CITY OF WILDOMAR PLANNING COMMISSION

SPECIAL MEETING OF JULY 16, 2014

AT 6:30 P.M.

Council Chambers
23873 Clinton Keith Road, Suite #111

Stan Smith, Chairman
Veronica Langworthy, Vice-Chair
Dan Bidwell, Planning Commissioner
Gary Brown, Planning Commissioner
Bobby L. Swann III, Planning Commissioner

Matthew C. Bassi
Planning Director

Thomas D. Jex
City Attorney

WILDOMAR PLANNING COMMISSION SPECIAL MEETING AGENDA FOR JULY 16, 2014

ORDER OF BUSINESS:
Public sessions of the July 16, 2014 special meeting of the Planning Commission begins at 6:30 p.m.

REPORTS:
The Planning Commission agenda packet/reports are available for review at Wildomar City Hall, Planning Department located at 23873 Clinton Keith Road, Suite #201 and on the City's website, 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 governing body. 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 Planning Commission Clerk 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.

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

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

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

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

This is the time when the Planning Commission receives general public comments regarding any items or matters within the jurisdiction of the Planning Commission that do not appear on the agenda. Each speaker is asked to fill out a "Public Comments Card" available at the Chamber door and submit the card to the Planning Commission 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 open session agenda item, the public will be permitted to comment at the time it is considered by the Planning Commission.

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it the desire of the Planning Commission, the agenda can be reordered 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 that specific items are removed from the Consent Calendar for separate discussion and/or action.

1.1 Minutes – April 2, 2014 – Regular Meeting

Recommendation – Staff Recommends that the Planning Commission approve the Minutes as submitted.

2.0 PUBLIC HEARINGS

2.1 Zoning Ordinance Amendment No. 14-01:

Planning Commission consideration and recommendation to the City Council for the adoption of a General Rule Exemption in accordance with Section 15061.B.3 of the California Environmental Quality Act (CEQA) Guidelines and approval of Zoning Ordinance Amendment No. 14-01 to amend Chapter 17.254 (Temporary Signs) of the Wildomar Zoning Ordinance relating to Temporary Banners in Commercial, Office and Industrial zones.

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-01 TO AMEND CHAPTER 17.254 (TEMPORARY SIGNS) OF THE WILDOMAR ZONING ORDINANCE RELATING TO TEMPORARY BANNERS FOR COMMERCIAL, OFFICE AND INDUSTRIAL ZONES.

2.2 Zoning Ordinance Amendment No. 14-03:

Planning Commission consideration and recommendation to the City Council for the adoption of a General Rule Exemption in accordance with Section 15061.B.3 of the California Environmental Quality Act (CEQA) Guidelines and approval of Zoning Ordinance Amendment No. 14-03 to amend the Section 17.192, Section 17.196, Section 17.200, Section 17.208 and Section 17.216 of the Wildomar Zoning Ordinance relating to approval authority and hearing body for Conditional Use Permits, Variances, Public Use Permits and Plot Plans in the City of Wildomar.

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-03 TO AMEND CHAPTERS 17.192, 17.196, 17.200, 17.208 AND 17.216 OF THE WILDOMAR ZONING ORDINANCE RELATING TO THE APPROVAL AUTHORITY AND HEARING BODY FOR VARIANCES, CONDITIONAL USE PERMITS, PUBLIC USE PERMITS AND PLOT PLANS IN THE CITY OF WILDOMAR

2.3 Zoning Ordinance Amendment No. 14-04:

Planning Commission consideration and recommendation to the City Council for the adoption of a General Rule Exemption in accordance with Section 15061.B.3 of the California Environmental Quality Act (CEQA) Guidelines and approval of Zoning Ordinance Amendment No. 14-04 to amend Chapter 17.252 (Sign Regulations) of the Wildomar Zoning Ordinance relating to Freestanding Signs.

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-04 TO AMEND CHAPTER 17.252 (SIGN REGULATIONS) OF THE WILDOMAR ZONING ORDINANCE RELATING TO FREESTANDING SIGNS.

2.4 Zoning Ordinance Amendment No. 14-02:

Planning Commission consideration and recommendation to the City Council for the adoption of an Addendum to a Certified Environmental Impact Report (SCH# 2013051001) in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, and approval of Zoning Ordinance Amendment No. 14-02 to amend the Section 17.60.030 of the Wildomar Municipal Code relating to the minimum lot size for R-4 zoned land in the City of Wildomar.

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH# 2013051001) IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-02 TO AMEND SECTION 17.60.030 REVISING THE MINIMUM LOT SIZE REQUIREMENTS FROM NINE (9) ACRES TO FOUR(4) ACRES FOR PROJECTS LOCATED IN THE R-4 ZONE.

3.0 GENERAL BUSINESS

- There are no General Business Items on the Agenda.

PUBLIC COMMENTS

This is the time when the Planning Commission receives general public comments regarding any items or matters within the jurisdiction of the Planning Commission that do not appear on the agenda. Each speaker is asked to fill out a "Public Comments Card" available at the Chamber door and submit the card to the Planning Commission 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 open session agenda item, the public will be permitted to comment at the time it is considered by the Planning Commission.

PLANNING DIRECTOR REPORT

This item is reserved for the Planning Director to report on items not on the agenda. No action by the Planning Commission is needed.

CITY ATTORNEY REPORT

This item is reserved for the City Attorney to report on items not on the agenda. No action by the Planning Commission is needed.

PLANNING COMMISSION COMMUNICATIONS

This item is reserved for the Planning Commission to make comments on items not on the agenda, request information and/or provide direction to the Planning Department staff.

FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Wildomar special Planning Commission meeting of July 16, 2014 is hereby adjourned.

RIGHT TO APPEAL:

Any decision of the Planning Commission may be appealed to the Planning Commission provided the required appeal application and the $964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Commission's action on any given project.

REPORTS:

All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. 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. If you wish to be added to the REGULAR mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

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 Planning Commission.

ADA COMPLIANCE:

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 who 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 Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

POSTING STATEMENT:

On or before July 11, 2014, a true and correct copy of this agenda was posted at the three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.

Matthew C. Bassi
Planning Director

AGENDA SECTION 1.0

CONSENT CALENDAR ITEMS

AGENDA ITEM No. 1.1

CITY OF WILDOMAR
OFFICIAL REGULAR PLANNING COMMISSION MEETING MINUTES
OF APRIL 2, 2014

CALL TO ORDER

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

ROLL CALL

Present: Stan Smith, Chairman, Veronica Langworthy, Vice-Chair; Dan Bidwell, Commissioner; Gary D. Brown, Commissioner; Bobby L. Swann III, Commissioner.

Absent:

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

FLAG SALUTE

Commissioner Brown led the flag salute.

City Clerk Lee gave the oath of office to Commissioner Dan Bidwell.

PUBLIC COMMENT:

None.

APPROVAL OF AGENDA AS SUBMITTED

Chairman Smith asked for a motion to approve the agenda as submitted. Commissioner Swann III motioned to approve the agenda as submitted. The motion was seconded by Commissioner Brown. Motioned Carried, 5-0-0 the following vote resulted:

AYES:	SMITH, LANGWORTHY, BIDWELL, BROWN, SWANN III
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

1.0 CONSENT CALENDAR

1.1 Approval of the March 5, 2014 Planning Commission minutes.

Commissioner Swann III motioned to approve the March 5, 2014 Planning Commission minutes. The motion was seconded by Commissioner Brown. Motioned carried 4-0-1 with the following vote resulting:

AYES:	SMITH, LANGWORTHY, BROWN, SWANN III
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	BIDWELL

2.0 PUBLIC HEARINGS

2.1 Tentative Tract Map 32535 Minor Change (Planning Application No. 13-0078):

PC RESOLUTION NO. 14-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN ADDENDUM TO ENVIRONMENTAL ASSESSMENT NO. 40124 AND APPROVAL OF MINOR CHANGES TO TENTATIVE TRACT MAP NO. 32535 (PLANNING APPLICATION NO. 13-0078) LOCATED GENERALLY ON STABLE LANES, APPROXIMATELY 900 FEET NORTH OF CLINTON KEITH ROAD (APN'S: 380-110-005, 380-110-006, 380-120-001, 380-120-002, 380-100-006, 380-100-005, 380-130-002, 380-130-018 AND 380-100-004)

Director Bassi, made a presentation to the Planning Commission.

