



Future by Design

ENVISION WILDOMAR 2040

Draft Environmental Impact Report (DEIR)
Scoping Meeting

September 25, 2023

What is the Purpose of the Scoping Meeting?

- Determine Environmental Impact Report (EIR) Scope
 - Environmental topics unique to Wildomar
 - Potential Impacts
 - Possible ways to avoid or reduce impacts (Mitigation)
- Explain the project
- Provide opportunity for public input

What is a General Plan?

- State-required “constitution” of the City
- Establishes the **City’s vision and priorities** for the next 25-35 years
- **Guide future actions** (policy choices + development applications)
- Preserves and enhances **community strengths**
- Enables the community to come together to develop a **shared vision for the future**
- **8 required Elements** or Topics:
 1. Land Use
 2. Circulation
 3. Housing
 4. Noise
 5. Conservation
 6. Safety
 7. Open Space
 8. Environmental Justice

General Plan Topics

- **Land Use and Design Element:** Will address the type, distribution, intensity, and density of land uses. Will support/include City's design standards.
- **Circulation and Mobility Element:** Will include minor revisions to combine the City's mobility plan and Active Transportation Plan (ATP) documents.
- **Recreation and Community Services Element:** Will ensure natural topography and features are integrated in recreational spaces where possible. Will address community services offered to Wildomar residents.
