**TO**: Reviewing Agencies/Interested Persons

**FROM**: Matthew C. Bassi, Planning Director

**DATE:** October 21, 2019

**SUBJECT: Initial Study/Mitigated Negative Declaration (MND) for St. Frances of Rome Church Project (PA No. 19-0017)**

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 St. Frances of Rome Church project. The project site is at 21591 Lemon Street, City of Wildomar in Riverside County and encompasses Assessor’s Parcel Numbers (APNs): 366-170-058, 366-170-005, and 366-330-011. The project site adjoins Lemon Street to the south and is located in the northwestern portion of the City of Wildomar, west of the Interstate-15 (I-15). The proposed development includes construction of a new 17,601 square foot church building with a seating capacity of 1,200 seats; construction of a 9,792 square foot office and classroom/meeting room building; conversion of the preschool to a church office; the continued use of the existing church building on the project site as a multi-purpose building; removal of existing modular classrooms; and the reconstruction of an existing parking lot with 234 additional parking spaces, for a total of 412 parking spaces onsite. The project includes the following applications for consideration by the Wildomar Planning Commission:

1. **Plot Plan** – The project requires approval of a plot plan for the St. Frances of Rome Church development including related on-/off-site improvements. The existing church would be used as a multi-purpose building, the existing modular classrooms would be removed, and a 17,601 square foot church with a seating capacity of 1,200 people (net increase of 303 seats) and a 9,792 square foot office and classroom/meeting room building would be constructed. Another 234 parking spaces are proposed to be added to the existing 178 spaces.
2. **Parcel Merger** – The project requires approval of a parcel merger to merge 3 lots into 1 parcel to accommodate the proposed project. This is an administrative approval by the Planning/Engineering departments and will be conditioned to record prior to review by the Planning Commission.

The City is requesting comments for the St. Frances Church of Rome 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 comment period for the MND will begin on **Tuesday, October 22, 2019 and conclude on Wednesday, November 20, 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](mailto:mbassi@cityofwildomar.org). 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](mailto:mbassi@cityofwildomar.org).

Sincerely,



Matthew C. Bassi

Planning Director

Enclosed – CD of Draft IS/MND