Adam Smith, made a presentation to the Planning Commission regarding the proposed project.

Chairman Smith open the public hearing and asked for public comments. With no public comments, Chairman Smith closed the public hearing.

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 14-04 as submitted. A motion was made by Vice-Chair Langworthy, and was seconded by Commissioner Swann III. Motion carried 5-0-0, with the following vote resulting:

AYES:	SMITH, LANGWORTHY, BIDWELL, BROWN, SWANN III
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

3.0 GENERAL BUSINESS ITEMS:

3.1 Bundy Canyon 38 GPA Initiation Request (PA No. 14-0014):

The applicant (The Rancon Group) is requesting Planning Commission recommendation to the City Council, in accordance with Section 17.08.040.B of the Zoning Ordinance, to initiate a General Plan Amendment (GPA) to change the land use designation from Low Density Residential (LDR) to High Density Residential (HDR) for an approximate 36 acre site located at the northwest corner of Tulip Lane and Bundy Canyon Road (APN: 366-320-048).

Director Bassi, made a presentation to the Planning Commission.

Dennis Stafford, made a brief presentation to the Planning Commission about the proposed.

Chairman Smith open the public comments.

Gayl Taylor resident commented on the agenda item.

George W. Taylor resident commented on the agenda item.

With no other public comments, Chairman Smith closed the public comments.

With no further discussion from the Commission, a motion was made by Chairman Smith to recommend the City Council allow the initiation of a General Plan Amendment for Planning Application No. 14-0014 in accordance with Section 17.08.040.B of the Zoning Ordinance. Motion was seconded by Commissioner Swann III. Motion carried 4-0-1, with the following vote resulting:

AYES: SMITH, BIDWELL, BROWN, SWANN III
NOES: LANGWORTHY,
ABSENT: NONE
ABSTAIN: NONE

3.2 City of Wildomar 2014 General Plan Update Project – Workshop #3:
Planning Commission workshop/discussion regarding the 2014 General Plan Update. (Project continued from the March 5, 2014 Planning Commission meeting).

Planning Manager Mark Teague, made a presentation to the Planning Commission.

Director Bassi, made a presentation to the Planning Commission.

Dan York, made a presentation to the Planning Commission.

Monty Goddard resident commented on the agenda item.

Sheila Urlaub commented on the agenda item.

With no further discussion or comments, Chairman Smith closed the public comments and thanked staff for their informative session.

No action was taken.

PUBLIC COMMENT:

None.

Planning Directors Report

None.

Assistant City Attorney's Report

Assistant City Attorney Vega announced she will be leaving on maternity leave and City Attorney Tom Jex will attend Planning Commission meetings in her place.

Planning Commission Communications

Commissioner Brown commented that he enjoyed the Planning Commission Academy.

Commissioner Swann III thanked everyone for the opportunity to attend the Planning Commission Academy.

Vice-Chair Langworthy welcomed Commissioner Bidwell and thanked everyone for the opportunity to attend the Planning Commission Academy.

Commissioner Bidwell wanted to thank everyone for the opportunity to be part of the Wildomar Planning Commission and to attend the Planning Commission Academy.

With no other communications, Chairman Smith adjourned the Regular Planning Commission meeting of April 2, 2014 at 9:40 P.M.

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

AGENDA SECTION 2.0

PUBLIC HEARING ITEMS

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: July 16, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Zoning Ordinance Amendment No. 14-01:**
Planning Commission consideration and recommendation to the City Council for the adoption of a General Rule Exemption in accordance with Section 15061.B.3 of the California Environmental Quality Act (CEQA) Guidelines and approval of Zoning Ordinance Amendment No. 14-01 to amend Chapter 17.254 (Temporary Signs) of the Wildomar Zoning Ordinance relating to Temporary Banners in Commercial, Office and Industrial zones.

STAFF RECOMMENDATION
The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL ZONING ORDINANCE AMENDMENT NO. 14-01 TO AMEND CHAPTER 17.254 (TEMPORARY SIGNS) OF THE WILDOMAR ZONING ORDINANCE RELATING TO TEMPORARY BANNERS/SIGNS FOR COMMERCIAL, OFFICE AND INDUSTRIAL ZONES

PROJECT BACKGROUND/DESCRIPTION
The proposed zoning ordinance amendment is one of four “clean-up” code amendments staff is presenting to the Planning Commission for review at the July 16 meeting. ZOA 14-01 will amend zoning ordinance to establish temporary banner standards for businesses located in commercial, office and industrial zones.

The City’s zoning ordinance does not contain regulations for temporary banners. There are provisions for temporary signs (Section 17.254.030) but there is no mention of temporary banners, nor are there any size, location or time/frame standards. Consequently, the use of temporary banners by our local businesses is not permitted.

In order to allow temporary banners, staff is proposing to add specific provisions to regulate them. To accomplish this, a new subsection will be added to the zoning ordinance. The primary areas to be addressed are grand opening banners, temporary business identification banners, promotional banners and special event banners. The following is a summary of the standards outlined in the draft ordinance attached to this report as Exhibit 1 of PC Resolution No. 14-05.

Grand Opening Banner:

- One (1) grand opening banner allowed.
- 50 square feet maximum sign area, with a 4-foot vertical maximum height dimension.
- 45 consecutive days allowed during the first ninety (90) days of a new business opening.
- To be removed within 24 hours at the conclusion of the duration period.
- Inflatable devices are not allowed.

Temporary Business Identification Banner:

- One (1) temporary banner allowed.
- 50 square feet maximum sign area, with a 4-foot vertical maximum height dimension.
- 60 consecutive days allowed with a possible 30 day extension.
- To be removed within 24 hours at the conclusion of the duration period.
- Inflatable devices are not allowed.

Promotional Banner:

- One (1) temporary banner allowed.
- 36 square feet maximum sign area, with a 3-foot vertical maximum height dimension.
- 30 consecutive days allowed on a quarterly basis beginning January 1 of each year.
- There must be a 60-day down period between display times.
- To be removed within 24 hours at the conclusion of the duration period.
- Inflatable devices are not allowed.

Special Event Banner:

- One (1) temporary banner allowed.
- 36 square feet maximum sign area, with a 3-foot vertical maximum height dimension.
- 45 consecutive days (one time per year) with one (1) 30 day extension.
- There must be a 60-day down period between display times.
- To be removed within 24 hours at the conclusion of the duration period.
- Inflatable devices are not allowed.

PROJECT ANALYSIS

The standards noted above were created by blending our existing size and location standards for permanent signs with the standards required by our adjacent cities. Staff researched the cities of Temecula, Murrieta, Lake Elsinore and Corona and Menifee. The table below summarizes the findings. While the standards vary between our adjacent cities, in general they are similar in that there are specific time frames, size and duration requirements that are consistent.

Table 1 – Temporary Banners Survey Matrix

	Grand Opening Banners			Temporary Business ID Banners			Promotional Banners			Special Event Banners		
	Q	S.F.	D	Q	S.F.	D	Q	S.F.	D	Q	S.F.	D
City of Wildomar – "Proposed"	1	50	45	1	50	60	1	36	30	1	36	45
City of Temecula	1	3'-H x 60%	120	1	60% of S.F.	90	1	100	30	1	3'-H 32	45 - 90 DAYS
City of Murrieta	2	50	90	1	50	30	1	50	30	1	50	30
City of Lake Elsinore	1	50	30	1	50	30	1	50	30	1	50	30
City of Corona	1	50	180	1	50	180	1	50	180	1	50	180
City of Menifee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

** Note: Q = Quantity; S.F. = Size in Square Feet; D = Time/Duration*

The draft ordinance was provided to the Wildomar Chamber of Commerce for review and comment. Staff also made a presentation to the Chamber last month. Chamber Board President, Sandra Tordoff, sent an email to Staff on June 5, 2014 stating that the "banner program looked great" and no changes were being requested.

Staff believes this code amendment is necessary so we can begin permitting temporary banners, legally. The proposed standards are clear and concise and will be easy to implement and understand by our business owners.

To facilitate the processing of temporary banner permits, staff has created a simple application form which also includes the summary information outlined above. Each business owner desiring to use a temporary banner will submit the form and complete

the required information for review by planning staff. This can be done over the counter within a few minutes. No building permits are needed from the Building Department as part of this process. Some staff time is needed to verify that the temporary banners are taken down by the date indicated on the application.

