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 #: 2020090408

Project Title: Wildomar Trail Town Center Mixed-Use Project (PA 20-0039)

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 proposed Wildomar Trail Town Center Mixed-Use project would allow for the development of a mixed-use project on an approximately 25.8-acre vacant site (APN 376-190-002 and 376-180-006) which would include 41,609 square feet of commercial retail, 72,000 square feet of professional office, and 109 townhome/condominium residential units, with full on-site/off-site improvements.

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

Air Quality - Use of Tier 4 construction equipment.
Biological Resources - Pre-construction nesting survey, 30-day pre-construction survey for burrowing owls, limiting the use of exotic/invasive species, implement dust control and SWPPP measures, compensate impacts to riparian/riverine areas by providing 2:1 ratio of offsite land in Santa Margarita Watershed.
Greenhouse Gas emissions - Develop a Transportation Demand Management Program.
Hazards and Hazardous Materials/Wildfire - Compliance with 2019 California Building Code and 2019 California Fire Code, compliance with vegetation management requirements in the California Fire Code.
Noise - 10-foot high wall extending from the exit of carwash to commercial driveway, carwash operations restricted to 7 AM to 10 PM.
Tribal Cultural Resources - halting ground disturbance if archaeological resources are inadvertently found, implement treatments if resources are found during grading, retaining a Registered Professional Archaeologist to monitor ground disturbing activities, Pechanga and Soboba Tribal monitors during ground disturbing activities, preparation of archaeology report - Phase III and IV, compliance with State Health and Safety Code Section 7050.5, and non-disclosure of reburial locations.

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 controversy known to the Lead Agency at this time.

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

City of Wildomar