



CITY OF WILDOMAR

NOTICE OF DETERMINATION

TO BE SENT TO:

- County of Riverside County Clerk
2724 Gateway Drive
Riverside, CA 92507
- Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

FROM THE LEAD AGENCY:

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
951-677-7751
Contact Person: Matthew Bassi, Planning Director

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

PROJECT CASE NO: PA No. 21-0045

PROJECT TITLE: Monte Vista Ranch II Townhome Project (PA 21-0045)

PROJECT/APPLICANT SPONSOR: Monte Vista Ranch II, LLC (Erik Lunde, Manager), 200 Quail Street, Suite 220, Newport Beach, CA 92660

PROJECT LOCATION: The project site is located at the northeast corner of Monte Vista Road and Summer Sage Way

APN(s): 367-502-002

PROJECT DESCRIPTION: The Applicant has proposed to 1) amend the General Plan land use map from Business Park (BP) to High Density Residential (HDR, 8 - 14 units/acre); 2) a Change of Zone from C-O to R-3; 3) a Tentative Tract Map to subdivide the 6.47 acre site for condominium purposes, and a Final Site Plan of Development to construct 62 townhome/condos with related on-site & off-site improvements

This is to advise that the City Council of the City of Wildomar acting as the Lead Agency has approved the above referenced project at a noticed public hearing held on December 15, 2021 and has made the following determinations regarding the proposed project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation monitoring and reporting program [was, was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the environmental review documents, public comments, etc. for the abovementioned project are available to the general public for review at the City of Wildomar located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA. during normal business hours (8 am – 5 pm) Monday through Thursday (Closed Fridays).

Matthew Bassi

Matthew C. Bassi, Planning Director

December 16, 2021