In conclusion, staff believes the proposed amendment will benefit our local business owners as they now have specific standards to follow. With the support of the Chamber of Commerce, this program is a "win-win" situation.

CEQA DISCUSSION

A review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 14-01. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to cause a significant adverse impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 14-01 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." Staff is recommending that the Planning Commission recommend City Council adoption of this CEQA Exemption for Zoning Ordinance Amendment No. 14-01.

REQUIRED ZOA FINDING

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for Planning Commission consideration in recommending approval to the City Council of Zoning Ordinance Amendment No. 14-01.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

   The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will allow for individual businesses to better identify banners for special situations which in turn will enhance economic vitality (Goal LU 7.1). Further, the provisions outlined in the amendment will not impact the visual character of the business areas in that the strict regulations will maintain order and consistency related to temporary banners (Goal LU 4.1). The amendment is also consistent with the Zoning Ordinance in that the City is allowed to amend its sign requirements any time to address changes in the marketplace and to keep up with current design trends. Nothing in the proposed amendment will prohibit an individual business from having proper temporary business signage which is solely regulated within the sign ordinance.

PUBLIC NOTICING

In accordance with the Wildomar Municipal Code, the Planning Department on July 4, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed Zoning Ordinance Amendment No. 14-01. As of the date of this report, staff has not received any public comments on the amendment.

Respectfully Submitted,	Reviewed By,
Matthew C. Bassi	Thomas D. Jex
Planning Director	City Attorney

ATTACHMENTS

A. PC Resolution No. 14-05
   Exhibit 1 – Draft Council Ordinance

ATTACHMENT A

(PC Resolution No. 14-05)

PC RESOLUTION NO. 14-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL ZONING ORDINANCE AMENDMENT NO. 14-01 TO AMEND CHAPTER 17.254 (TEMPORARY SIGNS) OF THE WILDOMAR ZONING ORDINANCE RELATING TO TEMPORARY BANNERS/SIGNS FOR COMMERCIAL, OFFICE AND INDUSTRIAL ZONES

WHEREAS, the Zoning Ordinance of the City of Wildomar does not currently contain specific standards or regulations for the use of temporary banners/signs by individual businesses in commercial, office and industrial zone districts in the City; and

WHEREAS, the Planning Department of the City of Wildomar has received numerous inquiries regarding the use of temporary banners for individual businesses in commercial, office and industrial zone districts, and has determined that specific sign standards are needed to regulate such temporary banners/signs; and

WHEREAS, the City of Wildomar Planning Commission has the authority in accordance with the provisions of the Wildomar Zoning Ordinance to take action on the proposed Zoning Ordinance Amendment No. 14-01; and

WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Department on July 4, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of a public hearing set for July 16, 2014 regarding Zoning Ordinance Amendment No. 14-01; and

WHEREAS, in accordance with Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public hearing on July 16, 2014, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 14-01, and at which time the Planning Commission received public testimony concerning Zoning Ordinance Amendment No. 14-01, and made a recommendation to the City Council.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION.

A review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 14-01. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to cause a significant adverse

impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 14-01 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." Staff is recommending that the Planning Commission recommend City Council adoption of this CEQA Exemption for Zoning Ordinance Amendment No. 14-01.

SECTION 2. REQUIRED ZOA FINDINGS.

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for Planning Commission consideration in recommending approval of Zoning Ordinance Amendment No. 14-01 to the City Council.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

   The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will allow for individual businesses to better identify banners for special situations which in turn will enhance economic vitality (Goal LU 7.1). Further, the provisions outlined in the amendment will not impact the visual character of the business areas in that the strict regulations will maintain order and consistency related to temporary banners (Goal LU 4.1). The amendment is also consistent with the Zoning Ordinance in that the City is allowed to amend its sign requirements any time to address changes in the marketplace and to keep up with current design trends. Nothing in the proposed amendment will prohibit an individual business from having proper temporary business signage which is solely regulated within the sign ordinance.

SECTION 3. PLANNING COMMISSION ACTIONS.

Based on the foregoing finding, and on substantial evidence in the whole of the record, the Planning Commission hereby adopts PC Resolution No. 14-05 recommending the City Council take the following action:

1. Notice of Exemption. That the City Council make a determination that Zoning Ordinance Amendment No. 14-01 is exempt from environmental review in accordance with Section 15061(b)(3) of the CEQA Guidelines and direct the Planning Director to file a Notice of Exemption with the Riverside County Clerk within five (5) days of Council approval; and

2. Approve ZOA/Adopt an Ordinance. That the City Council adopt an Ordinance, attached hereto and incorporated herein by reference as Exhibit 1, approving Zoning Ordinance Amendment No. 14-01.

PASSED, APPROVED AND ADOPTED this 16th day of July, 2014 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Stan Smith
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

EXHIBIT 1

Draft City Council Ordinance

DRAFT ORDINANCE NO. ____

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL ZONING ORDINANCE AMENDMENT NO. 14-01 TO AMEND CHAPTER 17.254 (TEMPORARY SIGNS) OF THE WILDOMAR ZONING ORDINANCE RELATING TO TEMPORARY BANNERS FOR COMMERCIAL, OFFICE AND INDUSTRIAL ZONES

THE WILDOMAR CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1: ENVIRONMENTAL DETERMINATION.

A review of the potential environmental impacts was conducted for Zoning Ordinance Amendment No. 14-01. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to impact the environment. Therefore, Zoning Ordinance Amendment No. 14-01 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." Therefore, the City Council hereby adopts said exemption for Zoning Ordinance Amendment No. 14-01 in accordance with Section 15061(b)(3) of CEQA.

SECTION 2. REQUIRED ZOA FINDING.

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for City Council consideration in approving Zoning Ordinance Amendment No. 14-01.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will allow for individual businesses to better identify banners for special situations which in turn will enhance economic vitality (Goal LU 7.1). Further, the provisions outlined in the amendment will not impact the visual character of the business areas in that the strict regulations will maintain order and consistency related to temporary banners (Goal LU 4.1). The amendment is also consistent with the Zoning Ordinance in that the City is allowed to amend its sign requirements any time to address changes in the marketplace and to keep up with current design trends. Nothing in the proposed amendment will prohibit an individual business from having proper temporary business signage which is solely regulated within the sign ordinance.

SECTION 3: AMENDMENT TO THE ZONING ORDINANCE.

Section 17.254.030 (Temporary Signs) is hereby amended to add a new subsection to read as follows:

"E. Standards for Temporary Banners. Temporary Banners for individual businesses located in commercial, office and industrial zone districts shall be allowed with approval of the Planning Director and subject to the following standards:

1. Grand Opening Banners. A grand opening banner (made of paper, canvas, plastic, cloth or similar material that is attached to the building or lease space of said business) is a temporary business advertising sign, allowed in Commercial, Office and Industrial zones that is intended to identify the grand opening of a new business. A new business is defined as a business newly established by a proprietor of said business and that is located in a building or lease space not previously occupied by said business.

    a. One (1) grand opening banner per business shall be allowed. If a business is located with frontage on two or more streets, one (1) additional banner per street frontage shall be allowed.

    b. The maximum sign area for each grand opening banner shall not exceed 50 square feet with a maximum vertical height dimension of four (4) feet, and shall not extend above the eave line or parapet wall of the building.

    c. A grand opening banner shall only be displayed for a maximum period of forty-five (45) consecutive days anytime during the first ninety (90) days after the opening of a new business.

    d. The grand opening banner shall be removed within 24 hours after the end of the forty-five (45) day display period.

    e. Inflatable devices and feather signs shall not be allowed to be used as a grand opening banner.

    f. If a commercial, office or industrial complex has its own sign program regulations (as approved by the City of Wildomar), the standards outlined in this section shall not apply. If no sign program exists, then the grand opening banner is subject to the standards of this section.

2. Temporary Business Identification Banners. A temporary business identification banner (made of paper, canvas, plastic, cloth or similar material that is attached to the building or lease space of said business) is a temporary business advertising sign that is intended to provide interim business identification while a permanent sign is being fabricated, repaired or prepared for installation.

a. One (1) temporary business identification banner per business may be allowed. If a business is located with frontage on two or more streets, one (1) additional banner per street frontage is allowed.

b. The maximum sign area for each temporary business identification banner shall not exceed 50 square feet with a maximum vertical height dimension of 4 feet, and shall not extend above the eave line or parapet wall of the building.

c. The temporary business identification sign shall only be displayed for a maximum period of exceed 60 days. A one-time 30 day extension may be allowed upon approval by the Planning Director.

d. The temporary business identification banner shall be removed within 24 hours after the approved permanent sign is erected.

e. The temporary business identification banner shall contain only the business name and appropriate logo and shall be attached to the business owner's building in the location of the approved permanent sign.

f. Inflatable devices and feather signs shall not be allowed to be used as a temporary business identification sign.

