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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: **Notice of Preparation of an Environmental Impact Report (EIR) for Wildomar Trail Town Center Mixed-Use Project (PA 20-0039)**

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 Trail Town Center Mixed-Use Project* (proposed project). In conjunction with the proposed project the City will initiate a General Plan amendment and rezoning of approximately 10 acres to comply with the no-net-housing loss provisions of the Government Code.

### **Proposed Project:**

The applicant is proposing to develop a 4-phased mixed-use project on 25.8 acres consisting of: 1) a zone change on a 6.07 acre portion of the site from C-P-S (Scenic Highway Commercial) to R-3 (General Residential) and remove the MU overlay zoning district; 2) plot plan approval to develop a 41,609 square-foot retail center (includes a gas station & mini-market (w/alcohol sales), restaurants, retail shops, grocery store and car wash); 3) plot plan approval to develop a 72,000 square-foot professional office building complex; and 4) final site plan of development approval to develop a 152-unit townhouse (for sale) project with full on-site/off-site improvements. The four (4) planned phases are as follows: Phase 1 will be 5.11 acres and includes development of a gas station/mini market (w/alcohol sales), car wash and water detention basin; Phase 2 will be 4.89 acres and includes development of multi-tenant retail shops, restaurant pads and a market; Phase 3 will be 6.26 acres and includes development of two office buildings; and Phase 4 will be 6.07 acres and includes development of 152 townhouse residential units. (APN's: 376-180-006 & 376-190-002). The mixed-use project will require the following applications for consideration and approval by the Planning Commission and City Council:

- **Change of Zone (CZ):** The proposal requires approval of a zone change on a 6.07 acre portion of the site from C-P-S (Scenic Highway Commercial) to R-3 (General Residential) to accommodate the 152 unit townhouse project; and to remove the Mixed-Use Overlay Zone for the entire site.
- **Conditional Use Permit (CUP):** The proposal requires approval of a CUP to establish a gas station/mini-mart with concurrent beer and wine sales in accordance with Section 17.248 of the WMC, and in compliance with the city's adopted commercial design standards and guidelines.
- **General Plan Amendment and Zone Change:** Because the proposed project would reduce the designated housing units on the project site as identified in Table HNA-25 of the City of Wildomar 2013-2021 Housing Element, and to comply with Government Code Section 65863(C)(1) (SB 166 No-Net Housing Loss), the City will initiate a General Plan Amendment to change the existing land use designation from Business Park (BP) to Highest Density Residential (HHDR), and a Change of Zone from I-P (Industrial Park) to R-3 (General Residential), for approximately 10 acres of the 20-acre site on the northeast corner of Prielipp Road and Yamas Drive. (APN 380-250-019).

- **Tentative Tract Map (TTM 37494):** The project will require approval of a Tentative Tract Map to subdivide the 25.8 acres site into 6 lots for commercial retail and office purposes and 1 lot for condominium purposes to develop a 152-unit townhome project with amenities.
- **Plot Plan (PP):** The project will require approval of Plot plan to develop the 25.8 acre site into a mixed-use project consisting of 41,609 square feet of retail (mini-market & gas station, restaurants, shops, and car wash) and 72,000 square feet of professional office uses with on-site and off-site improvements, and in compliance with the city's adopted commercial design standards and guidelines.
- **Final Site Plan of Development (FSPOD):** The project will require approval of a final site plan of development for the 6.26 acre site consisting of a 152-unit townhouse development, including site planning, architecture, landscaping, parking, etc. consistent with the city's multi-family family residential objective design standards and guidelines.

