



**City of Wildomar
Baxter Village Mixed-Use Project
Environmental Impact Report
SCH#2014121047**

**Public Scoping Meeting
January 12, 2015**

LSA Associates, Inc.

Scoping Meeting Outline

- ▶ Baxter Village Mixed-Use Project Information
- ▶ Overview of the CEQA Process
- ▶ Scoping Meeting Items

Project Location

- ▶ 35-acre site north of Baxter Road and west of I-15.

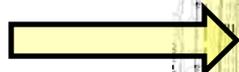


Requested Approvals

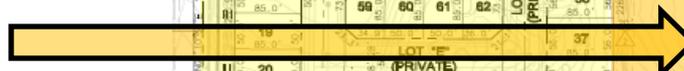
- ▶ Change of Zone (14-0002)
 - ▶ Tentative Tract Map (TTM 36674)
 - ▶ Plot Plan (14-0002)
- 

Change of Zone

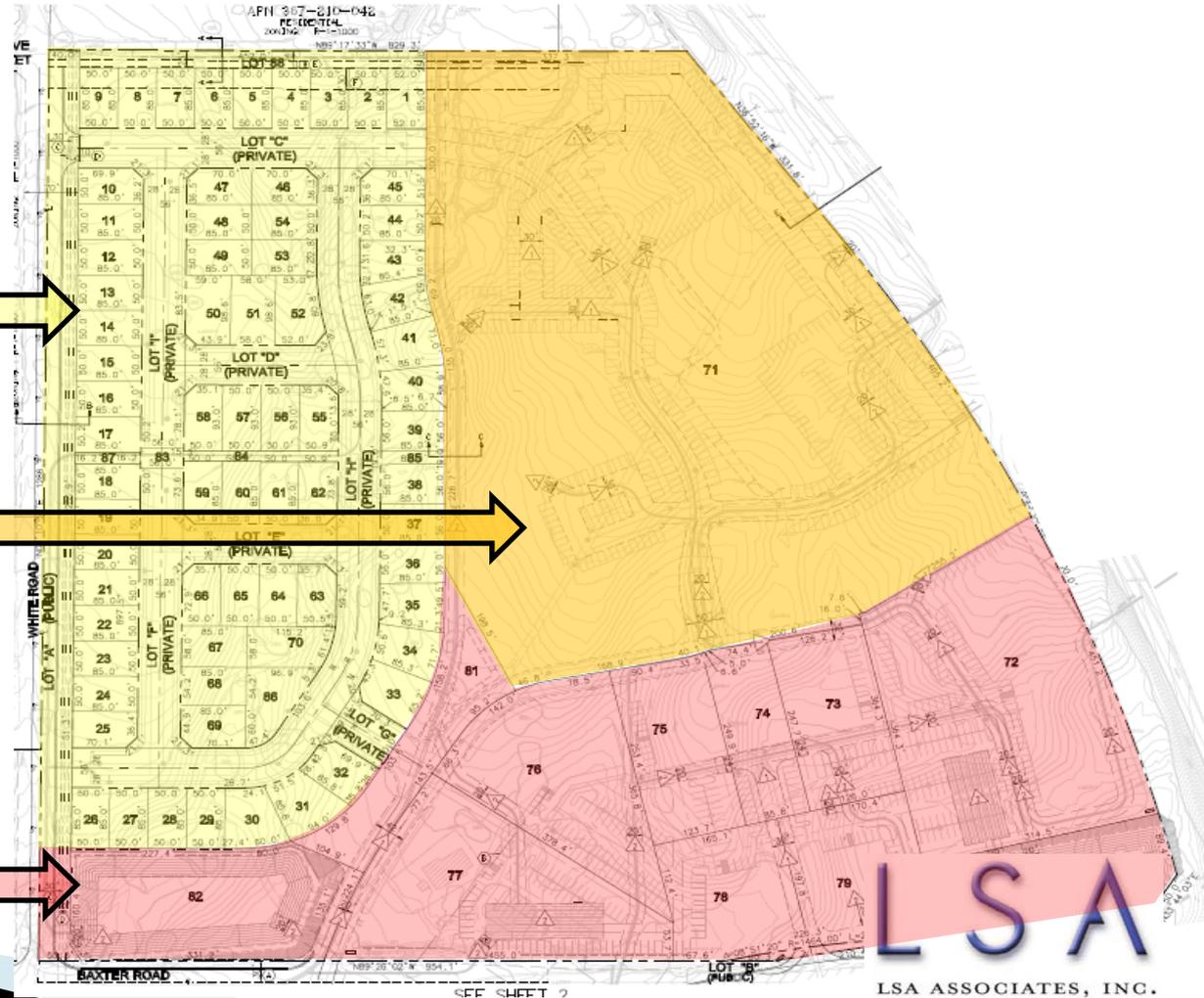
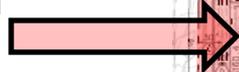
R-4 Planned Residential
70 Single Family Homes



R-3 (General Residential)
204-unit multi-family
apartments



Remains C-P-S
75,000 s.f. retail



Tentative Tract Map 36674

- ▶ Subdivide 35.48 acres site into 88 lots.
 - 70 Single Family lots, minimum 4,500 sq. ft. size
 - 1 lot to accommodate 204-unit multi-family homes
 - 8 lots to accommodate the 75,000 sq. ft. of commercial/retail development
 - 8 lots for easements, drainage basins and paths

TENTATIVE TRACT MAP NO. 36674

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

OWNER / APPLICANT
 STRATA BAYTER, LLC
 4370 LA ALBA VILLAGE DRIVE #100
 SAN DIEGO, CA 92122
 (619) 514-0000 (F)
 (619) 514-0725 (F)

ENGINEER
 RBF CONSULTING
 40810 COUNTY CENTER DRIVE, SUITE 100, TOLLAND, CALIFORNIA
 92580-9002 PHONE: 951.678.8048 FAX: 951.678.1240

ASSESSOR PARCEL NUMBER
 357-180-015, AND 357-180-043

UTILITIES
 WATER: CLAYVILLE VALLEY MUNICIPAL WATER DISTRICT
 WATER: CLAYVILLE VALLEY MUNICIPAL WATER DISTRICT
 ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY
 TELEPHONE: 60 LOCAL TELEPHONE
 CABLE TELEVISION: SOUTHWEST CABLE TELEVISION

GENERAL NOTES

THIRDS BEING COVERED: 897, 00, 00, 00, 00
 NEURAL PLAN: NFR - MIXED USE POLICY AREA
 EXISTING ZONING: C-2 P S
 PROPOSED ZONING: R-4 AND C P S
 EXISTING LAND USE: VACANT LAND
 PROPOSED LAND USE: COMMERCIAL/SENSE FAMILY/PARTMENT
 EXISTING SURROUNDING LAND USE: VACANT AND RESIDENTIAL

TOTAL RESERVE PAVEMENT LOTS: 70
 LOT 71 IS PWR APARTMENT PREMISES
 TOTAL APARTMENT UNITS: 204
 TOTAL COMMERCIAL LOTS: 7

PROJECT AVERAGE: 35.48 ACRES (GROSS)
 12.5 ACRES (NET - SINGLE FAMILY)
 11.3 ACRES (NET - APARTMENTS)
 8.4 ACRES (NET - COMMERCIAL)

PROJECT DENSITY: SINGLE FAMILY 0.11 PER ACRE
 APARTMENTS 18.0 PER ACRE

NEURAL LOT SIZE: 4,230 SF
 SENSE DISTRICT: CLAYVILLE UNIFIED SENSE DISTRICT
 COMMUNITY SERVICE DISTRICT: N/A
 F.E.M.A. PANEL NUMBER: 0305020704

THIS MAP ENCLOSES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DESCRIBED.

PROPERTY IS NOT SUBJECT TO OVERLAY, REGULATION OR PLANNING IN THE COUNTY OF SAN DIEGO (SECTION 205, TOWNSHIP 4 NORTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

ALL STREETS PROPOSED HEREON ARE PRIVATE UNLESS OTHERWISE INDICATED.

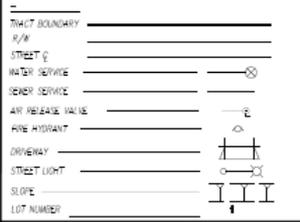
LOTS 17 AND 83 THROUGH 88 INCLUDE ARE TO BE DEDICATED AS OPEN SPACE.

LEGAL DESCRIPTION - APN 367-180-015
 LEVEL 2, THE WEST ONE-HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LEGAL DESCRIPTION - APN 367-180-043
 LEVEL 2, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

