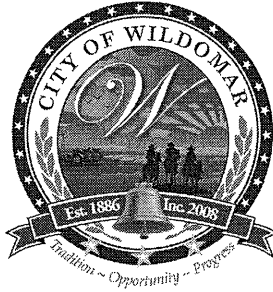


Dustin Nigg, Mayor, District 2
Bridgette Moore, Mayor Pro Tem, District 4
Ben J. Benoit, Council Member, District 1
Joseph Morabito, Council Member, District 3
Marsha Swanson, Council Member, District 5



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NOTICE OF PREPARATION FOR A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

To: Responsible and Trustee Agencies; Interested Organizations and Individuals

From: Matthew C. Bassi, Planning Director, City of Wildomar

Subject: **Notice of Preparation of a Supplemental Environmental Impact Report (SEIR):**
Planning Application No. 20-0028 for the revision to the approved retail site plan area for the Baxter Village Mixed-Use Project. The *Baxter Village Mixed-Use Development Project EIR* (SCH# 2014121047) Certified July 13, 2016.

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 a Supplemental Environmental Impact Report (SEIR) to the *Baxter Village Mixed-Use Development Project EIR* for the project referenced above (See **Figure 1, Project Location Map**).

Proposed Project:

The proposed project would eliminate the approved 75,000 square-foot retail center in order to permit the construction of an 84,000 square-foot (3-story, 50-foot high) outpatient medical office building (MOB) on 7.2 acres, and the construction of a 102-room (5-story, 50-foot high) hotel building on 2.4 acres. The approved residential planning areas of the project will remain as originally approved.

While a single proposal for processing by the City, the proposed project requires two (2) distinct development actions described as follows:

- 1) **Plot Plan** – The proposal requires approval of a single Plot Plan for the entire project site with updated conditions of approval for the proposed medical office building (MOB) and hotel development (APN: 367-180-057).
- 2) **Parcel Map** – The project will require approval of a Parcel Map to subdivide the commercial parcel into two parcels, one each for the hotel and MOB.

Supplemental EIR:

The City has determined that the following environmental topic areas will be discussed in the SEIR as the proposed project may lead to new or more significant environmental effects when compared to the original project, as analyzed in the original 2016 EIR:

Air Quality

While the amount of ground disturbance for the proposed project is identical to that of the existing EIR. The change in traffic patterns associated with the proposed project may result in different air quality impacts than the original development. The extent of air quality impacts will be discussed in the SEIR.

Greenhouse Gases

As with the air quality impacts, the different traffic characteristics may result in impacts to greenhouse gases (GHG) that will be different than those in the certified EIR. The extent of greenhouse gas emissions will be discussed in the SEIR.

Hydrology and Water Quality

Because the design of the project is different than originally approved, the proposed project may affect drainage patterns and the generation of stormwater runoff due to the impervious surfaces of the proposed project. The SEIR will discuss the potential impacts.

Transportation

The proposed project will change the characteristics of traffic analyzed in the certified EIR. Where a commercial project would be expected to have large PM peak hour traffic, a MOB would typically have larger AM traffic. Hotel traffic is usually off-peak. The SEIR will evaluate the traffic associated with the proposed project and will include a VMT analysis.

The following EIR sections are not anticipated to change as a result of the proposed project, or the changes will be minor. Because the changes are minor these sections will not be included in the SEIR.

Aesthetics

The proposed buildings would be subject to the City of Wildomar Design Guidelines, and project plans would be reviewed prior to the issuance of permits to ensure compliance with City standards. This issue will not be addressed in the SEIR.

Agriculture and Forestry Resources

The General Plan and zoning designations of the site are Commercial Retail (CR) and C-P-S (Scenic Highway Commercial). The physical area of the project has not changed. This issue will not be addressed in the SEIR.

Biological Resources

The physical area of the project has not changed, and the existing mitigation measures remain adequate to address impacts. This issue will not be addressed in the SEIR.

Cultural Resources

The physical area of the project has not changed, and the existing mitigation measures remain adequate to address impacts. This issue will not be addressed in the SEIR.

