



CITY OF WILDOMAR NOTICE OF EXEMPTION

TO BE SENT TO:

- County of Riverside County Clerk
2724 Gateway Dr.
Riverside, CA 92507
- Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

LEAD AGENCY CONTACT:

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
951-677-7751, Ext. 203
Contact Person: Abdu Lachgar, Senior Planner

PROJECT CASE NO: Development Agreement No. 24-0115
PROJECT APPLICANT/SPONSOR: STIIIZY Wildomar, LLC (Tak Sato) 2001 S. Alameda St, Los Angeles, CA 90058
PROJECT LOCATION: 33980 Mission Trail, Suite #A & B, Wildomar, CA 92595
APN(s): 366-160-070
PROJECT DESCRIPTION: The Applicant has proposed Development Agreement No. 24-0115 to establish a retail cannabis business within an existing 2,275 square-foot retail lease space within the C-G (Commercial General) zone.

This is to advise that the City Council of the City of Wildomar acting as the Lead Agency at a noticed public hearing held on **May 14, 2025** approved the above described Development Agreement No. 24-0115 and determined it to be exempt from further environmental review as described below and in accordance with the requirements contained in the California Environmental Quality Act (CEQA) of 1970, and as further defined in the State Guidelines for the implementation of CEQA, as subsequently amended.

EXEMPTION STATUS:

- Ministerial (Sec. 21080(b)(1); Sec. 15268)
- Declared Emergency (Sec. 21080(b)(3); Sec. 15269(a))
- Statutory Exemption
- ✓ **Categorical Exemption Class 1, Existing Facilities (Section 15301)**

REASONS TO SUPPORT EXEMPTION FINDINGS: In accordance with CEQA Guidelines, the Planning Department has determined that approval of Development Agreement No. 24-0115 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA. Class 1 consists of the operation or minor alteration of existing structures involving negligible expansion of the existing space. The applicant has proposed to make tenant improvements to the lease space located at 33980 Mission Trail, Suites #A & #B as part of the cannabis business operations for which building permits will be required.

LEAD AGENCY CONTACT: Abdu Lachgar**PHONE NUMBER:** (951) 677-7751, Ext. 203

Abdu Lachgar, AICP, Senior Planner**05/14/25
Date**