by Rene Cambero; seconded by Brianna Bernard to approve the February 19, 2025 special meeting minutes as presented.

Motion Approved: 5 - 0

Voting For: Eric Filar, Brianna Bernard, Rene Cambero, Dr. Charles Golden III, Nolan King
Voting Against: None
Abstain: None
Absent: None

2) PUBLIC HEARINGS

2.1) Stiiizy Cannabis Proposal - Development Agreement (DA 24-0115):

Senior Planner Lachgar presented the staff report.

Applicant Tako Sato presented the Stiizy report and was available for questions.

There were no public comments.

Moved by Nolan King; seconded by Dr. Charles Golden III to find and determine that approval of Development Agreement No. 24-0115 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of the California Environmental Quality Act (CEQA) Guidelines; and

to adopt a Resolution entitled:

PC RESOLUTION NO. 2025-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND ADOPTION OF AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT NO. 24-0115 TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN EXISTING 2,527 SQUARE-FOOT RETAIL LEASE SPACE WITHIN THE C-G ZONE LOCATED AT 33980 MISSION TRAIL, SUITE #A & B (APN: 366-160-070)

Motion Approved: 5 - 0

Voting For: Eric Filar, Brianna Bernard, Rene Cambero, Dr. Charles Golden III, Nolan King
Voting Against: None
Abstain: None
Absent: None

Chair Filar closed the public hearing.

3) GENERAL BUSINESS

3.1) Wildomar Crossings Retail Project - EOT #3 (Plot Plan No. 16-0134):

Senior Planner Lachgar presented the staff report.

The applicant, Jim Roachelle was present to answer questions.

There were no public comments.

Moved by Dr. Charles Golden III; seconded by Brianna Bernard to find and determine that the Extension of Time #3 for Plot Plan No. 16-0134 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and

to adopt a Resolution entitled:

PC RESOLUTION NO. 2025-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A FINAL 1-YEAR EXTENSION OF TIME (EOT #3 OF 3) TO MAY 9, 2026 FOR PLOT PLAN NO. 16-0134 (WILDOMAR CROSSINGS RETAIL CENTER) LOCATED ON THE NORTHWEST CORNER OF STABLE LANES & CLINTON KEITH ROAD (APN: 380-120-003 & 380-120-004), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

Motion Approved: 5 - 0

Voting For: Eric Filar, Brianna Bernard, Rene Cambero, Dr. Charles Golden III, Nolan King
Voting Against: None
Abstain: None
Absent: None

3.2) Clinton Keith Marketplace Retail Center - EOT #1 (VTPM 37736 and CUP//Plot Plan 21-0033):

Senior Planner Lachgar presented the staff report.

Applicant Steve Macie answered questions from the commissioners.

There were no public comments.

Moved by Brianna Bernard; seconded by Dr. Charles Golden III to find and determine that the Extension of Time #1 for VTPM 37736 and CUP/Plot Plan 21-0033 do not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and

to adopt a Resolution entitled:

PC RESOLUTION NO. 2025-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A THREE (3) YEAR EXTENSION OF TIME (EOT #1 OF 3) TO MAY 18, 2028 FOR VTPM 37736 AND CUP/PLOT PALN NO. 21-0033 (CLINTON KEITH MARKETPLACE) LOCATED ON THE NORTHWEST CORNER OF HIDDEN SPRINGS ROAD AND CLINTON KEITH ROAD (APN: 380-110-009, -010, -014, AND -016), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

Motion Approved: 5 - 0

Voting For: Eric Filar, Brianna Bernard, Rene Cambero, Dr. Charles Golden III, Nolan King
Voting Against: None

Abstain: None
Absent: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Community Development Director Bassi informed the commissioners that this would be his final meeting before retiring and introduced the new Community Development Director, Jones.

FUTURE AGENDA ITEMS

There were no future agenda items scheduled.

ADJOURN THE MEETING

Chair Filar adjourned the meeting at 7:03pm.

