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## NOTICE OF AVAILABILITY (NOA) FOR AN ENVIRONMENTAL IMPACT REPORT

**To:** Responsible and Trustee Agencies, Interested Organizations, and Individuals

**From:** Matthew C. Bassi, Community Development Director, City of Wildomar

**Subject:** City of Wildomar Proposed General Plan Draft Environmental Impact Report (DEIR)

**NOTICE IS HEREBY GIVEN** that the City of Wildomar (City) has prepared a Draft Environmental Impact Report (DEIR) for the Proposed General Plan (State Clearinghouse No. 2023090064) to address the potential environmental effects associated with implementation of the proposed project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Wildomar is the lead agency for the proposed project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the DEIR.

**NOTICE OF AVAILABILITY:** Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the DEIR will be available for a 45-day public review period from **Thursday, May 9, 2024**, through **Monday, June 24, 2024**. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 45 days after receipt.

A copy of the NOA can also be accessed online at: <https://www.cityofwildomar.org/212/Environmental-Documents-Center> and <https://envisionwildomar2040.com/>, or viewed in-person at the Wildomar Community Development Department at 23873 Clinton Keith Road, #110, Wildomar, CA 92595.

**WRITTEN COMMENTS:** We ask that any person wishing to comment on the DEIR provide written comments by the end of the public review period at 5:00 p.m., **Monday, June 24, 2024**, addressed to Matthew Bassi, Community Development Director, City of Wildomar - Community Development Department, at [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org) or by mail to the City of Wildomar at the address above.

**LOCATION:** The City of Wildomar is in southwestern Riverside County, California, and is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, City of Murrieta to the south, and City of Menifee to the east. Interstate and regional access to the City is provided by Interstate 15, which runs in a general north-south direction through the City.

**PROJECT DESCRIPTION:** The City of Wildomar is pleased to announce the culmination of two years of community-driven planning for the City's future: publication of the City's draft updated General Plan and accompanying Draft Environmental Impact Report (DEIR). This represents the City's first comprehensive update of the General Plan since incorporation in 2008. The City of Wildomar's Proposed General Plan will provide the long-term planning framework for the improvements needed to accommodate the City's growing population over the 20-year planning horizon. It defines the community's vision of the city for the next two decades and provides goals, objectives, policies, and specific implementation measures that will direct the City's policies towards attaining the vision. The proposed project is a comprehensive update of the current General Plan to conform with new State laws related to

community health, environmental justice, climate adaptation, resiliency, and mobility, and to bring long-term growth and fiscal projections into alignment with current economic conditions and state mandates.

By 2045, the City could potentially grow by 8,992 dwellings, 27,999 residents, 2,965,538 square feet of nonresidential uses, and 6,724 jobs compared to existing conditions, as shown in Table 1, *Proposed General Plan Buildout*.

**Table 1 Proposed General Plan Buildout**

|                       | Dwelling Units | Population    | Non-Residential Square Footage | Employment   |
|-----------------------|----------------|---------------|--------------------------------|--------------|
| Existing              | 11,988         | 37,326        | 2,992,377                      | 5,841        |
| Proposed General Plan | 20,980         | 65,325        | 5,957,915                      | 12,115       |
| <i>Net Change</i>     | <b>8,992</b>   | <b>27,999</b> | <b>2,965,538</b>               | <b>6,274</b> |

Source: City of Wildomar and PlaceWorks 2023

The Proposed General Plan will advance the City’s vision for a safe and active community with high-quality development, urban centers, and corridors while keeping a hometown feel. The Proposed General Plan includes comprehensive updates to the required elements under the State Planning and Zoning Law, as well as other optional elements that the City has elected to include in its Proposed General Plan: (1) Land Use Element, (2) Circulation Element, (3) Recreation and Community Services Element, (4) Open Space and Conservation Element, (5) Noise Element, and (6) Economic Development Element. Environmental Justice policies are embedded throughout the relevant elements of the Proposed General Plan. The 2021-2029 Housing and Safety Elements have been adopted and are not slated for revision as they comply with state law; the only change to these elements may be to reformat them to match the rest of the Proposed General Plan. Additionally, rather than preparing a stand-alone Climate Action Plan, a Climate Action Memorandum will provide an analysis of feasible mitigation measures that could be applied to future development projects.

Moreover, the Zoning Ordinance and Zoning Map will also be updated to reflect the changes in the Proposed General Plan and will be adopted with, or soon after adoption of, the Proposed General Plan Update.

Additional information on the Proposed General Plan can be found here: <https://envisionwildomar2040.com/>.

**ENVIRONMENTAL ISSUES:** Based on the analysis in the DEIR and comment letters received in response to the NOP, the City determined that the implementation of the proposed project would result in significant and unavoidable impacts to agriculture and forestry resources, air quality, biological resources, cultural resources, greenhouse gas emissions, noise, and transportation.

**CORTESE LIST:** There are six “Cortese List” sites within the City. According to the Envirostor and GeoTracker database, all six sites are designated as case closed or no action required. The sites are listed on Table 5.9-1, in Section 5.9, *Hazards and Hazardous Materials*, of the DEIR.

**Date:** May 9, 2024

**Signature:**



Matthew Bassi  
Community Development Director