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**TO:** Reviewing Agencies/Interested Persons  
**FROM:** Matthew C. Bassi, Planning Director  
**DATE:** February 16, 2022  
**SUBJECT: Initial Study/Mitigated Negative Declaration (MND) Clinton Keith Marketplace Retail Project (PA 21-0033)**

The City of Wildomar (City) is the lead agency for the preparation and review of an Initial Study/Mitigated Negative Declaration (MND) for Clinton Keith Marketplace Project. The project site is located at the northeast corner of Hidden Springs Road and Clinton Keith Road extending westward to Stables Lanes Road and encompasses Assessor's Parcel Numbers; 380-110-004, -009, -010, -014 and -016. The proposed project consists of a commercial retail center located on approximately 8,948 acres to build a 66,173 square-foot multi-tenant retail center. Access to the site would occur at two locations on Hidden Springs Road and two locations on Clinton Keith Road. The proposed project includes the following applications for consideration by the Wildomar Planning Commission:

- **CEQA/Mitigated Negative Declaration:** The Planning Department will act as the Lead Agency and has determined that the project will require preparation and approval of an MND in accordance with Section 15070 of CEQA.
- **Vesting Tentative Parcel Map (TPM No. 37736):** The Project requires a subdivision of approximately 8.94 acres into seven (7) parcels to accommodate the proposed Project. The Parcel Map is proposed as a "Vesting Parcel Map" as permitted under Chapter 16.12.090 of the WMC and Subdivision Map Act.
- **Conditional Use Permit (CUP) No. 21-0033:** The Project requires approval of a Conditional Use Permit under the current zoning of C-P-S (Scenic Highway Commercial) to establish a 1,273 square-foot self-serve car wash facility. Development of the car wash requires compliance with the city's commercial design standards and guidelines.
- **Variance (VAR) No. 21-0033:** The project requires a variance to construct two (2) 65-foot tall freeway signs that are 609 square feet per sign face on Clinton Keith and Hidden Springs (i.e., sign height and sign area) since the maximum height for a freeway identification sign is 45-feet and maximum sign area is 150 square feet per sign face.
- **Plot Plan (PP):** The project will require approval of Plot Plan to develop the 8.8-acre site into 66,173 square-foot multi-tenant retail center with related on-site and off-site amenities and improvements consisting of the following:
  - a 22,000 square-foot grocery store (Major A);
  - an 18,000 square-foot building that includes a 13,000 square-foot pharmacy (1<sup>st</sup> floor) and a 5,000 square-foot office on the 2<sup>nd</sup> floor (Major B);
  - a 7,700 square-foot building with multi-retail building (Shops 1);
  - a 4,800 square-foot fast-food/drive through restaurant (Pad 1);
  - a 7,600 square-foot automotive retail store (Pad 2);
  - a 4,800 square-foot building for a future cannabis retail use (Pad 3); and
  - a 1,273 square-foot express car wash building.

The City is requesting comments for the Clinton Keith Marketplace Retail Project IS/MND. This notice is being sent to responsible agencies, trustee agencies, and other interested parties. All IS/MND files and Appendices can be downloaded from the City of Wildomar Environmental Documents Center webpage at <https://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316>. A printed/hard copy of the IS/MND document will also be available for public review at the City of Wildomar Planning Department located at 23873 Clinton Keith Road, Suite 210, Wildomar, CA 92595 during regular business hours (8 a.m.–5 p.m., Monday through Thursday; closed Fridays). The public comment period for the IS/MND will begin on **Wednesday, February 16, 2022, and conclude on Thursday, March 17, 2021**. 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). If you have any questions, reach out to me at your convenience. I can be reached at (951) 677-7751, Ext. 213, or via email at [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org).

Sincerely,



Matthew C. Bassi  
Planning Director