

CITY OF WILDOMAR
PLANNING COMMISSION AGENDA

6:30 P.M. – REGULAR MEETING

FEBRUARY 3, 2016

Council Chambers
23873 Clinton Keith Road, Suite 106



Veronica Langworthy, Chairman
Gary Brown, Vice-Chairman
Dan Bidwell, Commissioner
John Lloyd, Commissioner
Stan Smith, Commissioner

Matthew C. Bassi
Planning Director

Erica L. Vega
Assistant City Attorney

WILDOMAR PLANNING COMMISSION REGULAR MEETING AGENDA FEBRUARY 3, 2016

ORDER OF BUSINESS: Public sessions of all regular meetings of the Planning Commission begin at 6:30 p.m.

REPORTS: All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road, Suite #201, and on the City's website at <http://www.cityofwildomar.org/planning-commission-minutes.asp>. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any items or matters within the jurisdiction of the Commission. The Chairman will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a Public Comment Card available at the Chamber door. The completed form is to be submitted to the Secretary prior to an individual being heard. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

ADDITIONS/DELETIONS: Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Commission.

CONSENT CALENDAR: Consent Calendar items will be acted on by one roll call vote unless Commission members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

RIGHT TO APPEAL: Any decision of the Planning Commission may be appealed to the City Council provided the required appeal application and filing fee are submitted to the City Clerk ten (10) calendar days after the Planning Commission's action.

**PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF FOR
THE DURATION OF THE MEETING. YOUR COOPERATION IS
APPRECIATED.**

CALL TO ORDER – REGULAR MEETING - 6:30 P.M.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. State law allows the Commission to only talk about items that are listed on the agenda. **Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the Commission to discuss those issues during the meeting.** After hearing the matter, the Chairman will turn the matter over to the Planning Director who will put you in contact with the proper Staff person. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the Secretary. **Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally.** The time limit established for public comments is three minutes per speaker. Prior to taking action on any item that is on the agenda, the public will be permitted to comment at the time it is considered by the Commission.

PLANNING COMMISSION COMMUNICATIONS

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Commission, the agenda can be reordered, added to, or have items tabled at this time.

1.0 CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Minutes –January 6, 2016 Regular Meeting

RECOMMENDATION: Staff recommends that the Planning Commission approve the Minutes as submitted.

2.0 PUBLIC HEARINGS

➤ There are no public hearing items for this Agenda.

3.0 GENERAL BUSINESS

3.1 Fire Station #61 – Finding of General Plan Consistency:

Planning Commission determination that the acquisition of Fire Station #61 from the County of Riverside is consistent with the Wildomar General Plan in accordance Government Code Section 65402(a), and is exempt from the provisions of the California Environmental Quality Act (CEQA Guidelines) in accordance with Section 15061(B)(3) and 15301 of CEQA.

RECOMMENDATION:

The Public Works Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) AND 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND MAKING A FINDING THAT THE ACQUISITION OF FIRE STATION #61 FROM THE COUNTY OF RIVERSIDE IS CONSISTENT WITH THE WILDOMAR GENERAL PLAN IN ACCORDANCE GOVERNMENT CODE SECTION 65402(A).

PLANNING DIRECTOR REPORT

ASSISTANT CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURNMENT

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951/677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

I, Matthew C. Bassi, Planning Director, do certify that on or before January 1, 2016, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

Wildomar City Hall, 23873 Clinton Keith Road
U.S. Post Office, 21392 Palomar Street
Wildomar Library, 34303 Mission Trail



Matthew C. Bassi
Planning Director



AGENDA SECTION 1.0

CONSENT CALENDAR ITEMS



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE REGULAR MEETING OF JANUARY 6, 2016**

CALL TO ORDER

The meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Langworthy at 6:30 P.M. at Wildomar City Hall, Council Chambers.

ROLL CALL

Present: Veronica Langworthy Chairman, Gary D. Brown Vice-Chair,
Stan Smith, Commissioner, Dan Bidwell, Commissioner,
John Lloyd, Commissioner

Staff Present Matthew Bassi, Planning Director
Dan York, Assistant City Manager / Public Works Director
Alfredo Garcia, Assistant Planner
Erica Vega, Assistant City Attorney
Mark Teague, CEQA Manager

Absent: None

FLAG SALUTE

Commissioner Smith led the flag salute.