Geology and Soils

The physical area of the project has not changed, and the existing mitigation measures remain adequate to address impacts. This issue will not be addressed in the SEIR.

Hazards and Hazardous Materials

The physical area of the project has not changed. The proposed project would result in similar construction and operational activities. This issue will not be addressed in the SEIR.

Land Use and Planning

The physical area of the project has not changed. This issue will not be addressed in the SEIR.

Mineral Resources

The physical area of the project has not changed. This issue will not be addressed in the SEIR.

Noise

The physical area of the project has not changed, and the existing mitigation measures remain adequate to address impacts. This issue will not be addressed in the SEIR.

Population and Housing

The housing component of the original project would remain as approved, and the proposed MOB and hotel would replace the commercial component of the original project. Impacts to population and housing would be identical to the original project. This issue will not be addressed in the SEIR.

Public Services

The housing component of the original project would remain as approved, and the proposed MOB and hotel would replace the commercial component of the original project. Impacts to public services would be identical to the original project. This issue will not be addressed in the SEIR.

Recreation

Typically, residential projects increase the demand for recreational facilities. As the proposed project would introduce a MOB and hotel, and the housing component of the original project would remain as approved, impacts to recreation would be similar to the original project. This issue will not be addressed in the SEIR.

Utilities and Service Systems

The physical area of the project has not changed. Additionally, the housing component of the original project would remain as approved, and the proposed MOB and hotel would replace the commercial component of the original project. Impacts to utilities and service systems would be similar to the original project. This issue will not be addressed in the SEIR.

Energy, Tribal Cultural Resources, Wildfire

Energy, Tribal Cultural Resources, and Wildfire are new topic areas which were added to the CEQA Guidelines (by state statute) after the EIR for the original project was certified.

Energy impacts were analyzed in the Air Quality section of the original EIR; the existing mitigation measures remain adequate to address impacts. Tribal Cultural Resources were analyzed in the Cultural Resources section of the original EIR; the existing mitigation measures remain adequate to address project impacts. Wildfire impacts were addressed in the Hazard and Hazardous Materials section of the original EIR, and with compliance with the Safety Element of the General Plan, impacts would be less than significant.

The physical area of the project has not changed, and the existing mitigation measures remain adequate to address impacts. These issues will not be addressed in the SEIR.

Using the certified EIR as a base, the SEIR will revise only those portions of the environmental analysis that would be affected by the proposed project. Mitigation measures from the certified EIR will be applied to the proposed project as appropriate and may be modified by the new analysis. The CD to this NOP includes the DEIR, FEIR, Appendices, and approved Mitigation Monitoring and Reporting Program (MMRP) of the certified EIR, as well as the project applications, development plan package, and technical

studies for the proposed project. Except as modified by the analysis in the SEIR, all of the measures in the existing MMRP will be included in the SEIR.

Purpose of the Notice of Preparation:

The purpose of this NOP is to fulfill legal notification requirements and inform the public and CEQA Responsible and Trustee Agencies that an SEIR is being prepared for the proposed project by the City. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed MOB and hotel buildings at the project location, rather than the approved commercial center.

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 SEIR. The content of the responses will help guide the focus and scope of the SEIR in accordance with State CEQA Guidelines.

The EIR to the original project, *Baxter Village Mixed-Use Development Project EIR* (SCH# 2014121047) Certified July 13, 2016, has been circulated on the CD attached to this NOP, and is also available at the following webpage: <http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=13933059>

Public Comment Period:

This NOP is being circulated for a 30-day public review/comment period beginning on Wednesday, April 8, 2020, and concluding on Thursday May 7, 2020. Comments on this NOP should be submitted to the City of Wildomar, Planning Department at the earliest possible date, but no later than the May 7, 2020 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
mbassi@cityofwildomar.org

Sincerely,



Matthew Bassi
Planning Director

Attachments:

CD containing:

- Original Project's DEIR, FEIR, Appendices, MMRP;
- Proposed Project's Applications, Development Plan Package, Technical Studies

Figure 1 - Project Location Map

