Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Wildomar Crossroads (Planning Application No. 21-0145)

Lead Agency: City of Wildomar

Contact Name: Matthew Bassi, Planning Director

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Project Location: Wildomar (*City*) Riverside (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The project site is located at the northwest intersection of Clinton Keith Road and Wildomar Trail on 24850-23980 Catt Road, and encompasses Assessor's Parcel Numbers 376-410-015, -016, -017, and -021. The proposed project would construct a 150-unit "gated" multi-family apartment community and a 3,728 square-foot club/fitness center. The project also proposes the construction of a 35,422 square-foot commercial retail center anchored by a Sprouts Grocery store, one multi-tenant retail building, two drive-through restaurants, and one drive-through coffee restaurant. The project includes the following applications for consideration by the Wildomar Planning Commission:

• Conditional Use Permit (CUP): The proposed Sprouts Grocery store will require approval of a CUP to allow for alcohol sales in accordance with Section 17.248 of the WMC.

• Tentative Parcel Map (TPM 38333): The project will require approval of a Tentative Parcel Map to subdivide the 9-acre site into five (5) parcels to accommodate the 150-unit residential apartment community and 35,422 square-foot commercial retail center.

• Plot Plan (PP): The project will require approval of a commercial Plot Plan to develop the 4.53-acre commercial retail site with 35,422 square feet of retail and restaurant uses, including site planning, architecture, landscaping, parking, etc. and on-site and off-site improvements consistent with the city's commercial objective design standards and guidelines.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following would mitigate impacts to a less than significant level:

Air Quality: The Construction Contractor shall ensure that off-road diesel construction equipment complies EPA/CARB Tier 3 emissions standards and all actively graded areas within the project site during site preparation activities shall be watered at 2.1-hour watering intervals.

Biological Resources: The Project applicant/developer shall retain a qualified biologist to conduct a pre-construction survey for burrowing owls and nesting birds.

Cultural Resources - No further disturbance shall occur until the county coroner has made the necessary findings as to the origin of the remains, if human remains are encountered. All mitigation for Tribal Cultural Resources (below).

Geology and Soils - Project applicant shall incorporate the recommendations of the geotechnical report, and a paleontologist shall be maintained when grading in bedrock units to further evaluate fossil resources.

Hazards and Hazardous Materials - The project applicant shall conduct soil testing and demonstrate compliance with 2019 CBC and 2019 CFC. The applicant shall demonstrate compliance with the vegetation management requirements prescribed in CFC Section 4906.

Tribal Cultural Resources - A qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources, archaeologist shall file pre-grading report, consultation with tribes prior to issuance of grading permit, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by the archaeologist, treatment of cultural resources and the agreement of the landowner to relinquish ownership of all recovered tribal cultural resources to consulting tribes, and non-disclosure of reburials location.

Wildfire - See mitigation measures for Hazards and Hazardous Materials.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of environmental controversy known to the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

City of Wildomar
San Diego Regional Water Quality Control Board
Elsinore Valley Municipal Water District