

Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of San Jacinto

Project Title: Luiseno Village

Project Location: San Jacinto Riverside
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

PROJECT DESCRIPTION: A proposal of the Soboba Band of Luiseño Indians to construct and operate a commercial shopping center that includes the following entitlements:

1. A Change of Zone (Zoning Map Amendment) from Commercial Neighborhood to Commercial General; 2. A Conditional Use Permit for a service station with a maximum of 24 fuel pumps, a 3,048 square foot convenience store with alcohol sales, and a 1,105 square foot car wash; 3. A Site Plan & Design Review for a 14,583 square foot multi-tenant retail building; 4. A review of a 9,360-square-foot multi-tenant retail building; 5. A Minor Use Permit for a fast-food restaurant with drive-through service totaling 2,800 square feet; 6. A Minor Use Permit for a fast-food restaurant with drive-through service totaling 3,200 square feet; 7. A Minor Use Permit to exceed the City's parking requirement by more than five percent; 8. A Variance to allow 24 pumps at a single service station where a maximum of 15 are permitted by the Development Code; and 9. A Lot Line Adjustment between four parcels.

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

Biological Resources, no sensitive natural community exists on the site. The only habitat found on the project site is ruderal grasslands isolated by surrounding development. No special-status species or special-status habitats occur on the project site. Implementation of identified mitigation measures (pre-construction surveys, MSHCP BMPs) would ensure that any impacts to special-status species would be less than significant.

As described in Section V. Cultural Resources, no built environment resources were identified or recorded during the survey. Thus, the Project does not have the potential to cause a significant impact on any resource that qualifies as a historical resource. In addition, no archaeological resources were identified or recorded during the field survey. The potential for the discovery of buried archaeological materials within the alluvial sediments underlying the project area is low. Implementation of identified mitigation measures (unanticipated discovery measures) would ensure that any impacts to archaeological resources would be less than significant.

As described in Section VII. Geology and Soils, the project site is in an area mapped as having high sensitivity for paleontological resources. Excavation and grading on the site at depths at or below 4 feet has the potential to impact paleontological resources. Implementation of identified mitigation measures (paleontological monitoring and foundation recommendations) would ensure that any impacts to archaeological resources would be less than significant.

The project has the potential to cause noise and traffic impacts in the vicinity of the project site. Implementation of identified mitigation measure (roadway restriping, fair share contribution to a traffic signal, construction hour limits, and noise attenuating devices) would ensure that any impacts would be less than significant.

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

N/A

Please provide a list of the responsible or trustee agencies for the project.

South Coast Air Quality Management District
Western Riverside County Regional Conservation Authority
California Department of Fish and Wildlife
United States Fish and Wildlife Service
Regional Water Quality Control Board