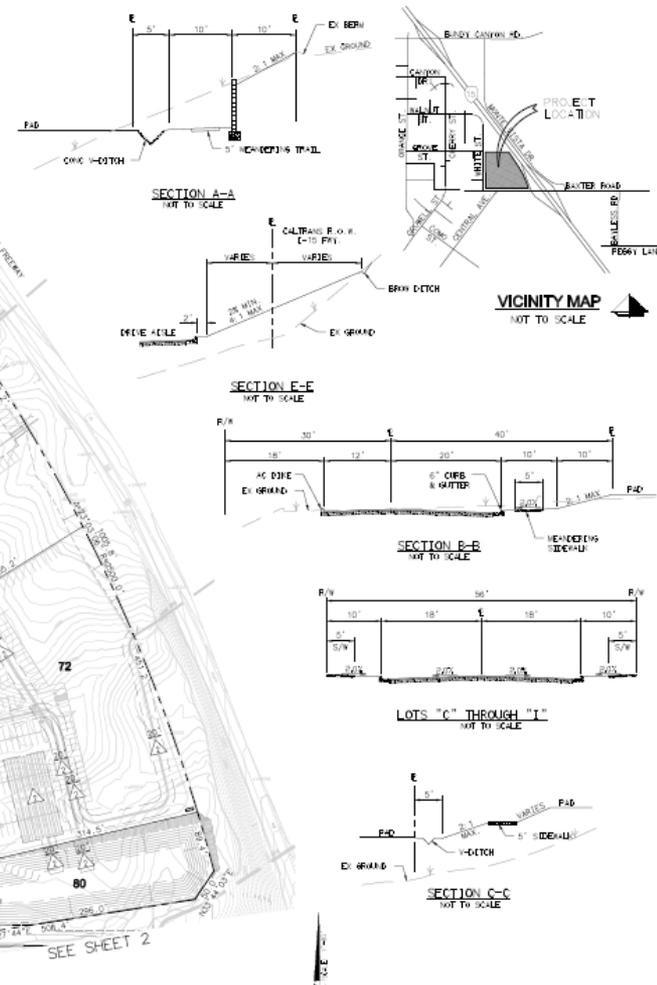
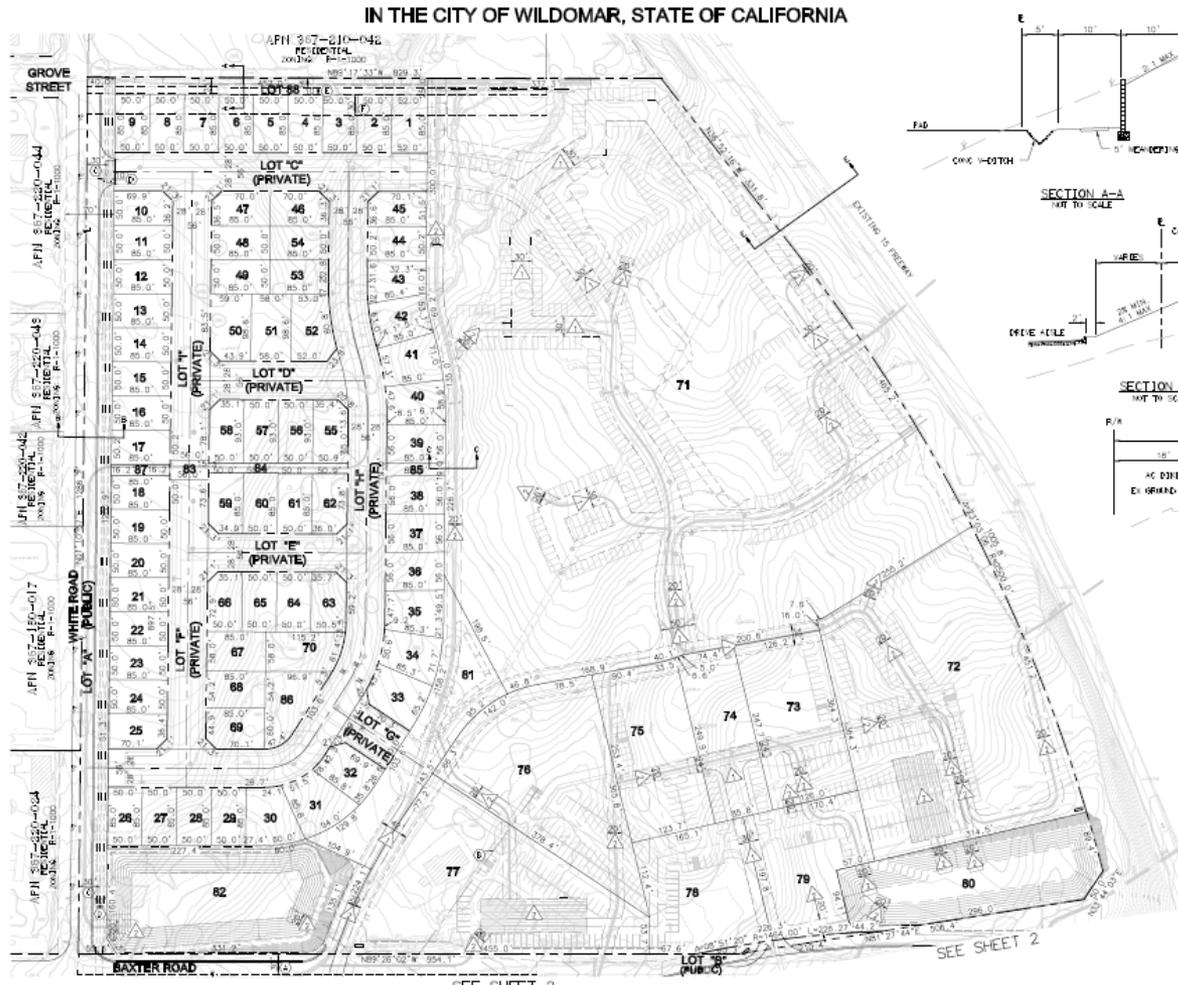
EXCEPT THEREFOR THE SOUTH 30 FEET THEREOF, ALSO EXCEPT THEREFOR THAT PORTION LOT 19, HEREIN TENTATIVELY, ENTIRELY AND WHOLLY OF THE SOUTHWESTERLY, NORTHEASTLY AND NORTHERLY LINES OF PARCEL 2, AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED ON JANUARY 8, 1977 AS INSTRUMENT NO. 151810 OF OFFICIAL RECORD.

SOURCE OF TOPO
 DLA&D AERIAL SERVICES, INC.
 85-404-0203
 PHOTOGRAPH DATED: 1/22/2013



- EXISTING EASEMENT NOTE:**
- (A) AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PRORATED TO THE COUNTY OF CALIFORNIA, RECORDED FEBRUARY 5, 1935 AS INSTRUMENT NO. 1045 OF OFFICIAL RECORD.
 - (B) AN EASEMENT FOR UTILITY PRORATED TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JUNE 21, 1950 AS INSTRUMENT NO. 2873 OF OFFICIAL RECORD, CENTRAL AND S. DIVISION, SOUTH 1/4 LOT 80, RECORDED DOCUMENT NO. 1045 OF OFFICIAL RECORD.
 - (C) AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PRORATED TO THE COUNTY OF CALIFORNIA, RECORDED NOVEMBER 1, 1935 AS INSTRUMENT NO. 1045 OF OFFICIAL RECORD.
 - (D) AN EASEMENT FOR UNDERGROUND ELECTRICAL FACILITY PRORATED TO SOUTHERN CALIFORNIA Edison COMPANY AND TELEPHONE COMPANY OF CALIFORNIA, RECORDED JUNE 1, 1970 AS INSTRUMENT NO. 15178 OF OFFICIAL RECORD.

- EXISTING EASEMENT NOTE (CONT.)**
- (E) AN EASEMENT FOR PUBLIC UTILITY AND EXPRESS PRORATED TO SOUTHERN CALIFORNIA Edison COMPANY, RECORDED SEPTEMBER 18, 1974 AS INSTRUMENT NO. 12578 OF OFFICIAL RECORD.
 - (F) AN EASEMENT FOR EXPRESS, EXPRESS ROAD AND PUBLIC UTILITY PRORATED TO SOUTHERN CALIFORNIA Edison COMPANY, A SALE PURCHASE CONTRACT, COMPLETED FEBRUARY 1, 1974 AS INSTRUMENT NO. 12578 OF OFFICIAL RECORD.
- PROPOSED EASEMENT NOTE:**
- (A) DEDICATED AN EASEMENT FOR ACCESS AND PUBLIC UTILITY TO BE RECEIVED ON THE FINAL MAP.
 - (B) DEDICATED AN EASEMENT FOR STORM DRAIN PRORATED TO BE RECEIVED ON FINAL MAP.



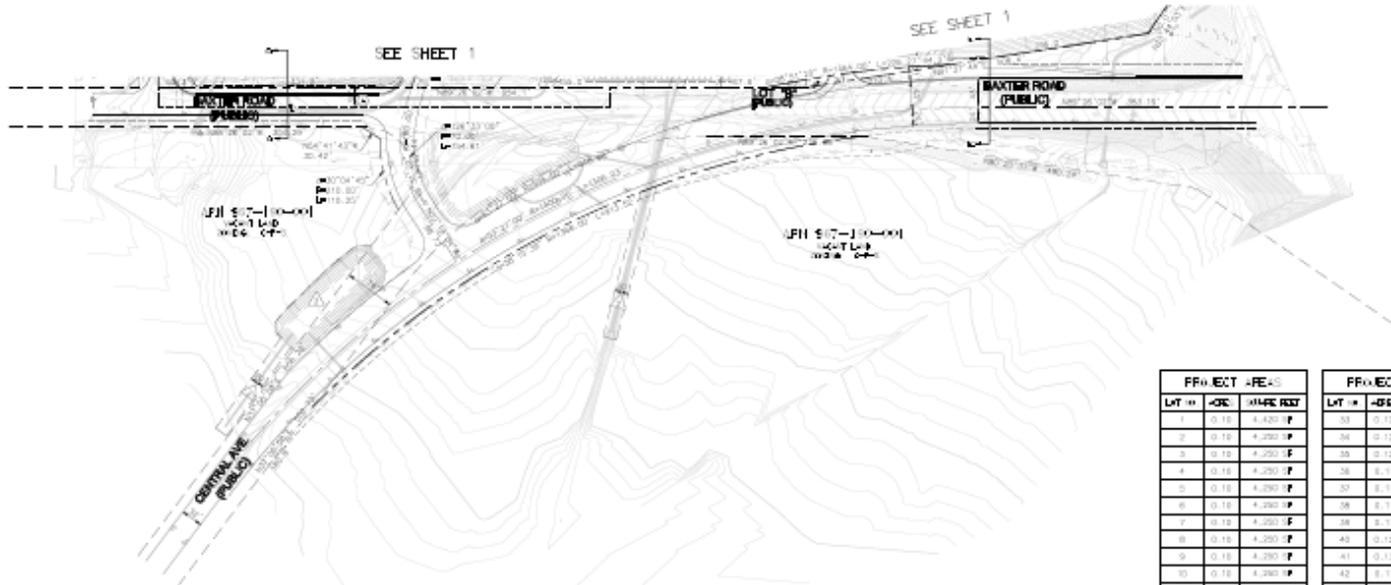
PLANNING APPLICATION NO. 14-0002

DATE	REVISIONS

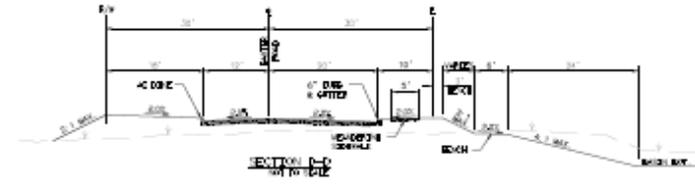
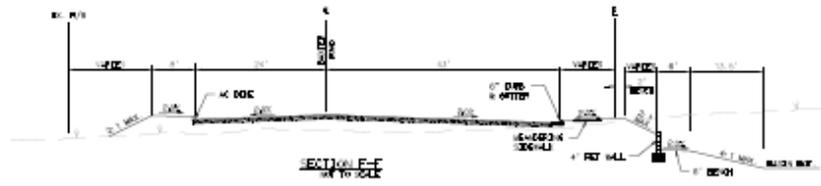
RBF CONSULTING
 A **Parsons** Company

BAXTER VILLAGE

40810 COUNTY CENTER DRIVE, SUITE 100
 TOLLAND, CALIFORNIA 92580-9002
 (951) 678-8048 • FAX (951) 678-1240 • www.rbf.com

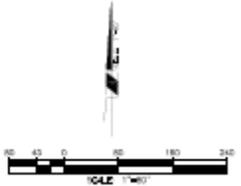


- NOTES:**
- A. SUBJECT PROPERTY IS PART OF THE PUBLIC HIGHWAY AS SHOWN ON THE OFFICIAL RECORD MAP.
 - B. SUBJECT PROPERTY IS PART OF THE PUBLIC HIGHWAY AS SHOWN ON THE OFFICIAL RECORD MAP.
 - C. SUBJECT PROPERTY IS PART OF THE PUBLIC HIGHWAY AS SHOWN ON THE OFFICIAL RECORD MAP.
 - D. SUBJECT PROPERTY IS PART OF THE PUBLIC HIGHWAY AS SHOWN ON THE OFFICIAL RECORD MAP.
 - E. SUBJECT PROPERTY IS PART OF THE PUBLIC HIGHWAY AS SHOWN ON THE OFFICIAL RECORD MAP.
 - F. SUBJECT PROPERTY IS PART OF THE PUBLIC HIGHWAY AS SHOWN ON THE OFFICIAL RECORD MAP.