3. Promotional Banners. A promotional banner (made of paper, canvas, plastic, cloth or similar material that is attached to the building or lease space of said business) is a temporary business advertising sign, allowed in Commercial, Office and Industrial zones, that are intended to identify a promotional sale for the business.

a. One (1) promotional banner per business shall be allowed. If a business is located with frontage on two or more streets, one (1) additional banner per street frontage shall be allowed.

b. The maximum sign area for each promotional banner shall not exceed 36 square feet with a maximum vertical height dimension of three (3) feet, and shall not extend above the eave line or parapet wall of the building.

c. A promotional banner is allowed to be displayed for a maximum duration of thirty (30) consecutive days on a quarterly basis (beginning on January 1st of each year) provided there is 60-day down period between display times. In no case shall a promotional banner be displayed more than four (4) times per year.

d. The promotional banner shall be removed within 24 hours after the end of the thirty (30) day display period.

e. If a commercial, office or industrial complex has its own sign program regulations (as approved by the City of Wildomar), the standards outlined in this section shall not apply. If no sign program exists, than the promotional banner is subject to the standards of this section.

f. Inflatable devices and feather signs shall not be allowed to be used as a temporary promotional banner.

4. Special Event Banners. A special event banner (made of paper, canvas, plastic, cloth or similar material that is attached to the building or lease space of said business) is a temporary business advertising banner, allowed in Commercial, Office and Industrial zones, for seasonal business events, including but not limited to, Christmas tree sales, Halloween pumpkin sales and/or going out of business sales.

a. One (1) special event banner per business shall be allowed. If a business is located with frontage on two or more streets, one (1) additional special event banner per street frontage shall be allowed.

b. The maximum sign area for each special event banner shall not exceed 36 square feet with a maximum vertical height dimension of three (3) feet, and shall not extend above the eave line or parapet wall of the building.

c. A special event banner is allowed to be displayed for a maximum duration of forty-five (45) consecutive days (one time per year) with one (1) 30 day extension allowed upon approval by the Planning Director.

d. The special event banner shall be removed within 24 hours of the after the end of the forty-five (45) display period.

e. If a commercial, office or industrial complex has its own sign program regulations (as approved by the City of Wildomar), the standards outlined in this section shall not apply. If no sign program exists, then the special event banner is subject to the standards of this section.

f. Inflatable devices and feather signs shall not be allowed to be used as a special event banner.

SECTION 5. EFFECTIVE DATE OF THE ORDINANCE.

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

SECTION 6. SEVERABILITY.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the

remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. CITY CLERK ACTION.

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2014.

_____
Marsha Swanson
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.2
PUBLIC HEARING
Meeting Date: July 16, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Zoning Ordinance Amendment No. 14-03 (ZOA No. 14-03):** Planning Commission consideration and recommendation to the City Council for the adoption of a General Rule Exemption in accordance with Section 15061.B.3 of the California Environmental Quality Act (CEQA) Guidelines and approval of Zoning Ordinance Amendment No. 14-03 to amend the Section 17.192, Section 17.196, Section 17.200, Section 17.208 and Section 17.216 of the Wildomar Zoning Ordinance relating to approval authority and hearing body for Conditional Use Permits, Variances, Public Use Permits and Plot Plans in the City of Wildomar.

STAFF RECOMMENDATION

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-03 TO AMEND CHAPTERS 17.192, 17.196, 17.200, 17.208 AND 17.216 OF THE WILDOMAR ZONING ORDINANCE RELATING TO THE APPROVAL AUTHORITY AND HEARING BODY FOR VARIANCES, CONDITIONAL USE PERMITS, PUBLIC USE PERMITS AND PLOT PLANS IN THE CITY OF WILDOMAR

PROJECT DESCRIPTION/ANALYSIS

The proposed zoning ordinance amendment is one of four “clean-up” code amendments staff is presenting to the Planning Commission for review at the July 16 meeting. ZOA No. 14-03 will amend Section 17.192, Section 17.196, Section 17.200, Section 17.208 and Section 17.216 of the Wildomar Zoning Ordinance relating to approval authority and hearing body for Conditional Use Permits, Variances, Public Use Permits and Plot Plans. Currently, these code sections do not specifically list the appropriate approval

authority and hearing body for these applications approval of this amendment will make it clear and eliminate any misperception.

The proposed changes are summarized as follows:

- Permit Applications (Section 17.192.025) – This will be a new subsection that specifically establishes the Planning Commission as the hearing body and approval authority for Conditional Use Permits, Variances, and Public Use Permits.

- Variances (Sec. 17.196.030) – All variance applications will be reviewed by the Planning Commission regardless of the CEQA determination, and whether it includes a tentative tract or parcel map. If it is accompanied by a general plan amendment, specific plan amendment, specific plan, or change of zone, then the Commission will make a recommendation to the City Council.

- Conditional Use Permits (Sec. 17.200.040) – All CUP applications will be reviewed by the Planning Commission regardless of the CEQA determination, and whether it includes a tentative tract or parcel map. If it is accompanied by a general plan amendment, specific plan amendment, specific plan, or change of zone, then the Commission will make a recommendation to the City Council.

- Public Use Permits (Sec. 17.208.030) – All PUP applications will be reviewed by the Planning Commission regardless of the CEQA determination, and whether it includes a tentative tract or parcel map. If it is accompanied by a general plan amendment, specific plan amendment, specific plan, or change of zone, then the Commission will make a recommendation to the City Council.

The second part of the proposed amendment involves two sub-actions as follows:

- Plot Plans Requiring a Public Hearing (Section 17.216.050.B) – Staff proposes to revise this section so the approval authority and CEQA determination for plot plans requiring a pubic hearing is changed from the Planning Director to Planning Commission. Currently, the Planning Director has the authority to hold a public hearing and approve all plot plans that include a categorical exemption, negative declaration, mitigated negative declaration or environmental impact report.

  As this hearing body is made up of just one person, staff believes it necessary to establish the Planning Commission as the approval authority for all plot plans that include a negative declaration, mitigated negative declaration or environmental impact report. As the Commission is made up of five (5) members, it would be a better forum for discussion on these CEQA determinations instead of just the Planning Director. The Planning Director will remain as the approval authority for plot plans that meet the requirements for a categorical exemption.

- Plot Plans For Large Commercial Developments (Section 17.216.050.C) – This code section is being revised to add the Planning Commission as the approval authority and hearing body for large commercial projects (i.e., over 30 acres). Second, the amendment will remove reference to the "East Area Planning Council" which is a hold-over from the County Zoning Ordinance.

A copy of these proposed changes are outlined in the draft Ordinance attached as Exhibit 1 to PC Resolution No. 14-06.

CEQA DISCUSSION

A review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 14-03. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to cause a significant adverse impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 14-03 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." Staff is recommending that the Planning Commission recommend City Council adoption of this CEQA Exemption for Zoning Ordinance Amendment No. 14-03.

REQUIRED ZOA FINDING

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for Planning Commission consideration in recommending approval of Zoning Ordinance Amendment No. 14-03 to the City Council.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

   The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendments to Chapters 17.192, 17.196, 17.200, 17.208 and 17.216 continue to implement the goals and policies of the General Plan related to review and approval of conditional use permits, public use permits and plot plans. Further, the proposed amendments are consistent with the Wildomar Zoning Ordinance in that the amendments will clearly establish the appropriate approval authority and hearing body for applications for variances, conditional use permits, public use permits and plot plans, thereby eliminating confusion.

PUBLIC NOTICING

In accordance with the Wildomar Municipal Code, the Planning Department on July 4, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed Zoning Ordinance Amendment No. 14-03 to be held on July 16, 2014. As of the date of this report, staff has not received any public comments on the amendment.

