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Bridgette Moore, Mayor Pro Tem, District 4
Ben J. Benoit, Council Member, District 1
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TO: Reviewing Agencies/Interested Persons
FROM: Matthew C. Bassi, Planning Director
DATE: June 22, 2020
SUBJECT: **Draft Supplemental Environmental Impact Report (SEIR) for the Revised Baxter Village Mixed-Use Project (Plot Plan No. 14-0002-R1)**

A Draft Supplemental Environmental Impact Report (SEIR) has been prepared by the City of Wildomar for the revised Baxter Village Mixed-Use project (Plot Plan No. 14-0002-R1). The Draft SEIR and technical appendices will be available for public review/comment beginning on **Tuesday, June 23, 2020**. All files can be downloaded from the City of Wildomar website at <http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316>.

Proposed Project: The proposed project would eliminate the approved 75,000 square-foot retail center in order to permit the construction of an 84,000 square-foot (3-story, 50-foot high) outpatient medical office building (MOB) on 7.2 acres, and the construction of a 102-room (5-story, 50-foot high) hotel building on 2.4 acres. The approved residential planning areas of the project will remain as originally approved. While a single proposal for processing by the City, the proposed project requires two (2) distinct development actions described as follows:

- 1) **Plot Plan** – The proposal requires approval of a single Plot Plan for the entire project site with updated conditions of approval for the proposed medical office building (MOB) and hotel development (APN: 367-180-057).
- 2) **Parcel Map** – The project will require approval of a Parcel Map to subdivide the commercial parcel into two parcels, one each for the hotel and MOB.

The City is requesting comments for the Revised Baxter Village Mixed-Use Project Draft SEIR. This notice is being sent to responsible agencies, trustee agencies, and other interested parties, along with a copy of the Draft SEIR and copies of the technical studies (refer to attached CD). The public comment period for the Draft SEIR will begin on **Tuesday, June 23, 2020 and conclude on Thursday, August 6, 2020**. Any written comments (via email or letter) on the Draft SEIR must be submitted no later than 5 p.m. on August 6, 2020. 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. The Planning Commission is tentatively scheduled to review the Draft SEIR and proposed development project at their regular meeting of August 19, 2020. Should you have any questions or require additional information regarding this letter of the proposed project, please contact me at (951) 677-7751, ext. 213, or email me at mbassi@cityofwildomar.org.

Sincerely,

Matthew C. Bassi
Planning Director

Enclosed – CD of Draft SEIR