



**CITY OF WILDOMAR
PC - REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.2
Meeting Date: May 3, 2023**

SUBJECT: Tentative Parcel Map No. 38646 (Wildomar Commerce Center):

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:

The Planning Division recommends the Planning Commission take the following actions:

1. Find and determine that the approval of Tentative Parcel Map No. 38646 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and
2. Adopt a Resolution entitled:

PC Resolution No. 2023-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, MAKING A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162 AND APPROVING TENTATIVE PARCEL MAP NO. 38646, SUBJECT TO CONDITIONS, TO SUBDIVIDE A 26.8-ACRES SITE INTO SEVEN (7) PARCELS FOR FUTURE BUSINESS PARK/INDUSTRIAL/SERVICE COMMERCIAL USES LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND CLINTON KEITH ROAD (APN: 380-250-052, -053, -054, -055, -056 & -057)

PROJECT DESCRIPTION:

The Applicant (Summit Development Corporation) is proposing to subdivide a 26.8-acre site into seven (7) parcels for the future business park, industrial, and service commercial uses.

The site was originally subdivided by The Rancon Group under Parcel Map No. 36492 approved by the Planning Commission on October 1, 2014 (PA 12-0053). Parcel Map No. 36492 was recorded several years ago. At this time, Summit Development Corporation is in a purchase agreement with the Rancon Group and desires to develop the site with future

business park, industrial, and service commercial uses. In order to accommodate the newly proposed project, Summit needs to subdivide the site into parcels that match its proposed development plan.

Project Location/Vicinity:

The project site encompasses approximately 26.8 acres and is located at the SWC of Clinton Keith Road and Elizabeth Lane. The site is currently vacant and is located in the southeast part of the city east of the Inland Valley Hospital complex. The aerial photo below shows the project site and surrounding area. Attachment E includes the location exhibit for Commission consideration.

Surrounding Land Uses:

The project site is vacant land. There is a self-storage facility to the east and the Inland Valley Medical Center hospital to the southwest. The summary table in Attachment E lists the current land uses, general plan land use, and zoning designations for the site and abutting properties.

CEQA Addendum to Parcel Map No. 36492 for TPM No. 38646:

The City prepared an Initial Study/Mitigated Negative Declaration for the Rancon Medical Office/Retail Project Plot Plan and Tentative Parcel Map No. 36492 project to analyze the impacts associated with the construction and development of 294,900 square feet of business park uses, 42,420 square feet of general offices, 31,420 square feet of medical and dental offices, 19,400 square feet of commercial retail uses, and a 3,000 square foot drive-through fast food restaurant at the vacant project site. The Approved Project included the approval of Tentative Parcel Map No. 36492 to subdivide 29.40 gross acres/25.99 net acres into 13 parcels for commercial, industrial, and open space uses.

Plot Plan No. 12-0053 of the Approved Project included two phases—Phase 1 would have included 96,240 square feet of commercial, retail, restaurant, office (including medical), and light industrial, and Phase 2 would have result in 198,660 square feet of building space on the southern portion of the project site. Ultimate development of the Approved Project would have resulted in 294,900 square feet of business park uses, 42,400 square feet of general offices, 31,420 square feet of medical and dental offices, 19,400 square feet of commercial retail uses, and a 3,000-square foot drive-through fast food restaurant.

The Approved Project also consisted of several roadway improvements, including the dedication of approximately 3.41 acres to the City of Wildomar on Clinton Keith Road, Elizabeth Lane, Bunny Trail, Yamas Drive, and “Lot C” for right-of-way purposes. The Approved Project provided access via entry/exit points off of Clinton Keith Road, Elizabeth Lane, Bunny Trail, and “Lot C,” and Yamas Drive. Construction for Phase 1 of the Approved Project was anticipated to commence in fall of 2013, lasting for approximately 23 months, and construction for Phase 2 was anticipated to commence in spring of 2015, lasting for approximately 26 months.

The IS/MND was originally circulated for public review from November 20, 2013, to December 30, 2013, and the City adopted the IS/MND (“Adopted IS/MND”) on October 1, 2014 (State Clearinghouse No. 2013111063). The IS/MND for the Approved Project found that impacts to Aesthetics, Agricultural Resources, Geology and Soils, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities and Service Systems would either result in no impact or less than significant impacts. Mitigation measures were identified for Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation. While impacts to Air Quality and Greenhouse Gas Emissions were determined to be less than significant, the Approved Project voluntarily adopted mitigation measures to further reduce project impacts from construction and operational emissions. Upon implementation of the mitigation measures, all impacts were found to be reduced to a level of less than significant.