Respectfully Submitted,	Reviewed By,
Matthew C. Bassi	Thomas D. Jex
Planning Director	City Attorney

ATTACHMENTS

A. PC Resolution No. 14-06
B. Approval Authority Matrix Exhibit

ATTACHMENT A

PC Resolution No. 14-06
For ZOA 14-03

PC RESOLUTION NO. 14-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-03 TO AMEND CHAPTERS 17.192, 17.196, 17.200, 17.208 AND 17.216 OF THE WILDOMAR ZONING ORDINANCE RELATING TO THE APPROVAL AUTHORITY AND HEARING BODY FOR VARIANCES, CONDITIONAL USE PERMITS, PUBLIC USE PERMITS AND PLOT PLANS IN THE CITY OF WILDOMAR

WHEREAS, Chapters 17.192, 17.196, 17.200 and 17.208 of the Wildomar Zoning Ordinance do not expressly specify the approval authority and appropriate hearing body for conditional use permits, variances and public use permits; and

WHEREAS, the City of Wildomar desires to amend Section 17.216 of the Wildomar Zoning Ordinance to modify the approval authority for plot plans; and

WHEREAS, in accordance with Section 17.280 of the Wildomar Zoning Ordinance, the City of Wildomar Planning Commission has the authority to take action on the proposed Zoning Ordinance Amendment No. 14-03; and

WHEREAS, in accordance with the Wildomar Zoning Ordinance, the Planning Department on June 20, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of a public hearing set for July 2, 2014 regarding Zoning Ordinance Amendment No. 14-03; and

WHEREAS, in accordance with Wildomar Zoning Ordinance, the City of Wildomar Planning Commission conducted the duly noticed public hearing on July 2, 2014, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 14-03, and at which time the Planning Commission received public testimony concerning Zoning Ordinance Amendment No. 14-03, and has made a recommendation to the City Council regarding said amendment.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION.

A review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 14-03. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to cause a significant adverse impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 14-03 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.” Staff is recommending that the Planning Commission recommend City Council adoption of this CEQA Exemption for Zoning Ordinance Amendment No. 14-03.

SECTION 2. REQUIRED ZOA FINDING.

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for Planning Commission consideration in recommending approval of Zoning Ordinance Amendment No. 14-03 to the City Council.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

   The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendments to Chapters 17.192, 17.196, 17.200, 17.208 and 17.216 continue to implement the goals and policies of the General Plan related to review and approval of conditional use permits, public use permits and plot plans. Further, the proposed amendments are consistent with the Wildomar Zoning Ordinance in that the amendments will clearly establish the appropriate approval authority and hearing body for applications for variances, conditional use permits, public use permits and plot plans, thereby eliminating confusion.

SECTION 3. PLANNING COMMISSION ACTIONS.

Based on the foregoing finding, and on substantial evidence in the whole of the record, the Planning Commission hereby adopts PC Resolution No. 14-06 recommending the City Council take the following actions:

1. Notice of Exemption. That the City Council make a determination that Zoning Ordinance Amendment No. 14-03 is exempt from environmental review in accordance with Section 15061(b)(3) of the CEQA Guidelines and direct the Planning Director to file a Notice of Exemption with the Riverside County Clerk within five (5) days of Council approval; and

2. Approve ZOA/Adopt an Ordinance. That the City Council adopt an Ordinance, attached hereto and incorporated herein by reference as Exhibit 1, approving Zoning Ordinance Amendment No. 14-03.

PASSED, APPROVED AND ADOPTED this 16th day of July, 2014 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Stan Smith
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

EXHIBIT 1

Draft City Council Ordinance

DRAFT ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVING ZONING ORDINANCE AMENDMENT NO. 14-03 TO AMEND CHAPTERS 17.192, 17.196, 17.200, 17.208 AND 17.216 OF THE WILDOMAR ZONING ORDINANCE RELATING TO THE APPROVAL AUTHORITY AND HEARING BODY FOR VARIANCES, CONDITIONAL USE PERMITS, PUBLIC USE PERMITS AND PLOT PLANS IN THE CITY OF WILDOMAR

THE WILDOMAR CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1: ENVIRONMENTAL DETERMINATION.

A review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 14-03. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to cause a significant adverse impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 14-03 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." Staff is recommending that the Planning Commission recommend City Council adoption of this CEQA Exemption for Zoning Ordinance Amendment No. 14-03.

SECTION 2. REQUIRED ZOA FINDING.

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for City Council consideration in approving Zoning Ordinance Amendment No. 14-03.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendments to Chapters 17.192, 17.196, 17.200, 17.208 and 17.216 continue to implement the goals and policies of the General Plan related to review and approval of conditional use permits, public use permits and plot plans. Further, the proposed amendments are consistent with the Wildomar Zoning Ordinance in that the amendments will clearly establish the appropriate approval authority and hearing body for applications for variances, conditional use permits, public use permits and plot plans, thereby eliminating confusion.

<u>SECTION 3:</u> **AMENDMENT TO THE ZONING ORDINANCE.**

Section 17.192 (Permit Applications) is hereby amended to add a new subsection to read as follows:

> **"Section 17.192.025 Approval Authority**
> The Planning Commission shall be the appropriate hearing body for and, shall have the authority to approve, applications for all variances, conditional use permits, and public use permits. Notwithstanding the above or, any other provision herein to the contrary, the hearing on any variance, conditional use permit, or public use permit application that also requires the approval of a general plan amendment, specific plan amendment, or change of zone shall be heard in accordance with the provisions of Section 17.08.050, 17.08.060 and 17.280.040 whichever is applicable, and all the procedural requirements and rights of appeal as set forth therein, shall govern the hearing."

<u>SECTION 4:</u> **AMENDMENT TO THE ZONING ORDINANCE.**

Section 17.196.030 (Public Hearing), is hereby amended in its entirety to read as follows:

> "The Planning Commission shall be the appropriate hearing body for and, shall have the authority to approve all variance applications in accordance with the provisions of Chapter 17.192. Notwithstanding the above or, any other provision herein to the contrary, the hearing on any variance application that also requires the approval of a general plan amendment, specific plan amendment, or change of zone shall be heard in accordance with the provisions of Section 17.08.050, 17.08.060 and 17.280.040 whichever is applicable, and all the procedural requirements and rights of appeal as set forth therein, shall govern the hearing."

<u>SECTION 5:</u> **AMENDMENT TO THE ZONING ORDINANCE.**

Section 17.200.040 (Public Hearing), is hereby amended in its entirety to read as follows:

> "The Planning Commission shall be the appropriate hearing body for and, shall have the authority to approve all conditional use permit applications in accordance with the provisions of Chapter 17.192. Notwithstanding the above or, any other provision herein to the contrary, the hearing on any conditional use permit application that also requires the approval of a general plan amendment, specific plan amendment, or change of zone shall be heard in accordance with the provisions of Section 17.08.050, 17.08.060 and 17.280.040 whichever is applicable, and all the procedural requirements and rights of appeal as set forth therein, shall govern the hearing."

SECTION 6: AMENDMENT TO THE ZONING ORDINANCE.

Section 17.208.030 (Public Hearing), is hereby amended in its entirety to read as follows:

> "The Planning Commission shall be the appropriate hearing body for and, shall have the authority to approve all public use permit applications in accordance with the provisions of Chapter 17.192. Notwithstanding the above or, any other provision herein to the contrary, the hearing on any public use permit application that also requires the approval of a general plan amendment, specific plan amendment, or change of zone shall be heard in accordance with the provisions of Section 17.08.050, 17.08.060 and 17.280.040 whichever is applicable, and all the procedural requirements and rights of appeal as set forth therein, shall govern the hearing."

SECTION 7: AMENDMENT TO THE ZONING ORDINANCE.

Section 17.216.050.B (Action on Plot Plans), is hereby amended in its entirety to read as follows:

> "B. Plot Plan Requiring Hearing. The Planning Director shall hold a public hearing and make a final decision on all plot plans for which any environmental exemption (per Article 18 and 19 of the California Environmental Quality Act (CEQA) guidelines) is prepared. Notice of the time, date and place of the public hearing shall be given as provided in Section 17.192.040. Any appeal of the Planning Director decision shall be to the Planning Commission as provided for in Section 17.216.060. Further, the Planning Commission shall hold a public hearing and make a final decision on all plot plans for which a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report is prepared pursuant to the provisions of Article 6 and Article 7, respectively, of the California Environmental Quality Act. Notice of the time, date and place of the public hearing shall be given as provided in Section 17.192.040. Any appeal of the Planning Commission decision shall be to the City Council as provided for in Section 17.216.060."

