



## NOTICE OF PREPARATION (NOP) FOR AN ENVIRONMENTAL IMPACT REPORT

A Notice of Preparation (NOP) has been prepared by the City of Wildomar for the City of Wildomar Proposed General Plan Environmental Impact Report (EIR) (proposed project). The NOP is available for public review and can be downloaded from the City of Wildomar's website at <https://envisionwildomar2040.com/>. The purpose of this NOP is to fulfill legal notification requirements, and to inform the public and Responsible and Trustee Agencies that an EIR is being prepared for the City's Proposed General Plan. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed Project and EIR.

### **Proposed Project:**

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. The City could potentially result in a growth of 8,992 dwelling units, 27,999 residents, 2,965,538 non-residential square feet, and 6,724 jobs by 2040 (buildout year). The proposed General Plan will identify long-term goals; provide a basis for decision-making; provide citizens with a forum for input on their community's direction; and inform citizens, developers, decision-makers, and other cities of the ground rules for development. The City has elected to include in its proposed General Plan: (1) Land Use and Design, (2) Circulation and Mobility, (3) Recreation and Community Services, (4) Open Space and Conservation, (5) Noise, and (6) Economic Development. The Zoning Ordinance and map will also be updated to reflect the changes in the proposed General Plan.

This transmittal constitutes the official NOP for the EIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed EIR document. Please be sure to address the scope and content of environmental information or issues that may relate to your agency's statutory responsibilities in connection to the proposed project.

### **Purpose of the Notice of Preparation (NOP):**

The purpose of this NOP is to fulfill legal notification requirements and inform the public and CEQA Responsible and Trustee Agencies that an EIR is being prepared for the proposed project by the City. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed project. Responses to this NOP that specifically focus on environmental issues are of particular interest to the City. All written responses to this NOP will be included in the appendices to the EIR. The content of the responses will help guide the focus and scope of the EIR in accordance with State CEQA Guidelines.

### **NOP Public Comment Period:**

This NOP is being circulated for a 30-day public review/comment period beginning on **Thursday, September 7, 2023 and concluding on Friday, October 6, 2023**. Comments on this NOP should be submitted to the City of Wildomar, Planning Department at the earliest possible date, but no later than the **Friday, October 6, 2023**, deadline. Comments must be submitted in writing, or via email, to:

Mr. Matthew Bassi, Community Development Director  
City of Wildomar, Community Development Department  
23873 Clinton Keith Road, Suite 110,  
Wildomar, CA 92595  
(951) 677-7751, Ext. 213  
[mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org)

**Public Scoping Meeting:**

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the proposed project and to provide an opportunity for a full discussion of the environmental issues that are important to the community. The scoping meeting will include a presentation of the proposed project and a summary of the environmental issues to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR.

The oral and written comments provided during the meeting will assist the City in scoping the potential environmental effects of the project to be addressed by the EIR. The scoping meeting will be held via Zoom on **Monday, September 25, 2023, at 5:00 PM:**

Join from a PC, Mac, iPad, iPhone, or Android device:

Please click this URL to join:

**<https://us06web.zoom.us/j/84353777805>**

Meeting ID: 84353777805#

Or iPhone one-tap:  
+1-669-444-9171

Posted: September 6, 2023