



# 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, Planning 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. 20-0028

**PROJECT TITLE:** Baxter Village Mixed-Use Project: Revised Plot Plan 14-0002 (R1)

**PROJECT APPLICANT/SPONSOR:** City of Wildomar

**PROJECT LOCATION:** The entire Baxter Village site is approximately 36 acres and is bound to the north by Grove Street, Interstate 15 (I-15) to the east, Baxter Road to the south, and White Street to the west. The Modified Project affects approximately 10 acres of the site that fronts Baxter Road and extends from I-15 to approximately the point where Central Avenue intersects with Baxter Road.

**APN(s):** 367180057

**PROJECT DESCRIPTION:** The proposed project would eliminate the approved 75,000-square-foot retail center to instead construct an 84,000-square-foot (3-story, 50-foot-high) outpatient medical office building (MOB) on 7.2 acres, a 102-room (5-story, 50-foot-high) hotel building on 2.4 acres, and associated road and storm drain improvements for a total of approximately 10 acres. A sidewalk would be constructed around the perimeter of the site.

**This is to advise that the City Council of the City of Wildomar acting as the Lead Agency has approved the above referenced PA at a public hearing held on November 11, 2020, 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

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Date