Submitted by:



_____

Heidi Jemane
Deputy City Clerk

SUBJECT: Capital Improvement Program/General Plan Consistency (FY 2025/26)

SUBMITTED BY: Steven Jones

PREPARED BY: Cameron Luna

ACTION:

Adopt a Resolution entitled:

PC RESOLUTION NO. 2025-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING THAT THE FISCAL YEAR 2025/26 CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR THE FIVE FISCAL YEARS 2025/26 THROUGH 2029/30 PROGRAM ARE CONSISTENT WITH THE CITY OF WILDOMAR GENERAL PLAN

FISCAL IMPACT:
There is no fiscal impact at this time. Funding for the various projects in the CIP will be included in the FY 25/26 and FY 26/27 budget that is presented to the City Council for approval. Some projects will be budgeted for funding in the upcoming budget cycle (FY 25/26 - 26/27) while other projects will be planned for funding, but not yet budgeted, in future years of the CIP.

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 Wildomar Public Works CIP projects for fiscal year (FY) 2025/26 for the commission to consider consistency with the adopted Wildomar General Plan. This is an annual review performed by the 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 2025/26 – 2029/30). 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. 2025-07 (Attachment A, Exhibit 1) includes the list of 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 2025/26 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's 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. 2025-07 making a finding that the FY 2025/26 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

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.

ATTACHMENTS:

Resolution

ATTACHMENT A

PC Resolution No. 2025-07

PC RESOLUTION NO. 2025-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING THAT THE FISCAL YEAR 2025/26 CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR THE FIVE FISCAL YEARS 2025/26 THROUGH 2029/30 PROGRAM ARE CONSISTENT WITH THE CITY OF WILDOMAR GENERAL PLAN

WHEREAS, the City of Wildomar adopted its General Plan on December 9, 2024; and

WHEREAS, State Law requires that designated planning agencies review the capital improvement program to ensure compliance with the adopted General Plan; and

WHEREAS, the City Council of the City of Wildomar has designated the City Planning Commission as the planning agency for the City of Wildomar; and

WHEREAS, the General Plan contains a Circulation Element which describes the future layout and configuration of the road network within the City; and

WHEREAS, the City has identified a number of project priorities for implementation during the five-year period of the capital improvement program (CIP) included in Exhibit 1 – Project List; and

WHEREAS, the Planning Commission examined the capital construction projects identified in the capital improvement program; and

WHEREAS, the Planning Commission compared these future projects with the projected roadway improvements identified in the adopted Circulation Element; and

WHEREAS, the Planning Commission also examined the ongoing capital improvement program and determined that these projects are specifically supported by Circulation Element Policies CI 1.1, CI 1.2, CI 1.3, CI 1.4, CI 1.6, CI 1.9, CI 2.1, CI 3.1, CI 5.1, and CI 8.2; and

WHEREAS, the Planning Commission also examined the ongoing capital improvement program and determined that these projects are specifically supported by Land Use Element Policies LU 4.2, LU 4.3, LU 8.2, LU 12.1, and LU 13.1; and

WHEREAS, the Planning Commission also examined the ongoing capital improvement program and determined that these projects are specifically supported by Safety Element Policies S-29 and S-134; and

WHEREAS, on May 7, 2025 the Planning Commission, during a regularly scheduled meeting, took public testimony and considered the projects and programs identified for CIP Fiscal Years 2025/26 through 2029/30 for consistency with the adopted Wildomar General Plan.

NOW THEREFORE, the Planning Commission of the City of Wildomar, does hereby resolve, determine and order as follows:

SECTION 1. PLANNING COMMISSION FINDING

In accordance with Sections 65401 and 65402 of the California Government Code, the Planning Commission, in light of the whole record before it, including but not limited to the Community Development Department's staff report and all documents incorporated by reference therein, and the City's General Plan, hereby finds and determines as follows:

A. The proposed FY 2025/26 capital improvement projects of the 2025/26– 2029/30 Capital Improvement Program are consistent with the City of Wildomar General Plan.

