

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 Beyond Gas Station and Industrial Warehouse Project (PA 22-0006 / 22-0030)		
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 Clinton Keith Road and Jana Lane	ZIP CODE 92595	TOTAL ACRES 4.35-ACRE	
ASSESSOR'S PARCEL NUMBER 380-290-002	SECTION N/A	TOWNSHIP N/A	RANGE N/A
WITHIN 2 MILES:			
STATE HIGHWAY NUMBER I-15	AIRPORTS	SCHOOLS Donald Graham Elementary School.	
RAILWAYS None	WATERWAYS Riverine		

DOCUMENT TYPE			
CEQA	<input type="checkbox"/> Supplement/Subsequent EIR (Prior SCH No.) _____ <input type="checkbox"/> Other	NEPA	OTHER
<input type="checkbox"/> NOP <input type="checkbox"/> Early Cons <input checked="" type="checkbox"/> MND/IS <input type="checkbox"/> Draft EIR		<input type="checkbox"/> NOI <input type="checkbox"/> EA <input type="checkbox"/> Draft EIS <input type="checkbox"/> FONSI	<input type="checkbox"/> Joint Document <input type="checkbox"/> Final Document <input type="checkbox"/> Other _____

LOCAL ACTION TYPE			
<input type="checkbox"/> General Plan Update <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> General Plan Element <input type="checkbox"/> Community Plan	<input type="checkbox"/> Specific Plan Amendment <input type="checkbox"/> Master Plan <input type="checkbox"/> Planned Unit Development <input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Rezone <input type="checkbox"/> Prezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Annexation <input type="checkbox"/> Redevelopment <input type="checkbox"/> Coastal Permit <input type="checkbox"/> Other Zoning Ordinance Amendment

DEVELOPMENT TYPE					
<input type="checkbox"/> Residential	Units _____	Acres _____	Employees _____	<input type="checkbox"/> Transportation	Type _____
<input checked="" type="checkbox"/> Office	Sq. ft. 7,264	Acres _____	Employees _____	<input type="checkbox"/> Mining	Mineral _____
<input checked="" type="checkbox"/> Shopping/Commercial	Sq. ft. 19,021	Acres _____	Employees 56	<input type="checkbox"/> Waste Treatment	Type _____
<input checked="" type="checkbox"/> Industrial	Sq. ft. 10,049			<input type="checkbox"/> Hazardous Waste	Type _____
<input type="checkbox"/> Educational				<input type="checkbox"/> Water Facilities	Type _____ MGD
<input type="checkbox"/> Other (Meditation Retreat Center)				<input type="checkbox"/> Power	Type _____ Watts
<input type="checkbox"/> Recreational	Sq. ft. _____				

FUNDING		
Federal \$ _____	State \$ _____	Total \$ _____

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

PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION: Land Use: Business Park (BP); Zoning: M-SC (Manufacturing Service Commercial)

The applicant is proposing to develop a 7,460-square-foot convenience store/gas station with eight pumps under a 5,971-square-foot canopy, a 1,790-square-foot drive-thru car wash facility, two drive-thru restaurant's totaling 3,800 square feet, and a two-story 17,312-square-foot industrial warehouse building on 4.35 acres located in the M-SC (Manufacturing-Service Commercial) zone on the southwest intersection of Clinton Keith Road and Jana Lane (Assessor's Parcel Number 380-290-002).

REVIEWING AGENCIES CHECKLIST	
<input type="checkbox"/> Resources Agency	State & Consumer Services
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> General Services
<input type="checkbox"/> Coastal Conservancy	Environmental Protection Agency
<input type="checkbox"/> Colorado River Board	<input checked="" type="checkbox"/> Air Resources Board
<input type="checkbox"/> 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 _____

- 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: Wednesday, February 15, 2023

Ending Date: Thursday, March 16, 2023

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

Date: Wednesday, February 15, 2023

<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) 966-9220</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>
