



# 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, Community  
Development 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. 22-0006  
**PROJECT TITLE:** Beyond Gas Station/Warehouse Project  
**PROJECT APPLICANT/SPONSOR:** Michael Ramirez, Beyond Food Mart; 4300 Edison Avenue, Chino, CA 91710  
**PROJECT LOCATION:** SWC of Clinton Keith Road and Jana Lane  
**APN(s):** 362-250-003  
**PROJECT DESCRIPTION:** The project proposes to develop a 7,460-square-foot convenience store (with beer and wine sales) and gas station with eight (8) pumps under a 5,971-square-foot canopy with a 1,790-square-foot drive-through car wash facility, two (2) drive-through restaurants totaling 3,800 square feet, and a two-story, 17,312-square-foot industrial warehouse building on a 4.35-acre site.

**This is to advise that the Planning Commission of the City of Wildomar acting as the Lead Agency has approved Plot Plan No. 21-0045 at a public hearing held on April 5, 2023, 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).**

  
Matthew C. Bassi, Planning Director

April 6, 2023

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Date