The City is preparing an addendum to the Adopted IS/MND (“Addendum”) to amend the Approved Project, including revisions to the approved site plan (PA 22-0085). The changes proposed (see Section 3, Modified Project Description, in the Addendum) by the City will trigger a requirement for additional CEQA review since the changes proposed under the Modified Project were not initially part of the Approved Project, nor was the Modified Project analyzed for its impacts in the Adopted IS/MND. The discussion for the Addendum is provided in the Analysis section of this staff report and the findings are provided in PC Resolution No. 2023-13 (Attachment A).

Tentative Parcel Map No. 38646:

In accordance with Title 16.12 (Subdivisions) of the Wildomar Municipal Code (WMC), the proposed project requires approval of a Tentative Parcel Map to subdivide the 26.8-acre site into seven (7) parcels to develop the future business park, industrial, and service commercial project. The Planning Commission has the sole authority to review and make a decision on the proposed parcel map. The discussion for the TPM is provided in the Analysis section of this staff report and the Findings are provided in PC Resolution No. 2023-13 (Attachment A). The proposed 7-lot TPM No. 38646 exhibit is provided for Commission review (Attachment B).

PROJECT ANALYSIS:

CEQA Addendum Analysis:

According to Section 15164(a) of the CEQA Guidelines, an addendum shall be prepared if some changes or additions to a previously certified EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1)-(3) calling for the preparation of a subsequent EIR has occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as the complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed changes from the Modified Project will not result in any of the conditions outlined in CEQA Guidelines Sections 15162(a)(1)-(3) because they will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the Adopted IS/MND. Accordingly, the Addendum provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the Adopted IS/MND is the appropriate environmental document to address changes proposed by the Modified Project.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

After careful consideration of the potential environmental impacts of the Modified Project, the City, as the lead agency, has determined that none of the conditions requiring preparation of a subsequent or supplemental EIR have occurred. The City, therefore, has determined that the circumstances described in CEQA Guidelines Section 15164 apply to the Modified Project, and an addendum to the Adopted IS/MND is appropriate. This Addendum compares the Modified Project to the designated land uses and impacts for the Approved Project as evaluated in the Adopted IS/MND.

A copy of the original MND adopted for Parcel Map No. 36492 is also provided (Attachment C). A copy of the proposed Addendum is provided for Planning Commission consideration (Attachment D). The findings for the adoption of the Addendum are provided in PC Resolution No. 2023-13 (Attachment A).

Tentative Parcel Map 38646 Analysis:

Tentative Parcel Map No 38646 must comply with the development standards of the I-P zone (Chapter 17.88) and Title 16.12 of the Wildomar Municipal Code. Based on these development standards related to lot size, lot depth, and lot width, staff has determined that the parcel map meets and exceeds these minimum standards. Attachment E includes the development standards table for Commission consideration.

Primary access to Parcels 1 – 3 will be provided via Clinton Keith Road and Elizabeth Lane. Clinton Keith Road (urban arterial highway) will be fully improved (south of the centerline) to its ultimate ½ width of 76 feet (consisting of a 55-foot roadway section and a 21-foot parkway with a meandering sidewalk and landscaping. Elizabeth Lane (industrial collector) will be fully improved (west of centerline) to its ultimate ½ width of 39 feet (consisting of a 28-foot roadway section and an 11-foot parkway with sidewalk and landscaping. Both streets are conditioned to

be dedicated, fully improved, and constructed as part of this development. Access to Parcels 4-6 will be provided via Elizabeth Land and Bunny Trail. Bunny Trail will be fully improved (north of centerline upon development) to its ultimate ½ width of 39 feet (consisting of a 28-foot roadway section and an 11-foot parkway with sidewalk and landscaping). A fourth street, Yamas Drive, will be improved to provide additional access to Parcels 4 - 6 on the west side of the industrial site. The applicant will be required to record a reciprocal parking and access agreement with the final map that will allow full access between all parcels.

The Planning Commission has the authority to approve Tentative Parcel Map No. 38646, subject to conditions. The findings to support the approval of the parcel map are discussed and outlined in PC Resolution No. 2023-13 (Attachment A). The proposed conditions of approval matrix is provided in Exhibit 1 of Attachment A.

ATTACHMENTS:

[Attach A - PC Reso 2023-13-COAs.pdf](#)

[Attach B - TPM No. 38646 Exhibit.pdf](#)

[Attach C - Original PM 36492 MND Doc \[10-1-14\].pdf](#)

[Attach D - TPM 38646 CEQA Addendum \[March 2023\].pdf](#)

[Attach E - Project Specifics Maps-Tables.pdf](#)