

City of Wildomar
Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044
(916) 445-0613 state.clearinghouse@opr.ca.gov
2019049175

PROJECT TITLE
Faith Bible Church Project (Planning Application No. 17-0111)
LEAD AGENCY
City of Wildomar
STREET ADDRESS
23873 Clinton Keith Road, Suite 201
CITY
Wildomar
ZIP CODE
92595
CONTACT PERSON
Matthew C. Bassi, Planning Director
PHONE
951/677-7751, ext. 213
COUNTY
Riverside

PROJECT LOCATION
COUNTY
Riverside
CITY/NEAREST COMMUNITY
City of Wildomar
CROSS STREETS
Northwest of Depasquale Road and Glazebrook Road, east of Interstate 15
ZIP CODE
92595
TOTAL ACRES
25.58
ASSESSOR'S PARCEL NUMBER
376-410-002 and 376-410-024
SECTION
N/A
TOWNSHIP
N/A
RANGE
N/A
WITHIN 2 MILES:
STATE HIGHWAY NUMBER
Interstate 15
AIRPORTS
French Valley Airport (7 miles southeast)
Skylark Field (3 miles northwest)
SCHOOLS
Ronald Reagan Elementary School (0.27-mile northeast)
Donald Graham Elementary School (0.21-northwest)
RAILWAYS
None
WATERWAYS
None

DOCUMENT TYPE
CEQA
NOP
Early Cons
MND/IS
Draft EIR
Supplement/Subsequent EIR
NEPA
NOI
EA
Draft EIS
FONSI
OTHER
Joint Document
Final Document
Other
APR 30 2019
STATE CLEARINGHOUSE

LOCAL ACTION TYPE
General Plan Update
General Plan Amendment
General Plan Element
Community Plan
Specific Plan Amendment
Master Plan
Planned Unit Development
Site Plan
Rezone
Prezone
Use Permit
Land Division (Subdivision, etc.)
Annexation
Redevelopment
Coastal Permit
Other Plot Plan, Lot Line Adjustment

DEVELOPMENT TYPE
Residential
Office
Shopping/Commercial
Industrial
Educational
Other (Church)
Recreational
Units
3 SFR
Sq. ft.
Sq. ft.
Sq. ft.
Sq. ft.
Sq. ft.
Sq. ft.
Acres
Acres
Acres
Acres
Employees
Employees
Employees
Employees
Transportation
Mining
Waste Treatment
Hazardous Waste
Water Facilities
Power
Type
Mineral
Type
Type
Type
MGD
Watts

FUNDING
Federal \$
State \$
Total \$

PROJECT ISSUES DISCUSSED IN DOCUMENT
Aesthetic/Visual
Agricultural Land
Air Quality
Archaeological/Historical
Coastal Zone
Drainage/Absorption
Economic/Jobs
Fiscal
Flood Plain/Flooding
Forest Land/Fire Hazard
Geological/Seismic
Minerals
Noise
Population/Housing Balance
Public Services/Facilities
Recreation/Parks
Schools/Universities
Septic Systems
Soil Erosion/Compaction/Grading
Solid Waste
Toxic/Hazardous
Traffic/Circulation
Vegetation
Water Quality
Water Supply
Wetland/Riparian
Wildlife
Growth Inducing
Land Use
Cumulative Effects
Other

PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION: Land Use: Medium Density Residential (MDR) and Commercial Office (CO); Zoning: General Commercial (C-1 / C-P).

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 in the City of Wildomar, California. 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:

- 1. General Plan Amendment (GPA) – Approval of a General Plan Amendment to convert the existing land uses of Commercial Office (CO) and Medium Density Residential (MDR) to Commercial Retail (CR) on two parcels (APN: 376-410-002 & 376-410-024).
- 2. 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

Continued on next page.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 4 - 30 - 2019

SCH COMPLIANCE 5 - 30 - 2019

Project Sent to the following State Agencies

X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 6
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy
Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr # 20
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 9
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
Aeronautics
CHP
Caltrans# 8
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments

2019049175

SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 33


(Resources: 5 / 4)

- development under this project; any future proposed development would require separate CEQA review and discretionary approvals.
3. **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.

REVIEWING AGENCIES CHECKLIST

<input type="checkbox"/> Resources Agency	State & Consumer Services
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> General Services
<input type="checkbox"/> Coastal Conservancy	Environmental Protection Agency
<input type="checkbox"/> Colorado River Board	<input checked="" type="checkbox"/> Air Resources Board
<input checked="" type="checkbox"/> Conservation	<input checked="" type="checkbox"/> California Department of Resources Recycling and Recovery (CalRecycle)
<input checked="" type="checkbox"/> Fish and Wildlife	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Forestry & Fire Protection	<input type="checkbox"/> SWRCB: Delta Unit
<input type="checkbox"/> Office of Historic Preservation	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Parks and Recreation	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Reclamation Board	<input type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> San Francisco Bay Conservation & Development Commission	<input checked="" type="checkbox"/> Regional WQCB # 9 (San Diego Region)
<input checked="" type="checkbox"/> Water Resources	Youth & Adult Corrections
Business, Transportation & Housing	<input type="checkbox"/> Corrections
<input type="checkbox"/> Aeronautics	Independent Commissions & Offices
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Energy Commission
<input checked="" type="checkbox"/> CALTRANS District # 8	<input checked="" type="checkbox"/> Native American Heritage Commission
<input type="checkbox"/> Department of Transportation Planning (headquarters)	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Food & Agriculture Health & Welfare	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency

PUBLIC REVIEW PERIOD

Starting Date: <u>Wednesday, May 1, 2019</u>	Ending Date: <u>Thursday, May 30, 2019</u>
Signature  Matthew C. Bassi, Planning Director City of Wildomar Planning Department	Date <u>Tuesday, April 30, 2019</u>

Consultant: Consulting Firm: <u>PlaceWorks</u> Address: <u>3910 Normal Street, Suite C</u> City/State/Zip: <u>San Diego, CA 92103</u> Contact: <u>Mark Teague</u> Phone: <u>(619.299.2700)</u>	For SCH Use Only: Date Received at SCH _____ Date Review Starts _____ Date to Agencies _____ Date to SCH _____ Clearance Date _____ Notes: _____
Lead Agency: Matthew C. Bassi, Planning Director City of Wildomar 23837 Clinton Keith Road, Suite 201 Wildomar, CA 92595 Phone: (951) 677-7751	