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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: **Inland Valley Medical Center Project EIR (PA 20-0116)**

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 *Inland Valley Medical Center Project* (proposed project).

Proposed Project:

The applicant is proposing to expand the existing Inland Valley Medical Center which is located on 22.24 acres east of I-15 south of Clinton Keith Road. The existing buildings include several one- to three-story structures: Buildings A, B-H, C, I, and Central Utility Plant (CUP), and an Administration Building. Demolition of the existing Building C would allow for the construction of a 7-story, 290,000-square-foot tower to commence. Building B-H would be demolished to create new surface parking lots. The new addition to the hospital would include expansion of all services and critical ancillary support for 100 new patient beds, bringing the total number of beds to 202. The development plans 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).
- **Change of Zone (CZ) (PA 20-0116)** – Approval of a zone change to establish the “IVMC Overlay Zone District (IVMC)” designation to the entire hospital properties.
- **Zoning Ordinance Amendment (PA 20-0116)** - Approval of a zoning ordinance amendment to establish specific design and development standards (building height, setbacks, parking, etc.) for the IVMC property unique to the proposed project.
- **Conditional Use Permit (CUP) (PA 20-0116)** – A conditional use permit to relocate the heliport to accommodate future expansion on the site and to allow approximately 450 spaces of offsite parking during construction activities.
- **Plot Plan (PA 20-0116)**- Approval of a single Plot Plan to redevelop the site consistent with the proposed IVMC overlay development standards.

This transmittal constitutes the official 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 concerns 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 **Wednesday, March 17, 2021, and concluding on Thursday, April 15, 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 April 15, 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 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, March 29, 2021 at 5:00 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/87894105048?pwd=V1haVTlrNHBNMzJqZkdXQWthNkpRdz09>

Passcode: 580772

Or iPhone one-tap:

+1-669-900-6833

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.
- **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 as a hospital. 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 zone change to the site. The proposed project would require a zone change from I-P (Industrial Park) to IVMC Zoning.
- **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 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.
- **Wildfire:** The project site is located in a fire hazard zone. Future development on the site could have the potential to be exposed to wildfires. The City's standard wildfire mitigation, and coordination with the Fire Department will be applied to the site.

