



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item No. 3.2
GENERAL BUSINESS
Meeting Date: April 2, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director
Mark Teague, Senior Project Manager

SUBJECT: General Plan Update (GPA 14-01) Workshop:
Workshop #3 (Continued from March 2, 2014) to review the administrative draft of the General Plan and provide staff direction on changes to the policies and narrative of the plan.

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- 1) Conduct a workshop to receive public input to assist with the General Plan Update process, and
- 2) Provide direction and comment on the draft/proposed goals, policies and action programs.

PROJECT BACKGROUND

The Planning Commission reviewed the draft General Plan document and goals, policies and action programs at its March 5, 2014 meeting. Given the length of the meeting, the Commission decided to continue the workshop discussion to the April 2, 2014 meeting. The staff report outlined below is a duplicate of the report given to the Commission for the March 2 meeting. In addition, the draft General Plan document remains the same. It is staff's intent to complete the discussion and schedule a workshop with the City Council (set for April 23, 2014).

PROJECT DESCRIPTION

As discussed at the December 4, 2013 workshop, the General Plan Update will accomplish the following:

1. Result in a General Plan that focuses entirely on the City of Wildomar, and eliminate those parts of the Plan that address the larger geographic area and needs of Riverside County.

2. Ensure that the General Plan reflects and incorporates the results of the City's 2008 visioning effort.
3. Craft policies that encourage good design and help meet the City's address sustainability.
4. Provide a clear set of Wildomar-specific goals and policies that will support existing ordinances and future plans for the community.

Administrative Draft General Plan

Much of the editing process has involved removing policies from the current General Plan that simply don't apply to the City, and modifying others so that they meet the City's specific needs. Staff has also added new policies that update the plan and reflect the expectations of the City. In each Element we have included the existing General Plan policy number in parenthesis at the end of each policy, and added the word "new" where the policy is new with this update. For this draft, it does not contain the maps/exhibits that will be in the final version as staff would like the Commission to focus on the draft goals, policies and action programs.

The EIR will include a table that shows which policies are proposed to be deleted or modified as part of this general plan update process. The following is a summary of changes made to each Element to help begin the process of review and refinement.

The first change is one of organization. The current General Plan is a lengthy document that can be difficult to navigate. The updated plan includes the following sections/chapters:

- 1 Introduction
- 2 Visioning
- 3 Land Use Element
- 4 Circulation and Infrastructure Element
- 5 Housing Element (adopted by Council on 12/11/13 & certified by HCD on 1/6/14)
- 6 Open Space and Conservation Element
- 7 Community Design Element
- 8 Economic Development Element
- 9 Noise Element
- 10 Safety Element

Each of the Elements are written in compliance with statutory requirements for a General Plan and to make the document easy to use.

1 Introduction

This section of the General Plan advises the reader on how to interpret the policies in the document and sets the stage for the remainder of the General Plan.

2 Visioning

This section summarizes the 2008 visioning process and the results of the first workshop held on December 4, 2013 to discuss the priorities contained in the 2008 visioning report. At the December workshop we learned that some of the items suggested in the 2008 visioning effort might have different priorities given the budget conditions and changes that have occurred since then. The visioning chapter of the General Plan incorporates the results of the workshop and of course can be modified further during this and subsequent meetings.

During the workshop we also learned that the style for Wildomar is difficult to describe. Comments included rural themes, open space, low density, approachable, walkable (or equestrian friendly). The intensity of use was also discussed with an eye toward keeping Wildomar a unique and rural community rather than becoming an urban core area. The Design Element attempts to discuss some of these themes, but will obviously need additional refinement.

3 Land Use Element

- **Removed the Foundation Discussion.** This portion of the General Plan pertained to rural areas of Riverside County that needed a more urban approach as they were developing into communities and eventually cities. As the City is incorporated, this concept does not work well in the City, this, it is staff position that it be removed from the General Plan.
- **Removed the General Plan Amendment Initiation Process.** Currently a land owner is required to petition the City to allow an application to amend the General Plan. The process is time consuming and cumbersome and requires the Commission and Council to review a project without all of the project level information normally provided as part of development review. Staff is recommending that this process be eliminated from the General Plan, and that any property owner or applicant be allowed to request a General Plan Amendment in accordance with current state law.
- **Removed the Rural Village Overlay and Rural Village Overlay Study Area.** This portion of the General Plan pertained to development in rural areas of Riverside County and does not work well in the City, this, it is staff position that it be removed from the General Plan.
- **Removed the Community Development and Community Center Overlay.** The overlay was intended to provide the opportunity for commercial and mixed-use development areas in several locations. Once a land owner

applies for development, the General Plan requires adoption of a specific plan to govern the development of the overlay area, and then a general plan amendment to remove the other Community Center areas from the General Plan. As these community center areas contain the majority of the commercial and other non-residential (job creating) land use designations in the City, it is unlikely that the City would want to remove three of them if one of them was proposed for development. Further, the Community Center Overlay adds another level of complexity to the already lengthy process of obtaining entitlement. The City needs retail sales and job growth to have a sustainable budget and to expand public services, making it more difficult to consider this type of development is counter intuitive. It is staff position that it be removed from the General Plan.

