



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, Planning Director

PROJECT CASE NO: PA 21-0006
PROJECT APPLICANT/SPONSOR: Mitch Slagerman, Palm Communities, Inc., 100 Pacifica, Suite #203
Irvine, CA 92618
PROJECT LOCATION: 23345 and 23365 Catt Road – located southerly of Catt Road between Arnett
Road and Fox Ridge Lane.
APN(s): 380-100-008, 380-100-009, 380-100-010, 380-100-011, & 380-100-012.
PROJECT DESCRIPTION: Tres Lagos is a phased 225-unit multi-family gated affordable housing
community on a 10.35-acre site. Development will include two- and three-
story family apartments, a two-story community building, and single-story
laundry and maintenance buildings. Residential amenities will include
outdoor recreation areas consisting of a tot-lot, multi-sport ball court, BBQ,
and picnic areas. The project will include a mix of one-, two-, and three-
bedroom dwelling units ranging in size from 604 to 1,003 square feet of living
area.

This is to advise that the Planning Director of the City of Wildomar as Lead Agency, on October 27, 2021 approved the project described above in accordance with the provisions of Government Code Section 65913.4 (SB 35) and determined the project to be exempt from further environmental review based on the requirements contained in the California Environmental Quality Act (CEQA).

EXEMPTION STATUS:

- ✓ Ministerial (Sec. 21080(b)(1); Sec. 15268) **See Below.**
- Declared Emergency (Sec. 21080(b)(3); Sec. 15269(a))
- ✓ Statutory Exemptions Government Code Section 65913.4 (Senate Bill [SB] 35) is subject to Ministerially Design Review and is exempt from CEQA pursuant to CEQA Guidelines Section 15268 and 15369 (ministerial project)
- General Rule /
Categorical Exemption

REASONS TO SUPPORT EXEMPTION FINDINGS: The City has reviewed the project materials and determined that the project is eligible to be processed pursuant to Government Code Section 65913.4 (SB 35 as Ministerial and is therefore exempt from CEQA pursuant to and without limitation CEQA Guidelines Section 15268 and 15369 (ministerial project) and is classified as “not a project” CEQA as specified in Government Code section 65913.4. Based upon a review of the application and all other information in the record, the City found the project is consistent with fixed, objective zoning, subdivision, and design review standards in effect at the time the application was submitted. There are no special circumstances to the project or any potential significant impacts that would preclude the use of the statutory exemption.

LEAD AGENCY CONTACT: Mathew C. Bassi

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

Matthew C. Bassi, Planning Director

Date