PROJECT -FE-1			PROJECT -FE-2			PROJECT -FE-3		
LIT #	AGE	MARKED	LIT #	AGE	MARKED	LIT #	AGE	MARKED
1	0-10	4,200 F	33	0-10	4,200 F	65	0-10	4,200 F
2	0-10	4,200 F	34	0-10	4,200 F	66	0-10	4,200 F
3	0-10	4,200 F	35	0-10	4,200 F	67	0-10	4,200 F
4	0-10	4,200 F	36	0-10	4,200 F	68	0-10	4,200 F
5	0-10	4,200 F	37	0-10	4,200 F	69	0-10	4,200 F
6	0-10	4,200 F	38	0-10	4,200 F	70	0-10	4,200 F
7	0-10	4,200 F	39	0-10	4,200 F	71	0-10	4,200 F
8	0-10	4,200 F	40	0-10	4,200 F	72	0-10	4,200 F
9	0-10	4,200 F	41	0-10	4,200 F	73	0-10	4,200 F
10	0-10	4,200 F	42	0-10	4,200 F	74	0-10	4,200 F
11	0-10	4,200 F	43	0-10	4,200 F	75	0-10	4,200 F
12	0-10	4,200 F	44	0-10	4,200 F	76	0-10	4,200 F
13	0-10	4,200 F	45	0-10	4,200 F	77	0-10	4,200 F
14	0-10	4,200 F	46	0-10	4,200 F	78	0-10	4,200 F
15	0-10	4,200 F	47	0-10	4,200 F	79	0-10	4,200 F
16	0-10	4,200 F	48	0-10	4,200 F	80	0-10	4,200 F
17	0-10	4,200 F	49	0-10	4,200 F	81	0-10	4,200 F
18	0-10	4,200 F	50	0-10	4,200 F	82	0-10	4,200 F
19	0-10	4,200 F	51	0-10	4,200 F	83	0-10	4,200 F
20	0-10	4,200 F	52	0-10	4,200 F	84	0-10	4,200 F
21	0-10	4,200 F	53	0-10	4,200 F	85	0-10	4,200 F
22	0-10	4,200 F	54	0-10	4,200 F	86	0-10	4,200 F
23	0-10	4,200 F	55	0-10	4,200 F	87	0-10	4,200 F
24	0-10	4,200 F	56	0-10	4,200 F	88	0-10	4,200 F
25	0-10	4,200 F	57	0-10	4,200 F	89	0-10	4,200 F
26	0-10	4,200 F	58	0-10	4,200 F	90	0-10	4,200 F
27	0-10	4,200 F	59	0-10	4,200 F	91	0-10	4,200 F
28	0-10	4,200 F	60	0-10	4,200 F	92	0-10	4,200 F
29	0-10	4,200 F	61	0-10	4,200 F	93	0-10	4,200 F
30	0-10	4,200 F	62	0-10	4,200 F	94	0-10	4,200 F
31	0-10	4,200 F	63	0-10	4,200 F	95	0-10	4,200 F
32	0-10	4,200 F	64	0-10	4,200 F	96	0-10	4,200 F

- PROVIDER LIST:**
- ▲ CONVEYANCE - RECORDING - 100%
 - ▲ ENGINEERING - RECORDING - 100%



PLANNING APPLICATION NO. 16-0002

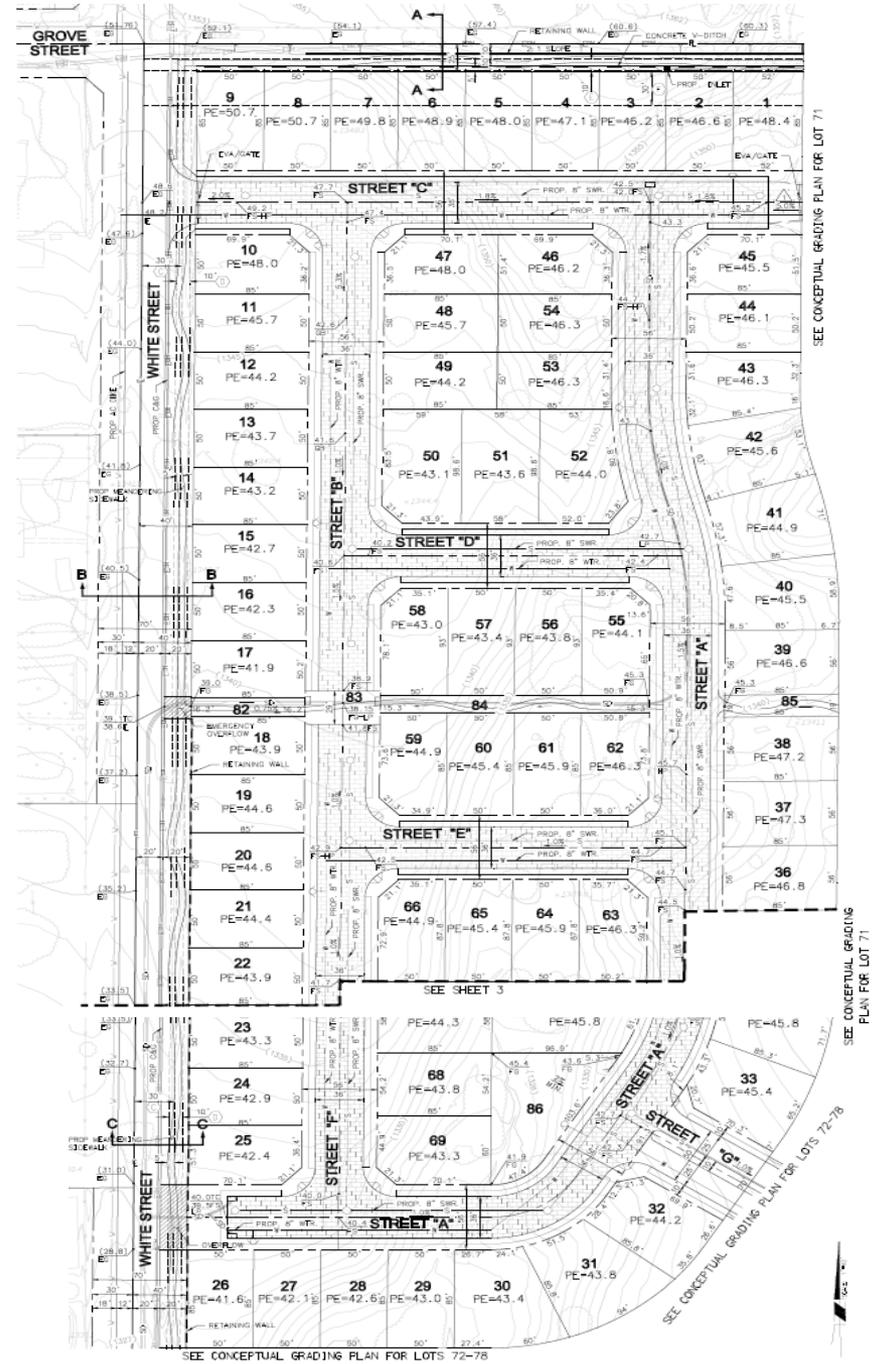
NO.	REVISIONS

RBF CONSULTING

BAXTER VILLAGE

450 COUNTY CIRCLE, SUITE 100
 TOWNSHIP, WISCONSIN 53090
 TELEPHONE: 262.333.3333
 FAX: 262.333.3333

Single Family Homes



Multi-Family Apartments



Plot Plan

- ▶ Single family residential dwelling units
 - site plans (house plotting, setbacks, etc.)
 - model home plans (if models proposed),
 - floor plans architectural elevations, landscape plans and a wall/fence plans.
 - ▶ Multi-Family Apartment
 - site development improvements (i.e., parking, landscaping, etc.).
 - ▶ Commercial/Retail
 - site development improvements (i.e., buildings, parking, landscaping, etc.).
- 

Proposed Site Plan

Baxter Village

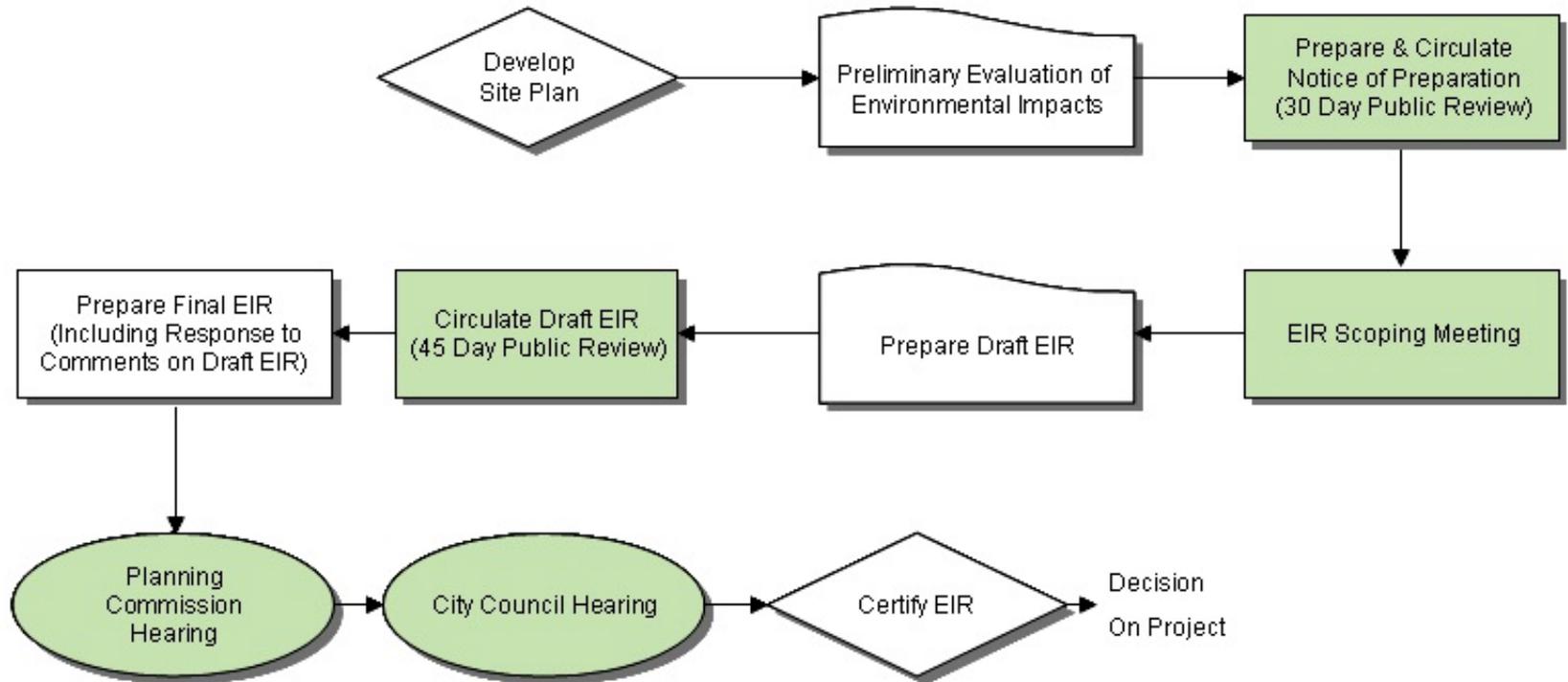
75,000 square feet of
commercial retail use
204 apartment units
70 single family
homes