- **Removed the Community Development Designation Overlay.** This overlay resulted in the Elsinore Area Plan and is no longer necessary. it is staff position that it be removed from the General Plan.
- **Update the Mixed Use Planning Area.** This text reflects the recently adopted changes to the existing MUPA (approved as part of the Housing Element update). The City amended Table LU-4 of the Land Use Element to state that the MUPA had a minimum residential density requirement of 30 units per acre and that at least 30%, but no more than 50%, of the site may be developed for multi-family residential uses.

4 Circulation Element

- **Included the Trails Map.** The only addition to the Circulation Element is that of the trails map and policies to encourage the extension of trails throughout the City. The trails map will be included on the Circulation diagram.

5 Housing Element

- **No Changes.** As this Element was adopted by the City Council on December 11, 2013 and certified by the Housing and Community Development Department on January 6, 2014, no changes are being proposed. As the Commission has already received and recommended adoption of this Element, it is not part of this staff report or workshop. Note that the Element may have minor style/format changes as needed to incorporate it into the rest of the General Plan.

6 Open Space and Conservation Element

- **Air Quality and Greenhouse Gas Emissions.** Included discussion and policies designed to improve air quality and reduce greenhouse gas emissions. This element also includes policies to support the adoption and implementation of the sub-regional climate action plan currently being prepared by the Western Riverside Council of Governments.

7 Community Design (New)

This new Element will include policies addressing community design, including the following specific topics:

- Hillside Development
- Development Plans
- Streetscape
- Lighting
- Signage
- Building Massing/intensity

8 Economic Development Element (New)

- **Establish Process for Rapid Review of Commercial Projects.** This would enable an expanding or new business to discuss the potential with the development services department very quickly. The intent is to welcome the expansion of existing businesses, and the location of new business, by making the development process as efficient as possible. This would not take the place of a preliminary application review.
- **Focus on Infrastructure.** The City should be able to direct business to areas in the City that are best suited for their needs. This will require coordination with Elsinore Valley Municipal Water District (EVMWD) as well as other service providers.
- **Encourage Higher Education and Training.** One of the visioning points, and discussion at the workshop, was that of encouraging the location of a college extension, training facilities, etc., in the community.
- **Regular Review of Regulations.** This involves a periodic review of the codes, policies and regulations that govern development in the City and the removal of regulations that either serve no purpose or are duplicates of other requirements.

9 Noise

- **Clarify How Noise is Considered.** The Element includes policies for both construction and operational noise impacts.

10 Safety

- **Focus on Wildomar.** Included Wildomar specific flooding, seismic and fire related policies.

CEQA COMPLIANCE

The Draft General Plan is essential to completion of the EIR as the EIR will use policies from the General Plan to address environmental impacts likely to arise from development. The EIR will provide the City with a base document that will make future environmental analysis more efficient. The EIR will also show the linkage between existing ordinances and policies, including those of other agencies, and the mitigation of environmental impacts.

PUBLIC COMMUNICATION/NOTICING

The workshop is not a public hearing so no special noticing is required. However, in an effort to have as much public participation as possible, the Planning Department published a notice in the Press Enterprise on February 22, 2014 inviting the general public to attend the March 5, 2014, Planning Commission workshop. In addition, staff emailed a notice through our “stay connected” email blast program on February 21, 2014 notifying general public of the date and time of the Commission workshop. Finally, the agenda packet was posted on the General Plan website at <http://portals.pmcworld.com/wildomargp/> on Friday, February 21, 2014, and a copy of the complete agenda packet was posted on the City’s webpage at <http://www.cityofwildomar.org/>.

Since the workshop was continued to April 2, no additional noticing was provided except for the “stay connected” and agenda packet noticing which was done on March 20, 2014.

NEXT STEPS

The public comment period for the Notice of Preparation (NOP) of the EIR ended on February 27, 2014. The comments will be included in the DEIR as it is prepared. The City Council has scheduled a special meeting on April 23, 2014 to hold a community workshop to discuss the draft goals, policies and action programs being presented tonight to the Commission. It is staff’s intent to complete the DEIR (including the Public Review Draft of the General Plan) in May 2014. Following completion of the DEIR, staff will release the document for its required 45-day review period.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Prepared by,
Mark Teague, AICP
Planning Manager

Reviewed by,
Erica L. Vega
Assistant City Attorney

ATTACHMENT

A. Administrative Draft General Plan/Elements (without maps/exhibits)

ATTACHMENT A

Administrative Draft General Plan Elements