



**CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.2
Meeting Date: June 3, 2026**

SUBJECT: PLN 26-0016 - Extension of Time (EOT) No. 1 for TPM No. 38646

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:

Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0016, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH MAY 3, 2029 FOR TPM NO. 38646 LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND CLINTON KEITH ROAD (APN: 380-520-001 THRU -008 AND 380-250-052 THRU -057) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:

The Planning Commission reviewed Tentative Parcel Map No. 38646 on May 3rd, 2023, and approved the proposed project. The Commission approved: (1) Environmental clearance; and (2) Tentative Parcel Map (TPM) to subdivide a 26.8-acre site into seven (7) parcels for future business park, industrial, and service commercial uses.

In accordance with the adopted conditions of approval, the Applicant was required to record the final map on or before May 3rd, 2026, after which the approval would expire. Since the Applicant has not recorded the final map, they have requested a first 3-year extension of time ("EOT") that will give them, if approved, through May 3rd, 2029 to record the map.

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 16.12.240.

PROJECT ANALYSIS:

The Applicant filed the EOT application and paid the required fee on April 15, 2026, before expiration, as required. Based on the timely submittal, staff has determined that the approved TPM remains consistent with the project as originally approved, remains 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 Chapter 16.12 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 2026-09.pdf](#)

[Attach A-Ex1 - TPM 38646 EOT-1 Updated COAs \[6-3-26\].pdf](#)

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

[Attach C - Applicant Justification.pdf](#)

[Attach D - TPM 38646 EOT 1 powerpoint.pdf](#)