

# City of Wildomar

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044  
 (916) 445-0613 state.clearinghouse@opr.ca.gov

SCH # _____
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<b>PROJECT TITLE</b> Monte Vista Ranch II Townhome Project (Planning Application No. 21-0045)	
LEAD AGENCY City of Wildomar	CONTACT PERSON Matthew C. Bassi, Planning Director
STREET ADDRESS 23873 Clinton Keith Road, Suite 201	
PHONE 951/677-7751, ext. 213	
CITY Wildomar	ZIP CODE 92595
COUNTY Riverside	

### PROJECT LOCATION

COUNTY Riverside	CITY/NEAREST COMMUNITY City of Wildomar		
CROSS STREETS Monte Vista Drive and Summer Sage Way	ZIP CODE 92595	TOTAL ACRES 6.47-ACRE	
ASSESSOR'S PARCEL NUMBER 267-502-002	SECTION N/A	TOWNSHIP N/A	RANGE N/A
WITHIN 2 MILES:			
STATE HIGHWAY NUMBER I-15	AIRPORTS Skylark Airport	SCHOOLS David Brown Middle School, Wildomar Elementary School, Donald Graham Elementary School, Ronald Reagan School, California Lutheran High School, William Collier Elementary School, Grace Christian School, Cornerstone Christian School, Elsinore High School, Jean Hayman Elementary School.	
RAILWAYS None	WATERWAYS None		

### DOCUMENT TYPE

<b>CEQA</b>	<input type="checkbox"/> NOP	<input type="checkbox"/> Supplement/Subsequent EIR	<b>NEPA</b>	<input type="checkbox"/> NOI	<b>OTHER</b>	<input type="checkbox"/> Joint Document
	<input type="checkbox"/> Early Cons	(Prior SCH No.) _____		<input type="checkbox"/> EA		<input type="checkbox"/> Final Document
	<input checked="" type="checkbox"/> MND/IS	<input type="checkbox"/> Other _____		<input type="checkbox"/> Draft EIS		<input type="checkbox"/> Other _____
	<input type="checkbox"/> Draft EIR			<input type="checkbox"/> FONSI		

### LOCAL ACTION TYPE

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan Amendment	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other Zoning Ordinance Amendment

### DEVELOPMENT TYPE

<input checked="" type="checkbox"/> Residential	Units <u>64</u>	Acres _____	<input type="checkbox"/> Transportation	Type _____
<input type="checkbox"/> Office	Sq. ft. _____	Acres _____	<input type="checkbox"/> Mining	Mineral _____
	Sq. ft. _____	Acres _____	<input type="checkbox"/> Waste Treatment	Type _____
<input type="checkbox"/> Shopping/Commercial	Sq. ft. _____	Acres _____	<input type="checkbox"/> Hazardous Waste	Type _____
<input type="checkbox"/> Industrial	Sq. ft. _____		<input type="checkbox"/> Water Facilities	Type _____ MGD
<input type="checkbox"/> Educational			<input type="checkbox"/> Power	Type _____ Watts
<input type="checkbox"/> Other (Meditation Retreat Center)				
<input checked="" type="checkbox"/> Recreational	Sq. ft. 18,800			

### FUNDING

Federal \$ _____	State \$ _____	Total \$ _____
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### PROJECT ISSUES DISCUSSED IN DOCUMENT

<input checked="" type="checkbox"/> Aesthetic/Visual	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Supply
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Geological/Seismic	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wildlife
<input checked="" type="checkbox"/> Archaeological/Historical	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Growth Inducing
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Vegetation	<input type="checkbox"/> Other _____
<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Water Quality	

**PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION:** Land Use: Business Park (BP); Zoning: C-O (Commercial Office)

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.

3. **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.
4. **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.
5. **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.

**REVIEWING AGENCIES CHECKLIST**

- Resources Agency
- Boating & Waterways
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish and Wildlife
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks and Recreation
- Reclamation Board
- San Francisco Bay Conservation & Development Commission
- Water Resources
- Business, Transportation & Housing**
- Aeronautics
- California Highway Patrol
- CALTRANS District # 8
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture Health & Welfare
- Health Services \_\_\_\_\_

**State & Consumer Services**

- General Services
- Environmental Protection Agency**
- Air Resources Board
- California Department of Resources Recycling and Recovery (CalRecycle)
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 8
- Regional WQCB # 9 (San Diego Region)

**Youth & Adult Corrections**

- Corrections
- Independent Commissions & Offices**
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

**PUBLIC REVIEW PERIOD**

**Starting Date: Wednesday, August 18, 2021**

**Ending Date: Thursday, September 16, 2021**

Signature   
 Matthew C. Bassi, Planning Director  
 City of Wildomar Planning Department

**Date Tuesday, August 17, 2021**

<p><b>Consultant:</b>          Consulting Firm: <u>PlaceWorks</u>          Address: <u>3 MacArthur Place, Suite 1100</u>          City/State/Zip: <u>Santa Ana, CA 92707</u>          Contact: <u>Mark Teague</u>          Phone: <u>(714) 966-9220</u></p> <p><b>Lead Agency:</b>          Matthew C. Bassi, Planning Director          City of Wildomar          23837 Clinton Keith Road, Suite 201          Wildomar, CA 92595          Phone: (951) 677-7751</p>
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<p><b>For SCH Use Only:</b></p> <p>Date Received at SCH _____</p> <p>Date Review Starts _____</p> <p>Date to Agencies _____</p> <p>Date to SCH _____</p> <p><b>Clearance Date</b></p> <p>Notes:</p>
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