

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

SCH # _____

PROJECT TITLE Wildomar Trail Town Center Mixed-Use Project (PA 20-0039)			
LEAD AGENCY City of Wildomar		CONTACT PERSON Matthew C. Bassi, Planning Director	
STREET ADDRESS 23873 Clinton Keith Road, Suite 201		PHONE 951/677-7751, ext. 213	
CITY Wildomar	ZIP CODE 92595	COUNTY Riverside	

PROJECT LOCATION

COUNTY Riverside		CITY/NEAREST COMMUNITY City of Wildomar	
CROSS STREETS Southwest corner of I-15 and Baxter Road		ZIP CODE N/A	TOTAL ACRES 25.8
ASSESSOR'S PARCEL NUMBER 376-180-006-9, 376-190-002-6		SECTION N/A	TOWNSHIP N/A
WITHIN 2 MILES:			
STATE HIGHWAY NUMBER I-15	AIRPORTS N/A	SCHOOLS Grace Christian School Cornerstone Christian School Elsinore High School California Lutheran High School Wildomar Elementary School Donald Graham Elementary School Ronald Reagan Elementary School Ortega High School David Brown Middle School	
RAILWAYS None		WATERWAYS None	

DOCUMENT TYPE

CEQA	<input checked="" type="checkbox"/> NOP <input type="checkbox"/> Early Cons <input type="checkbox"/> MND/IS <input checked="" type="checkbox"/> Draft EIR	<input type="checkbox"/> Supplement/Subsequent EIR <input type="checkbox"/> Other	NEPA	<input type="checkbox"/> NOI <input type="checkbox"/> EA <input type="checkbox"/> Draft EIS <input type="checkbox"/> FONSI	OTHER	<input type="checkbox"/> Joint Document <input type="checkbox"/> Final Document <input type="checkbox"/> Other _____
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LOCAL ACTION TYPE

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan Amendment	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other Conditional Use Permit, Tentative Tract Map, Plot Plan

DEVELOPMENT TYPE

<input checked="" type="checkbox"/> Residential	Units <u>152</u>	Acres _____	<input type="checkbox"/> Transportation	Type _____
<input checked="" type="checkbox"/> Office	Sq. ft. <u>72,000</u>	Acres _____	<input type="checkbox"/> Mining	Mineral _____
<input checked="" type="checkbox"/> Shopping/Commercial	Sq. ft. <u>41,609</u>	Acres _____	Employees _____	Type _____
<input type="checkbox"/> Industrial	Sq. ft. _____	Acres _____	Employees _____	Type _____
<input type="checkbox"/> Educational	Sq. ft. _____		<input type="checkbox"/> Hazardous Waste	Type _____
<input type="checkbox"/> Other	Sq. ft. _____		<input type="checkbox"/> Water Facilities	Type _____ MGD _____
<input type="checkbox"/> Recreational	Sq. ft. _____		<input type="checkbox"/> Power	Type _____ Watts _____

FUNDING

Federal \$ _____	State \$ _____	Total \$ _____
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PROJECT ISSUES DISCUSSED IN DOCUMENT

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

PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION: Land Use: MUPA; Zoning: C-P-S.

The applicant is proposing to develop a 4-phased mixed-use project on 25.8 acres consisting of: 1) a zone change on a 6.07 acre portion of the site from C-P-S (Scenic Highway Commercial) to R-3 (General Residential) and remove the MU overlay zoning district; 2) plot plan approval to develop a 41,609 square-foot retail center (includes a gas station & mini-market (w/alcohol sales), restaurants, retail shops, grocery store and car wash); 3) plot plan approval to develop a 72,000 square-foot professional office building complex; and 4) final site plan of development approval to develop a 152-unit townhouse (for sale) project with full on-site/off-site improvements. The four (4) planned phases are as follows: Phase 1 will be 5.11 acres and includes development of a gas station/mini market (w/alcohol sales), car wash and water detention basin; Phase 2 will be 4.89 acres and includes development of multi-tenant retail shops, restaurant pads and a market; Phase 3 will be 6.26 acres and includes development of two office buildings; and Phase 4 will be 6.07 acres and includes development of 152 townhouse residential units. (APNs: 376-180-006 & 376-190-002).

REVIEWING AGENCIES CHECKLIST

- Resources Agency
- Boating & Waterways
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish and Wildlife
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks and Recreation
- Reclamation Board
- San Francisco Bay Conservation & Development Commission
- Water Resources

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 8
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture Health & Welfare
- Health Services _____

State & Consumer Services

- General Services

Environmental Protection Agency

- Air Resources Board
- California Department of Resources Recycling and Recovery (CalRecycle)
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 8
- Regional WQCB # 9 (San Diego Region)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

PUBLIC REVIEW PERIOD

Starting Date: Thursday, September 17, 2020

Ending Date: Friday, October 16, 2020

Signature Matthew Bassi
Matthew C. Bassi, Planning Director
City of Wildomar Planning Department

Date Thursday, September 17, 2020

<p>Consultant: Consulting Firm: <u>PlaceWorks</u> Address: <u>3 MacArthur Place, Suite 1100</u> City/State/Zip: <u>Santa Ana, CA 92707</u> Contact: <u>Mark Teague</u> Phone: <u>(714.966.9200)</u></p>
<p>Lead Agency: Matthew C. Bassi, Planning Director City of Wildomar 23837 Clinton Keith Road, Suite 201 Wildomar, CA 92595 Phone: (951) 677-7751</p>

<p>For SCH Use Only:</p> <p>Date Received at SCH _____</p> <p>Date Review Starts _____</p> <p>Date to Agencies _____</p> <p>Date to SCH _____</p> <p>Clearance Date</p> <p>Notes:</p>