PUBLIC COMMENT:

None

PLANNING COMMISSION COMMUNICATIONS

Chairman Langworthy asked for a moment of silence for the incidence that occurred in San Bernardino.

APPROVAL OF AGENDA AS SUBMITTED

Vice Chairman Brown motioned to approve the agenda as submitted by staff. The motion was seconded by Commissioner Smith. Motion Carried, 5-0-0. The following vote resulted:

AYES: LANGWORTHY, BIDWELL, SMITH, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

1.0 CONSENT CALENDAR

1.1 Minutes – December 2, 2015 Special Meeting

RECOMMENDATION: Staff recommends that the Planning Commission approve the Minutes as submitted.

Vice Chairman Brown motioned to approve the agenda as submitted by staff. The motion was seconded by Commissioner Smith. Motion Carried, 5-0. The following vote resulted:

AYES: LANGWORTHY, SMITH, BROWN, BIDWELL, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.0 PUBLIC HEARINGS

2.1 Horizons Mixed-Use Development Project (PA No. 14-0040):

Planning Commission review of the “Horizon’s Mixed-Use Development Project” consisting of an Environmental Impact Report, General Plan Amendment, Change of Zone, Tentative Tract Map, Conditional Use Permit and Plot Plan on approximately 20 acres located at the northwest corner of Elizabeth Lane and Prielipp Road (APN: 380-250-023).

Director Bassi made a presentation to the Planning Commission.

Chairman Langworthy opened the public hearing and asked for public comments.

Eric Flodine, applicant representative made a presentation to the Planning Commission.

Kristen Lloyd, resident, provided public comment.

Director Bassi , provided responses to public comments.

Eric Flodine , provided responses to public comments.

With no further public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

Commissioner Lloyd, provided comment regarding the agenda item.

Eric Flodine, provided responses to Commissioner Lloyds comment.

Chairman Langworthy opened the public hearing and asked for public comments.

Vice-Chairman Brown, provided comment regarding the agenda item.

Chairman Langworthy, provided comment regarding the agenda item.

Eric Flodine, provided responses to the Commissioners comments.

With no further public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-01 entitled:

PC RESOLUTION NO. 2016-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2015011021), INCLUDING ADOPTION OF FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE HORIZONS MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0040) CONSISTING OF A GENERAL PLAN AMENDMENT FROM BUSINESS PARK (BP) TO COMMERCIAL RETAIL (CR) AND HIGH DENSITY RESIDENTIAL (HDR); A CHANGE OF ZONE FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) AND R-3 (GENERAL RESIDENTIAL); A TENTATIVE TRACT MAP (TTM 36672) TO SUBDIVIDE 20.21 GROSS ACRES INTO THREE (3) LOTS; A CONDITIONAL USE PERMIT TO ESTABLISH AN 86-UNIT SENIOR ASSISTED LIVING FACILITY; AND A PLOT PLAN TO DEVELOP A 138-UNIT TOWNHOUSE PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023).

A Motion was made by Commissioner Lloyd and seconded by Commissioner Smith.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, BROWN, BIDWELL, SMITH, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-02 entitled:

PC RESOLUTION NO. 2016-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0040) TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 20.21 GROSS ACRES FROM BUSINESS PARK TO COMMERCIAL RETAIL (ON THE SOUTHERLY 8.52± ACRES), AND TO HIGH DENSITY RESIDENTIAL (ON THE NORTHERLY 11.69± ACRES) TO ACCOMMODATE THE HORIZON'S MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023)

A Motion was made by Commissioner Smith and seconded by Commissioner Bidwell.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, BROWN, BIDWELL, SMITH, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-03 entitled:

PC RESOLUTION NO. 2016-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 14-0040) TO CHANGE THE EXISTING ZONING DESIGNATION ON APPROXIMATELY 20.21 GROSS ACRES FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) ON THE SOUTHERLY 8.52± ACRES, AND TO R-3 (GENERAL RESIDENTIAL) ON THE NORTHERLY 11.69± ACRES TO ACCOMMODATE THE HORIZON'S MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE

NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD
(APN: 380-250-023)

A Motion was made by Vice-Chairman Brown and seconded by Commissioner Smith.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, BROWN, BIDWELL, SMITH, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-04 entitled:

PC RESOLUTION NO. 2016-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36672 (PLANNING APPLICATION NO. 14-0040) TO SUBDIVIDE APPROXIMATELY 20.21 GROSS ACRES INTO THREE (3) LOTS TO ACCOMMODATE THE HORIZON'S MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023)

A Motion was made by Commissioner Smith and seconded by Commissioner Lloyd.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, BROWN, BIDWELL, SMITH, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-05 entitled:

PC RESOLUTION NO. 2016-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 14-0040) TO DEVELOP AN 86-UNIT ASSISTED LIVING FACILITY ON APPROXIMATELY 8.52± ACRES LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD, AND PLOT PLAN (PLANNING APPLICATION NO. 14-0040) TO

DEVELOP A 138-UNIT TOWNHOUSE PROJECT ON APPROXIMATELY 11.69± ACRES LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND BUNNY TRAIL (APN: 380-250-023)

A Motion was made by Commissioner Smith and seconded by Commissioner Bidwell.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, BROWN, BIDWELL, SMITH, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.2 Grove Park Mixed-Use Development Project (PA No. 14-0069):

Planning Commission review of the "Grove Park Mixed-Use Development Project" consisting of an Environmental Impact Report, General Plan Amendment, Change of Zone, Tentative Parcel Map, and Plot Plan on approximately 19.4± acres located at the southwest corner of Yamas Drive and Clinton Keith Road (APN: 380-250-003)

Director Bassi made a presentation to the Planning Commission.

Chairman Langworthy, provided comment regarding the agenda item.

Commissioner Bidwell, asked questions of staff regarding traffic.

Director Bassi, provided responses to commissioners comments.

Chairman Langworthy opened the public hearing and asked for public comments.

Eric Flodine, applicant representative made a presentation to the Planning Commission.

Commissioner Bidwell, asked questions of staff regarding trails and fencing.

Commissioner Lloyd, provided questions regarding the agenda item.

Vice-Chairman Brown, provided questions regarding the agenda item.

Eric Flodine, provided responses to the Commissioners questions.

Joseph Morabito, resident, provided public comment.

With no further public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-06 entitled:

PC RESOLUTION NO. 2016-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2014121064), INCLUDING ADOPTION OF FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE GROVE PARK MIXED USE DEVELOPMENT PROJECT (PLANNING APPLICATION NO. 14-0069) CONSISTING OF A GENERAL PLAN AMENDMENT TO COMMERCIAL RETAIL ON A PORTION OF THE PROJECT SITE; A CHANGE OF ZONE TO C-P-S (SCENIC HIGHWAY COMMERCIAL) ON A PORTION OF THE PROJECT SITE; A TENTATIVE PARCEL MAP (TPM NO. 36673) TO SUBDIVIDE THE PROJECT SITE INTO 3 LOTS; AND A PLOT PLAN TO DEVELOP A 55,000± SQUARE-FOOT RETAIL/OFFICE CENTER AND A 162-UNIT MULTI-FAMILY APARTMENT PROJECT ON THE PROJECT SITE, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

A Motion was made by Commissioner Smith and seconded by Commissioner Lloyd.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-07 entitled:

PC RESOLUTION NO. 2016-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0069) TO CHANGE THE LAND USE DESIGNATION TO COMMERCIAL RETAIL (CR) ON A PORTION OF THE PROJECT SITE TO ACCOMMODATE THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

A Motion was made by Commissioner Smith and seconded by Commissioner Lloyd.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-08 entitled:

PC RESOLUTION NO. 2016-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0069) TO CHANGE THE LAND USE DESIGNATION TO COMMERCIAL RETAIL (CR) ON A PORTION OF THE PROJECT SITE TO ACCOMMODATE THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