This transmittal constitutes the official Notice of Preparation (NOP) for the proposed project 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 concerns regarding the potential environmental effects of implementing the proposed mixed-use 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 **Thursday, September 17, 2020, and concluding on Friday, October 16, 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 October 16, 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, Ext. 213  
[mbassi@cityofwildomar.org](mailto: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 via Zoom teleconference **Monday, October 5, 2020 at 6:00 PM.** The Zoom meeting link is provided below:

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/83122988194>

Or join by phone:  
US: +1 312 626 6799  
Webinar ID: 831 2298 8194

### **Environmental Impacts:**

The City has determined that the 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. The rezone of Prielipp-Yamas Property would not result in construction or operational activities, however, future development on the site could impact views.
- **Air Quality:** 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 rezone of the Prielipp-Yamas Property would not result in construction or operational activities; however, future development on the site could impact air quality.
- **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 affect riparian habitat. Although the rezone of the Prielipp-Yamas Property would not result in construction or operational activities, as the site is currently vacant, future development could impact biological resources.
- **Energy:** The construction and operation of the proposed project would require the use of energy in various forms which could impact energy sources. The rezone of the Prielipp-Yamas Property would not result in construction or operational activities, however, future development on the site could impact energy.
- **Greenhouse Gas Emissions:** 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. The rezone of the Prielipp-Yamas Property would not result in construction or operational activities, however, future development on the site could contribute to greenhouse gas emissions.

- **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 to hazardous materials to occur. The rezone of the Prielipp-Yamas Property would not result in impacts to hazards and hazardous materials, however future development on the site could result in such impacts.
- **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. The rezone of Prielipp-Yamas Property would not result in impacts to water quality as no development would occur; however, future development on the site could impact water quality.
- **Land Use and Planning:** The proposed project and the rezone of the Prielipp-Yamas Property could result in impacts to land use and planning due to the proposed zone changes to the sites. The proposed project would require a zone change from C-P-S (Scenic Highway Commercial) to R-3 (General Residential), and the Prielipp-Yamas Property would require a zone change from I-P (Industrial Park) to R-3 (General Residential).
- **Noise:** Construction noise sources, the introduction of new land uses to the project site, and increases in traffic may result in ambient and transportation noise. The EIR will analyze these noise sources and the potential impacts to sensitive receptors and increases in ambient noise at the project site. The rezone of the Prielipp-Yamas Property would not result in construction or operational activities; therefore, no noise impacts would occur, however, future development on the site may result in noise impacts.
- **Population and Housing:** The proposed project could directly or indirectly induce population growth as a result of the proposed residential and employment uses. In order to comply with the no-net-housing loss government code, the City will rezone the Prielipp-Yamas Property to accommodate additional housing, as the proposed project would reduce the designated housing units for the project site.
- **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 alternative transportation modes. The rezone of the Prielipp-Yamas Property would not result in construction or operational activities; however, future development on the site could impact transportation.
- **Tribal Cultural Resources:** The proposed project would require ground-disturbing activities which could impact tribal cultural resources. The rezone of the Prielipp-Yamas Property would not result in construction activities, and would not impact tribal cultural resources; however, construction of future development could result in such impacts.
- **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. The rezone of the Prielipp-Yamas Property would not result in impacts to utilities and service systems as no development is proposed, however, future development would impact utilities.
- **Wildfire:** The proposed project site is located in a fire hazard zone. Future development on the site could have the potential to be exposed to wildfires. The Prielipp-Yamas Property is not located within a fire hazard zone. The City's standard wildfire mitigation, and coordination with the Fire Department will be applied to both sites.



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](mailto:mbassi@cityofwildomar.org).

Sincerely,



Matthew Bassi  
Planning Director

**Attachments:**

1. Project Location Map
2. Proposed Overall Conceptual Site Plan
3. Proposed General Plan Land Use Designation
4. Proposed Zoning Designation