Evidence: The FY 2025/26 capital improvement projects and ongoing program activities that are contained in FY 2025/26 of the 2025/26 - 2029/30 Capital Improvement Program (CIP) are consistent with the adopted General Plan by furthering the goals and policies of the Circulation Element, including Policies CI 1.1, CI 1.2, CI 1.3, CI 1.4, CI 1.6, CI 1.9, CI 2.1, CI 3.1, CI 5.1, and CI 8.2; Land Use Element, including Policies LU 4.2, LU 4.3, LU 8.2, LU 12.1, and LU 13.1; and Safety Element Policies S-29 and S-134 as discussed in the May 7 staff report.

SECTION 2. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts PC Resolution No. 2025-07 determining that the Fiscal Year 2025/26 CIP projects of the Fiscal Years 2025/26 – 2029/30 Capital Improvement Program, as outlined in Exhibit 1 of this Resolution, are in conformance with the City of Wildomar General Plan.

PASSED, APPROVED AND ADOPTED this 7th day of May, 2025 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Eric Filar
Planning Commission Chair

ATTEST:

Steven D. Jones
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

Stephanie Gutierrez
Assistant City Attorney

Exhibit 1

FY 25/26-29/30 Project List

CIP #	Transportation - Roads
025-1	Clinton Keith Rd. Widening (Phase 1)
026-1	Bundy Canyon Rd. Improvement Project (Segment 1)
026-2	Bundy Canyon Rd. Improvement Project (Segment 2)
026-3	Bundy Canyon Rd. Improvement Project (Segment 3)
028-2	Palomar St. Widening Project (Phase 2)
028-3	Palomar St. Widening Project (Phase 3)
044-3	Mission Trail/Sedco Sidewalk (CDBG) (Phase 3)
051-2	Local Road Safety Plan (LRSP) Implementation
066	Right-of-Way Enhancement Program
070	Bundy Canyon Rd./I-15 Interchange
074	Wildomar Trail/I-15 Interchange
081	Grand Ave./Sheila Ln. Roundabout
087	Lost Rd. Improvements
090	Bundy Canyon Rd. West - Widening & ATP Improvements
096	Sedco Boulevard Roadway Safety Improvements Project
103	Wildomar Trail Interchange Restriping
106	Install Edgelines (Citywide)
107	Bundy Canyon Rd. (west) Bike Lanes
108	Precise Plans for Various Roads
Transportation - Maintenance	
050-1	Pavement Management Program
057	Pavement Rehabilitation Program
058	Annual Slurry Seal Program
111	Traffic Operations, Studies, and Improvements
112	Right-of-Way Improvements
Trails	
043	Wildomar Channel Trail Access
082	Palomar St./Bryant St. Trail
092	Bundy Canyon Rd. ATP Improvements
Other	
073-1	TR 31667 DIF Credit/Reimbursement
100	Landscape Maintenance District Enhancements
104	Engineering Standards and Guidelines
Admin	Capital Improvement Program Admin

CIP #	Transportation - Signals
075	Bundy Canyon Rd./Orchard St. Traffic Signal
076	Bundy Canyon Rd./Almond St. Traffic Signal
088	Harvest Way East/Bundy Canyon Rd. Traffic Signal
089	Traffic Signal Retrofits and Upgrades
97	Pedestrian Crosswalk Enhancement Project
105	Pedestrian Crossing Enhancements (HSIP)
Drainage	
023-1	Master Drainage Plan (MDP) Update
063	Line C Basin and Storm Drain
069	Miscellaneous Drainage Improvements
073	Wildomar Channel/McVicar St. Crossing
086	Sedco MDP Line F-2 Storm Drain
091	Catch Basin Filter Retrofit Project
094	RCFC Line G Storm Drain (Stages 1 and 2)
095	RCFC Murrieta Creek/Wildomar Channel ROW Improvements
109	Sedco MDP Line A
110	Sedco MDP Line B
Parks	
061	Regency-Heritage Park Rehabilitation
062-1	New 27 Acre Park (Phase 1)
062-2	New 27 Acre Park (Phase 2)
068	New 11 Acre Park
099	20-Acre Passive Park
102	Marna O'Brien Rubberized Play Surface
Buildings	
080	Fire Station 61 Site Improvements
093	Wildomar Fire Station #2 (East of I-15)
098	Interim Field Operations Center
101	City Hall Renovations
Cemetery	
067-1	Phase 1 Cemetery Improvements

SUBJECT: The Bluffs at Hidden Springs Specific Plan - PC Study Session

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
1. Receive a presentation from Staff on the proposed project;
2. Receive comments/feedback from the general public; and
3. Provide feedback to the Applicant.