Calif. Env. Quality Act (CEQA)

- ▶ Provide objective info to public and decision-makers on impacts of project
- ▶ Identify impacts, mitigation, and alternatives for significant impacts
- ▶ Provide transparency for decision-making process of land development projects

CEQA Process



— Opportunities For Public Input

Environmental Impact Report

- ▶ The City will prepare an Environmental Impact Report (EIR) for the project to comply with the California Environmental Quality Act (CEQA)
 - ▶ An EIR begins with a Notice of Preparation, that was released on December 15, 2014.
 - ▶ Tonight's meeting is an opportunity for the general public to provide comments on the scope of the EIR
- 

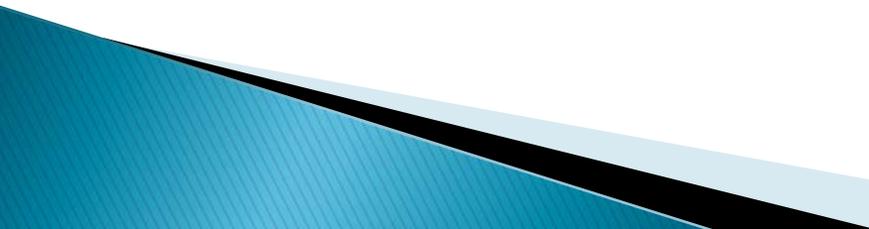
Environmental Impact Report

Issues to be evaluated in the EIR include:

- Aesthetics
- Agricultural Resources
- Air Quality/Greenhouse Gases
- Biological Resources
- Cultural / Historic Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology & Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Services and Utilities

The EIR will incorporate comments received during public review of the NOP and this Scoping Meeting.

Range of Impact Findings

- ▶ No Impact
 - ▶ Less than Significant Impact – impacts are less than a threshold
 - ▶ Less than Significant with Mitigation – impacts can be reduced below a threshold by doing certain things (mitigation measures)
 - ▶ Significant and Unavoidable – impacts cannot be reduced below a threshold even with mitigation measures – or the impacts are outside of the City’s ability to mitigate
- 

CEQA EIR Process Overview

- ▶ Prepare Project Description November 2014
 - ▶ 30– day Notice of Preparation December 15, 2014–
January 19, 2015
 - ▶ Public Scoping Meeting January 12, 2015
 - ▶ Prepare Draft EIR February – March
 - ▶ 45–day Draft EIR Public Review April – May
 - ▶ Prepare Final EIR (Responses, Findings, etc.) June – July
 - ▶ Public Hearings/Action on Project Fall 2015
- 

What should be included in the EIR?

As Wildomar residents familiar with the area, we need your input!

- Impacts or environmental conditions that might not be obvious to the consulting team?
 - Local solutions already in place?
 - Alternatives that would address an impact?
 - What should be done with the Brown House?
- 

The Brown House



Next Steps...

- Comments must be submitted by January 19, 2015
- All comments will be considered in the DEIR
- Agencies and Public will also have opportunity to comment on Draft EIR when distributed for public review
- Comments or Questions can be submitted on the forms provided, sent in a letter, or emailed to:

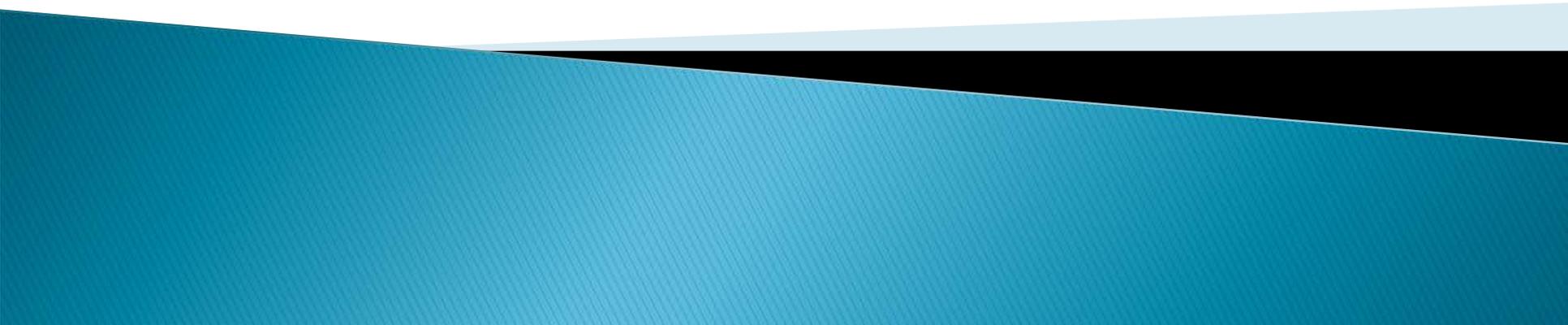
Matthew C. Bassi, Planning Director
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
951-677-7751, X 213
mbassi@cityofwildomar.org

**City of Wildomar
Baxter Village Mixed-Use Project
Environmental Impact Report**

SCH#2014121047

**Public Scoping Meeting
January 12, 2015**

Thank you for attending!



**CITY OF WILDOMAR
BAXTER VILLAGE MIXED-USE PROJECT EIR
PUBLIC SCOPING MEETING**

**JANUARY 12, 2015 6:00 PM
WILDOMAR CITY HALL**

SIGN-IN SHEET

<u>Name</u>	<u>Address</u>	<u>Contact* (optional)</u>
KEN MAYES	Wildomar EA	951 316 2449
Sharon Heil		909-229-4155
ROBERT TANG		714 932 8689
Stephanie Tang	1640 Sweetshade Cir Orange, CA 92869	714-408-0589
Kathy Bundy	PO Box 416 Wildomar	951-218-3755
Bobby Swan		951 823 2165
Michelle Swan		951-756 3100
Paul + Alex Belisle	22380 Baxter Rd	0
Jeff Rosen	34570 Mark Visk Drive	909-262-5970
Paul + Yolanda HAYS	34841 Glory Ln	951 295-8587
James + Edythe Tucker	34709 White St	951 674-4549
Kristan + John Lloyd	23164 Cannery Rd Wildomar CA 92595	951-265-3820
Richard Heil		909-229-4155
Antonio + Anita Avila		951 255-3494

* Telephone number and/or email address

**CITY OF WILDOMAR
BAXTER VILLAGE MIXED-USE PROJECT EIR
PUBLIC SCOPING MEETING**

**JANUARY 12, 2015 6:00 PM
WILDOMAR CITY HALL**

The purpose of this meeting is NOT to evaluate the merits of the proposed project but rather to assure that all potential environmental issues are properly addressed in the EIR. Public hearings on this project will take place at a future date that will be publicly noticed.

Potential EIR Issues:

Land Use Planning
Aesthetics
Noise
Public Services
Greenhouse Gas Emissions
Hydrology/Water Quality

Biological Resources
Mineral Resources
Hazards/Haz. Materials
Air Quality
Utilities
Cumulative Impacts

Population/Housing
Cultural Resources
Agricultural Resources
Geology and Soils
Traffic/Transportation
Alternatives to the Project

Is there any information you can provide regarding existing environmental conditions in the project area?

MISSING DRAINAGE FEATURE IN PRAIRIE RD
Improperly designed drain some
Reduction in amount of UNITS VS HOUSING ELEMENT

What are your concerns regarding environmental impacts of the proposed project?

DRAINAGE TRANSPORTATION CIRCULATION
WALKABILITY PUBLIC TRANSPORTATION

Other comments:

WOULD LIKE TO SEE VERTICAL MUPD
BROWN HOUSE NEEDS TO BE GIVEN TIME LIMIT
TO COMPLETE OR REMOVE

** You may attach additional sheets if necessary and submit tonight or in person, via mail, or email right away to:

Matthew C. Bassi, Planning Director, City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595

Phone: (951) 677-7751 (ext. 213) Email: mbassi@cityofwildomar.org

(For administrative record purposes only)

Commenter Name (Agency): KENNY MAYES

Address: WILDOMAR CA

KENNY@COASTNET.COM

KEN MAYES
951 316 2449

KENNY@CORSTINET.COM

BAXTER VILLAGE

THOUGHTS

Current height restriction is 3 floors or 35 feet. Maybe this should be modified for certain parts of town to allow vertical MUPA.

The Project includes approximately 75,000 square feet of commercial retail buildings on 8.4 acres of the site.

THIS IS A HORIZONTAL MUPA THEREFORE THE COMMERCIAL RETAIL WHILE GRADED MAY NEVER BE BUILT. CHANGING TO A VERTICAL MUPA WOULD HAVE THE RETAIL BUILT BELOW APARTMENTS MAKING IT NECESSARY TO LEASE THE RETAIL IN ORDER TO KEEP RESIDENTS HAPPY. THIS WOULD ALSO PROVIDE NEEDED REVENUE TO THE CITY WILL MAKING THIS A TRULY WALKABLE NEIGHBORHOOD.

THIS WOULD ALSO ALLOW FOR MORE UNITS TO BE BUILT ALSO NEED AFFORDABLE DESK SIZE OFFICE SPACE WITH SUPPORT SERVICES; copy machine, conference room, receptionist, etc. SMALL INDUSTRIAL UNITS BUILT FOR LIGHT ASSEMBLY AND DISTRIBUTION.

204 multi-family apartments on 11.3 acres of the site, equals 19 per acre which is below current allowance for this MUPA

UNFORTUNATELY THIS INCLUDES LARGE AMOUNTS OF IMPERMEABLE ACREAGE DEDICATED TO PARKING.

UNDERGROUND OR UNDER UNIT PARKING WOULD ALLOW FOR MORE UNITS IN THE SAME SPACE OR MORE OPEN SPACE.

SECURED PARKING FOR NON-MOTORIZED TRANSPORTATION IS NEEDED.

70 single family homes on 12.5 acres of the site equals 5.6 units per acre far below what is necessary to keep Housing Element current.

AS THESE ARE TWO STORY HOMES WITH A MINIMUM AMOUNT OF PARKING SPACES IT IS IMPERATIVE THAT RTA BE BROUGHT INTO THE PROCESS IN ORDER PROVIDE TRANSPORTATION OPTIONS.

The dilapidated residential structure that does not have an official state or local historical landmark designation or a historically significant designation.

THIS STRUCTURE NEEDS TO BE REMOVED AS IT WILL REMAIN AN EYESORE FOR MANY YEARS TO COME. THE HISTORICAL SOCIETY EXIST IN NAME ONLY, IT HAS VIRTUALLY NO MEMBERSHIP AND CONDUCTS NO RELEVANT FUND RAISERS TO RENOVATE THIS DISASTER.

APNs 367-180-015 and 367-180-043 IN THE MOST RECENTLY APPROVED HOUSING ELEMENT UPDATE WAS DESIGNATED TO CONTAIN 175 UNIT PLUS 145 UNITS TOTALING 320 UNITS, THIS DEVELOPMENT WILL BUILD ONLY 274 UNITS. A PORTION OF THIS HOUSING IS SUPPOSED TO BE AFFORDABLE TO LOWER-

INCOME HOUSEHOLDS. THE HOUSING ELEMENT UPDATE SHOWS A LACK OF 1,400 HOUSING UNITS IN THE EXTREMELY LOW, VERY LOW-INCOME, AND LOW INCOME RANGE.

