

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF A DRAFT ENVIRONMENTAL REPORT FOR THE  
INLAND VALLEY MEDICAL CENTER PROJECT (PA 20-0116)**

A Draft Environmental Impact Report (DEIR) has been prepared by the City of Wildomar for the Inland Valley Medical Center Project. The DEIR and technical appendices will be available for public review/comment beginning on **Thursday, February 17, 2022**. All files can be downloaded and reviewed from the City of Wildomar environmental documents center webpage at <https://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316>.

**Proposed Project:** The proposed project would require the demolition of the buildings on the project site to allow for the development of a 7-story, 232,000-square-foot tower and new surface parking lots. The new addition to the hospital would include expansion of all services and critical ancillary support for 100 new patient beds, bringing the total number of beds to 202. The following project actions are requested of the City by the applicant and reviewed in this EIR:

- 1) **Change of Zone** – Approval of a zone change to establish the “Medical Center (MC-Zone)” designation to the entire project site.
- 2) **Zoning Ordinance Amendment** – Approval of a zoning ordinance amendment to establish specific design and development standards (building height, setbacks, parking, etc.) for the IVMC property unique to the proposed project whereby a new code section “Section 17.86 Medical Center (M-C Zone)” would be created.
- 3) **Conditional Use Permit** – A conditional use permit to relocate the helipad to accommodate the proposed construction as part of future expansion on the site and to temporarily allow approximately 450 spaces of offsite parking during construction activities.
- 4) **Plot Plan** – Approval of a single Plot Plan to redevelop the site consistent with the proposed IVMC overlay development standards.

The Draft EIR identifies impacts that require mitigation in the following topic areas: biological resources, geology and soils, hazards and hazardous materials, tribal cultural resources, and wildfire. Impacts to aesthetics would be significant and unavoidable. The project site is not located on any hazardous materials sites enumerated under Section 65962.5 of the California Government Code.

In accordance with Sections 15072(a) and (b) of the CEQA Guidelines, this public notice is posted to officially notify the public, public agencies, and responsible and trustee agencies that the required 45-day public review/comment period will commence on **Thursday, February 17, 2022, and conclude on Monday, April 4, 2022**. Any written comments (via email or letter) on the Draft EIR must be submitted no later than 5 p.m. on April 4, 2022. Written comments may be mailed to Matthew C. Bassi, Planning Director, City of Wildomar Planning Department, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Email comments can be sent to [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org). The Planning Commission is tentatively scheduled to review the Draft EIR and proposed development project at their May 18, 2022 meeting.

Posted: February 17, 2022