

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 Clinton Keith Marketplace Project

Lead Agency: City of Wildomar

Contact Name: Matthew C. Bassi, Planning Director

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Project Location: City of Wildomar Riverside County
City *County*

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

See attachment.

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

See attachment.

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

None identified.

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

See attachment.

Summary Form Attachment

Project Description:

The proposed Project consists of a commercial retail center located on approximately 8.94 acres to build a 66,173 square-foot multi-tenant retail center. The proposed Project uses consisting of the following:

- 1) a 22,000 sf grocery store (“Major Building A”);
- 2) an 18,000 sf building to include a 13,000 sf pharmacy store on the 1st floor and a 5,000 sf office/medical use on the second 2nd floor (“Major Building B”);
- 3) a 7,700 sf building with multi-retail building;
- 4) a 4,800 square-foot retail building for a future cannabis retail use;
- 5) a 7,600 square-foot automotive retail store,
- 6) a 4,800 square-foot fast-food/drive through restaurant; and
- 7) a 1,273 square-foot express car wash building with on-site and off-site amenities and improvements.

The main “Major A Building” is located in the northerly portion of the site, one pad building at the corner of Stable Lanes Road and Clinton Keith Road, one pad set back from Clinton Keith Road is planned for a 1,273 sq. ft. carwash. The main “Major B Building” is located at the corner of Hidden Springs Road and Clinton Keith Road. Internal and adjacent to the south side of the Major A Building is a 7,700 sq. ft. building planned for smaller retail shop units. An open-air infiltration/detention basin is in the northwesterly corner of the site and an underground infiltration/detention basin is located adjacent to Clinton Keith Road under the on-site parking area. While individual hours of operation for each use will vary, the proposed retail development is anticipated to operate seven days a week between the hours of 6:00am to 1:00am. Loading facilities and areas dedicated for trash compaction, recycling and related functions will be located at the back of the buildings screened from public view. All car wash, car wash vacuum and outdoor delivery truck activity will be limited to the daytime hours between 7:00 a.m. and 10:00 p.m. No car wash, car wash vacuum or outdoor delivery truck activity shall be permitted during the nighttime hours between 10:00 p.m. and 7:00 a.m. The Project will also include a 10-foot-high screenwall for the outdoor loading dock area of the Major A building adjacent to the existing noise sensitive residential homes on Crystal Way.

The Project includes the following actions by the City of Wildomar Planning Commission, including adoption of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP):

- **Vesting Tentative Parcel Map (TPM No. 37736)**: The Project requires a subdivision of approximately 8.94 acres into seven (7) parcels to accommodate the proposed Project. The Parcel Map is proposed as a “Vesting Parcel Map’ as permitted under Chapter 16.12.090 of the WMC and Subdivision Map Act.
- **Conditional Use Permit (CUP) No. 21-0033**: The Project requires approval of a Conditional Use Permit under the current zoning of C-P-S (Scenic Highway

Commercial) to establish a 1,273 square-foot self-serve car wash facility. Development of the car wash requires compliance with the city's commercial design standards and guidelines.

- **Variance (VAR) No. 21-0033:** The project requires a variance to construct two (2) 65-foot tall freeway signs that are 609 square feet per sign face on Clinton Keith and Hidden Springs (i.e., sign height and sign area) since the maximum height for a freeway identification sign is 45-feet and maximum sign area is 150 square feet per sign face.
- **Plot Plan (PP):** The project will require approval of Plot Plan to develop the 8.8-acre site into 66,173 square-foot multi-tenant retail center with related on-site and off-site amenities and improvements listed as numbers 1 through 7 above.

Mitigation Measures:

The Initial Study evaluated potential environmental impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems and wildfire. Of all potential effects evaluated, impacts in the areas of air quality, biological resources, cultural resources, geology and soils, and tribal cultural resources were identified, but will be reduced to a less than significant levels with implementation of mitigation measures. Mitigation measure **AQ-1** ensures that construction equipment complies with Environmental Protection Agency/California Air Resources Board Tier 3 emission standards, and that all equipment is properly maintained in accordance with the manufacturer's specifications. Mitigation measures **BIO-1**, and **BIO-2**, requires that a preconstruction survey occurs for the burrowing owls and during avian nesting season if vegetation is to occur during the nesting season. Mitigation measure **BIO-3** requires the Project applicant to purchase credits at an approved mitigation bank in order to off-set Project impacts. Mitigation measures **GEO-1**, require that the Project site follows recommendations stated in the Geotechnical Report. Mitigation measure **PAL-1** requires that a Paleontological Resources Impact Mitigation Program (PRIMP) be prepared which outlines procedures in case of an accidental finding. Mitigation measures **TRI-1**, **TRI-2**, **TRI-3**, **TRI-4**, and **TRI-5** requires consultation with tribes, monitoring, and guidelines for accidental findings. The City did not identify any significant, unavoidable impacts.

Responsible/Trustee Agencies

The Initial Study has identified the following public agencies as alternate approvals needed for this Project:

- San Diego Regional Water Quality Control Board
- California Department of Fish and Wildlife
- US Fish and Wildlife Service
- Elsinore Valley Municipal Water District