204 multi-family apartments on 11.3 acres of the site, and 70 single family homes on 12.5 acres
THIS TOTALS ONLY 274 UNITS

Page 4

7. Create a walkable community that provides convenient non-vehicular access from the residential areas to the commercial center.

Without an assurance that the commercial portion is to be built there is no guarantee this will become a walkable neighborhood. The lack of public transportation and sidewalks prevents access to the current public transportation located at Central Street and Palomar Street, 13 minutes away walking. The cities recent approval of a narrowed Monte Vista along with a lack of sidewalks makes accessing the future Walmart to be located at Bundy Canyon Rd and Monte Vista Drive 1.7 miles distance or 35 minutes walking unfavorable.

Secondary entry as a right only will only work if a raised island is planned for Baxter Road.

Bicycle Parking should be of a covered lockable single vehicle unit assigned to each resident.

Multi Use Trail along White Street will be ? Complete

What is an EVA

Will project be served by Reclaimed Water

Will enough room be left for a full clover leaf at freeway.

Will traffic lights be installed, when ?

Kent Norton
 Kathryn Best
 Mark Torgue
 Matt Goussis

Public Comments

People in Attendance - ²¹ 18-20

- Eric Hudline - proposed site in Sept.
- Brown House on site - 9 yrs.
- * Mtg. w/ Bob & George C. - March 2013 - outreach for comm. mtg.
- u: Brown House! - 2nd comm. mtg. in April 2013?
- App. submitted in Dec. 2013

EIR Consultant - Kathryn Best presentation

Pub. Comments -

* Need separate mtg. w/ Hist. Society to discuss the Brown House issue*

- 1) George Camber - Pres. Hist. Society
 - preserve Brown House - hist/cult. significance
 - 2006 addressed this w/ older prop.
 - 130 yr. old home
- 2) Sharon Heil - Sec. to H.S.
 - preserve Brown House
 - H.S. fund raising opportunities for Brown House
 - ↳ Kuster Lloyd overnight
 - Museum @ Brown
- 3) Ken Hayes -
 - Housing Element units need to be considered - 322 units
 - ~~Access~~ Bus stop next to close
 - vertical mixed-use concept design better
 - time limit on Brown House
- 4) Robert Powers - prop. owner
 - Precising units
 - 3 story apartments - buffering issues
- 5) Joseph Morbits -
 - Brown House support (leas issue)
 - Progress + egress/access issues
 - Retail site - wants more retail

* fencing needs to go back up

- 6) Edith Tucker - neighbor on White Ave.
 - traffic on dirt road
- 7) Betty Szymon - resident
 - who is responsible for Bronx House
- 8) Vicki Zong - Treasurer of Hist. Soc.
 - needs to be preserved
 - worth it saved in site
 - fixed up & used by Hist. Soc.

• worth hist. site efforts
- 9) Kristen Layld - Hist. Soc. Rep
 - Local Importance
- 10) Kaddy Bundy -
 - street location of location
 - trail on site
- 11) Paul Hayes -
 - why you resident
 - drainage & White St. improvement
- 12)

City of Wildomar Scoping Meeting 1/13/15

- Brown House has been on property 29 yrs

- George Kembero: President of Historic Society

- preserve Brown House, no mechanism to trigger preservation, was given 50,000 to move the house, historic society to maintain and ~~insure~~^{insure} house, not dilapidated just need repair important pioneering family

- Sharon Heil

- Secretary of Society, funding^{raising} for Brown House, volunteers "last of our history" Museum at the Brown House

- Ken
property configured to be short in units? @ .25 mile from bus stop no side walk, vertical mupa, brown house should be given a time limit

- Robert Powers, own property north, how we're going to address drainage, holding tanks reservoirs, 3 story apts next to his house

- Joseph Morabito, keep silo, maybe not whole house, ingress + egress back up on boxter at main entrance, traffic, more commercial less residential, putting fences back up to keep out dirt bikes.

Get Wildomar Historical Book

- Edith Tucker: lives on white street, what are we going to do about ~~the~~ traffic on white street
- who is responsible for the Brown House
- Vikki Long: Treasurer, want Brown House to stay on-site, lots of artifacts to go in house, keep wildomar history, contractor wants to put the house back together, has some data
- Kristine: going to give report, meets criteria b.
 - Browns built infrastructure
- Vikki: has historical documents, society does own house
- Cathy Bundy: Will street be called Baxter ~~or~~ or Central, will there be a stop sign, trail what type and does it connect all around
- Paul Hayes: west of white street, will there be curb and gutter, take on his property

ask mark
for history book

PUBLIC COMMENTS CARD

1



When your name is called, please step to the podium and state your name and address for the record. Comments are limited to a maximum of three minutes per person.

SUBJECT: Baxter Village

_____ Agenda Item Number _____ In Favor
_____ Not on the Agenda _____ In Opposition

Name: George Cambers

Representating: Wildomar, Historical Society

Address: 21584 Grand ave

City: Wildomar Phone (Optional): 951-285-9789

Email (Optional): 1WS-1incgeorge@hotmail.com

PUBLIC COMMENTS CARD



When your name is called, please step to the podium and state your name and address for the record. Comments are limited to a maximum of three minutes per person.

SUBJECT: Public Scoping Mtg

_____ Agenda Item Number _____ In Favor
_____ Not on the Agenda _____ In Opposition

Name: Kristan Lloyd

Representating: WHS

Address: 23164 Cannery Rd

City: Wildomar Phone (Optional): _____

Email (Optional): _____

PUBLIC COMMENTS CARD

2

When your name is called, please step to the podium and state your name and address for the record. Comments are limited to a maximum of three minutes per person.

SUBJECT: Baxter Village

Agenda Item Number _____ In Favor
Not on the Agenda _____ In Opposition _____

Speak after George Combero

Name: Sharon Heul

Representating: _____

Address: _____

City: _____ Phone (Optional): 909-229-4155

Email (Optional): _____

PUBLIC COMMENTS CARD

5

When your name is called, please step to the podium and state your name and address for the record. Comments are limited to a maximum of three minutes per person.

SUBJECT: Baxter Village

Agenda Item Number _____ In Favor _____
Not on the Agenda _____ In Opposition _____

Name: Joseph Morabito

Representating: _____

Address: _____

City: _____ Phone (Optional): _____

Email (Optional): _____



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



January 12, 2015

Mr. Matthew Bassi
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Subject: Notice of Preparation of a Draft Environmental Report
Baxter Village Mixed-Use Project (Planning Application No. 14-0002)
State Clearinghouse No. 2014121047

Dear Mr. Bassi:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Baxter Village Mixed-Use Project (Planning Application No. 14-0002) (Project) [State Clearinghouse No. 2014121047]. The Department is responding to the NOP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

Project Description

The Project is located within the City of Wildomar, County of Riverside; within two Assessor's Parcel Numbers (APNs) 367-180-015 and 367-180-043. The 35 acre property is bound by Interstate 15 to the east, Baxter Road to the south, White Street to the west, and Grove Street to the north. The City of Wildomar proposes to change the zoning designation for 25 acres from the current zoning of C-P-S (Scenic Highway Commercial) to R-4 (Planned Residential Zone) to accommodate the proposed 12.5 net acre 70 lot single family development and to R-3 (General Residential) to accommodate the 11.3 net acre 204-unit multi-family apartment development project. A tentative tract map is proposed to subdivide the 35 acre project site into 85 lots. 70 lots will comprise the Single Family development portion including: site plan information, a model home to complex plans, floor plans architectural elevations, landscape plans and a wall/fence plan; with a minimum 4,500 sq. ft. lot size.

Biological Resources and Impacts

The CEQA document should contain sufficient, specific, and current biological information on the existing habitat and species at the Project site; measures to minimize and avoid sensitive biological resources; and mitigation measures to offset the loss of native flora and fauna and State waters. The CEQA document should not defer impact analysis and mitigation measures to future regulatory discretionary actions, such as a Lake or Streambed Alteration Agreement.

If state or federal endangered or threatened species have the potential to occur on the Project site, species specific surveys should be conducted using methods approved by the Department or assume the presence of the species throughout the project site. Based on review of the Department's California Natural Diversity Database (CNDDDB) and knowledge of species occurrences within the general vicinity of the Project site, the following state or federally endangered, threatened, or candidate species have the potential to occur on or near the Project site: Stephens' kangaroo rat (*Dipodomys stephensi*), quino checkerspot butterfly (*Euphydryas editha quino*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), coastal California gnatcatcher (*Polioptila californica californica*), Riverside fairy shrimp (*Streptocephalus wootoni*), and least Bell's vireo (*Vireo bellii pusillus*).

The CEQA document should include *recent* survey data (CEQA Guidelines Section 15125(a)). The CEQA document should also address species of special concern and federal critical habitat. To assist with review, an accompanying map showing the areas of impact should be included in the subsequent CEQA document. Additional maps detailing the location of endangered, threatened, or species of special concern should also be included in the subsequent CEQA document.

Nesting Birds and Migratory Bird Treaty Act, including Burrowing Owl

Please note it is the Lead Agency's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 et seq.). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) stipulate the following: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Natural Community Conservation Program (NCCP) and California Endangered Species Act (CESA)

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the CESA, and administers the Natural Community Conservation Plan Program (NCCP Program). Within the Inland Deserts Region, the Department issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) per Section 2800, *et seq.*, of the California Fish and Game Code on June 22, 2004. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the MSHCP as a result of this Project is necessary to address CEQA requirements. To obtain additional information regarding the MSHCP please go to: <http://rctlma.org/epd/WR-MSHCP>.

The proposed Project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with the MSHCP and its associated Implementing Agreement. The City of Wildomar is the Lead Agency and is signatory to the Implementing Agreement of the MSHCP. The Project is located in the Elsinore Plan Area. The following MSHCP policies and procedures will apply to this project: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP Section 6.1.2), and Additional Survey Needs and procedures for Burrowing Owl (MSHCP section 6.3.2).

The Department recommends that the City of Wildomar conduct appropriate avian surveys for all bird species that have the potential to be impacted by project activities including the coastal California gnatcatcher (*Polioptila californica californica*) and least Bell's vireo (*Vireo bellii pusillus*) which have both been found to occur within one mile of the project site. The Department recommends that the DEIR include specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DIER, the Department recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

Lake and Streambed Alteration Program

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1602 of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration (LSA) Agreement is required. The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the environmental document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <http://www.dfg.ca.gov/habcon/1600/forms.html>.

The Department has observed that several biological consulting companies in the area are incorrectly referencing California Code of Regulations (CCR) Title 14, section 1.72 in reference to the Department's jurisdiction under section 1600 *et seq.* of the Fish and Game Code. Please note that CCR Title 14, section 1.72 *does not* pertain to the Department's jurisdiction as embodied in California Fish and Game Code (FGC) section 1600 *et seq.*, and *is not* the definition of a stream used by the Department. The section 1.72 definition was developed to address a specific sport fish issue that came before the Fish and Game Commission.

