

Marsha Swanson, Mayor, District 5
Dustin Nigg, Mayor Pro Tem, District 2
Bridgette Moore, Council Member, District 4
Ben J. Benoit, Council Member, District 1
Joseph Morabito, Council Member, District 3



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DATE: April 30, 2019
TO: Reviewing Agencies/Interested Persons
FROM: Matthew C. Bassi, Planning Director
SUBJECT: **Initial Study/Mitigated Negative Declaration (MND) for Faith Bible Church Project (PA 17-0111)**

The City of Wildomar (City) is the lead agency for the preparation and review of an Initial Study/Mitigated Negative Declaration (MND) for the proposed Faith Bible Church project. The project is on the northwest and northeast corners of Depasquale Road and Glazebrook Road, respectively, and encompasses Assessor's Parcel Numbers (APNs) 376-410-024 and 376-410-002. The proposed development includes construction of a 27,489 square-foot worship building with ultimate capacity for 1,030 seats and includes assembly areas, rooms for bible study/religious education, and training and worship rooms. The project also includes construction of a 16,486 square-foot children's ministry/child care building (to be used during worship services only), an 18,024 square-foot gymnasium, three (3) residential dwellings (to be used for visiting missionaries), amphitheater, and 795 parking spaces.

The project includes the following applications for consideration by the Wildomar Planning Commission and City Council:

1. **General Plan Amendment (GPA)** – Approval of a General Plan Amendment to convert the existing land use designation of Commercial Office (CO) and Medium Density Residential (MDR) to Commercial Retail (CR) on two parcels (APN: 376-410-002 & 376-410-024).
2. **Plot Plan (PP)** – Approval of a plot plan for the Faith Bible Church development including related on-/off-site improvements. The worship area, children's ministry building, and the gymnasium would be approximately 27,489 square feet, 16,486 square foot, and 18,024 square foot, respectively. The proposed project would result in a total of 795 parking spaces upon completion of all construction phases.
3. **Lot Line Adjustment (LLA)**– Approval of a lot line adjustment prior to project approval to move the line adjoining the existing parcels (APN: 376-410-002 & 376-410-024) westward. The project site is 25.58 acres total. The lot line adjustment would expand APN 376-410-002 to 24.31 acres and reduce APN 376-410-024 to 1.27 acres. All physical improvements would occur within APN 376-410-002 (24.31 acres). APN 376-410-024 (1.27 acres) would remain undeveloped and is not proposed for development under this project; any future proposed development would require separate CEQA review and discretionary approvals.

The City is requesting comments for the Faith Bible Church project IS/MND. This notice is being sent to responsible agencies, trustee agencies, and other interested parties, along with a copy of the IS/MND and copies of the technical studies (refer to attached CD). The public review/comment period for the IS/MND will begin on **Wednesday, May 1, 2019 and conclude on Thursday, May 30, 2019.** 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 project at its July 3, 2019 meeting and the City Council on August 14, 2019. 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.

Sincerely,

Matthew C. Bassi
Planning Director

Enclosed – CD of Draft IS/MND/Technical Studies