



NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE MONTE VISTA RANCH II TOWNHOME PROJECT

An Initial Study/Mitigated Negative Declaration (MND) has been prepared by the City of Wildomar for the proposed Monte Vista Ranch II Townhome Project (PA No. 21-0045). The IS/MND and technical appendices will be available for public review/comment beginning on **Wednesday, August 18, 2021**. All files can be downloaded from the City of Wildomar Environmental Documents Center webpage at the following web address: <http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316>.

The project is located at Monte Vista Drive and Summer Sage Way and encompasses Assessor's Parcel Number 267-502-002. The proposed project would construct 64 two-story townhomes around the perimeter of the site, and an 18,800-square-foot recreation center in the center of the site. A full-access driveway into the site would be provided at the southeast corner of the site, from Summer Sage Way; an internal roadway loop would provide internal circulation. The project includes the following applications for consideration by the Wildomar Planning Commission:

- **CEQA/Mitigated Negative Declaration**: The Planning Department will act as the Lead Agency and has determined that the project will require preparation and approval of an MND in accordance with Section 15070 of CEQA.
- **General Plan Amendment No. 2021-04 (PA 21-0045)**: The proposed project requires approval of a general plan amendment to change the existing land use designation from Business Park (BP) to High Density Residential (HDR) to accommodate the proposed 64-unit multi-family townhome project on 6.47 acres at a density of 9.8 units/acre.
- **Change of Zone No. 21-0045**: The proposed project requires approval of a change of zone to change the existing zoning designation from C-O (Commercial Office) to R-3 (General Residential) to accommodate the proposed 64-unit multi-family townhouse project on 6.47 acres.
- **Tentative Tract Map No. 38155**: The proposed project requires approval of a Schedule A tentative tract map to subdivide the 6.47-acre lot into one (1) lot for condominium purposes to accommodate development of the proposed 64-unit multi-family townhouse project.
- **Final Site Plan of Development No. 21-0045**: The proposed project requires approval of a final site plan of development package to develop the site with a 64-unit multi-family townhouse project, including architecture, landscaping and other related on-site & off-site improvements on the 6.47-acre site consistent with the R-3 zone standards and multifamily design standards and guidelines.

The IS/MND identifies impacts that require mitigation in the following topic areas: Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Wildfire. Significant and unavoidable impacts and cumulatively considerable impacts have not been identified in any of the environmental issue areas. The project 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 30-day public review/comment period will commence on **Wednesday, August 18, 2021, and conclude on Thursday, September 16, 2021**. Any written comments (via email or letter) on the IS/MND must be submitted no later than 5 p.m. on September 16, 2021. 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. The Planning Commission is tentatively scheduled to review the IS/MND and proposed development project at their regular meeting of November 3, 2021.

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