

Marsha Swanson, Mayor
Ben J. Benoit, Mayor Pro Tem
Bob Cashman, Council Member
Bridgette Moore, Council Member
Timothy Walker Council Member



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Wildomar, CA 92595
951/677-7751 Phone
951/698-1463 Fax
www.CityofWildomar.org

TO: Reviewing Agencies
FROM: Matthew C. Bassi, Planning Director
DATE: December 15, 2014
SUBJECT: **City of Wildomar Notice of Preparation (NOP) of Baxter Village Mixed-Use Project (Planning Application No. 14-0002) & Draft Environmental Impact Report (EIR).**

The City of Wildomar ("City") is the Lead Agency for the preparation and review of an Environmental Impact Report (EIR) for the Baxter Village Mixed-Use project. The proposed project is a horizontal mixed use development located on the west side of the I-15 freeway and north of Baxter Road. The developer proposes to develop 8.4 net acres of the site with 75,000 square feet of commercial retail uses, 11.3 net acres with 204 apartment units, and 12.5 net acres with 70 single family homes. The remaining 3.3 acres would contain roads, required parking, retention basins and recreation areas. The Project site is currently undeveloped with the exception of a residential structure that is being stored at the site by the Wildomar Historical Society.

The City is requesting comments on the proposed scope of the EIR for the Baxter Village Mixed-Use Project Draft EIR. This notice is being sent to responsible agencies, trustee agencies, and other interested parties along with a copy of the Notice of Preparation. The public response period for the Draft EIR will begin on Monday, December 15, 2014, and conclude on Monday, January 19, 2015. Written comments can be provided to Matthew C. Bassi, Planning Director, City of Wildomar, 23837 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Comments can also be emailed to Mr. Bassi at mbassi@cityofwildomar.org.

A public scoping meeting will be conducted on Monday, January 12, 2015 **from 6:00pm to 7:00pm** located at City Hall at 23873 Clinton Keith Road, Suite 111 Wildomar, CA 92595. The scoping meeting will provide the public with the opportunity to learn more about the proposed project and also provide an opportunity for a full discussion of the environmental issues that are important to the community.

Should you have any questions or require additional information, please contact me at the above address, or by telephone at 951-677-7751 (extension 213), or via email at mbassi@cityofwildomar.org.

Sincerely,

Matthew C. Bassi
Planning Director

Enclosure-Draft NOP

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF A NOTICE OF PREPARATION (NOP)
OF AN ENVIRONMENTAL IMPACT REPORT TO BE PREPARED FOR THE CITY OF
WILDOMAR BAXTER VILLAGE MIXED-USE PROJECT**

A Notice of Preparation (NOP) has been prepared by the City of Wildomar for the Baxter Village Mixed-Use Project (Planning Application No. 14-0002) Environmental Impact Report (EIR). The NOP is available for public review and can be downloaded from the City of Wildomar website at <http://www.cityofwildomar.org/environmental-documents.asp>. A printed copy of the NOP document is available for review at: 1) Wildomar City Hall, Planning Department, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595 (8 am – 5 pm, Monday – Thursday). The purpose of this NOP is to fulfill legal notification requirements, and to inform the public and CEQA Responsible and Trustee Agencies that a DEIR is being prepared for the proposed Baxter Mixed-Use project by the City. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed Project.

The Baxter Village Mixed Use Project is a horizontal mixed use development located on the west side of the I-15 freeway and north of Baxter Road. The developer proposes to develop 8.4 net acres of the site with 75,000 square feet of commercial retail uses, 11.3 net acres with 204 apartment units, and 12.5 net acres with 70 single family homes. The remaining 3.3 acres would contain roads, required parking, retention basins and recreation areas. The Project site is currently undeveloped with the exception of a residential structure that is being stored at the site by the Wildomar Historical Society.