PROJECT DESCRIPTION:
The City has received a development application for a proposed 170-acre Specific Plan project that. if approved, would include a variety of mixed uses. The proposed project site is located at the terminus of Hidden Springs Road between the I-15 Freeway and Palomar Street. The Specific Plan project proposes a General Plan Amendment and Zone Change from Mixed Use High (MUH, 30+ units/acre) to Mixed Use Low (MUL, 5 - 30 units/acre) for the entire project area, with commercial uses, various residential housing types, as well as dedicated park and open space areas.

The Bluffs at Hidden Springs study session with the Commission is intended to allow the Applicant an opportunity to present their current project design ideas, focusing on the proposed land use plan. It would be beneficial for the Commission to see the current design and provide feedback to the Applicant. Staff's intent is to obtain Planning Commission feedback on the project design and allow the general public to provide feedback. The City has held two public workshops (the first on 3-5-25 and the second, a follow up meeting for updates on 4-15-25) in order to obtain public input and feedback on the proposal. The City received 20 comment cards during the first workshop, and for the second workshop 20 comments were shared on the comment boards.

Since this is a study session, Commission deliberations and decisions are neither expected nor required on the proposed project at this meeting and would be duly noticed prior to further consideration. Staff welcomes the Commission's valuable input to shape the future of this project. A copy of the draft land use plan is being provided to the Commission to assist in the discussion (Attachment A).

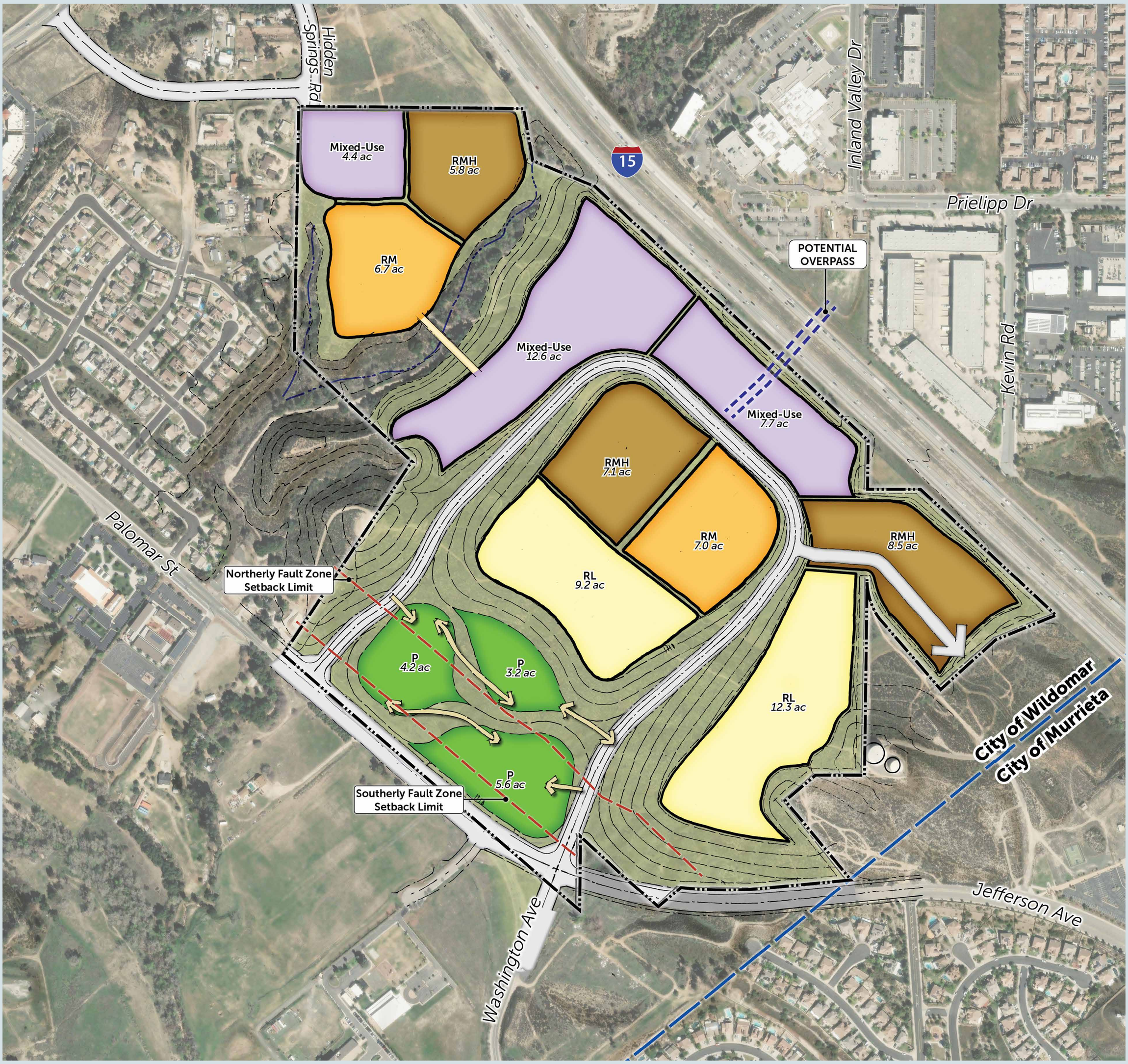
PUBLIC NOTICE:
As this is a study session no official noticing was required. However, the City notified the residents of the adjacent community which directly abuts the project site along the West and North, as well as placed a citywide notice in the Press-Enterprise.

