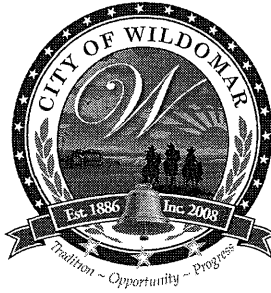


Marsha Swanson, Mayor, District 5  
Dustin Nigg, Mayor Pro Tem, District 2  
Bridgette Moore, Council Member, District 4  
Ben J. Benoit, Council Member, District 1  
Joseph Morabito, Council Member, District 3



23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595  
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www.CityofWildomar.org

**TO:** Reviewing Agencies/Interested Persons

**FROM:** Matthew C. Bassi, Planning Director

**DATE:** November 4, 2019

**SUBJECT: Initial Study/Mitigated Negative Declaration (MND) for Wildomar Shooting Range/Academy Project (PA No. 19-0093)**

The City of Wildomar (City) is the lead agency for the preparation and review of an Initial Study/Mitigated Negative Declaration (MND) for the proposed Wildomar Shooting Range/Academy Project project. The project site is at 34020 Mission Trail, City of Wildomar in Riverside County and encompasses Assessor's Parcel Number (APN): 367-020-038. The project site is at the southwest corner of Bundy Canyon Road and Mission Trail and is located in the northwestern portion of the City of Wildomar, west of Interstate 15 (I-15). The proposed development includes a 38-foot tall (at its highest point), two-story indoor shooting range/academy; the first floor would be 29,286 square feet and the second floor would be 5,503 square feet totaling to 34,789 square feet. The first floor would include offices, training and range areas, a lobby, gun smith and storage, shipping and receiving, and the second floor would include classrooms, storage, employee restrooms and lounge area, and VIP lounge and storage. A total of 77 parking spaces (4 ADA and 1 van accessible space included) would be provided. The existing vacant residence and associated structures would be demolished. The project includes the following applications for consideration by the Wildomar Planning Commission:

1. **General Plan Amendment (GPA)** – The project requires a GPA to the City's Circulation Element to reduce the size of Bundy Canyon Road from 6 lanes to 4 lanes.
2. **Change of Zone (CZ)** – The project requires a consistency Zone Change to change the zoning map from the existing designation of R-R (Rural Residential) to M-SC (Manufacturing Service Commercial).
3. **Conditional Use Permit (CUP)** – The project requires a CUP to establish a 34,789 square-foot indoor shooting range/academy on 2.33 acres.
4. **Variance (VAR)** – The project requires a 12.5-foot setback variance along the southerly property line to reduce the 25-foot required setback to 12.5 feet to accommodate the proposed building location.

The City is requesting comments for the Wildomar Shooting Range/Academy project IS/MND. This notice is being sent to responsible agencies, trustee agencies, and other interested parties, along with a copy of the IS/MND and copies of the technical studies (refer to attached CD). The public comment period for the IS/MND will begin on **Tuesday, November 5, 2019 and conclude on Wednesday, December 4, 2019.** Written comments can be sent to Matthew C. Bassi, Planning Director, City of Wildomar Planning Department, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Comments can also be emailed to [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org). Should you have any questions or require additional information regarding this letter of the proposed project, please contact me at (951) 677-7751, ext. 213, or email me at [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org).

Sincerely,

Matthew C. Bassi  
Planning Director

Enclosed – CD of Draft IS/MND