

City of Wildomar

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044
(916) 445-0613 state.clearinghouse@opr.ca.gov

SCH # _____

PROJECT TITLE

Wildomar Meadows Specific Plan (PA 21-0025)

LEAD AGENCY

City of Wildomar

CONTACT PERSON

Matthew C. Bassi, Planning Director

STREET ADDRESS

23873 Clinton Keith Road, Suite 201

PHONE

951/677-7751, ext. 213

CITY

Wildomar

ZIP CODE

92595

COUNTY

Riverside

PROJECT LOCATION

COUNTY

Riverside

CITY/NEAREST COMMUNITY

City of Wildomar

CROSS STREETS

Easterly edge of The Farm Community & south of Bundy Canyon at terminus of Sunset Ave.

ZIP CODE

92595

TOTAL ACRES

792

ASSESSOR'S PARCEL NUMBER

362-130-002, -022, -031, -032, -033, -034

SECTION

N/A

TOWNSHIP

N/A

RANGE

N/A

WITHIN 2 MILES:

STATE HIGHWAY NUMBER

I-15

AIRPORTS

N/A

SCHOOLS

Donald Graham Elementary School

RAILWAYS

None

WATERWAYS

None

DOCUMENT TYPE

CEQA

- NOP
 Early Cons
 MND/IS
 Draft EIR

- Supplement/Subsequent EIR
 Other

NEPA

- NOI
 EA
 Draft EIS
 FONSI

OTHER

- Joint Document
 Final Document
 Other _____

LOCAL ACTION TYPE

- General Plan Update
 General Plan Amendment
 General Plan Element
 Community Plan

- Specific Plan Amendment
 Master Plan
 Planned Unit Development
 Site Plan

- Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)

- Annexation
 Redevelopment
 Coastal Permit
 Other – Tentative Tract Map, Tentative Parcel Map, Development Agreement

DEVELOPMENT TYPE

- Residential
 Office
 Shopping/Commercial
 Industrial
 Educational
 Other
 Recreational

Units 1,504
Sq. ft. _____
Sq. ft. ~ 110,000
Sq. ft. _____
Sq. ft. _____
14 acres
community parks,
5-acre private
recreation center,
26 acres
paseos/open
space, 149 acres
open space
conservation
habitat

Acres

Employees

Transportation

FUNDING

Federal \$

State \$

Total \$

PROJECT ISSUES DISCUSSED IN DOCUMENT

- Aesthetic/Visual
 Agricultural Land
 Air Quality
 Archaeological/Historical
 Coastal Zone
 Drainage/Absorption
 Economic/Jobs
 Fiscal

- Flood Plain/Flooding
 Forest Land/Fire Hazard
 Geological/Seismic
 Minerals
 Noise
 Population/Housing Balance
 Public Services/Facilities
 Recreation/Parks

- Schools/Universities
 Septic Systems
 Soil Erosion/Compaction/Grading
 Solid Waste
 Toxic/Hazardous
 Traffic/Circulation
 Vegetation
 Water Quality

- Water Supply
 Wetland/Riparian
 Wildlife
 Growth Inducing
 Land Use
 Cumulative Effects
 Other Energy, Tribal Cultural Resources, Utilities and Service Systems

PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION: Land Use: EDR, VLDR, LDR, MDR, OS-R, RM; Zoning: R-T, R-5.

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 following would be required: 1) General Plan Amendment (GPA 2023-02) – Approval of a General Plan Amendment as follows: a) 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; b) 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; c) reorganize the location and acreages for the existing Medium Density Residential (MDR) land use designation in the Wildomar Meadows specific plan project area; d) 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); 2) Change of Zone (CZ) No. 21-0025 – Approval of a zone change as follows: a) 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 b) establish the Specific Plan (SP) zoning designation for the entire Wildomar Meadows specific plan project area to accommodate the proposed development; 3) 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: a) adding an 80-acre site (APN: 362-130-002) into the specific plan project area; and b) 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; 4) 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; 5) Development Agreement – A Development Agreement may be proposed in accordance with State Law with development provisions to be negotiated during the specific plan process.

REVIEWING AGENCIES CHECKLIST

- Resources Agency
- Boating & Waterways
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish and Wildlife
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks and Recreation
- Reclamation Board
- San Francisco Bay Conservation & Development Commission
- Water Resources

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 8
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture Health & Welfare
- Health Services _____

State & Consumer Services

- General Services

Environmental Protection Agency

- Air Resources Board
- California Department of Resources Recycling and Recovery (CalRecycle)
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 8
- Regional WQCB # 9 (San Diego Region)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

PUBLIC REVIEW PERIOD

Starting Date: August 31, 2022

Ending Date: September 29, 2022

Signature Matthew Bassi
 Matthew C. Bassi, Planning Director
 City of Wildomar Planning Department

Date: August 30, 2022

<p>Consultant: Consulting Firm: <u>PlaceWorks</u> Address: <u>3 MacArthur Place, Suite 1100</u> City/State/Zip: <u>Santa Ana, CA 92707</u> Contact: <u>Mark Teague</u> Phone: <u>(714.966.9200)</u></p>
<p>Lead Agency: Matthew C. Bassi, Planning Director City of Wildomar 23837 Clinton Keith Road, Suite 201 Wildomar, CA 92595 Phone: (951) 677-7751</p>

<p>For SCH Use Only:</p> <p>Date Received at SCH _____</p> <p>Date Review Starts _____</p> <p>Date to Agencies _____</p> <p>Date to SCH _____</p> <p>Clearance Date</p> <p>Notes:</p>
