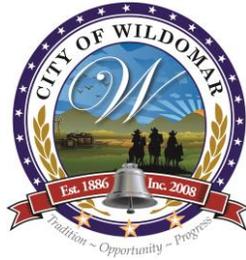


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Joseph Morabito, Mayor Pro Tem, District 3
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NOTICE OF PREPARATION (NOP) FOR AN ENVIRONMENTAL IMPACT REPORT

To: Responsible and Trustee Agencies; Interested Organizations and Individuals
From: Matthew C. Bassi, Planning Director, City of Wildomar
Subject: **Wildomar Meadows Specific Plan Project EIR (PA 21-0025)**

This transmittal constitutes the official Notice of Preparation (NOP) that the City of Wildomar (City) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will be responsible for the preparation of an Environmental Impact Report (EIR) for the *Wildomar Meadows Specific Plan Project* (proposed project).

Proposed Project:

The 792-acre site is located adjacent to the easterly edge of The Farm Community and south of Bundy Canyon Road at the terminus of Sunset Avenue. The Specific Plan Amendment represents Amendment #5 to the Farm Specific Plan No. 116 to develop the project site with up to 1,504 single-family and multi-family homes on approximately 362 acres (remainder of project will be preserved in space), 14 acres of community parks, a 5-acre private recreation center, 26 acres of paseos/active open space, 149 acres of open space conservation habitat, 25 acres of detention and water quality basins, and 17 acres of roadways. The proposed project would modify the land uses, residential densities, and configuration of Planning Areas 11-16 in the southeastern portion of the approved Specific Plan Area. The proposed project would increase the total acreage from 1,509 acres to 1,589 acres, by adding 80 acres to the Specific Plan (SP No. 116) boundary along the western edge of Planning Area 13. The City of Wildomar city limits form the northern and eastern boundaries of the Wildomar Meadows site (project site). The proposed project would also realign Cottonwood Canyon Road. The project exhibits can be found here: <http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316>.

- **Environmental Impact Report (EIR)** – In accordance with CEQA Guidelines Section 15081, the City has determined that the proposed project will require the preparation of an Environmental Impact Report (EIR).
- **General Plan Amendment (GPA 2023-02)** – Approval of a General Plan Amendment as follows: 1) remove the existing Estate Density Residential (EDR-RC), Very Low Density Residential (VLDR) and Low Density Residential (LDR) land use designations within the Wildomar Meadows specific plan project area; 2) add the Medium High Density Residential (MHDR), High Density Residential (HDR), Commercial Retail (CR), Open Space Conservation Habitat (OS-CH), Open Space Recreation (OS-R), and Open Space Water and Public Facility (OS-W); land use designations to the Wildomar Meadows specific plan project area; 3) reorganize the location and acreages for the existing Medium Density Residential (MDR) land use designation in the Wildomar Meadows specific plan project area; 4) incorporate an 80-acre parcel (APN: 362-130-002) into the boundaries of the Wildomar Meadows specific plan project area; and 5) change the existing land use designations within the new 80-acre parcel (APN: 362-130-002) from Medium Density Residential (MDR) and Rural-Mountainous (RM) to Medium Density Residential (MDR) and Open Space Conservation Habitat (OS-CH) as illustrated in the proposed land use plan (Exhibit 1).

- **Change of Zone (CZ) No. 21-0025** – Approval of a zone change as follows: 1) to remove the existing R-T (Mobile Subdivision/Mobilehome Park) and R-5 (Open Area Combine Zone, Residential Development) zoning designations within the Wildomar Meadows specific plan project area; and 2) establish the Specific Plan (SP) zoning designation for the entire Wildomar Meadows specific plan project area to accommodate the proposed development.
- **Specific Plan Amendment No. 21-0025 (SP 116, Amendment #5)** – Approval of an amendment to the Farm Specific Plan No. 116 to establish the 792.2-acre Wildomar Meadows Specific Plan project that includes the following: 1) adding an 80-acre site (APN: 362-130-002) into the specific plan project area; and 2) establish project specific land uses, site development standards and design guidelines (including architectural and landscape design guidelines) to accommodate the future development of 1,504 single-family and multi-family units, including commercial/retail development opportunities and a variety of public and private parks/recreational amenities and open space/trails/conservation opportunities.
- **Tentative Tract Map and Tentative Parcel Map** – The project will require approval of a Master Tentative Parcel Map to subdivide the 792.2-acre project site into 25 large parcels to accommodate future subdivision into smaller lots via the Tentative Tract Map process for ultimate build-out of the Wildomar Meadows Specific Plan project.
- **Development Agreement** – A Development Agreement may be proposed in accordance with State Law with development provisions to be negotiated during the specific plan process.

This transmittal constitutes the official Notice of Preparation (NOP) for the EIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed EIR document. Please be sure to address the scope and content of environmental information or issues that may relate to your agency's statutory responsibilities in connection to the proposed project.