SECTION 8: AMENDMENT TO THE ZONING ORDINANCE.

Section 17.216.050.C (Action on Plot Plans), is hereby amended in its entirety to read as follows:

> "C. Plot Plans for Large Commercial Developments. Notwithstanding any other provision of this section to the contrary, a noticed public hearing before the Planning Commission shall be held on plot plans for commercial developments of 30 acres or larger, for which a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report is prepared pursuant to the provisions of Article 6 and Article 7, respectively, of the California Environmental Quality Act. Notice of the time, date and place of the public hearing shall be given as provided in Section 17.192.040. Any appeal of the Planning Commission decision shall be to the City Council as provided for in Section 17.216.060."

SECTION 9. **EFFECTIVE DATE OF THE ORDINANCE.**

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

SECTION 10. **SEVERABILITY.**

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 11. **CITY CLERK ACTION.**

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2014.

_____
Marsha Swanson
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

ATTACHMENT B

Approval Authority Matrix Exhibit

CITY OF WILDOMAR PROJECT APPROVAL AUTHORITY MATRIX					
Application Types	**Municipal Code Section**	**Planning Director or Admin. Approval**	**Planning Director Hearing**	**Planning Commission Hearing**	**City Council Hearing**
CITY COUNCIL HEARING (UPON RECOMMENDATION OF THE COMMISSION)					
General Plan Amendment	17.08			X	X
Change of Zone	17.280			X	X
Specific Plan/Specific Plan Amendment	17.08			X	X
Development Agreement	G.C. Sec. 65864			X	X
Appeals of All Planning Commission Decisions	17.192				X
PLANNING COMMISSION HEARING (WITH APPLICABLE CEQA EXEMPTION OR ND / MND / EIR)					
Conditional Use Permit	17.200			X	
Public Use Permit	17.208			X	
Variance (alone or w/project)	17.196			X	
Plot Plan (Large Commercial Projects – 30+ acres)	17.216			X	
Tentative Tract Map Schedules “A”, “B”, “C”, & “D”	16.12			X	
Tentative Parcel Map Schedule “E” (Comm./Ind.)	16.12			X	
Appeals of All Planning Director Decisions	17.192			X	
PLANNING DIRECTOR HEARING (WITH APPLICABLE CEQA EXEMPTION)					
Plot Plan (i.e., Acc. Build. over 400 s.f.	17.216		X		
Tentative Parcel Map (4 lots or less) Schedules “F”, “G”, “H”, “I”	16.12		X		
Crowing Fowl Permit	17.206		X		
PLANNING DIRECTOR/ADMINISTRATIVE ACTION/APPROVAL (NO PUBLIC HEARING)					
Plot Plan (No Hearing Required)	17.216	X			
Second Unit Permit (By Right)	17.204	X			
Large Family Day Care Permit (hearing upon request only)	17.212	X	X		
Lot Line Adjustment	16.68	X			
Parcel Merger	16.64	X			
Substantial Conform. Review	17.228	X			
Reversion to Acreage	16.64	X			
Setback Adjustments	17.172.220	X			

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.3
PUBLIC HEARING
Meeting Date: July 16, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Zoning Ordinance Amendment No. 14-04:**
Planning Commission consideration and recommendation to the City Council for the adoption of a General Rule Exemption in accordance with Section 15061.B.3 of the California Environmental Quality Act (CEQA) Guidelines and approval of Zoning Ordinance Amendment No. 14-04 to amend Chapter 17.252 (Sign Regulations) of the Wildomar Zoning Ordinance relating to Freestanding Signs.

STAFF RECOMMENDATION
The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-04 TO AMEND CHAPTER 17.252 (SIGN REGULATIONS) OF THE WILDOMAR ZONING ORDINANCE RELATING TO FREESTANDING SIGNS

PROJECT BACKGROUND/DESCRIPTION
The proposed zoning ordinance amendment is one of four “clean-up” code amendments staff is presenting to the Planning Commission for review at the July 16 meeting. ZOA 14-04 will amend Section 17.252.040.A.1 & 2 of the Wildomar Zoning Ordinance relating to freestanding freeway signs.

Over the past couple of years, staff has been approached by several business owners desiring to install taller freeway signs than currently allowed by code. The primary reason taller signs have been requested is to achieve better visibility from the freeway and at the off-ramps. As the Commission knows, there are grade differences along the edges of the I-15 freeway and at our three (3) interchanges.

In discussions with the City Attorney on this issue, it is a common practice to amend a code section if that code section becomes outdated or difficult to implement. This practice would be in lieu of processing variances. Thus, staff is recommending the maximum height be changed from 45 feet to 50 for a freestanding freeway sign within the 660-foot distance area. A second component of this amendment would permit a 60-foot tall sign if two (2) or more property owners combine their individual signs into one (this standard is currently used by Temecula and Lake Elsinore).

The specific changes being proposed are outlined in the draft Council ordinance (Exhibit 1 of PC Resolution No. 14-08). A summary of the proposed changes to is noted below (the actual changes are shown in *red italic font*):

"Section 17.252.040.A

A. Freestanding Signs.

1. *Freeway oriented signs for individual commercially zoned parcels or shopping centers* located within 660 feet of the nearest edge of a freeway right-of-way line *are permitted subject to the following standards:*

   a. The maximum height of a *freestanding freeway oriented* sign shall not exceed *50 feet in height (as measured from finished building pad grade). Said sign may identify a commercial center, multiple tenants and/or a single tenant.*

      i. If two or more commercially zoned parcels located within 660 feet of a freeway right-of-way line combine their individual signs into a single freestanding freeway oriented sign, the sign height may be 60 feet. The combined sign shall located on the parcel closest to the freeway. If a combined sign is erected, no additional freestanding freeway oriented sign shall be permitted on the parcel(s).

   b. The maximum surface area of a *freestanding freeway oriented* sign shall not exceed 150 square feet *per sign face*.

PROJECT ANALYSIS

Since incorporation for example, the Commission has only approved only one (1) height variance (a 71-foot tall sign for the Bundy Canyon Plaza project located at the southeast corner of the I-15 freeway and Bundy Canyon Road), and it has denied one (1) height variance (an 85-foot tall sign for the Wildomar Square Retail Center located at the southwest corner of the I-15 and Clinton Keith Road). The current height standard as outlined in Section 17.252.040 is 45 feet for properties located in 660 feet of the I-15 freeway.

Staff has driven the I-15 freeway recently to get a better understanding of the visual impact of the grade differences. We also took part in two (2) "balloon tests" with our applicants desiring a sign height variance (Subway and Arco). While it is true that there are grade differences, the hardship findings (i.e., non-economic findings) the Commission is required to make to approve a variance for sign height is difficult, and easily challenged by opponents of the decision. As a result, staff has taken a conservative stance on processing variance applications.

As part of this effort, staff has researched what our neighboring cities allow for freeway signs. The table below summarizes the findings.

Table 1 - Freeway Sign Survey Matrix

Freeway Sign Standards	City of Wildomar – "Proposed"	City of Temecula	City of Murrieta	City of Lake Elsinore	City of Corona	City of Menifee
Sign Height	50 Feet (60 Feet if combined)	30 Feet	45 Feet	45 Feet	40 Feet	45 Feet
Maximum Sign area (Per Face)	150 Square Feet	100 Square Feet	200 Square Feet	150 Square Feet	200 Square Feet	150 Square Feet
Number of Signs	One (1) Or More / Parcel	One (1) Or More / Parcel	One (1) / Parcel	One (1) / Parcel	One (1) / Parcel	One (1) / Parcel

While our adjacent cities permit sign heights between 30 and 45 feet, not every city (in general) has the exact same topography issues as our community. The proposed code amendment will address a very specific need applicable to the Wildomar community and our commercial businesses located along the freeway. Staff believes if the new standard is approved, the need to process sign height variances should significantly diminish.

Staff has provided an exhibit that shows the commercially zoned properties within the 660-foot distance area (Attachment B). There are 45 – 50 properties with the commercial land use and zoning designations that would benefit from the code amendment. In an effort to encourage the consolidating of signs along the freeway, the 60-foot height standard has been proposed. Staff believes this will could reduce the number of overall individual freeway signs, thereby reducing sign clutter along the freeway. Further, the 60-foot height standard will make these signs more visible to travelers on the freeway. It will also create an opportunity for those parcels at the outer edge of the 660-foot distance area to have better visibility.

