



CITY OF WILDOMAR

NOTICE OF EXEMPTION

TO BE SENT TO:

- County of Riverside County Clerk
2724 Gateway Dr.
Riverside, CA 92507
- Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

LEAD AGENCY CONTACT:

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
951-677-7751, Ext. 213
Contact Person: Matthew Bassi, Comm. Dev. Dir.

PROJECT CASE NO: Tentative Parcel Map No. 38911/Plot Plan No. 24-0054
PROJECT APPLICANT/SPONSOR: Stable Lanes Village, LP (Jack Kofdarali) P.O. Box 1958, Corona, CA 92878.
PROJECT LOCATION: SWC of Clinton Keith Road and Stable Lanes Road
APN(s): 380-120-012, 013
PROJECT DESCRIPTION: The Applicant has proposed a Subdivision of a 4.61-acre site into 4 parcels and development of a 17,004 square-foot commercial retail center.

This is to advise that the Planning Commission of the City of Wildomar acting as the Lead Agency at a noticed public hearing held on December 4, 2024 approved the above described Tentative Parcel Map 38911/Plot Plan 24-0054 and determined it to be exempt from further environmental review as described below and in accordance with the requirements contained in the California Environmental Quality Act (CEQA) of 1970, and as further defined in the State Guidelines for the implementation of CEQA, as subsequently amended.

EXEMPTION STATUS:

- Ministerial (Sec. 21080(b)(1); Sec. 15268)
- Declared Emergency (Sec. 21080(b)(3); Sec. 15269(a))
- Statutory Exemption
- ✓ **General Rule / Class 15, Minor Land Divisions (Section 15315), Class 32, In-Fill Development
Categorical Exemption Projects (Section 15332)**

REASONS TO SUPPORT EXEMPTION FINDINGS: The approval of Tentative Parcel Map No. 38911 is categorically exempt from environmental review in accordance with Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) because the proposed subdivision map is only subdividing the 4.61-acre site into four (4) parcels for commercial development. Therefore, the Planning Commission hereby adopts this categorical exemption as described herein. The approval of Plot Plan No. 24-0054 is categorically exempt from environmental review in accordance with Section 15332 (Class 32 In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.
- e) The site can be adequately served by all required utilities and public services.

The Planning Commission in its analysis has determined that the proposed project will not create any significant effects on the environment. Therefore, the Planning Commission approved Tentative Parcel Map No. 38911 / Plot Plan No. 24-0054 and adopted the Exemptions as permitted under the CEQA Guidelines.

LEAD AGENCY CONTACT: Matthew Bassi

PHONE NUMBER: (951) 677-7751, Ext. 213


Matthew C. Bassi, Community Development Director

12/5/2024
Date