



# CITY OF WILDOMAR

## NOTICE OF DETERMINATION

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**TO BE SENT TO:**

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

**FROM THE LEAD AGENCY:**

City of Wildomar  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595  
951-677-7751  
Contact Person: Matthew Bassi, Planning Director

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

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**PROJECT CASE NO:** PA No. 20-0039

**PROJECT TITLE:** Wildomar Trail Town Center Mixed-Use Project (PA 20-0039)

**PROJECT APPLICANT/SPONSOR:** Baxter Town Center, LP (Jack Kofdarali), 139 Radio Road  
Corona, CA 92879

**PROJECT LOCATION:** Wildomar Trail Town Center Mixed-Use Project: The project site is bound to the north by Wildomar Trail, a single-family residential neighborhood to the east and southeast, Cervera Road to the southwest, and Central Avenue to the west. Interstate 15 (I-15) is approximately 445 feet to the east of the site.

Prielipp-Yamas Property Rezone: The approximately 20-acre Prielipp-Yamas is located in the southeastern portion of the City, and is bound by Yamas Drive to the west and Prielipp Road to the south.

**APN(s):** Wildomar Trail Town Center Mixed-Use Project: 376-190-002 and 376-180-006.  
Prielipp-Yamas Property Rezone: APN 380-250-019

**PROJECT DESCRIPTION:** Wildomar Trail Town Center Mixed-Use Project: The proposed project would allow development of a mixed-use master plan on an approximately 25.8-acre site which would include 41,609 square feet of commercial retail, 72,000 square feet of professional office, and 152 townhome/condominium residential units, with full on-site/off-site improvements. The proposed retail area would include a market, restaurant, shops, gas station/mini-mart, and car wash.

Prielipp-Yamas Property Rezone: Because the proposed project would reduce the designated housing units for the project site as identified in Table HNA-25 of the 2013-2021 *City of Wildomar Housing Element*, and to comply with Government Code Section 65863(C)(1) (SB 166 No-Net-Housing Loss), the City will initiate a General Plan Amendment to change the existing land use designation of the Prielipp-Yamas Property from Business Park (BP) to Highest Density Residential (HHDR), and a Change of Zone from I-P (Industrial Park) to R-3 (General Residential), for approximately 10 acres of the 20-acre site on the northern portion of the property.

**This is to advise that the City Council of the City of Wildomar acting as the Lead Agency has approved the above referenced project at a public hearing held on September 8, 2021 and has made the following determinations regarding the proposed project:**

1. The project [will  will not] have a significant effect on the environment.
2.  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 [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [were  were not] made pursuant to the provisions of CEQA.

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**This is to certify that the environmental review documents, public comments, etc. for the abovementioned project are available to the general public for review at the City of Wildomar located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA. during normal business hours (8 am – 5 pm) Monday through Thursday (Closed Fridays).**

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Matthew C. Bassi, Planning Director

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Date