- **Open Space and Conservation Element:** Will maintain and preserve natural open spaces.

General Plan Topics

- **Noise Element:** Will incorporate the City's ordinance, any noise complaints, and determine if some land uses in certain areas might benefit from a higher noise standard.
- **Housing and Safety Elements:** The 2021-2029 Housing and Safety Elements have been adopted and are not slated for revision. The only change to these elements may be to reformat.
- **Economic Development Element:** Will ensure a balanced mix of land uses that generate fiscal sustainability and resilience.
- **Climate Action Memorandum:** Will provide an analysis of feasible mitigation measures that could be applied to future development projects.
- **Environmental Justice Policies** will be embedded through the proposed elements.

Current Land Use Plan

Residential

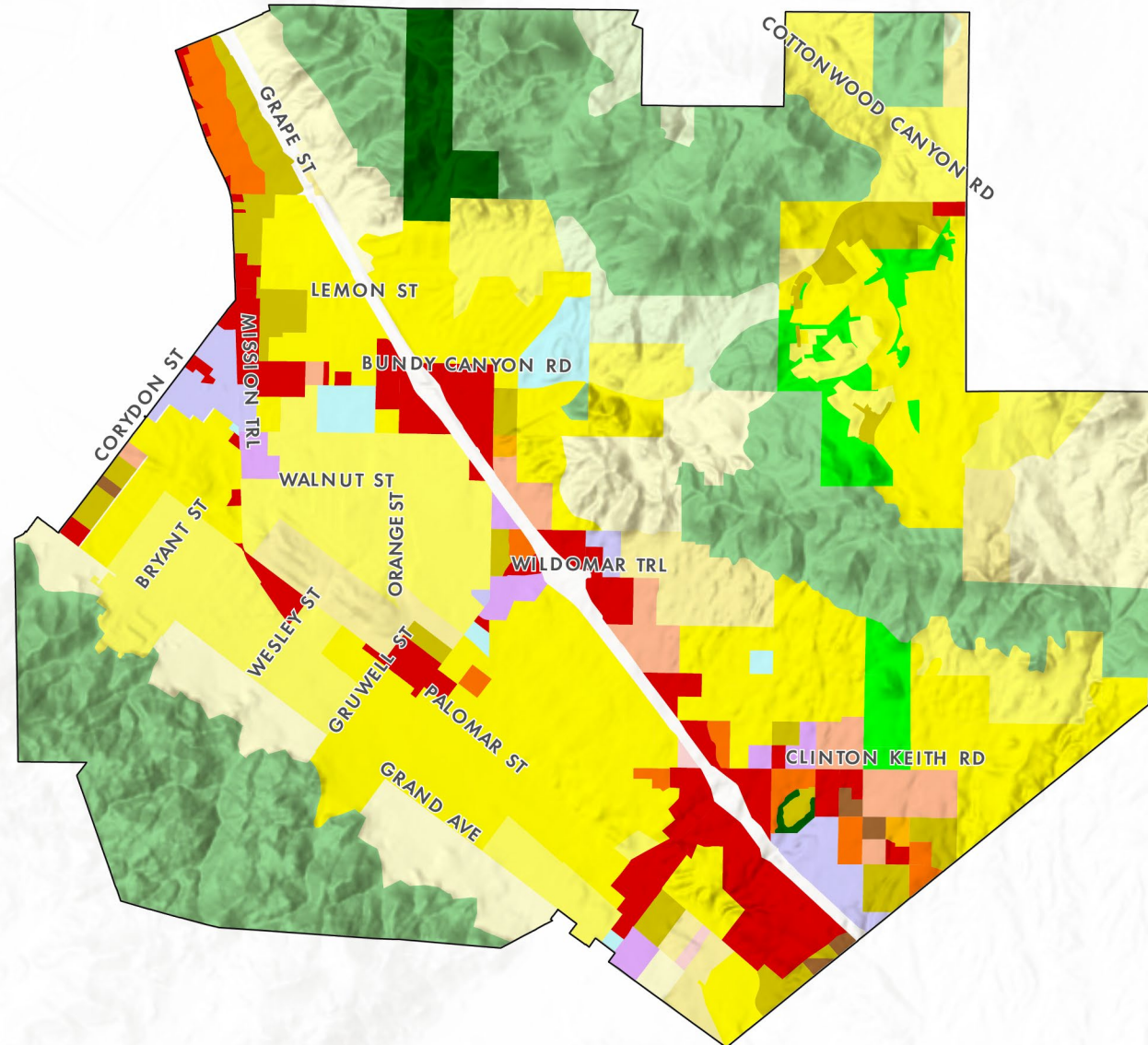
- RR: Rural Residential
- EDR: Estate Density Residential, 2 du/ac
- EDR-RC: Estate Density Residential, 2 du/ac
- VLDR: Very Low Density Residential, 1 du/ac
- VLDR-RC: Very Low Density Residential, 1 du/ac
- LDR: Low Density Residential, 1 du/ac
- LDR-RC: Low Density Residential, 1 du/ac
- MDR: Medium Density Residential, 2-5 du/ac
- MHDR: Medium High Density Residential, 5-8 du/ac
- HDR: High Density Residential, 8-14 du/ac
- VHDR: Very High Density Residential, 14-20 du/ac
- HHDR: Highest Density Residential, 20+ du/ac