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

Figure 1 - Project Location Map



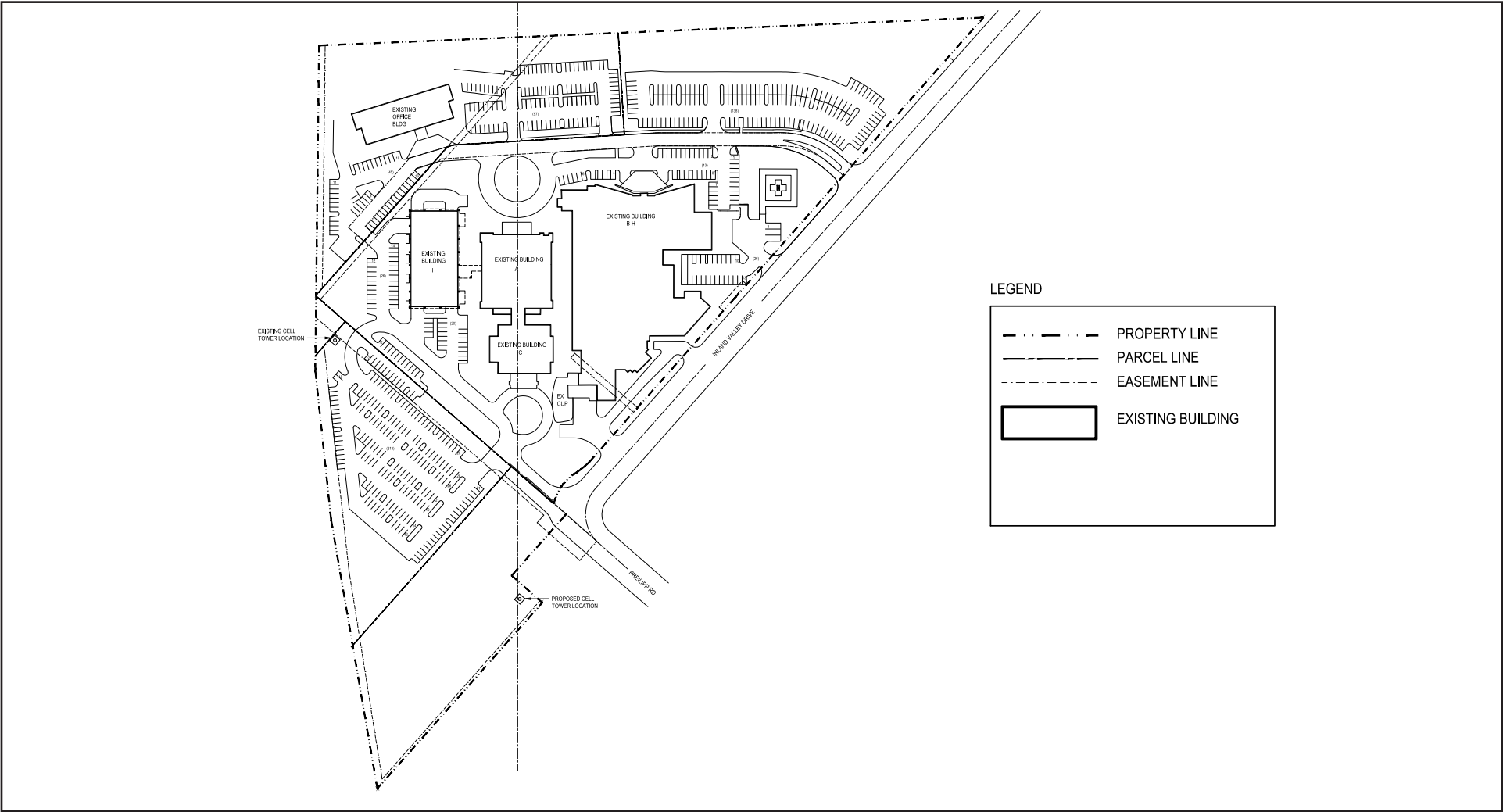
— Project Boundary
- - - City Boundary

0 2,000
Scale (Feet)