Purpose of the Notice of Preparation (NOP):

The purpose of this NOP is to fulfill legal notification requirements and inform the public and CEQA Responsible and Trustee Agencies that an EIR is being prepared for the proposed project by the City. This NOP solicits agency and interested party comments regarding the potential environmental effects of implementing the proposed project. Responses to this NOP that specifically focus on environmental issues are of particular interest to the City. All written responses to this NOP will be included in the appendices to the EIR. The content of the responses will help guide the focus and scope of the EIR in accordance with State CEQA Guidelines.

NOP Public Comment Period:

This NOP is being circulated for a 30-day public review/comment period beginning on **August 31, 2022** and concluding on **September 29, 2022**. Comments on this NOP should be submitted to the City of Wildomar, Planning Department at the earliest possible date, but no later than the **September 29, 2022**, deadline. Comments must be submitted in writing, or via email, to:

Mr. Matthew Bassi, Planning Director
 City of Wildomar, Planning Department
 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595
 (951) 677-7751, Ext. 213 - mbassi@cityofwildomar.org

Public Scoping Meeting:

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the proposed project and to provide an opportunity for a full discussion of the environmental issues that are important to the community. The scoping meeting will include a presentation of the proposed project and a summary of the environmental issues to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR. The oral and written comments

provided during the meeting will assist the City in scoping the potential environmental effects of the project to be addressed by the EIR. The scoping meeting will be held as a virtual webinar (via Zoom) on **Monday, September 19, 2022 at 6:00 PM.** The Zoom webinar link information is noted below:

<https://us06web.zoom.us/j/88390099324>

Environmental Impacts:

The City has determined that the proposed project will require preparation of an EIR to address all aspects of the environmental analysis. Thus, the City will not prepare an Initial Study as permitted in Section 15060(d) if the CEQA Guidelines. The EIR will be prepared to evaluate the potential impacts that would result from implementation of the proposed project. The EIR will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant and a mitigation monitoring program will be developed as required by the CEQA Guidelines (Section 15150). The City anticipates the potential for the following significant environmental impacts:

- **Aesthetics:** Construction and operation of the proposed project could impact views, scenic vistas/resources from surrounding vantage points as well as introduce additional sources of lighting.
- **Air Quality & Greenhouse Gas Emissions:** Construction and operation of the proposed project could result in air pollutant emissions. Ground-disturbing activities would occur which would generate dust and construction equipment would create short-term pollutant emissions. Development of the project could result in additional vehicular traffic that would generate air pollution. The project would contribute to cumulative increases in greenhouse gases. The EIR will analyze activities associated with the contribution of reducing greenhouse gases, as necessary.
- **Biological Resources:** The City implements the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Stephen's Kangaroo Rat Habitat Conservation Plan. Development of the proposed project may have an adverse effect on rare, threatened, or endangered species and/or the habitat that supports them, including burrowing owls. The project could also affect riparian habitat.
- **Energy:** The construction and operation of the proposed project would require the use of energy in various forms which could impact energy sources.
- **Geology and Soils:** Construction of the proposed project would require ground-disturbing activities which could impact geology and soils, including paleontological resources.
- **Hazards and Hazardous Materials:** The use of hazardous materials would occur during construction and operational activities of the proposed project. Therefore, there could be a potential for impacts from hazardous materials to occur.
- **Hydrology and Water Quality:** Development of the proposed project may affect groundwater supplies, would change drainage patterns, and/or has the potential to contribute to polluted stormwater runoff. There could be impacts related to urban runoff and flooding potential, as well as to water quality.
- **Land Use and Planning:** The proposed project could result in impacts to land use and planning due to the proposed general plan amendment, zone change and specific plan amendment to the site.
- **Noise:** Construction noise sources, the expansion of uses on the project site, and increases in traffic may result in ambient and transportation noise.

- **Population and Housing:** The proposed project could directly or indirectly induce population growth as a result of the proposed expansion.
- **Transportation:** The proposed project may result in impacts on local and regional roadways. A Traffic Impact Analysis would review impacts of the proposed project including the proposed realignment of Cottonwood Canyon Road and alternative transportation modes.
- **Tribal Cultural Resources:** The proposed project would require ground-disturbing activities which could impact tribal cultural resources.
- **Utilities and Service Systems:** The proposed project has the potential to cause an increase in demand for water, the need for wastewater conveyance and treatment systems, storm water drainage facilities, and increased landfill capacity. As the proposed project would result in more than 500 residential units, a Water Supply Assessment is required to be prepared.
- **Wildfire:** The project site is located in a very high fire hazard severity zone. Future development on the site could have the potential to be exposed to wildfires. The City's standard wildfire mitigation, and project coordination with the Cal Fire / Riverside County Fire Department will be required for this project.

If you have any questions or require additional information regarding this NOP, please contact Matthew C. Bassi, Planning Director, at (951) 677-7751, Extension 213, or via email at mbassi@cityofwildomar.org.

Sincerely,



Matthew Bassi
Planning Director

Attachments:

- Preliminary Land Use Plan
- Preliminary Cottonwood Canyon Alignment Exhibit