Non-Residential

- BP: Business Park
- CO: Commercial Office
- CR: Commercial Retail
- LI: Light Industrial
- MUPA: Mixed-Use Planning Area
- PF: Public Facilities

Open Space / Rural

- OS-CH: Conservation Habitat
- OS-R: Open Space Recreation
- RM: Rural Mountains



Proposed Land Use Plan

Residential

- RM Rural Mountainous
- LLR Large Lot Residential
- EDR Estate Density Residential
- VLDR Very Low Density Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- MHDR Medium High Density Residential
- HDR High Density Residential
- VHDR Very High Density Residential
- HHDR Highest Density Residential

Non-Residential

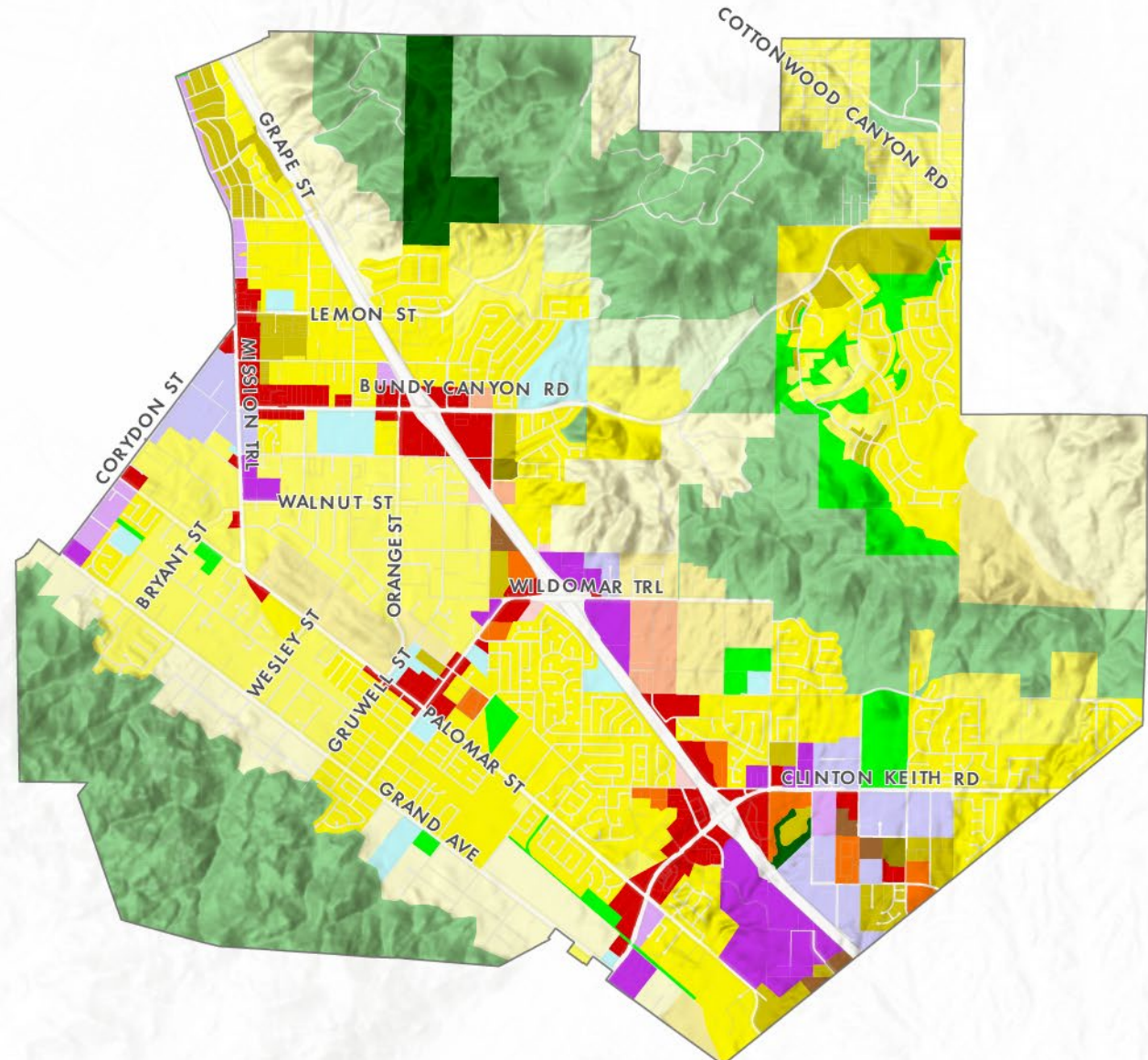
- BP Business Park
- CO Commercial Office
- CR Commercial Retail
- LI Light Industrial
- PF Public Facilities

Mixed-Use

- MUL Mixed Use Low
- MUH Mixed Use High

Open Space / Rural

- OS-CH Conservation Habitat
- OS-R Open Space Recreation



Buildout Estimates (Buildout Year 2045)

	Existing	No Project (Current GP)	Proposed GP	Change: No Project Over Existing	Change: Proposed Over Existing	Change: Proposed Over No Project
Dwelling Units	11,988	19,284	20,980	7,297 (+61%)	8,992 (+75%)	1,696 (+9%)
Population	37,326	60,045	65,325	22,719 (+61%)	27,999 (+75%)	5,280 (+9%)
Non-Residential SF	2,992,377	4,252,115	5,957,915	1,259,738 (+42%)	2,965,538 (+99%)	1,705,801 (+40%)
Employment	5,841	9,516	12,115	3,675 (+63%)	6,274 (+107%)	2,599 (+27%)



Environmental Review

What is a Notice of Preparation?

- Contains a brief description of the project, its location, and where documents relating to the project can be found.
- Notifies responsible agencies and other interested parties that an EIR will be prepared.
- Solicits input regarding the scope, focus, and content of the upcoming EIR.
- 30-day public review period (**Concludes October 6, 2023**)