A Motion was made by Commissioner Lloyd and seconded by Commissioner Bidwell.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-09 entitled:

PC RESOLUTION NO. 2016-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 36673 (PLANNING APPLICATION NO. 14-0069) TO SUBDIVIDE APPROXIMATELY 19.4± ACRES INTO 3 LOTS TO ACCOMMODATE THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

A Motion was made by Commissioner Lloyd and seconded by Commissioner Smith.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-10 entitled:

PC RESOLUTION NO. 2016-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 14-0069) TO DEVELOP A 55,000± SQUARE-FOOT RETAIL/OFFICE CENTER AND A 162-UNIT MULTI-FAMILY APARTMENT PROJECT FOR THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

A Motion was made by Commissioner Bidwell and seconded by Commissioner Smith.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.3 Zoning Ordinance Amendment No. 15-04:

Planning Commission review of a proposed amendment to the Wildomar Municipal Code to move the provisions of Chapter 15.68 related to the City's Pre-Application Review (PAR) process to Chapter 17.214 of the Zoning Ordinance.

Director Bassi made a presentation to the Planning Commission.

Chairman Langworthy opened the public hearing and asked for public comments.

With no public comments provided, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-11 entitled:

PC RESOLUTION NO. 2016-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND AN ORDINANCE AMENDING THE WILDOMAR MUNICIPAL CODE TO MOVE THE PROVISIONS OF CHAPTER 15.68 RELATED TO THE CITY'S PRE-APPLICATION REVIEW (PAR) PROCESS TO CHAPTER 17.214 OF THE ZONING ORDINANCE (ZOA NO. 15-04)

A Motion was made by Commissioner Smith and seconded by Commissioner Bidwell.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

3.0 GENERAL BUSINESS ITEMS:

There are no General Business Items for this Agenda.

Planning Directors Report

Director Bassi also informed the Commission that there will be a February 3, 2016 and no meeting scheduled for the month of March.

Mark Teague CEQA Manager informed the Commission that he will be presenting at the Planning Commission Academy this March and asked if the Commission had any questions or topics they would like him to incorporate into his presentation.

Assistant City Attorney's Report

Assistant City Attorney Vega reminded the Planning Commission to complete their Ethics Training and turn in the certificates to the City Clerk.

Future Agenda Items

Commissioner Lloyd asked if staff could research our current parking code standards/requirements for multifamily residential zone to determine if changes need to be made to address current parking trends for multi-family housing.

ADJOURNMENT

Chairman Langworthy adjourned the January 6, 2016 regular Planning Commission meeting at 7:57 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary



AGENDA SECTION 2.0

PUBLIC HEARING ITEMS

**There are no Public Hearing Items for the
February 3, 2016 PC Agenda**



AGENDA SECTION 3.0

GENERAL BUSINESS ITEMS



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: February 3, 2016

TO: Chairman and Members of the Planning Commission

FROM: Daniel A. York, Assistant City Manager / Public Works Director

SUBJECT: Fire Station #61 – Finding of General Plan Consistency:
Planning Commission determination that the acquisition of Fire Station #61 from the County of Riverside is consistent with the Wildomar General Plan in accordance Government Code Section 65402(a), and is exempt from the provisions of the California Environmental Quality Act (CEQA Guidelines) in accordance with Section 15061(B)(3) and 15301 of CEQA.

STAFF REPORT

RECOMMENDATION

The Public Works Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) AND 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND MAKING A FINDING THAT THE ACQUISITION OF FIRE STATION #61 FROM THE COUNTY OF RIVERSIDE IS CONSISTENT WITH THE WILDOMAR GENERAL PLAN IN ACCORDANCE GOVERNMENT CODE SECTION 65402(A).

BACKGROUND

The County of Riverside is in process of offering the transfer of Fire Station #61, located at 32637 Gruwell Street, to the City of Wildomar. The Board of Supervisors will decide whether to formally make the offer at its January 27, 2016 meeting. If the offer is made and accepted by the City, the city would acquire the property and structure thereon by Grant Deed. The Riverside County Fire Department will continue to operate the facility and there will be no change to current service levels provided to the community.