Rather than limiting Department jurisdiction to fish-bearing streams alone, FGC Chapter 6, Fish and Wildlife Protection and Conservation, Section 1600 *et seq.* was enacted to provide for the conservation of fish and wildlife resources associated with stream ecosystems. The FGC further defines fish and wildlife to include: all wild animals, birds, plants, fish, amphibians, invertebrates, reptiles, and related ecological communities, including the habitat upon which they depend for continued viability (FGC Division 5, Chapter 1, section 45, and Division 2, Chapter 1, section 711.2(a), respectively). Fish means wild fish, mollusks, crustaceans, invertebrates, or amphibians, including any part, spawn or ova thereof (FGC, Division 5, Chapter 1, section 45).

For the purposes of implementing sections 1601 and 1603 of the FGC, California Code of Regulations Title 14, section 720 requires submission to the Department of general plans sufficient to indicate the nature of a project for construction by or on behalf of any person, government agency, state or local, and any public utility, of any project which will divert, obstruct or change the natural flow or bed of any river, stream or lake designated by the Department, or will use material from the streambeds designated by the Department, all rivers, streams, lakes, and streambeds in the State of California, including all rivers, streams and streambeds which may have intermittent flows of water, are hereby designated for such purpose.

Division 2, Chapter 5, Article 6, Section 1600 *et seq.* of the California Fish and Game Code does not limit jurisdiction to areas defined by specific flow events, seasonal changes in water flow, or presence or absence of specific vegetation types or communities. By long practice, the Department defines a stream as “a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic hydrologic regime, and where the width of its course can reasonably be identified by physical or biological indicators.” The “*historic hydrologic regime*” is defined in practice by the Department as circa 1800 to the present. Thus, a channel is not defined by a specific flow event, nor by the path of surface water as this path might vary seasonally. Rather, it is the Department’s practice to define the channel based on the topography or elevations of land that confine the water to a definite course when the waters of a creek rise to their highest point. To define jurisdictional boundaries otherwise would result in a morass of jurisdictional boundaries that differed from stream to stream, changed with variations in channel morphology along the same stream, or that shifted seasonally on any given stream along with seasonal changes in flow.

The Department's website has information regarding dryland streams in "A review of Stream Processes and Forms in Dryland Watersheds," available at this location:
<http://www.dfg.ca.gov/habcon/1600/1600resources.html>.

Additional information can also be found in “Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants, With the MESA Field Guide - Final Project Report” available here:
<http://www.energy.ca.gov/2014publications/CEC-500-2014-013/index.html>

Based on a review of aerial photography, the site appears to contain areas subject to Fish and Game Code section 1600 *et seq.* jurisdiction. If the project proposes activities and/or impacts to these areas, a Notification of Lake or Streambed Alteration will be required for this project. Please note the Department’s criteria for determining the presence of areas subject to Fish and Game Code section 1600 *et seq.* jurisdiction is more comprehensive than the MSHCP criteria in Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools).

The following information will be required for the processing of a Notification of Lake or Streambed Alteration and the Department recommends incorporating this information into the CEQA document to avoid subsequent documentation and project delays. Please note that failure to include this analysis in the project’s environmental document could preclude the Department from relying on the Lead Agency’s analysis to issue an LSA Agreement without the Department first conducting its own, separate Lead Agency subsequent or supplemental analysis for the project:

- 1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);

- 2) Discussion of avoidance and minimization measures to reduce project impacts; and,
- 3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. Please refer to section 15370 of the CEQA Guidelines for the definition of mitigation.

Cumulative Impacts

The Project is proposed in a densely populated region of southern California. The regional scarcity of biological resources may increase the cumulative significance of Project activities. Cumulative effects analysis should be developed as described under CEQA Guidelines Section 15130. Please include all potential direct and indirect project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis.

Alternatives Analysis

The CEQA document should analyze a range of fully considered and evaluated alternatives to the Project (CEQA Guidelines Section 15126.6). The analysis should include a range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources. The Department considers Rare Natural Communities as threatened habitats, having both local and regional significance. Thus, these communities should be fully avoided and otherwise protected from Project-related impacts. The CEQA document should include an evaluation of specific alternative locations with lower resource sensitivity where appropriate. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat should be addressed.

Please note that the Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

Department Recommendations

In summary, the Department recommends that the City of Wildomar address the following in the DEIR:

1. The CEQA document should quantify impacts to habitats and species as per the informational requirements of CEQA. An accompanying map showing the areas of impact should also be included.

2. The CEQA document should include *recent* biological surveys for fauna and flora (CEQA Guidelines Section 15125(a)). The Department recommends that the Lead Agency contact the Department's California Natural Diversity Database (CNDDDB) in Sacramento, (916) 327-5960, to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the California Fish and Game Code. Please note that the Department's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. The Department recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site. If state or federal threatened or endangered species may occur within the project area, species specific surveys, conducted at the appropriate time of year and time of day, should be included with the CEQA document. Acceptable species specific surveys have been developed by the Department, and by the U.S. Fish and Wildlife Service, and are accessible through each agencies websites. Assessments for rare plants and rare plant natural communities should follow the Department's 2009 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. If the Department's 2009 guidelines were not used, surveys conducted after the issuance of the 2009 guidance should be updated following the 2009 guidelines. The guidance document is available here: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/protocols_for_surveying_and_evaluating_impacts.pdf
3. The CEQA document should provide an analysis of habitat conservation plans and natural community conservation plans, including the MSHCP. The CEQA document should include a discussion of how the project will affect reserve assembly; how the Project will affect the goals and objectives of the NCCP; the applicable policies and procedures that pertain to the Project; a discussion of survey requirements; and a list of proposed mitigation measures pursuant to the NCCP. A copy of any documents discussing the Project's consistency with the NCCP (e.g., Joint Project Review, and Determination of Biologically Equivalent or Superior Preservation) should be included with the CEQA document.
4. The analysis in the CEQA document should satisfy the requirements of the Department's Lake and Streambed Alteration Program and CESA (if deemed necessary).
5. The CEQA document should provide a thorough analysis of direct, indirect, and cumulative impacts and identify specific measures to offset such impacts.
6. The CEQA document should analyze a range of fully considered and evaluated alternatives to the Project (CEQA Guidelines Section 15126.6).

Notice of Preparation of a Draft Environmental Impact Report
Baxter Village Mixed-Use Project (Planning Application No. 14-0002)
SCH No. 2014121047
Page 8 of 8

The Department appreciates the opportunity to comment on the NOP and proposed DEIR for the Baxter Village Mixed-Use Project and recommends that the City of Wildomar address the Department's comments and concerns in the forthcoming DEIR. If you should have any questions pertaining to these comments, please contact Joanna Gibson at (909) 987-7449 or at Joanna.gibson@wildlife.ca.gov.

Sincerely,


Leslie MacNair (F02)
Acting Regional Manager

cc: State Clearinghouse, Sacramento



Baxter Village Mixed-Use Project (Planning Application No. 14-0002) Environmental Impact Report (EIR)

City	Cross Street	Document Type	Description	Date Received
Wildomar	Northwest Corner of Baxter Road and the I-15 Freeway	Notice of Preparation	<p>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 sq. ft. 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 proposed project includes the following applications: 1. Change of Zone (CZ): A proposal to change the zoning designation for 25 acres of the 35-acre site from the current zoning of C-P-S (Scenic Highway Commercial) to R-4 (Planned Residential Zone) to accommodate the proposed 70 lot single family development and to R-3 (General Residential) to accommodate the 204-unit multi-family apartment development project. The Commercial Retail development already has the C-P-S zoning so no change is needed. 2. Tentative Tract Map (TTM 36674): A tentative tract map to subdivide the 35 acre project site into 85 lots. 70 lots will comprise the Single Family development portion, with a minimum 4,500 sq. ft. lot size. The Multi-Family development portion will have 1 lot to accommodate the 204-unit multi-family development. the commercial development portion includes seven lots to accommodate the 75,000 sq. ft. of commercial/retail development project. 3. Plot Plan (PP): There are 3 plot plans for the 35 acre project site consisting of the following: -Single Family development portion - A final site plan of development for the 70 single family residential dwelling unit portion to include, but not limited to the following: site plan information (with house plotting, setbacks, etc.), a model home to complex plans (if model homes are being proposed), floor plans architectural elevations, landscape plans and a wall/fence plans. -Multi-Family development portion - The subarea consists of a 204-unit multi-family apartment project and related site development improvements (i.e., parking, landscaping, etc.). Commercial/Retail development portion - this subarea includes approx. 75,000 sq. ft. of commercial/retail space and related site development improvements (i.e., parking, landscaping, etc.).</p>	12/12/2014



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

December 12, 2014

RECEIVED

DEC 17 2014

CITY OF WILDOMAR

To: Reviewing Agencies

Re: Baxter Village Mixed-Use Project (Planning Application No. 14-0002) Environmental Impact Report (EIR)
SCH# 2014121047

Attached for your review and comment is the Notice of Preparation (NOP) for the Baxter Village Mixed-Use Project (Planning Application No. 14-0002) Environmental Impact Report (EIR) draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Mathew C. Bassi
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2014121047
Project Title Baxter Village Mixed-Use Project (Planning Application No. 14-0002) Environmental Impact Report (EIR)
Lead Agency Wildomar, City of

Type **NOP** Notice of Preparation

Description 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 sq. ft. 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 proposed project includes the following applications:

1. Change of Zone (CZ): A proposal to change the zoning designation for 25 acres of the 35-acre site from the current zoning of C-P-S (Scenic Highway Commercial) to R-4 (Planned Residential Zone) to accommodate the proposed 70 lot single family development and to R-3 (General Residential) to accommodate the 204-unit multi-family apartment development project. The Commercial Retail development already has the C-P-S zoning so no change is needed.
2. Tentative Tract Map (TTM 36674): A tentative tract map to subdivide the 35 acre project site into 85 lots. 70 lots will comprise the Single Family development portion, with a minimum 4,500 sq. ft. lot size. The Multi-Family development portion will have 1 lot to accommodate the 204-unit multi-family development. the commercial development portion includes seven lots to accommodate the 75,000 sq. ft. of commercial/retail development project.
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 - Single Family development portion - A final site plan of development for the 70 single family residential dwelling unit portion to include, but not limited to the following: site plan information (with house plotting, setbacks, etc.), a model home to complex plans (if model homes are being proposed), floor plans architectural elevations, landscape plans and a wall/fence plans.
 - Multi-Family development portion - The subarea consists of a 204-unit multi-family apartment project and related site development improvements (i.e., parking, landscaping, etc.).
 - Commercial/Retail development portion - this subarea includes approx. 75,000 sq. ft. of commercial/retail space and related site development improvements (i.e., parking, landscaping, etc.).

