



## NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE WILDOMAR CROSSROADS MIXED USE PROJECT

An Initial Study/Mitigated Negative Declaration (MND) has been prepared by the City of Wildomar for the proposed Wildomar Crossroads Mixed Use Project (PA No. 21-0145). The IS/MND and technical appendices will be available for public review/comment beginning on **Wednesday, August 17, 2022**. All files can be downloaded from the City of Wildomar Environmental Documents Center webpage at the following web address: <http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316>.

The project site is located at the northwest intersection of Clinton Keith Road and Wildomar Trail on 24850-23980 Catt Road, and encompasses Assessor's Parcel Numbers 376-410-015, -016, -017, and -021. The proposed project would construct a 150-unit "gated" multi-family apartment community and a 3,728 square-foot club/fitness center. The project also proposes the construction of a 35,422 square-foot commercial retail center anchored by a Sprouts Grocery store, one multi-tenant retail building, two drive-through restaurants, and one drive-through coffee restaurant. Access to the residential portion of the site would be provided via two gated entrances/exits. Catt Road would be extended from Arya Road to function as a project driveway and one access point would be provided at the southwest corner of the site via this driveway. The other residential access point would be provided on the northeast corner of the project via Wildomar Trail and include an internal driving aisle that extends around the north and west perimeter of the project linking the two access points. The commercial portion would be accessible from three points along Wildomar Trail. The Catt Road driveway would extend into the commercial portion of the project as well, providing an additional entrance/exit. The 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.
- **Conditional Use Permit (CUP)**: The proposed Sprouts Grocery store will require approval of a CUP to allow for alcohol sales in accordance with Section 17.248 of the WMC.
- **Tentative Parcel Map (TPM 38333)**: The project will require approval of a Tentative Parcel Map to subdivide the 9-acre site into five (5) parcels to accommodate the 150-unit residential apartment community and 35,422 square-foot commercial retail center.
- **Plot Plan (PP)**: The project will require approval of a commercial Plot Plan to develop the 4.53-acre commercial retail site with 35,422 square feet of retail and restaurant uses, including site planning, architecture, landscaping, parking, etc. and on-site and off-site improvements consistent with the city's commercial objective design standards and guidelines.
- **Final Site Plan of Development (FSPOD)**: The project will require approval of a final site plan of development for the 4.48-acre site to develop the 150-unit apartment community (33.5 units/acre density, including site planning, architecture, landscaping, parking, etc. consistent with the city's multi-family objective residential design standards and guidelines.

The IS/MND identifies impacts that require mitigation in the following topic areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources, and Wildfire. Significant and unavoidable impacts and cumulatively considerable impacts have not been identified in any of the environmental issue areas. The project is not located on any hazardous materials sites enumerated under Section 65962.5 of the California Government Code.

In accordance with Sections 15072(a) and (b) of the CEQA Guidelines, this public notice is posted to officially notify the public, public agencies, and responsible and trustee agencies that the required 30-day public review/comment period will commence on **Wednesday, August 17, 2022, and conclude on Thursday,**

**September 15, 2022.** Any written comments (via email or letter) on the IS/MND must be submitted no later than 5 p.m. on September 15, 2022. Written comments may be mailed to Matthew C. Bassi, Planning Director, City of Wildomar Planning Department, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Email comments can be sent to [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org). The Planning Commission is tentatively scheduled to review the IS/MND and proposed development project at their regular meeting of October 19, 2022.

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