The county provides fire services to the city through a co-operative agreement approved by the city council on June 24, 2015. Through the co-operative agreement the city is

responsible to provide and maintain a fire station. In the event the city does not own a fire station, the county undertakes the repairs, maintenance costs and services and invoices the city for the county's actual expenses plus a cost allocation.

Currently, the city does not own a fire station and reimburses the county for its repairs, maintenance costs, services, and cost allocation. To better fulfill the co-operative agreement and save money on reimbursement, the city is seeking to acquire Fire Station #61 from the county.

DISCUSSION

Staff reviewed city acquisition of Fire Station #61 relative to consistency with the policies contained in the Safety Element of the General Plan. There are a number of policies that are being implemented currently. The acquisition of Station #61 by the City will not change this. These specific Safety Element policies are as follows:

Long-Range Fire Safety Planning:

Policy S 5.5 - Conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sector.

Policy S 5.6 - Ensure coordination between the Fire Department and the Public Works Department, Environmental Health Department and private and public water purveyors to improve fire fighting infrastructure, during implementation of the County's capital improvement programs, by obtaining:

- replacement and/or relocation of old cast-iron pipelines and inadequate water mains when street improvements are planned;
- assessment of impact fees as a condition of development; and
- redundant emergency distribution pipelines in areas of potential ground failure or where determined to be necessary.

Policy S 5.8 - Periodically review inter-jurisdictional fire response agreements, and improve fire fighting resources as recommended in the County Fire Protection Master Plan to keep pace with development, including construction of additional high-rises, mid-rise business parks, increasing numbers of facilities housing immobile populations, and the risk posed by multiple ignitions, to ensure that (AI 4, AI 88):

- Fire reporting and response times do not exceed those listed in the County Fire Protection Master Plan identified for each of the development densities described;
- Fire flow requirements (water for fire protection) are consistent • with Insurance Service Office (ISO) recommendations; and
- The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired.

Policy S 5.9 - Continue County Fire Department collaboration with the Transportation Land Management Agency (TLMA) to update development guidelines for the urban/wildland interface areas. These guidelines should include increasing the development area to at least 30 feet past the usual boundary (AI 88).

Disaster Preparedness, Response & Recovery

Policy S 7.1 - Continually strengthen the Multi-Hazard Functional Plan and maintain mutual aid agreements with federal, state, local agencies and the private sector to assist in:

- a. clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress;
- b. heavy search and rescue;
- c. fire suppression;
- d. hazardous materials response;
- e. temporary shelter;
- f. geologic and engineering needs;
- g. traffic and crowd control; and
- h. building inspection.

Policy S 7.2 - Encourage the utilization of multilingual staff personnel to assist in evacuation and short-term recovery activities, and meeting general community needs. (AI 97)

Policy S 7.5 - Conduct regional earthquake drills and, where appropriate: (AI 82)

- utilize HAZUS results in the Technical Background Report to develop internal scenarios for emergency response; and test back-up power generators in public facilities and other critical facilities taking part in the earthquake drill.

Critical Facilities and Lifelines

Policy S 7.7 - Strengthen the project permit and review process to ensure that proper actions are taken to reduce hazard impacts and to encourage structural and nonstructural design and construction. Damage must be minimized for critical facilities, and susceptibility to structural collapse must be minimized, if not eliminated.

- a. Ensure that special development standards, designs, and construction practices reduce risk to tolerable levels for projects involving critical facilities, large-scale residential development, and major commercial or industrial development through

conditional use permits and the subdivision review process. If appropriate, impact fees should be assessed to finance required actions.

- b. Require mitigation measures to reduce potential damage caused by ground failure for sites determined to have potential for liquefaction. Such measures shall apply to critical facilities, utilities, and large commercial and industrial projects as a condition of project approval.
- c. Require that planned lifeline utilities, as a condition of project approval, be designed, located, structurally upgraded, fit with safety shutoff valves, be designed for easy maintenance, and have redundant back up lines where unstable slopes, earth cracks, active faults, or areas of liquefaction cannot be avoided.
- d. Review proposed uses of fault setback areas closely to ensure that County infrastructure (roads, utilities, drains) are not unduly placed at risk by the developer. Insurance, bonding, or compensation plans should be used to compensate the County for the potential costs of repair.

