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NOTICE OF PREPARATION FOR A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Date: December 22, 2020

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. 20-0044 for the revision to the approved single-family residential plan area for the Oak Springs Ranch Specific Plan. The *Oak Springs Ranch Specific Plan Project EIR* (SCH # 2004071076) was certified in 2007.

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 *Oak Springs Ranch Specific Plan EIR* (See **Figure 1, Project Location** and **Figure 2, Aerial Photograph**).

Modified Project:

The Modified Project would develop a multi-family community containing approximately 288 units in nine buildings and one amenity building located on a currently vacant 12.89-acre site instead of 103 single-family dwelling units. While a single proposal for processing by the City, the Modified Project requires four (4) distinct development actions described as follows:

- 1) **CEQA/Supplemental EIR (SEIR):** In accordance with Section 15163 of the California Environmental Quality Act (CEQA), the Planning Department will act as the Lead Agency and has determined that the revised project will require preparation and certification of a Supplemental EIR (SEIR) to the original EIR No. 478 certified by the Riverside County Board of Supervisors on November 20, 2007.
- 2) **General Plan Amendment** – In accordance with Section 17.08.040 of the Wildomar Municipal Code, the proposed project requires approval of a general plan amendment to change the existing land use designation from Medium High Density Residential (MHDR, 5-8 units/acre) to Highest Density Residential (HHDR, 20+ units/acre) for the project site to accommodate the 288-unit apartment community at a density of 22.3 units/acre for the 12.89-acre site located on the west side of Inland Valley Drive about 550 feet south of Clinton Keith Road (APN: 380-250-038).
- 3) **Oak Springs Ranch Specific Plan Amendment** – In accordance with Section 17.08.080 of the Wildomar Municipal Code, the proposed project requires approval of a specific plan amendment to amend Section 3.2 (Planning Area 2) of the Oak Springs Ranch Specific Plan to replace the detached single family residential development (TTM No. 31736) with the proposed 288-unit apartment community with related on-site and off-site improvements and amenities.

- 4) Plot Plan – In accordance with Section 17.216 of the Wildomar Municipal Code, the proposed project requires approval of a plot plan to develop the proposed 288-unit apartment community on the 12.68 acre parcel (APN: 380-250-038) with related on-site and off-site improvements and amenities.

Supplemental EIR:

The City has determined that the following environmental topic areas will be discussed in the SEIR as the Modified Project may lead to new or more significant environmental effects when compared to the original project, as analyzed in the original 2007 EIR. Energy and Tribal Cultural Resources are new topic areas which were added to the CEQA Guidelines (by state statute) after the EIR for the Original Project was certified.

Aesthetics

The certified EIR concluded that impacts to aesthetics were potentially significant; however, with the implementation of mitigation measures, it was concluded that impacts would be reduced to less than significant. The development of multifamily buildings instead of single-family homes may result in impacts to aesthetics that will be different than those in the certified EIR. The extent of impacts to aesthetics, as well as determining whether the mitigation measures from the certified EIR would remain appropriate, will be discussed in the SEIR.

Air Quality

The certified EIR concluded that impacts to air quality were significant and unavoidable, even with the implementation of mitigation measures. While the amount of ground disturbance for the Modified Project is similar to that of the existing EIR, the increase in dwelling units associated with the Modified Project may result in different air quality impacts than the original development. The extent of air quality impacts, as well as determining whether the mitigation measures from the certified EIR would remain appropriate, will be discussed in the SEIR.

Greenhouse Gases and Energy

Greenhouse gas emissions were not discussed in the certified EIR and the increase in dwelling units (and associated vehicle trips) may result in impacts to greenhouse gases (GHG). Energy impacts were analyzed in the Air Quality section of the original EIR. The extent of greenhouse gas emissions and energy will be discussed in the SEIR.

Land Use and Planning

The certified EIR concluded that impacts to land use and planning were less than significant. Because the Modified Project would require a General Plan and Specific Plan Amendment, impacts to land use and planning may be different than those in the certified EIR. The SEIR will discuss the potential impacts.

Noise

The certified EIR determined that impacts to noise were significant and unavoidable, even with the implementation of mitigation measures. As the Modified Project could result in a longer construction period and would increase the number of dwelling units onsite, impacts to noise may be more than the original development. Also, when the Original Project was evaluated there were no homes on the project site. The Modified Project will be constructed adjacent to occupied homes. The SEIR will discuss potential operation and construction noise impacts, as will determine whether the mitigation measures from the certified EIR remain applicable.

Population and Housing

The Initial Study for the Original Project determined that impacts to population and housing were less than significant, and therefore, this topic was not discussed in the certified EIR. The Modified Project would increase the number of dwelling units and therefore increase the number of City residents. As impacts to population and housing may differ from those analyzed in the certified EIR, the SEIR will evaluate impacts to Population and Housing.

