

# Notice of Determination

**To:** Office of Planning and Research  
U.S. Mail:  
P.O. Box 3044  
Sacramento, CA 95812-3044  
  
Street Address:  
1400 Tenth Street, Room 113  
Sacramento, CA 95814

**From:**  
CA Regional Water Quality Control Board,  
San Diego Region  
2375 Northside Drive, Suite 100  
San Diego, CA 92108  
Contact: Darren Bradford  
Phone: 619-521-3356

**Lead Agency (if different from above):**  
City of Wildomar  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595  
Contact: Matthew Bassi, Planning Director

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

**State Clearinghouse Number (if submitted to State Clearinghouse):** 2014021022

**Project Title:** Westpark Promenade Mixed-Use Development Project

**Project Applicant:** CWR 191 Westpark MGMT LLC

**Project Location (include county):**North of Catt Road, south of Depasquale Road, west of Poplar Crest Road, and east of I-15, Wildomar, CA Riverside County

**Project Description:** The San Diego Regional Water Quality Control Board issued a Clean Water Act section 401 water quality certification (Certification No. R9-2022-0129) to the Project Applicant to develop a two-phase mixed-use residential and commercial project. The project site consists of three parcels. The first 14.2 acre parcel will be developed with two 8,000 sf restaurant pads, a 17,354 sf multiple tenant commercial retail building, an 85,000 sf major retail building, and 797 surface parking spaces. The second and third parcels will be developed with 191 multiple family attached townhomes totaling 13.48 acres.

This is to advise that the California Regional Water Quality Control Board, San Diego Region, a Responsible Agency, has approved the above-described project on September 28, 2022, and has made the following determinations regarding the above-described project.

1. The project 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.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the general public at: the office of the Lead Agency listed above. The record associated with the San Diego RWQCB's decision is available at 2375 Northside Drive, Ste. 100, San Diego CA 92108, ph. 619-521-1990 (Electronic File No./PIN 882334).

Signature (Public Agency) of David W. Gibson, Executive Officer:

Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resource Code.  
Reference Sections 210000-21174, Public Resource Code.