Public Information and Outreach

Policy S 7.19 - Establish a far-ranging, creative, forward-thinking public education and outreach campaign, to inform the community about: (AI 93, 96)

- the hazards they face;
- the costs of doing nothing to mitigate the hazards;
- what is known about each hazard;
- why jurisdictions don't have all the answers;
- mitigation incentives;
- what the County does for them;
- what the County cannot be expected to do for them.

While the above list of policies is not exhaustive, the city acquisition of Fire Station #61 is consistent with the current General Plan policies. Therefore, the Public Works and Planning Director recommends that the Planning Commission adopt a resolution finding that city acquisition of Fire Station #61 is consistent with the General Plan.

CEQA DETERMINATION:

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a review of the potential environmental impacts was conducted by the Planning Department for the proposed Fire Station #61 acquisition. Based on this review, the Planning Department has determined that the acquisition of Fire Station #61 from the County of Riverside no potential to cause a significant adverse impact on the environment whatsoever. Therefore, it meets the criteria to be exempt from CEQA pursuant to Section 15061(b)(3) which states "that if

an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

In addition, the Planning Department has determined that because Fire Station is an existing building/structure, the proposed Fire Station #61 acquisition is exempt from CEQA pursuant to Section 15301 (Existing Facilities). Existing facilities are categorically exempt from the provisions of CEQA because they have been determined not to have a significant effect on the environment. “Existing facilities,” under Section 15301 is defined as existing public or private structures with negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Fire Station #61 is a public structure that currently exists and will not be expanded beyond its current use. Thus, the acquisition of Fire Station #61 is categorically exempt from the provisions of CEQA.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS

A. PC Resolution No. 2016-12

INCORPORATED BY REFERENCE

- City of Wildomar General Plan

ATTACHMENT A

PC Resolution No. 2016-12

PC RESOLUTION NO. 2016-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) AND 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND MAKING A FINDING THAT THE ACQUISITION OF FIRE STATION #61 FROM THE COUNTY OF RIVERSIDE IS CONSISTENT WITH THE WILDOMAR GENERAL PLAN IN ACCORDANCE GOVERNMENT CODE SECTION 65402(A).

WHEREAS, the City of Wildomar adopted its General Plan on July 1, 2008; and

WHEREAS, the City Council of the City of Wildomar has designated the City Planning Commission as the planning agency for the City of Wildomar; and

WHEREAS, Government Code Section 65402(A) of the State of California requires that designated Planning Commission make a finding of General Plan consistency as part of the City's acquisition of Fire station #61 from the County of Riverside; and

WHEREAS, on February 3, 2016, the Planning Commission during a regularly scheduled public meeting, considered the request for General Plan consistency as part of the City's acquisition of Fire station #61 from the County of Riverside and determined that such action is in conformity with the City's adopted City General Plan.

NOW THEREFORE, the Planning Commission of the City of Wildomar does Resolve, Determine, Find and Order as follows.

SECTION 1. CEQA ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a review of the potential environmental impacts was conducted by the Planning Department for the proposed Fire Station #61 acquisition. Based on this review, the Planning Department has determined that the acquisition of Fire Station #61 from the County of Riverside no potential to cause a significant adverse impact on the environment whatsoever. Therefore, it meets the criteria to be exempt from CEQA pursuant to Section 15061(b)(3) which states "that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Further, as the Fire Station is an existing building/structure, this decision is also exempt from CEQA pursuant to Section 15301 (Existing Facilities). Existing facilities are categorically exempt from the provisions of CEQA because they

have been determined not to have a significant effect on the environment. "Existing facilities," under Section 15301 is defined as existing public or private structures with negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Fire Station #61 is a public structure that currently exists and will not be expanded beyond its current use. Thus, the acquisition of Fire Station #61 is categorically exempt from the provisions of CEQA.