Public Services

The certified EIR determined that impacts to public services were less than significant. As the Modified Project would increase the number of dwelling units and residents, impacts to public services could be more than the original development. The SEIR will discuss potential impacts to public services and will determine if mitigation measures from the Original Project would remain applicable.

Transportation

The certified EIR determined that impacts to transportation were significant and unavoidable even with the implementation of mitigation measures. The Modified Project may increase vehicle trips compared to what was analyzed in the certified EIR. The SEIR will evaluate the traffic associated with the Modified Project and will include a VMT analysis and will determine if the mitigation measures from the Original Project would remain applicable.

Tribal Cultural Resources

Tribal Cultural Resources were analyzed in the Cultural Resources section of the certified EIR and determined to be less than significant with mitigation incorporated. However, state law has changed since certification, and the City has developed mitigation measures in conjunction with the Tribes that would be applied to the Modified Project. The SEIR will contain a discussion of Tribal Cultural Resources.

The following EIR sections are not anticipated to change as a result of the Modified Project, or the anticipated changes will be minor. Because the changes are minor these sections will not be included in the SEIR. Wildfire is new topic area which were added to the CEQA Guidelines (by state statute) after the EIR for the Original Project was certified.

Agriculture and Forestry Resources

The Initial Study for the Original Project determined that impacts to agriculture and forestry resources were less than significant, and therefore, this topic was not discussed in the certified EIR. The General Plan and zoning designations of the site are Medium High Density Residential (MHDR) and Specific Plan Zone (SP Zone). The physical area of the project has not changed and no agricultural or forest use has been established on the property. This issue will not be addressed in the SEIR.

Biological Resources

The certified EIR found that impacts to biological resources were less than significant upon the compliance with existing regulations, project design, and standard and project-specific conditions. The physical footprint of the project has not changed from what was evaluated in the certified EIR, and existing local, state, and federal regulations pertaining to biological resources would be implemented. This issue will not be addressed in the SEIR.

Cultural Resources

The certified EIR determined that impacts to cultural resources were less than significant upon the implementation of mitigation measures. 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 certified EIR determined that impacts to geology and soils were reduced to less than significant upon the implementation of mitigation measures. 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 and Wildfire

The certified EIR determined that impacts to hazards and hazardous materials were less than significant upon the implementation of mitigation measures. Wildfire impacts were addressed in the Hazard and Hazardous Materials section of the certified EIR, and with compliance with the Safety Element of the General Plan as well as the City's standard wildfire mitigation measures, impacts would be reduced to less than significant. The physical area of the project has not changed. The Modified Project would result in similar construction methods and operational activities. This issue will not be addressed in the SEIR.

Hydrology and Water Quality

The certified EIR determined that impacts to hydrology and water quality were less than significant. As with the Original Project, the Modified Project would be required to comply with local, state, and federal regulations pertaining to water quality. Therefore, this issue will not be addressed in the SEIR.

Mineral Resources

The Initial Study for the Original Project determined that impacts to mineral resources would be less than significant, and therefore, this topic was not discussed in the certified EIR. The physical area of the project has not changed. This issue will not be addressed in the SEIR.

Recreation

The certified EIR determined that impacts to recreation were less than significant. The Modified Project would include recreational amenities on site and would accommodate the demand for recreational facilities. Impacts to recreational facilities would be similar to the Original Project. This issue will not be addressed in the SEIR.

Utilities and Service Systems

The certified EIR determined that impacts to utilities and services systems were less than significant with the implementation of mitigation measures. The physical area of the project has not changed. Impacts to utilities and service systems would be similar to the Original Project. This issue 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 Modified Project. Mitigation measures from the certified EIR will be applied to the Modified Project as appropriate and may be modified by the new analysis. The flash drive to this NOP includes the DEIR and FEIR of the certified EIR, as well as the Oak Springs Ranch Specific Plan, project applications, development plan package, and technical studies for the Modified Project.

The NOP and attachments can also be found on the City's website: <https://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316>. Except as modified by the analysis in the SEIR, all appropriate mitigation measures in the original DEIR 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 Modified Project by the City of Wildomar. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the multifamily buildings at the project location, rather than the approved single-family units.

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.

