

Notice of Determination

Appendix D

To: [X] Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

[ ] County Clerk
County of:
Address:

From: Public Agency: RWQCB - San Diego Region
Address: 2375 Northside Drive
San Diego, CA 92108
Contact: Darren Bradford
Phone: (619) 521-3356

Lead Agency (if different from above):
City of Wildomar
Address: 23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
Contact: Matthew Bassi
Phone: (951) 677-7751

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2014121047

Project Title: Baxter Village Mixed-Use Development Project

Project Applicant: Strata/Baxter, LLC

Project Location (include county): Northwest corner of the I-15 Freeway and Baxter Road, Wildomar, CA

Project Description: Construct a mixed-use residential and commercial development. The residential portion includes single-family homes and multi-family apartments. Single-family residential houses will be constructed, including 66 two-story front-loaded homes with approximately 4,200' square lots totaling 12.5 acres. 204 three story walk-up apartment buildings and a recreation and leasing building will be constructed on 11.3 acres. The commercial portion of the project comprises 75,000 square feet of buildings on 12.2 acres. The project also includes an approximately nine-acre off-site area adjacent to the eastern, western, and southern project boundaries.

This is to advise that the RWQCB - San Diego Region has approved the above ( [ ] Lead Agency or [X] Responsible Agency )

described project on July 25, 2019 and has made the following determinations regarding the above (date) described project.

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [X] was [ ] was not adopted for this project.
6. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Enter the CEQA Doc website and http://www.waterboards.ca.gov/rwqcb9/water\_issues/programs/401\_certification

Signature (Public Agency): [Signature] Title: Executive Officer

Date: 25 July 2019 Date Received for filing at OPR: Governor's Office of Planning & Research

JULY 25 2019