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 for the Project. 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 City also invites written comments during the 35-day NOP period. The scoping meeting will be held at the following time and location:

**Monday, January 12, 2015, from 6:00 to 7:00 p.m.
City of Wildomar, City Council Chambers
23873 Clinton Keith Road, Suite 111
Wildomar, CA 92595**

Based on the time limits defined by CEQA Guidelines, this Public Notice is posted to officially notify the public, public agencies, responsible and trustee agencies, that the required 35-day public review period will commence on Monday, December 15, 2014, and will conclude on Monday, January 19, 2015. Any written comments (via email or letter) on the NOP must be submitted no later than 5 p.m. on **January 19, 2015**. Written comments may be mailed to: Matthew C. Bassi, Planning Director, City of Wildomar Planning Department, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Email comments can be sent to mbassi@cityofwildomar.org.

Army Corps of Engineers
Environmental Resources Branch
915 Wilshire Boulevard
Los Angeles, CA 90017
Attn: Eric Stein

California Dept. of Fish & Wildlife
3602 Inland Empire Blvd. #C-220
Ontario, CA 91764
Attn: Leslie MacNair

U.S. Fish & Wildlife Services
Ecological Svcs – Carlsbad Field Off.
2177 Salk Avenue- Suite 250
Carlsbad, CA 92008-7385
Attn: Michelle Shaughnessy

Riverside County Flood Control Dist.
1995 Market Street
Riverside, CA 92501
Attn: Shaheen Mooaman

Riverside County Transportation Dept
4080 Lemon Street, 8th Floor
Riverside, CA 92502
Attn: Farah Khorashadi, Division Mgr.

Western Riverside County
Regional Conservation Authority
Riverside Center Building
3403 10th Street, Suite 320
Riverside, CA 92501

Riverside County Fire Department
2300 Market St., Ste. 150
Riverside, CA 92501
Attn: Dan Wagner

WRCOG
4080 Lemon St. 3rd Floor, MS1032
Riverside, CA 92501-3609
Attn: Rick Bishop, Executive Director

Riverside County Env. Health Dept.
3880 Lemon St., Ste. #200
Riverside, Ca 92501
Attn: Kristine Kim

South Coast AQMD
21865 East Copley Drive
Diamond Bar, CA 91765-4182
Attn: Steve Smith, Program
Supervisor Local Government- CEQA

San Diego RWQCB Region (9)
2375 Northside Drive, Suite #100
San Diego, CA 92108
Attn: Program Director

Santa Ana RWQCB Region 8
3737 Main Sreet, Suite 500
Riverside, CA 92501
Attn: Mark G. Adelson

Lake Elsinore Unified School District
545 Chaney Street
Lake Elsinore, CA 92530
Attn: Doug Kimberly

Elsinore Valley Municipal Water Dist.
31315 Chaney Street
Lake Elsinore, CA 92531
Attn: Imad Baiyasi, Project Mgr.

Pechanga Band of Luiseno Indians
Cultural Resources Department
12705 Pechanga Road
Temecula, CA 92593
Attn: Anna Hoover

Southern Calif Assoc of Governments
818 West 7th St, 12th Floor
Los Angeles, CA 90017-3435
Attn: Intergovernmental Review

Southern California Edison
Third Party Environmental Review
2244 Walnut Grove Ave. Quad 4C472A
Rosemead, CA 91770
Attn: Karen Cadavona

Southern California Edison
Local Governmente Affairs
24487 Prielipp Road
Wildomar, CA 92595
Attn: Jeremy Goldman

California Dept. of Transportation
464 W. 4th Street, MS 725
San Bernardino, CA 92401
Attn: Mark Roberts, Chief Planner

City of Lake Elsinore Planning Dept.
130 S. Main Street
Lake Elsinore, CA 92530
Attn: Richard MacHott, Acting
Planning Manager

City of Murrieta Planning Department
24601 Jefferson Avenue
Murrieta, CA 92562
Attn: Cynthia Kinser, City Planner

Wildomar Historical Society
Post Box 262
Wildomar, CA 92595
Attn: Kristin