Source: ESRI, 2021

Figure 2a - Existing Site Plan



Source: Hellmuth, Obata & Kassabaum, Inc., 2021



Figure 2b - Conceptual Site Plan

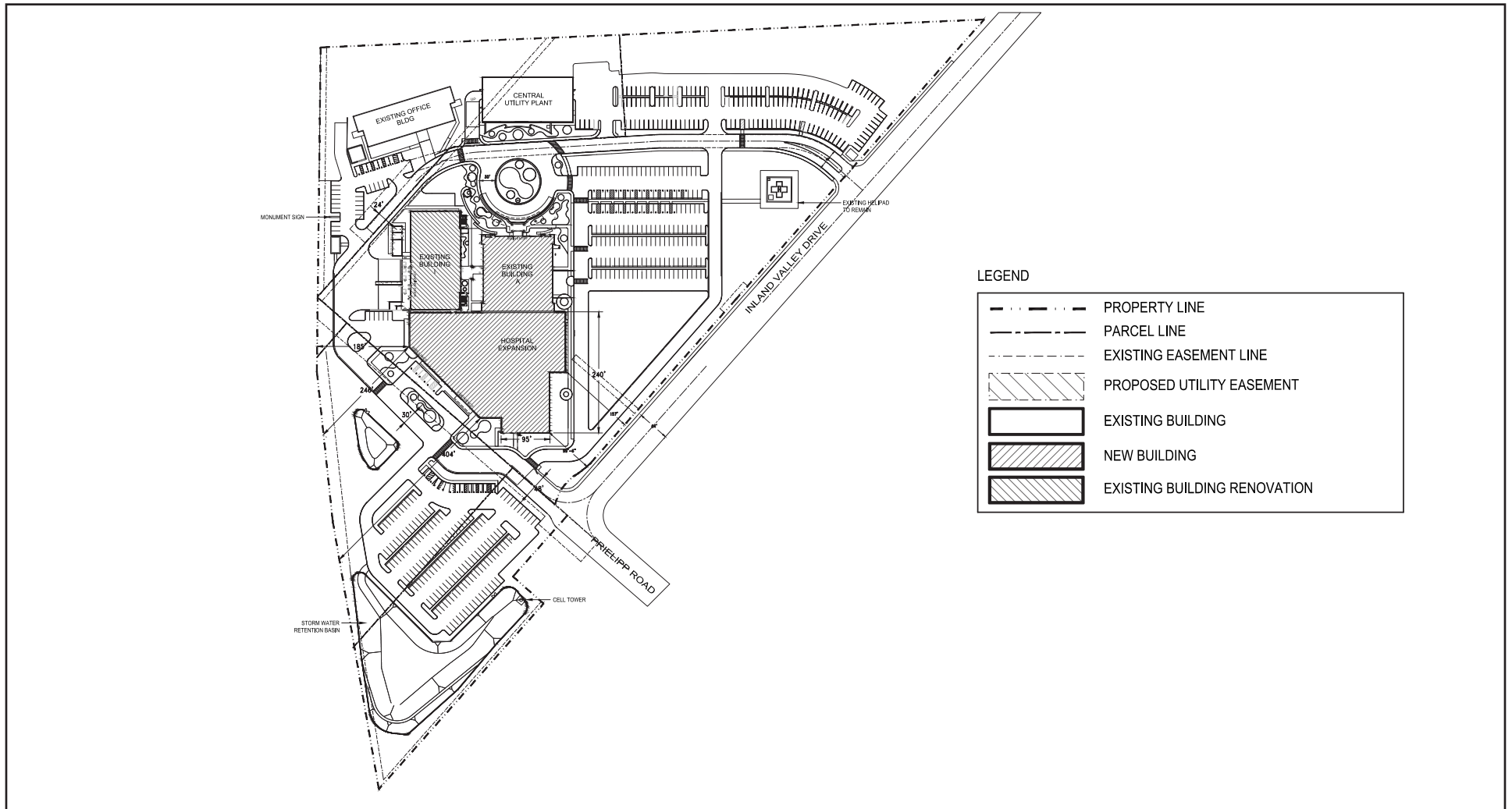
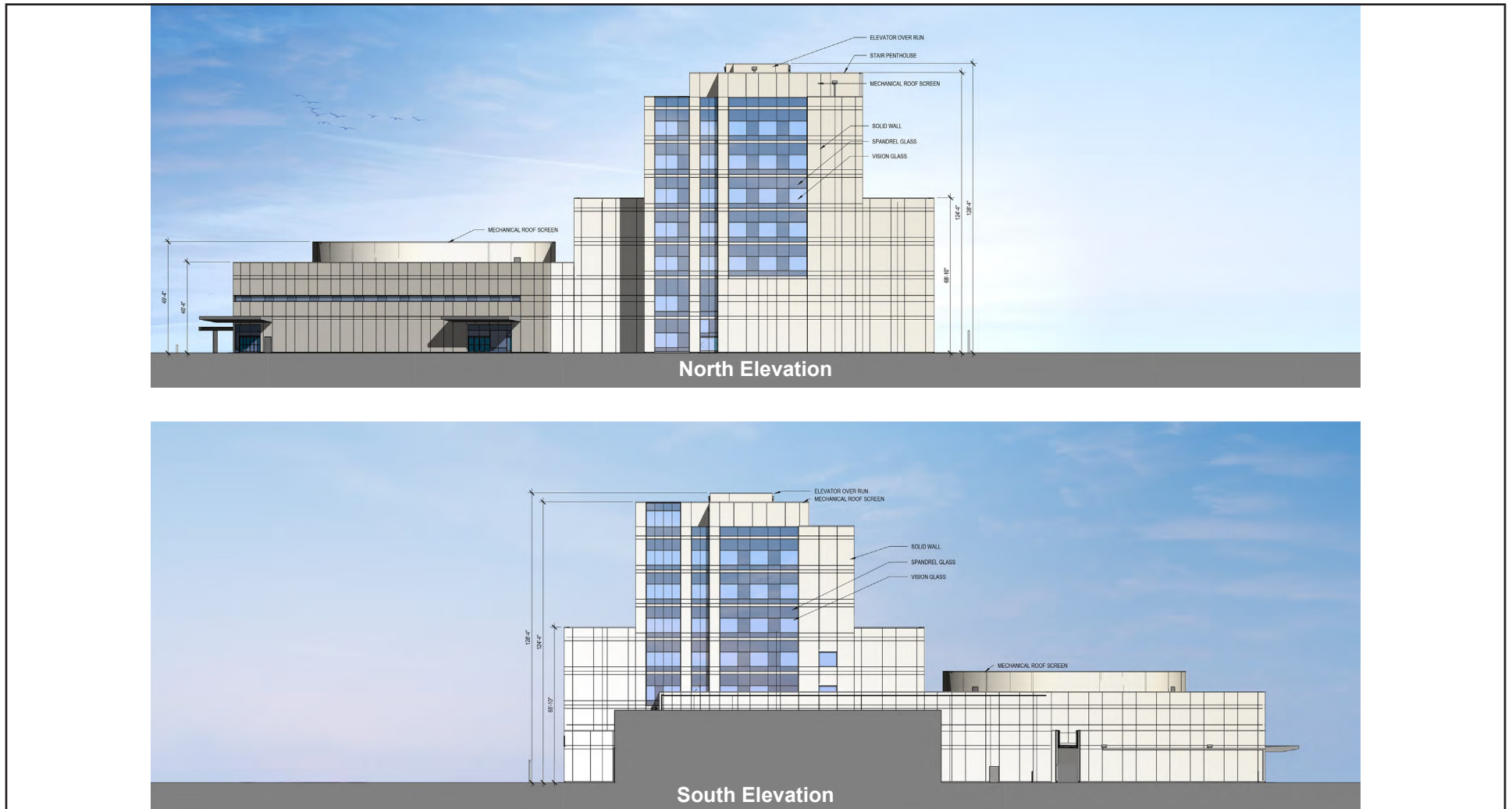


Figure 3a - Conceptual Elevations



0 65
Scale (Feet)

Figure 3b - Conceptual Elevations