In conclusion, staff believes the proposed amendments will benefit our freeway oriented businesses. It is staff's opinion that the 50-foot height standard is appropriate for our community as it is only a 5-foot increase over the existing standard. As the new standards will encourage combining signs with a 60-foot height standard, it should reduce the need for sign variance requests along the I-15 freeway corridor, thereby. Without a variance, the issuance of sign permits can be expedited. Lastly, better visibility of signage from the freeway should increase business activity to our businesses, which in turn increases sales tax revenues to the City.

CEQA DISCUSSION

A review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 14-04. The proposed Zoning Ordinance text amendment would not, in and of itself, result in development or any other material change to the environment. Property/business owners seeking to implement the amended provisions of the freestanding freeway signs ordinance would be subject to separate review under CEQA pursuant to Wildomar Municipal Code Section 17.252 which requires permit application for these signs]. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to cause a significant adverse impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 14-04 is 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." Staff is recommending that the Planning Commission recommend City Council adoption of this CEQA Exemption for Zoning Ordinance Amendment No. 14-04.

REQUIRED ZOA FINDING

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for Planning Commission consideration in recommending approval of Zoning Ordinance Amendment No. 14-04 to the City Council.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

   The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will continue to ensure a business's right to have proper identification that will lead to enhanced economic vitality for the businesses along the I-15 freeway which will lead to enhanced sales tax revenue of the City (Goal LU 7.1). Further, the provisions outlined in the amendment will allow for multiple/individual freeway signs to be grouped on one sign which will minimize aesthetic impacts along the I-15 corridor, thereby, enhancing the visual character of the area (Goal LU 4.1). The amendment is also consistent with the Zoning Ordinance in that the City is allowed to amend its sign requirements any time to

address changes in the marketplace and to keep up with current design trends. Nothing in the proposed amendment will prohibit an individual business from having proper business signage which is solely regulated within the sign ordinance.

PUBLIC NOTICING

In accordance with the Wildomar Municipal Code, the Planning Department on July 4, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed Zoning Ordinance Amendment No. 14-04 to be held on July 16, 2014. As of the date of this report, staff has not received any public comments on the amendment.

Respectfully Submitted,	Reviewed By,
Matthew C. Bassi	Thomas D. Jex
Planning Director	City Attorney

ATTACHMENTS

A. PC Resolution No. 14-08
   Exhibit 1 – Draft Council Ordinance
B. 600-foot distance area map exhibit

ATTACHMENT A

(PC Resolution No. 14-08)

PC RESOLUTION NO. 14-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-04 TO AMEND CHAPTER 17.252 (SIGN REGULATIONS) OF THE WILDOMAR ZONING ORDINANCE RELATING TO FREESTANDING SIGNS

WHEREAS, the Planning Department has proposed to amend Chapter 17.252 of the Wildomar Zoning Ordinance relating to height and location of freestanding freeway signs; and

WHEREAS, the Planning Department of the City of Wildomar has received numerous inquiries regarding variance requests for taller freestanding freeway signs; and

WHEREAS, the City of Wildomar Planning Commission has the authority in accordance with the provisions of the Wildomar Zoning Ordinance to take action on the proposed Zoning Ordinance Amendment No. 14-04; and

WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Department on July 4, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of a public hearing set for July 16, 2014 regarding Zoning Ordinance Amendment No. 14-04; and

WHEREAS, in accordance with Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public hearing on July 16, 2014, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 14-04, and at which time the Planning Commission received public testimony concerning Zoning Ordinance Amendment No. 14-04, and made a recommendation to the City Council.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION.

A review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 14-04. The proposed Zoning Ordinance text amendment would not, in and of itself, result in development or any other material change to the environment. Property/business owners seeking to implement the amended provisions of the freestanding freeway signs ordinance would be subject to separate review under CEQA pursuant to Wildomar Municipal Code

Section 17.252 which requires permit application for these signs]. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to cause a significant adverse impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 14-04 is 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." Staff is recommending that the Planning Commission recommend City Council adoption of this CEQA Exemption for Zoning Ordinance Amendment No. 14-04.

SECTION 2. REQUIRED ZOA FINDINGS.

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for Planning Commission consideration in recommending approval of Zoning Ordinance Amendment No. 14-04 to the City Council.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

   The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will continue to ensure a business's right to have proper identification that will lead to enhanced economic vitality for the businesses along the I-15 freeway which will lead to enhanced sales tax revenue of the City (Goal LU 7.1). Further, the provisions outlined in the amendment will allow for multiple/individual freeway signs to be grouped on one sign which will minimize aesthetic impacts along the I-15 corridor, thereby, enhancing the visual character of the area (Goal LU 4.1). The amendment is also consistent with the Zoning Ordinance in that the City is allowed to amend its sign requirements any time to address changes in the marketplace and to keep up with current design trends. Nothing in the proposed amendment will prohibit an individual business from having proper business signage which is solely regulated within the sign ordinance.

SECTION 3. PLANNING COMMISSION ACTIONS.

Based on the foregoing finding, and on substantial evidence in the whole of the record, the Planning Commission hereby adopts PC Resolution No. 14-08 recommending the City Council take the following action:

1. Notice of Exemption. That the City Council make a determination that Zoning Ordinance Amendment No. 14-04 is exempt from environmental review in accordance with Section 15061(b)(3) of the CEQA Guidelines and direct the Planning Director to file a Notice of Exemption with the Riverside County Clerk within five (5) days of Council approval; and

2. Approve ZOA/Adopt an Ordinance. That the City Council adopt an Ordinance, attached hereto and incorporated herein by reference as Exhibit 1, approving Zoning Ordinance Amendment No. 14-04.

PASSED, APPROVED AND ADOPTED this 16th day of July, 2014 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Stan Smith
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

EXHIBIT 1

Draft City Council Ordinance

DRAFT ORDINANCE NO. ____

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL ZONING ORDINANCE AMENDMENT NO. 14-04 TO AMEND CHAPTER 17.252 (SIGN REGULATIONS) OF THE WILDOMAR ZONING ORDINANCE RELATING TO FREESTANDING SIGNS

THE WILDOMAR CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1: ENVIRONMENTAL DETERMINATION.

A review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 14-04. The proposed Zoning Ordinance text amendment would not, in and of itself, result in development or any other material change to the environment. Property/business owners seeking to implement the amended provisions of the freestanding freeway signs ordinance would be subject to separate review under CEQA pursuant to Wildomar Municipal Code Section 17.252 which requires permit application for these signs]. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to cause a significant adverse impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 14-04 is 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." Staff is recommending that the Planning Commission recommend City Council adoption of this CEQA Exemption for Zoning Ordinance Amendment No. 14-04.

SECTION 2. REQUIRED ZOA FINDING.

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for City Council consideration in approving Zoning Ordinance Amendment No. 14-04.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will continue to ensure a business's right to have proper identification that will lead to enhanced economic vitality for the businesses along the I-15 freeway which will lead to enhanced sales tax revenue of the City

(Goal LU 7.1). Further, the provisions outlined in the amendment will allow for multiple/individual freeway signs to be grouped on one sign which will minimize aesthetic impacts along the I-15 corridor, thereby, enhancing the visual character of the area (Goal LU 4.1). The amendment is also consistent with the Zoning Ordinance in that the City is allowed to amend its sign requirements any time to address changes in the marketplace and to keep up with current design trends. Nothing in the proposed amendment will prohibit an individual business from having proper business signage which is solely regulated within the sign ordinance.

SECTION 3: AMENDMENT TO THE ZONING ORDINANCE.

Section 17.252.040.A.1 and 2 of the Wildomar Zoning Ordinance is hereby amended in its entirety to read as follows:

"A. Freestanding Signs.

1. Freeway oriented signs for individual commercially zoned parcels or shopping centers located within 660 feet of the nearest edge of a freeway right-of-way line are permitted subject to the following standards:

    a. The maximum height of a freestanding freeway oriented sign shall not exceed 50 feet in height (as measured from finished building pad grade). Said sign may identify a commercial center, multiple tenants and/or a single tenant.

        i. If two or more commercially zoned parcels located within 660 feet of a freeway right-of-way line combine their individual signs into a single freestanding freeway oriented sign, the sign height may be 60 feet. The combined sign shall located on the parcel closest to the freeway. If a combined sign is erected, no additional freestanding freeway oriented sign shall be permitted on the parcel(s).

    b. The maximum surface area of a freestanding freeway oriented sign shall not exceed 150 square feet per sign face."