Document Details Report
State Clearinghouse Data Base

Lead Agency Contact

Name Mathew C. Bassi
Agency City of Wildomar
Phone 951-677-7751 x213 **Fax**
email
Address 23873 Clinton Keith Road, Suite 201

City Wildomar **State** CA **Zip** 92595

Project Location

County Riverside
City Wildomar
Region
Cross Streets Northwest Corner of Baxter Road and the I-15 Freeway
Lat / Long
Parcel No. 367-180-015 and 367-180-043
Township 6 S **Range** 4 W **Section** 26 **Base**

Proximity to:

Highways I-5
Airports Skylark Field
Railways
Waterways
Schools Various
Land Use R-R, Rural Residential/BP, Business Park

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Office of Emergency Services, California; Native American Heritage Commission; California Highway Patrol; Caltrans, District 8; Air Resources Board; Regional Water Quality Control Board, Region 8

Date Received 12/12/2014 **Start of Review** 12/12/2014 **End of Review** 01/12/2015

2014121047

**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
Baxter Village Mixed-Use Project (Planning Application No. 14-0002) Environmental Impact Report (EIR)

LEAD AGENCY
City of Wildomar

STREET ADDRESS
23873 Clinton Kelth Road, Suite 201

CITY
Wildomar

ZIP CODE
92595

CONTACT PERSON
Matthew C. Bassi, Planning Director

PHONE
951/677-7751, Ext. 213

COUNTY
Riverside

PROJECT LOCATION

COUNTY
Riverside

CITY/NEAREST COMMUNITY
City of Wildomar

CROSS STREETS
Northwest corner of Baxter Road and the I-15 freeway

ASSESSOR'S PARCEL NUMBER
367-180-015 and 367-180-043

SECTION
26

ZIP CODE
92595

TOWNSHIP
6 South

RANGE
4 West

WITHIN 2 MILES:

STATE HIGHWAY NUMBER
Interstate 15

AIRPORTS
None within 2 miles; closest airport is Skylark Field in Lake Elsinore (3 miles northwest)

SCHOOLS
Cornerstone Christian School (0.1 miles northwest)
California Lutheran High School (0.4 miles southeast)
Donald Graham Elementary School (0.4 miles southwest)

RAILWAYS
None

WATERWAYS
None

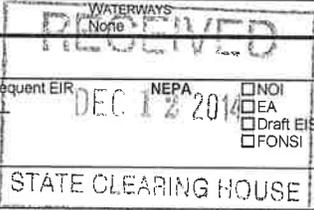
DOCUMENT TYPE

CEQA NOP Early Cons Neg Dec Draft EIR

Supplement/Subsequent EIR (Prior SCH No.) 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

DEVELOPMENT TYPE

Residential Units 274 Acres 23.8

Office Sq. ft _____ Acres _____ Employees _____

Shopping/Commercial Sq. ft 75,000 Acres 8.4 Employees _____

Industrial Sq. ft _____ Acres _____ Employees _____

Educational Sq. ft _____

Other Sq. ft _____

Recreational

Transportation Type _____

Mining Mineral _____

Waste Treatment Type _____

Hazardous Waste Type _____

Water Facilities Type _____ MGD _____

Power Type _____ Watts _____

FUNDING

Federal \$ _____ State \$ _____ Total \$ _____

PROJECT ISSUES DISCUSSED IN DOCUMENT

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Supply

Agricultural Land Forest Land/Fire Hazard Septic Systems Wetland/Riparian

Air Quality Geological/Seismic Soil Erosion/Compaction/Grading Wildlife

Archaeological/Historical Minerals Solid Waste Growth Inducing

Coastal Zone Noise Toxic/Hazardous Land Use

Drainage/Absorption Population/Housing Balance Traffic/Circulation Cumulative Effects

Economic/Jobs Public Services/Facilities Vegetation Other

Fiscal Recreation/Parks Water Quality

PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION: R-R, Rural Residential/BP, Business Park.

PROJECT DESCRIPTION:
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.

- The proposed project includes the following applications:
- Change of Zone (CZ): A proposal to change the zoning designation for 25 acres of the 35-acre site from the current zoning of C-P-S (Scenic Highway Commercial) to R-4 (Planned Residential Zone) to accommodate the proposed 70 lot single family development and to R-3 (General Residential) to accommodate the 204-unit multi-family apartment development project. The Commercial Retail development already has the C-P-S zoning so no

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Nicole Wong

California Coastal Commission
Elizabeth A. Fuchs

Colorado River Board
Lisa Johansen

Dept. of Conservation
Elizabeth Carpenter

California Energy Commission
Eric Knight

Cal Fire
Dan Foster

Central Valley Flood Protection Board
James Herota

Office of Historic Preservation
Ron Parsons

Dept of Parks & Recreation
Environmental Stewardship Section

California Department of Resources, Recycling & Recovery
Sue O'Leary

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Dept. of Water Resources
Nadell Gayou

Fish and Game

Dept. of Fish & Wildlife
Scott Flint
Environmental Services Division

Fish & Wildlife Region 1
Donald Koch

Fish & Wildlife Region 1E
Laurie Harnsberger

Fish & Wildlife Region 2
Jeff Drongesen

Fish & Wildlife Region 3
Charles Armor

Fish & Wildlife Region 4
Julie Vance

Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program

Fish & Wildlife Region 6 I/M
Heidi Sickler
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M
George Isaac
Marine Region

Other Departments

Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

Dept. of General Services
Public School Construction

Dept. of General Services
Anna Garbeff
Environmental Services Section

Delta Stewardship Council
Kevan Samsam

Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent

Commissions, Boards

Delta Protection Commission
Michael Machado

OES (Office of Emergency Services)
Dennis Castrillo

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Leo Wong

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics
Philip Crimmins

Caltrans - Planning
HQ LD-IGR
Terri Pencovic

California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Eric Federicks - South
Susan Zanchi - North

Caltrans, District 4
Erik Alm

Caltrans, District 5
Larry Newland

Caltrans, District 6
Michael Navarro

Caltrans, District 7
Dianna Watson

Caltrans, District 8
Mark Roberts

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board

All Other Projects
Cathi Slaminski

Transportation Projects
Nesamani Kalandiyur

Industrial/Energy Projects
Mike Tollstrup

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Jeffery Werth
Division of Drinking Water

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Phil Crader
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other

Conservancy



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

January 14, 2015

VIA E-MAIL and USPS

Mr. Matthew Bassi
Planning Director
City of Wildomar
23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595

RECEIVED

JAN 14 2015

CITY OF WILDOMAR

Re: Pechanga Tribe Comments on the Notice of Preparation for Baxter Village Mixed-Use Project (Planning Application No. 14-0002) & Draft Environmental Impact Report

Dear Mr. Bassi;

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the Notice of Preparation for the above named Project dated December 15, 2014. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). If you have not done so already, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project and to assist the City in developing appropriate avoidance and preservation standards for the potentially significant Luiseño cultural resources that the Project could impact. The Project area is located within a culturally significant area of Luiseño territory and could contain significant and important cultural resources.

The Tribe recommends an archaeological study and cultural resources evaluation should be completed for this project. We request that the study be completed with consultation and participation from the Pechanga Tribe. The proposed Project is on land that is within the

traditional territory of the Pechanga Band. The Tribe is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to traditional tribal cultural resources. Our concerns are based on the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items that could be displaced and destroyed by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

**THE CITY OF WILDOMAR MUST INCLUDE INVOLVEMENT OF AND
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL
REVIEW PROCESS**

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the City of Wildomar consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED
PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4
(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

If a General Plan, Specific Plan or any associated Amendments are to be processed for this Project, the Lead Agency should consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905,

¹See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

Pechanga Comment Letter to the City of Wildomar

Re: Pechanga Tribe Comments on the NOP for an DEIR on Baxter Village Mixed-Used Project

January 14, 2015

Page 3

Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)). The Tribe looks forward to receiving our SB18 notification and to begin consultation with the City.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regards to any remains or items discovered in the course of this Project. It is the position of the Pechanga Tribe that human remains must never be moved or other impacted, but rather, they should remain in their original resting place, undisturbed.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

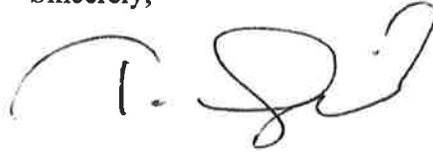
The Pechanga Tribe looks forward to working together with the City of Wildomar in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8113 or at eozdil@pechanga-nsn.gov should you have any comments or questions. Thank you.

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Pechanga Comment Letter to the City of Wildomar
Re: Pechanga Tribe Comments on the NOP for an DEIR on Baxter Village Mixed-Used Project
January 14, 2015
Page 4

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Ozdil', written in a cursive style.

Tuba Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RECEIVED
JAN 13 2015
CITY OF WILDOMAR
1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

167277

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

Attention: Matthew C. Bassi

Ladies and Gentlemen:

Re: PA14-0002, NOP & DEIR for Baxter Village

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check city land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following checked comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

- No comment.
- This project would not be impacted by District Master Drainage Plan facilities nor are other facilities of regional interest proposed.
- This project involves District Master Plan facilities. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
- This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature and/or a logical extension of the adopted Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
- This project is located within the limits of the District's Murrieta Cree/Wildomar Valley Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's encroachment permit section at 951.955.1266.
- The Districts previous comments are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped flood plain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

c: Riverside County Planning Department
Attn: Kristi Lovelady
SKM:blm

Date: January 8, 2015

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



23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595
951/677-7751 Phone
951/698-1463 Fax
www.CityofWildomar.org

County of Riverside P & E
Fire Dept —

DEC 12 2014

RECEIVED

TO: Reviewing Agencies

FROM: Matthew C. Bassi, Planning Director

DATE: December 15, 2014

14-WILD-EIR-0002

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



RIVERSIDE COUNTY FIRE DEPARTMENT
IN COOPERATION WITH
THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

John R. Hawkins ~ Fire Chief
210 West San Jacinto Avenue ~ Perris, CA 92570
(951) 955-4777 ~ www.rvcfire.org

PROUDLY SERVING THE
UNINCORPORATED AREAS
OF RIVERSIDE COUNTY
AND THE CITIES OF:

BANNING
BEAUMONT
CALIMESA
CANYON LAKE
COACHELLA
DESERT HOT SPRINGS
EASTVALE
INDIAN WELLS
INDIO
JURUPA VALLEY
LAKE ELSINORE
LA QUINTA
MENIFEE
MORENO VALLEY
NORCO
PALM DESERT
PERRIS
RANCHO MIRAGE
RUBIDOUX CSD
SAN JACINTO
TEMECULA
WILDOMAR

**BOARD OF
SUPERVISORS:**

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DISTRICT 1
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DISTRICT 4
MARION ASHLEY
DISTRICT 5

City of Wildomar
Attn: Matthew C. Bassi, Planning Director
23873 Clinton Keith Rd., Ste 201
Wildomar, CA 92595

December 23, 2014

Project: NOP – Baxter Village Mixed-Use

The Riverside County Fire Department has reviewed the notice of preparation for Baxter Village Mixed-use for the intended EIR.

We will review the EIR upon submittal to review how the public services will be affected.