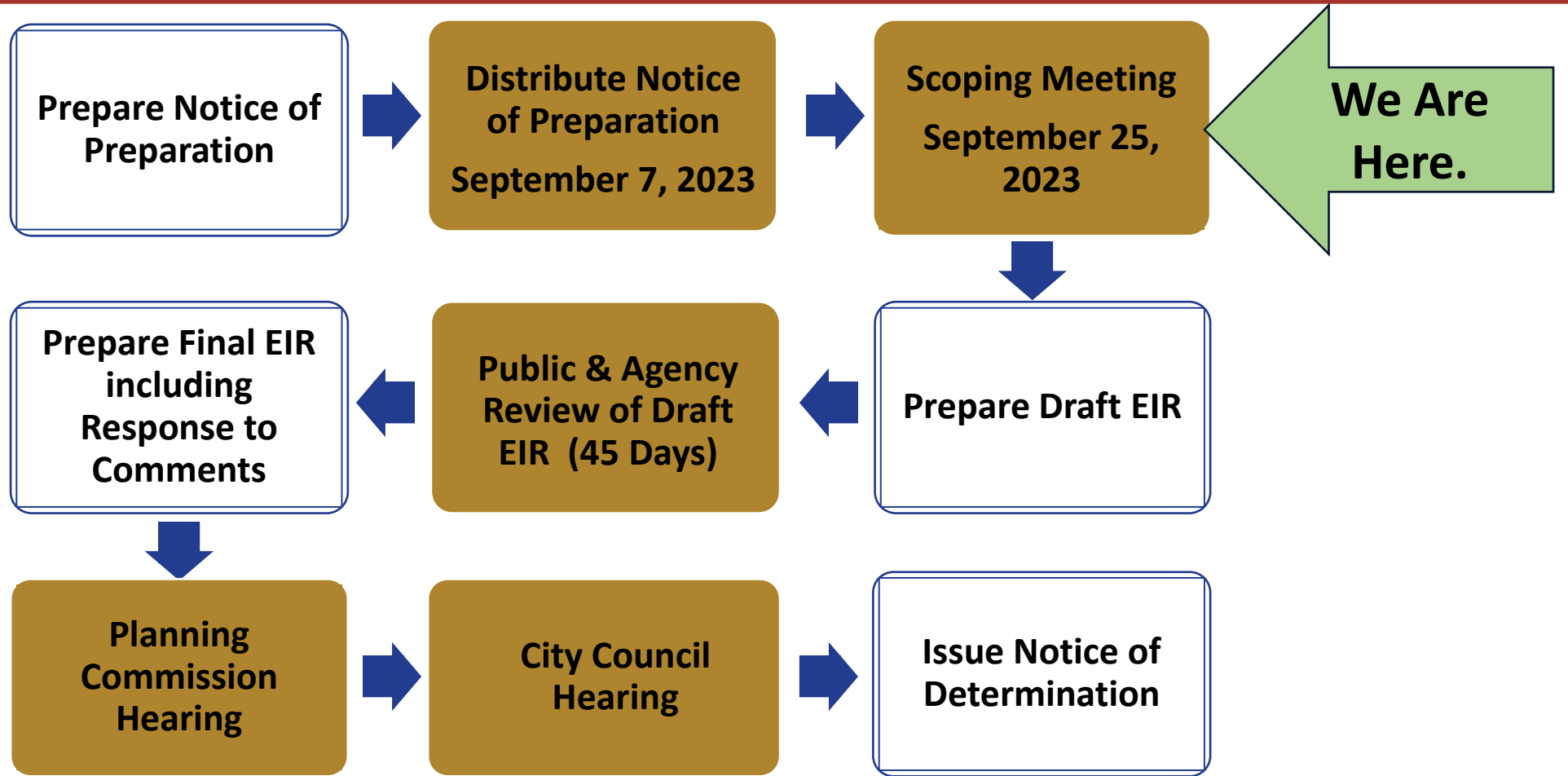
What Topics are Covered in the EIR?

- 1. Aesthetics**
- 2. Agricultural and Forestry Resources**
- 3. Air Quality**
- 4. Biological Resources**
- 5. Cultural Resources**
- 6. Energy**
- 7. Geology and Soils**
- 8. Greenhouse Gas Emissions**
- 9. Hazards and Hazardous Materials**
- 10. Hydrology and Water Quality**
- 11. Land Use and Planning**
- 12. Mineral Resources**
- 13. Noise**
- 14. Population and Housing**
- 15. Public Services**
- 16. Recreation**
- 17. Transportation**
- 18. Utilities and Service Systems**
- 19. Tribal Cultural Resources**
- 20. Wildfire**

Not All Changes are Significant

- The EIR will evaluate change against a threshold based on Appendix G of the CEQA Guidelines
- Only if a potential impact exceeds the threshold can mitigation be required
- Mitigation (a change to the project) would be a policy, implementation measure, or procedure
- Mitigation is only recommended if existing laws, permits, or policies are inadequate

Overview of EIR Process



Comments on the EIR Scope?

- Happy to take your comments and questions.
- We may not have answers because we haven't started the studies.
- We will answer questions we can on the EIR and adoption process.
- Questions may not receive an individual response but will be considered in the EIR.

How to Submit Comments

- Comments on the NOP and Scoping Meeting may be submitted in the following ways:
 1. Make a comment tonight.
 2. Send by email to mbassi@cityofwildomar.org
 3. Mail comments by October 6, 2023

Matthew C. Bassi, Community Development Director
City of Wildomar, Community Development Department
23873 Clinton Keith Road, Suite 110,
Wildomar, CA 92595

Please include the name, email, and/or telephone number of a contact person at your agency or organization who can answer questions about the comment.



THANK YOU!

For more information, visit: <https://envisionwildomar2040.com/>