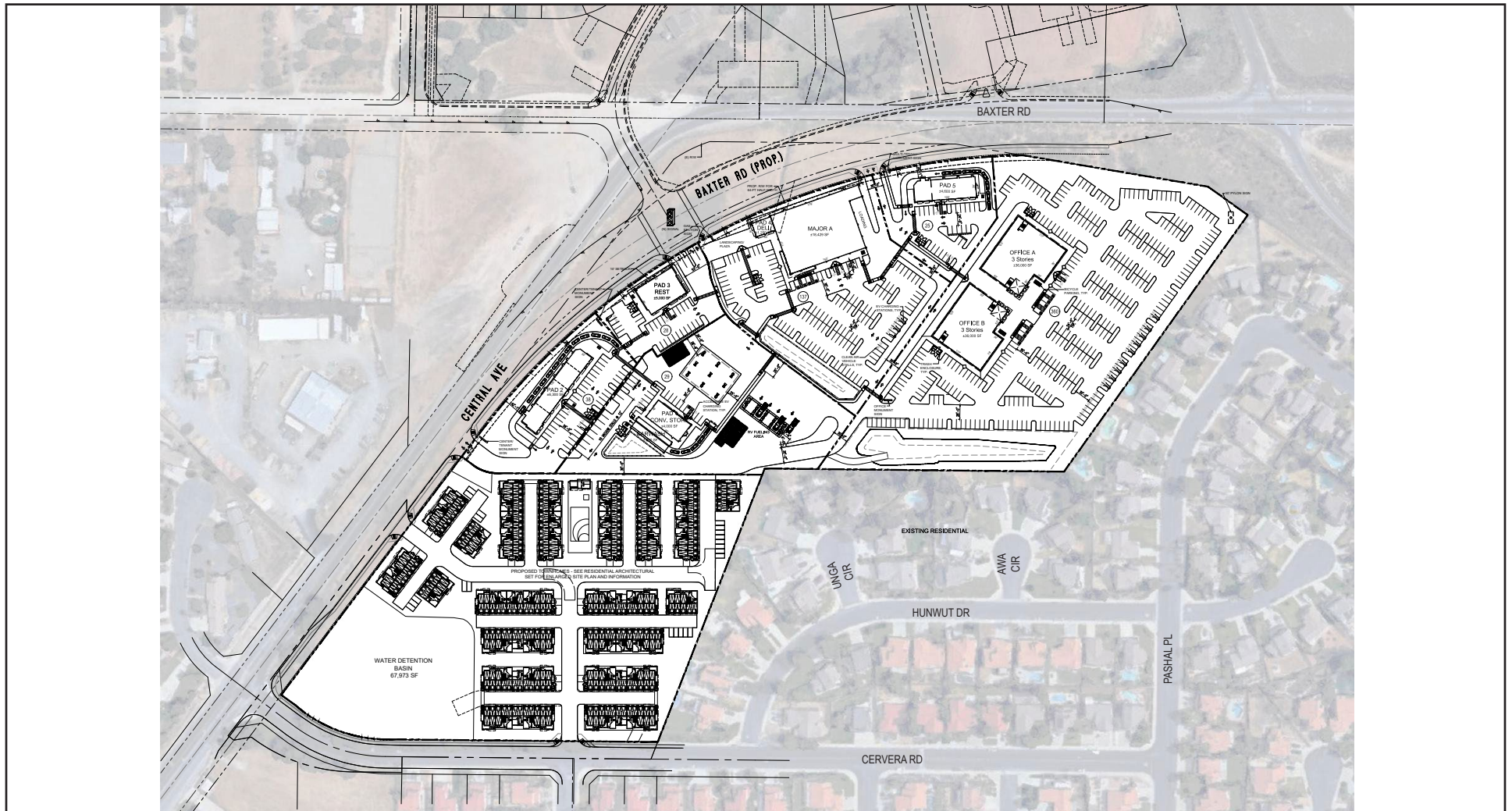
Figure 1 - Project Location



Source: Nearmap, 2020



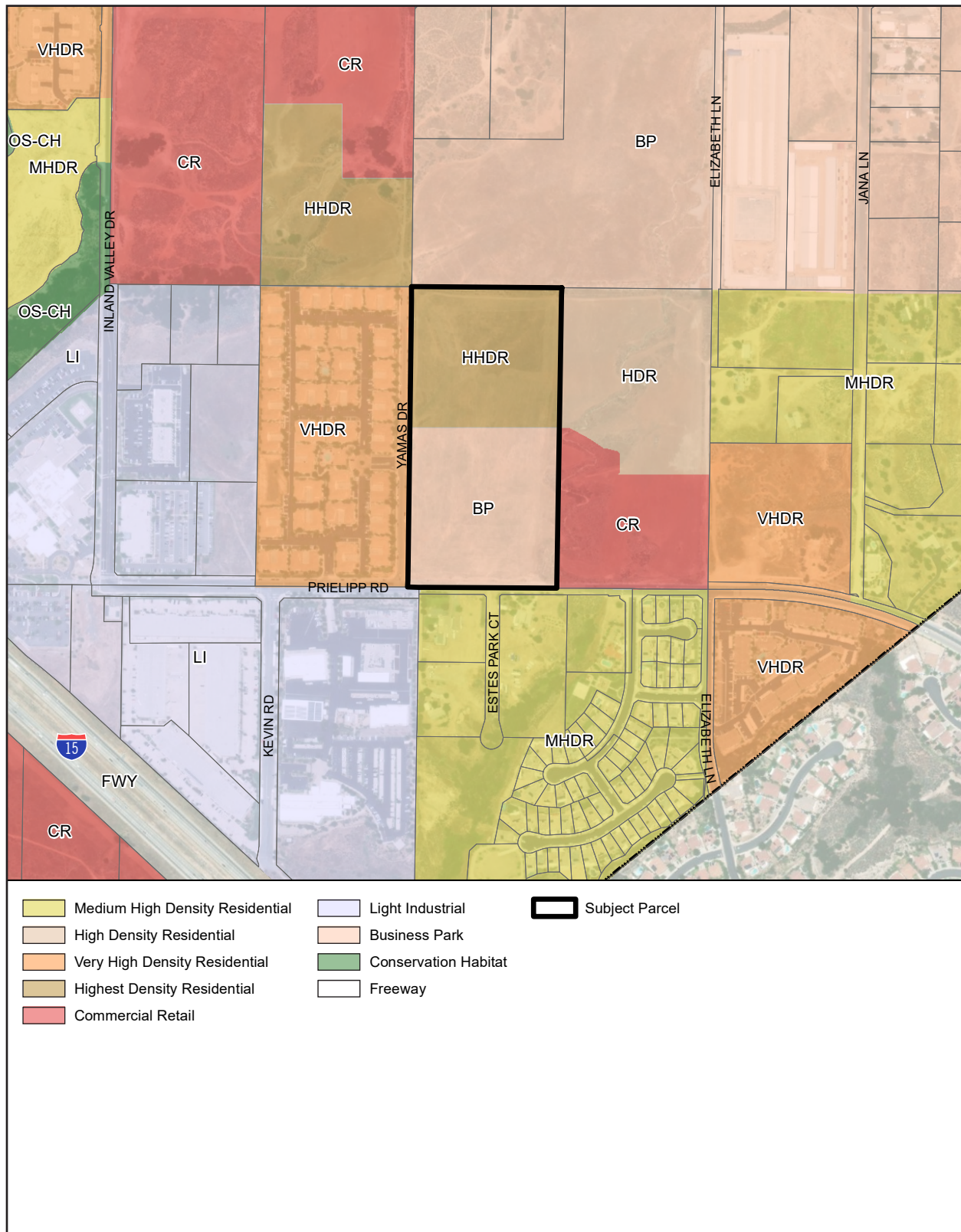
Figure 2 - Proposed Overall Conceptual Site Plan



0 300  
Scale (Feet)



Figure 3 - Proposed General Plan Land Use Designation



Note: Unincorporated county areas are shown in white.

Source: PlaceWorks, 2020

0 675  
Scale (Feet)



PlaceWorks



Figure 4 - Proposed Zoning Designation