ATTACHMENTS:

Attach A - Draft Land Use Plan.pdf
Attach B - Staff Presentation.pdf

ALTERNATIVE LAND-USE PLAN

THE BLUFFS
AT HIDDEN SPRINGS



LEGEND

Specific Plan Boundary	
City Boundary	
Roads	
Potential Overpass	

	Residential Low (5-10 du/acre)
	Residential Medium (10-20 du/acre)
	Residential Medium high (20-30 du/acre)
	Mixed-Use (15-25 du/acre)
	Commercial Recreation

The Bluffs at Hidden Springs Specific Plan

City of Wildomar

Planning Commission Study Session

5-7-2025

Land Use Plan

- Park uses located in the west side of the plan area
- Increase opportunity for residential

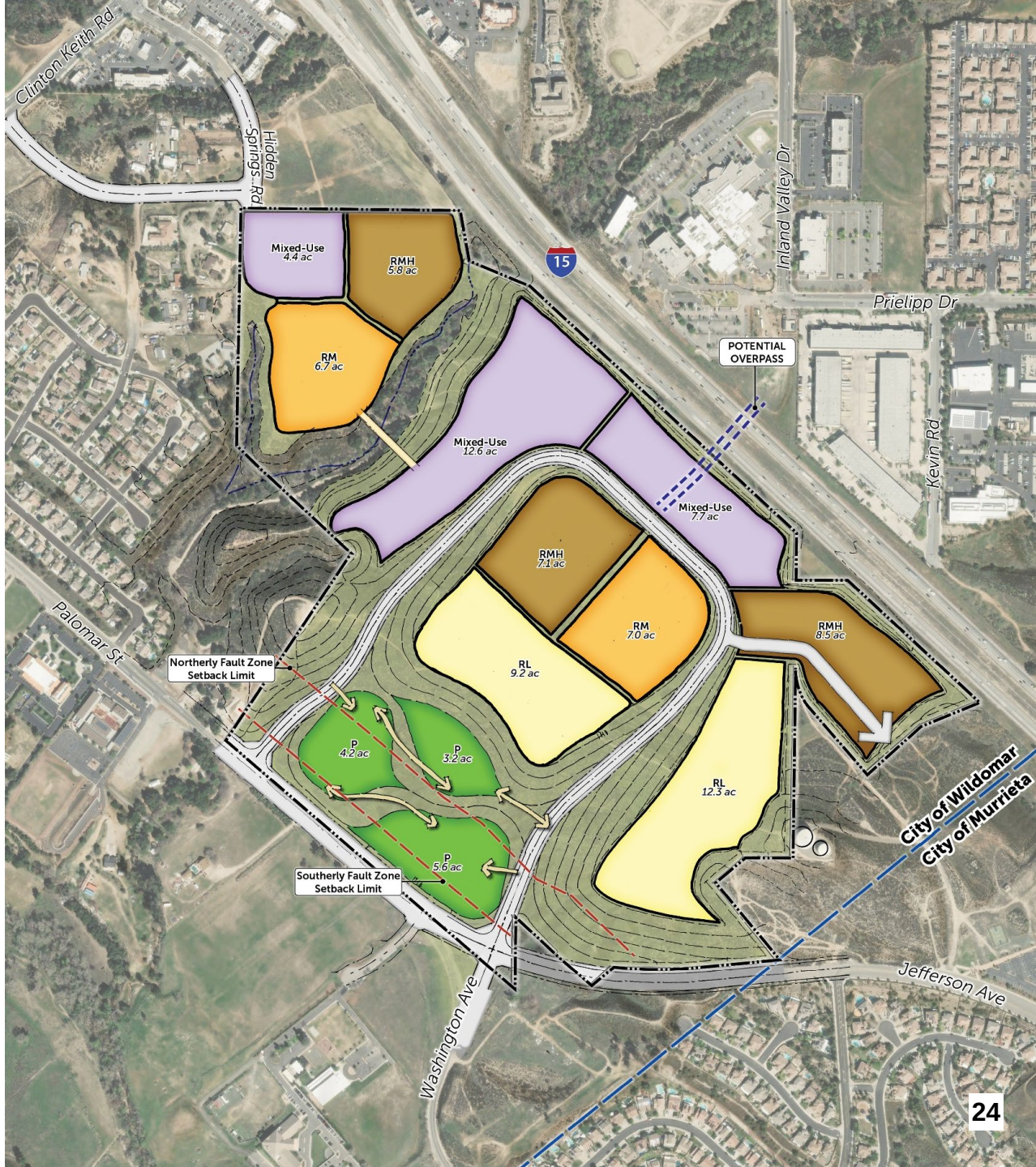
RL: 21.5 acres

RM: 13.7 acres

RMH: 26.1 acres

MU: 24.7 acres

Park: 13 acres



Mixed Use

- Designation allows horizontal mix of uses
- Provides opportunity for supplementary commercial and retail
- Permits medium-high density



MainPlace Mall Mixed-use, Orange CA

Housing Types

- **Residential Low (RL):** Detached and attached single family units, townhomes
- **Residential Medium (RM):** attached townhomes or rowhomes, duplexes/triplexes, 2 story apartment and condo buildings
- **Residential Medium-High (RMH)**: 2-3 story apartments







Commercial Retail

- Commercial is envisioned as community commercial, and may include a market or grocer, salons, fitness studios, restaurants or take-away.





Commercial Recreation

- Commercial Recreation is envisioned as supporting the whole community
- Provides parks and open space, fields for local sports teams and games
- Supportive services such as snack shops
- Amenities may include benches, tables, walking paths
- Trails are envisioned throughout





Community Feedback

- Open House 1: March 18, 2025
  - 20 comment cards received
- Open House 2: April 15, 2025
  - 20 comments shared on boards
- Comments focused on:
  - Maintaining access to open space
  - Positive feedback about the park and potential amenities
  - Flow of traffic and congestion around the project site
  - Positive feedback towards the potential overpass
  - Questions about the affordability of different product types