SECTION 2. PLANNING COMMISSION FINDING(S)

In accordance Government Code Section 65402(a), the Planning Commission hereby makes the following finding(s):

- A. The acquisition of Fire Station #61 is consistent with the City of Wildomar General Plan.

The acquisition of Fire Station #61 is consistent with the adopted General Plan by furthering the goals and policies of the Safety Element, including the following:

Long-Range Fire Safety Planning:

Policy S 5.5 - Conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sector.

Policy S 5.6 - Ensure coordination between the Fire Department and the Public Works Department, Environmental Health Department and private and public water purveyors to improve fire fighting infrastructure, during implementation of the County's capital improvement programs, by obtaining:

- replacement and/or relocation of old cast-iron pipelines and inadequate water mains when street improvements are planned;
- assessment of impact fees as a condition of development; and
- redundant emergency distribution pipelines in areas of potential ground failure or where determined to be necessary.

Policy S 5.8 - Periodically review inter-jurisdictional fire response agreements, and improve fire fighting resources as recommended in the County Fire Protection Master Plan to keep pace with development, including construction of additional high-rises, mid-rise business parks, increasing numbers of facilities housing immobile populations, and the risk posed by multiple ignitions, to ensure that (AI 4, AI 88):

- Fire reporting and response times do not exceed those listed in the County Fire Protection Master Plan identified for each of the development densities described;
- Fire flow requirements (water for fire protection) are consistent • with Insurance Service Office (ISO) recommendations; and

- The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired.

Policy S 5.9 - Continue County Fire Department collaboration with the Transportation Land Management Agency (TLMA) to update development guidelines for the urban/wildland interface areas. These guidelines should include increasing the development area to at least 30 feet past the usual boundary (AI 88).

Disaster Preparedness, Response & Recovery

Policy S 7.1 - Continually strengthen the Multi-Hazard Functional Plan and maintain mutual aid agreements with federal, state, local agencies and the private sector to assist in:

- a. clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress;
- b. heavy search and rescue;
- c. fire suppression;
- d. hazardous materials response;
- e. temporary shelter;
- f. geologic and engineering needs;
- g. traffic and crowd control; and
- h. building inspection.

Policy S 7.2 - Encourage the utilization of multilingual staff personnel to assist in evacuation and short-term recovery activities, and meeting general community needs. (AI 97)

Policy S 7.5 - Conduct regional earthquake drills and, where appropriate: (AI 82) utilize HAZUS results in the Technical Background Report to develop internal scenarios for emergency response; and test back-up power generators in public facilities and other critical facilities taking part in the earthquake drill.

Critical Facilities and Lifelines

Policy S 7.7 - Strengthen the project permit and review process to ensure that proper actions are taken to reduce hazard impacts and to encourage structural and nonstructural design and construction. Damage must be minimized for critical facilities, and susceptibility to structural collapse must be minimized, if not eliminated.

- a. Ensure that special development standards, designs, and construction practices reduce risk to tolerable levels for projects involving critical facilities, large-scale residential development, and major commercial or industrial development through conditional use permits and the subdivision review

process. If appropriate, impact fees should be assessed to finance required actions.

- b. Require mitigation measures to reduce potential damage caused by ground failure for sites determined to have potential for liquefaction. Such measures shall apply to critical facilities, utilities, and large commercial and industrial projects as a condition of project approval.
- c. Require that planned lifeline utilities, as a condition of project approval, be designed, located, structurally upgraded, fit with safety shutoff valves, be designed for easy maintenance, and have redundant back up lines where unstable slopes, earth cracks, active faults, or areas of liquefaction cannot be avoided.
- d. Review proposed uses of fault setback areas closely to ensure that County infrastructure (roads, utilities, drains) are not unduly placed at risk by the developer. Insurance, bonding, or compensation plans should be used to compensate the County for the potential costs of repair.

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- what is known about each hazard;
- why jurisdictions don't have all the answers;
- mitigation incentives;
- what the County does for them;
- what the County cannot be expected to do for them.

PASSED, APPROVED AND ADOPTED this 3rd day of February, 2016 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Veronica Langworthy
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Eric L. Vega
Assistant City Attorney