Should you have any further questions, please contact me at (951)955-4777

Cecilia Buckley
Fire Safety Specialist



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

RECEIVED

DEC 29 2014

CITY OF WILDOMAR

December 19, 2014

Matthew C. Bassi, Planning Director
City of Wildomar
23837 Clinton Keith Road, Suite 201
Wildomar, CA 92595

**Notice of Preparation of a CEQA Document for the
Baxter Village Mixed-Use Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or

performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

Project Specific Comments

The project is located adjacent to Interstate-15, which has a daily average traffic volume of more than 120,000 vehicles, which consist of over 10,000 truck trips. CARB's Land Use Handbook recommends avoiding siting new sensitive land uses (such as residences, schools, daycare centers, playgrounds, or medical facilities) within 500 feet of a freeway with 100,000 vehicles per day. Furthermore, SCAQMD staff recommends that the lead agency prepare a health risk assessment to disclose the health risks to the future residents of the project.

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at jbaker@aqmd.gov or call me at (909) 396-3176.

Sincerely,

Jillian Baker

Jillian Baker, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources

**CITY OF WILDOMAR
BAXTER VILLAGE MIXED-USE PROJECT EIR
PUBLIC SCOPING MEETING**

**JANUARY 12, 2015 6:00 PM
WILDOMAR CITY HALL**

SIGN-IN SHEET

<u>Name</u>	<u>Address</u>	<u>Contact* (optional)</u>
KEN MAYES	Wildomar EA	951 316 2449
Sharon Heil		909-229-4155
ROBERT TANG		714 932 8689
Stephanie Tang	1640 Sweetshade Cir Orange, CA 92869	714-408-0589
Kathy Bundy	PO Box 416 Wildomar	951-218-3755
Bobby Swan		951 823 2165
Michelle Swan		951-756 3100
Paul + Aileen Belisle	22350 Baxter Rd	0
Jeff Rosen	34570 Mark Visk Drive	909-262-5970
Paul + Yolanda HAYS	34841 Glory Ln	951 295-8587
+ James + Edythe Tucker	34709 White St	951 674-4549
Kristan + John Lloyd	23164 Cannery Rd Wildomar CA 92595	951-265-3820
Richard Heil		909-229-4155
Antonio + Anita Avila		951 255-3494

* Telephone number and/or email address

**CITY OF WILDOMAR
BAXTER VILLAGE MIXED-USE PROJECT EIR
PUBLIC SCOPING MEETING**

**JANUARY 12, 2015 6:00 PM
WILDOMAR CITY HALL**

The purpose of this meeting is NOT to evaluate the merits of the proposed project but rather to assure that all potential environmental issues are properly addressed in the EIR. Public hearings on this project will take place at a future date that will be publicly noticed.

Potential EIR Issues:

Land Use Planning
Aesthetics
Noise
Public Services
Greenhouse Gas Emissions
Hydrology/Water Quality

Biological Resources
Mineral Resources
Hazards/Haz. Materials
Air Quality
Utilities
Cumulative Impacts

Population/Housing
Cultural Resources
Agricultural Resources
Geology and Soils
Traffic/Transportation
Alternatives to the Project

Is there any information you can provide regarding existing environmental conditions in the project area?

MISSING DRAINAGE FEATURE IN PRAIRIE RD
Improperly designed drain some
Reduction in amount of UNITS VS HOUSING ELEMENT

What are your concerns regarding environmental impacts of the proposed project?

DRAINAGE TRANSPORTATION CIRCULATION
WALKABILITY PUBLIC TRANSPORTATION

Other comments:

WOULD LIKE TO SEE VERTICAL MUPD
BROWN HOUSE NEEDS TO BE GIVEN TIME LIMIT
TO COMPLETE OR REMOVE

** You may attach additional sheets if necessary and submit tonight or in person, via mail, or email right away to:

Matthew C. Bassi, Planning Director, City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595

Phone: (951) 677-7751 (ext. 213) Email: mbassi@cityofwildomar.org

(For administrative record purposes only)

Commenter Name (Agency): KENNY MAYES

Address: WILDOMAR CA

KENNY@COASTNET.COM

KEN MAYES
951 316 2449

KENNY@CORSTINET.COM

BAXTER VILLAGE

THOUGHTS

Current height restriction is 3 floors or 35 feet. Maybe this should be modified for certain parts of town to allow vertical MUPA.

The Project includes approximately 75,000 square feet of commercial retail buildings on 8.4 acres of the site.

THIS IS A HORIZONTAL MUPA THEREFORE THE COMMERCIAL RETAIL WHILE GRADED MAY NEVER BE BUILT. CHANGING TO A VERTICAL MUPA WOULD HAVE THE RETAIL BUILT BELOW APARTMENTS MAKING IT NECESSARY TO LEASE THE RETAIL IN ORDER TO KEEP RESIDENTS HAPPY. THIS WOULD ALSO PROVIDE NEEDED REVENUE TO THE CITY WILL MAKING THIS A TRULY WALKABLE NEIGHBORHOOD.

THIS WOULD ALSO ALLOW FOR MORE UNITS TO BE BUILT ALSO NEED AFFORDABLE DESK SIZE OFFICE SPACE WITH SUPPORT SERVICES; copy machine, conference room, receptionist, etc. SMALL INDUSTRIAL UNITS BUILT FOR LIGHT ASSEMBLY AND DISTRIBUTION.

204 multi-family apartments on 11.3 acres of the site, equals 19 per acre which is below current allowance for this MUPA

UNFORTUNATELY THIS INCLUDES LARGE AMOUNTS OF IMPERMEABLE ACREAGE DEDICATED TO PARKING.

UNDERGROUND OR UNDER UNIT PARKING WOULD ALLOW FOR MORE UNITS IN THE SAME SPACE OR MORE OPEN SPACE.

SECURED PARKING FOR NON-MOTORIZED TRANSPORTATION IS NEEDED.

70 single family homes on 12.5 acres of the site equals 5.6 units per acre far below what is necessary to keep Housing Element current.

AS THESE ARE TWO STORY HOMES WITH A MINIMUM AMOUNT OF PARKING SPACES IT IS IMPERATIVE THAT RTA BE BROUGHT INTO THE PROCESS IN ORDER PROVIDE TRANSPORTATION OPTIONS.

The dilapidated residential structure that does not have an official state or local historical landmark designation or a historically significant designation.

THIS STRUCTURE NEEDS TO BE REMOVED AS IT WILL REMAIN AN EYESORE FOR MANY YEARS TO COME. THE HISTORICAL SOCIETY EXIST IN NAME ONLY, IT HAS VIRTUALLY NO MEMBERSHIP AND CONDUCTS NO RELEVANT FUND RAISERS TO RENOVATE THIS DISASTER.

APNs 367-180-015 and 367-180-043 IN THE MOST RECENTLY APPROVED HOUSING ELEMENT UPDATE WAS DESIGNATED TO CONTAIN 175 UNIT PLUS 145 UNITS TOTALING 320 UNITS, THIS DEVELOPMENT WILL BUILD ONLY 274 UNITS. A PORTION OF THIS HOUSING IS SUPPOSED TO BE AFFORDABLE TO LOWER-

INCOME HOUSEHOLDS. THE HOUSING ELEMENT UPDATE SHOWS A LACK OF 1,400 HOUSING UNITS IN THE EXTREMELY LOW, VERY LOW-INCOME, AND LOW INCOME RANGE.

204 multi-family apartments on 11.3 acres of the site, and 70 single family homes on 12.5 acres
THIS TOTALS ONLY 274 UNITS

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7. Create a walkable community that provides convenient non-vehicular access from the residential areas to the commercial center.

Without an assurance that the commercial portion is to be built there is no guarantee this will become a walkable neighborhood. The lack of public transportation and sidewalks prevents access to the current public transportation located at Central Street and Palomar Street, 13 minutes away walking. The cities recent approval of a narrowed Monte Vista along with a lack of sidewalks makes accessing the future Walmart to be located at Bundy Canyon Rd and Monte Vista Drive 1.7 miles distance or 35 minutes walking unfavorable.

Secondary entry as a right only will only work if a raised island is planned for Baxter Road.

Bicycle Parking should be of a covered lockable single vehicle unit assigned to each resident.

Multi Use Trail along White Street will be ? Complete

What is an EVA

Will project be served by Reclaimed Water

Will enough room be left for a full clover leaf at freeway.

Will traffic lights be installed, when ?



U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262
760-322-2070
FAX 760-322-4648



California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
909-484-0167
FAX 909-481-2945

In Reply Refer To:
FWS/CDFW-15B0034-15CPA0012

RECEIVED

OCT 22 2014

OCT 20 2014

CITY OF WILDOMAR

Mr. Matthew C. Bassi
Planning Director
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

Subject: Baxter Village Project Determination of Biological Equivalence or Superior Preservation, City of Wildomar, Riverside County, California

Dear Mr. Bassi:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter collectively referred to as the Wildlife Agencies, have reviewed the Determination of Biological Equivalence or Superior Preservation (DBESP) for the proposed Baxter Village residential and industrial Project (project) received on August 8, 2014. The DBESP was submitted to address unavoidable impacts to riparian/riverine resources in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools Policy (Riparian/Riverine Policy, MSHCP Section 6.1.2). The Wildlife Agencies are providing the following comments on the DBESP as they relate to the project's consistency with the Riparian Riverine Policy and the MSHCP.

The project is located within the City of Wildomar, Riverside County, California. Specifically, the project is west of Interstate 15, north of Baxter Road, and east of White Street. The project site is not located within MSHCP Criteria Area. The proposed project is a mixed residential and commercial development. The residential portion includes 67 two-story homes with approximately 4,200 square feet lots across 9.8 acres. In addition, 204 apartment units and 480 parking spaces on 10.8 acres. A recreation and leasing building is also proposed as part of the project. The proposed commercial portion of the project comprises 75,000 square feet of buildings and 412 parking spaces on 11.4 acres.

The project site supports riverine and riparian scrub habitat. According to the DBESP, the site includes a 0.11-acre Drainage A, a tributary to Drainage A (Tributary 1A), topographic low points, 0.36 acres of southern willow scrub, 0.11-acre Drainage B, and 0.02-acre Drainage C. The DBESP identifies Drainages B and C as MSHCP riparian/riverine habitat. However, the DBESP concludes that Drainage A and Tributary 1A, topographic low points, and 0.36 acres of southern willow scrub do not meet the definition of MSHCP Riparian/Riverine. According to the DBESP, Drainage A lacks riparian vegetation, an ordinary high water mark, and has no downstream connectivity. The DBESP also states that Drainage A was artificially created by drainage from a local swimming pool. Tributary 1A was discounted from MSHCP

should be submitted that addresses Drainage A, Tributary 1A, the topographic low points and the 0.36 acres southern willow scrub. The DBESP should demonstrate that the project, including any conservation measures would be biologically equivalent or superior to an avoidance alternative for Riparian/Riverine resources.

We appreciate the opportunity to review and comment on the DBESP. If you have any questions regarding our letter, or to schedule a site visit and meeting to discuss this project, please contact Chris Allen of the Department at (909) 483-6319 or Karin Cleary-Rose of the Service at (760) 322-2070 at extension 206.

Sincerely,



Kennon A. Corey
Assistant Field Supervisor
U.S. Fish and Wildlife Service



Kimberly Nicol
Regional Manager
California Department of Fish and
Wildlife

cc:

Charles Landry, Regional Conservation Authority
Jeff Brandt, California Department of Fish and Wildlife