Public Comment Period:

This NOP is being circulated for a 30-day public review/comment period beginning on **Tuesday, December 22, 2020, and concluding on Wednesday, January 20, 2021**. Comments on this NOP should be submitted to the City of Wildomar, Planning Department at the earliest possible date, but no later than the January 20, 2021 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 SEIR. 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 SEIR. 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 SEIR. The scoping meeting will be held via Zoom teleconference **Monday, January 11, 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/81100123950?pwd=WU1MSG55cmM3R2NwbkNBdnVGdWlqZz09>

Or join by phone:

US: +1 669 900 6833

Webinar ID: 811 0012 3950

Passcode: 528437

Sincerely,



Matthew Bassi
Planning Director

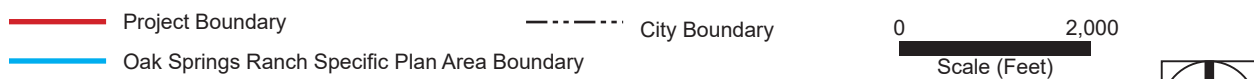
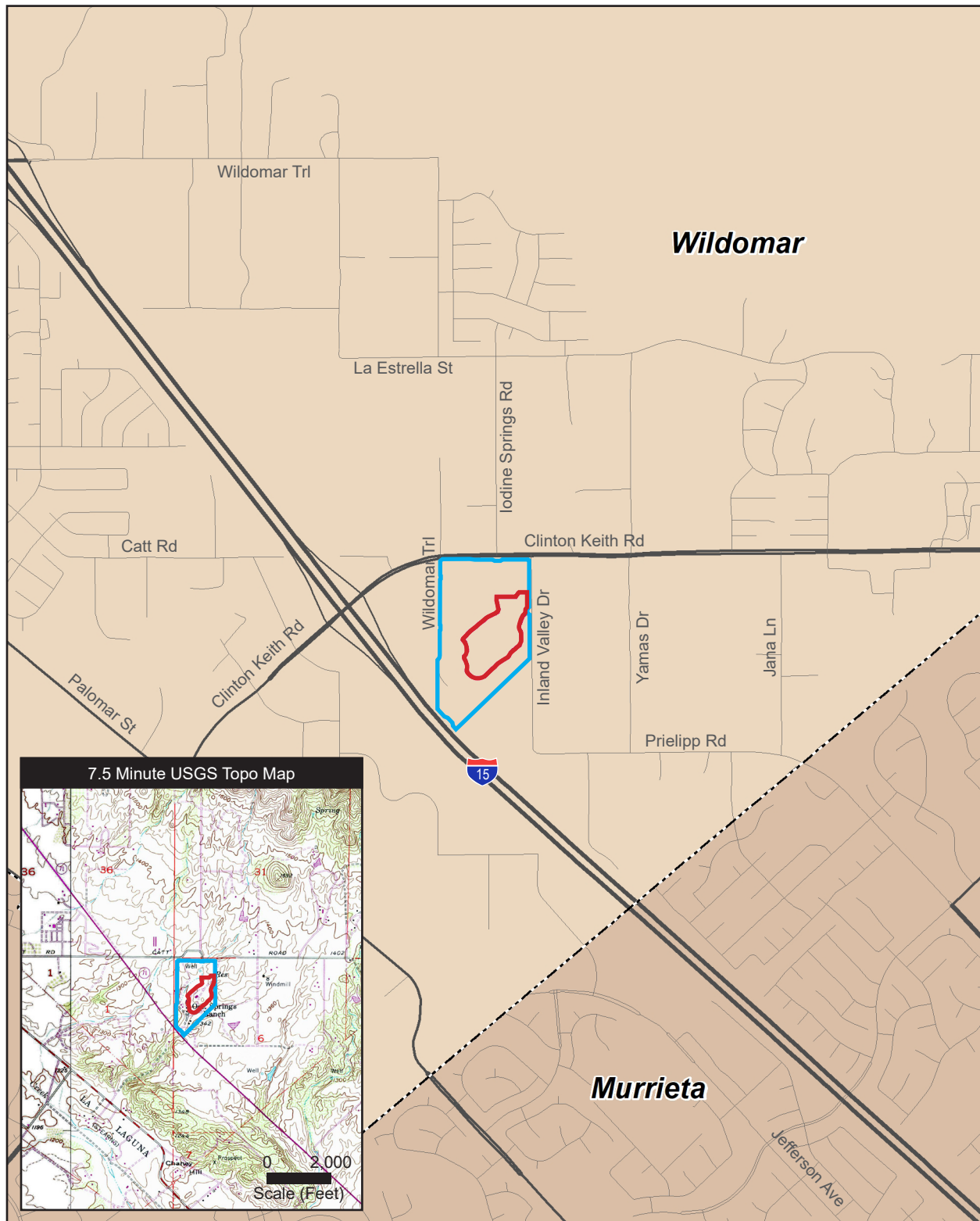
Attachments:

1. Project Location Map
2. Aerial Photograph

Flash drive containing:

- Original Project's DEIR and FEIR;
- Oak Springs Ranch Specific Plan;
- Modified Project's Applications, Development Plan Package, Technical Studies

Figure 1 - Project Location
1. Introduction



Source: ESRI, 2020; Inset Map: USGS Topographic Map 7.5 Minute Series, 1:24,000 - Wildomar Quadrangle, 1953 (Photo Revised 1988), Murrieta Quadrangle, 1953 (Photo Revised 1979).



Figure 2 - Aerial Photograph
1. Introduction