SECTION 4: AMENDMENT TO THE ZONING ORDINANCE.

Section 17.252.040.E of the Wildomar Zoning Ordinance is hereby deleted in its entirety.

SECTION 5. EFFECTIVE DATE OF THE ORDINANCE.

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

SECTION 6. **SEVERABILITY.**

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. **CITY CLERK ACTION.**

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2014.

_____
Marsha Swanson
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

ATTACHMENT B

660-foot distance area map exhibit

City of Wildomar

Commercial Zoning Within 660 ft. of I-15

Parcels Within 660 ft. of I-15

Parcels Not Within 660 ft. of I-15

City Limit Boundary

Map 1 of 2

0 500 1,000 2,000
Feet

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City of Wildomar

Commercial Zoning Within 660 ft. of I-15

Parcels Within 660 ft. of I-15

Parcels Not Within 660 ft. of I-15

City Limit Boundary

Map 2 of 2

0 500 1,000 2,000
Feet

City of Wildomar

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CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.4
PUBLIC HEARING
Meeting Date: July 16, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Zoning Ordinance Amendment No. 14-02:**
Planning Commission consideration and recommendation to the City Council for the adoption of an Addendum to the Housing Element Certified Environmental Impact Report (SCH# 2013051001) in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, and approval of Zoning Ordinance Amendment No. 14-02 to amend the Section 17.60.030 of the Wildomar Municipal Code relating to the minimum lot size for R-4 zoned land in the City of Wildomar.

STAFF RECOMMENDATION
The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN ADDENDUM TO THE HOUSING ELEMENT CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH# 2013051001) IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL ZONING ORDINANCE AMENDMENT NO. 14-02 TO AMEND SECTION 17.60.030 REVISING THE MINIMUM LOT SIZE REQUIREMENTS FROM NINE (9) ACRES TO FOUR(4) ACRES FOR PROJECTS LOCATED IN THE R-4 ZONE.

BACKGROUND
The City Council, on December 11, 2103, certified the Environmental Impact Report (EIR) and adopted the 2013-2021 Housing Element. As part of the approval package, staff brought forward several general plan amendments, zoning ordinance amendments and zone changes. Just prior to the Council meeting, staff received a comment letter regarding Change of Zone No. 13-03. As a result of this last minute comment letter, the

Council decided to table the zone changes. However, everything else associated with the Housing Element that night was approved.

The change of zone proposed by staff applied to four (4) parcels (APN's: 380-220-002, 370-400-009, 380-270-013 & 380-250-003 (the southerly 10 acres of said parcel). Attachment 2 shows the location of the four (4) parcels. The zoning on these parcels is proposed to be changed from R-R (Rural Residential) to R-4 (Planned Residential) to accommodate action programs of the Housing Element.

The R-4 zone has a provision that development in that zone must have a minimum lot size of nine (9) acres. Only one (1) of the four (4) parcels exceeded the minimum lot size; however, it has always been staff's position and contention that the nine (9) acre lot size did not apply to multi-family projects. In the R-4 zone, multi-family projects, which the Housing Element envisions for these four (4) sites, are subject to the development standards (including minimum lot size) of the R-3 zone (refer to Section 17.60.070 – a copy of which is included for reference as Attachment C).

PROJECT ANALYSIS

Rather than debate the validity of this position, it is more prudent to amend the R-4 zone. Thus, we are proposing to change the minimum lot size from nine (9) acres to four (4) acres for any type of development in this zone. With the revised lot size, all four parcels identified in the Housing Element for rezone will exceed the new minimum standard.

The proposed change to Section 17.60.030 will read as follows:

"The R-4 zone shall not be applied to any area containing less than less than ~~nine (9) acres~~ four (4) acres."

This change achieves two things. First, it will remove ambiguity that the nine (9) acre minimum lot size applies to any projects in the R-4 zone given the provisions of Section 17.60.070. Second, the proposed four (4) zone changes identified in the Housing Element will now exceed the minimum R-4 lot size. It is important to note that the revised minimum lot size to four (4) acres will still allow future development of these four acres as envisioned in the Housing Element and supported by the state department of Housing and Community Development (HCD).

Further, reducing the minimum lot size to four (4) acres would only result in four (4) other parcels in the City having the opportunity to be re-designated to the Highest Density Residential (HHDR) land use designation with a change of zone to the R-4 zoning category. As these four (4) parcels are already developed and sites improved, there is no chance for growth inducing impacts to occur from staff's proposed code amendment. Attachment C shows these four (4) parcels known as APN's: 380-250-033, 380-250-018, 376-160-020, & 380-280-018, and they are known as the Oak

Springs apartments, Santa Rosa apartments, Gables at Oak Creek apartments and Wildomar Senior Assisted Living facility.

CEQA DETERMINATION

Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, or addendum should be prepared in support of further agency action on the project. In determining whether an addendum is the appropriate document to analyze the modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states, "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Under the CEQA Guidelines, a subsequent EIR or negative declaration is to be prepared if any of the following criteria are met. Text in italics is from the CEQA Guidelines, while underlined text provides the substantial evidence supporting the City's decision to prepare an addendum.

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

The R-4 Code Amendment project does not propose any changes to existing land use designations or zone districts for any parcels not previously identified and evaluated in the Housing Element, nor does the project propose any changes to existing Housing Element policies. As shown in Table 2.0-1, the change in the zone district language to allow a 4-acre minimum affects only eight total parcels in the city. The impacts of the four HHDR parcels were evaluated in the Housing Element EIR. The four existing VHDR parcels are already fully developed and are eligible to rezone to R-4 as they are larger than the current 9-acre minimum parcel size. Since the resulting change in the Zoning Ordinance text does not result in more parcels than were analyzed in the Housing Element EIR becoming eligible for rezoning, there is no potential for an increase in the severity of any of the effects evaluated in the Housing Element EIR.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major

revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

The Housing Element was adopted on December 11, 2013. Since that time, the City has not changed the existing city boundaries, modified the text of the Zoning Ordinance, or adopted a new General Plan. The project does not propose any annexation of land, nor does it increase the intensity of development beyond that previously identified in the Housing Element EIR. No substantial changes in the physical or regulatory environment have occurred in the six months since certification of the Housing Element EIR.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

As discussed in this Addendum, the proposed project does not result in any new adverse impacts or increase the level of any environmental impact identified in the Housing Element EIR. As shown in Table 2.0-1, the change in the minimum parcel size affects three of the eight parcels in the city that are designated VHDR or HHDR. The remaining parcels are already eligible for rezoning because they are larger than 9 acres. Further, the four VHDR parcels are fully developed with existing development. As a result, only the parcels identified and analyzed in the Housing Element EIR could be developed. As the change in minimum R-4 parcel size does not have the potential to result in additional units being constructed beyond those analyzed in the Housing Element EIR, the impact levels shown in Table 3.0-1 of this Addendum will not change.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

The proposed project does not make changes to land use designations or patterns not already analyzed in the Housing Element EIR. Further, as shown in Table 2.0-1, the proposed project does not result in the potential for any new or denser development that was not already analyzed in the Housing Element EIR. Therefore, the project will not increase the severity of any of the environmental impacts beyond what was identified in the Housing Element EIR.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

The proposed project represents a text change to an existing ordinance, reducing the minimum parcel size in the R-4 zone from 9 acres to 4 acres. As shown in Table 2.0-1, the only new development that will occur as a result of the text change will be on the four parcels to be rezoned to R-4 per Housing Element Action H-1.1.1. These parcels may be developed at high density and could result in up to 623 housing units as a result of the rezone. The potential development of these parcels was analyzed in the Housing Element EIR; therefore, there is no need for additional mitigation measures or alternatives.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project does not make any changes to the land use designations or map, and there is no need to modify the mitigation measures contained in the Housing Element EIR.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

As summarized above and further discussed in this Addendum, the proposed project does not make changes that would require substantial revision to the Housing Element EIR. In addition, circumstances have not changed significantly and no new information has become available since adoption of the Housing Element EIR in December 2013 that would require revision of the Housing Element EIR.

REQUIRED ZOA FINDING

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for Planning Commission consideration in recommending approval of Zoning Ordinance Amendment No. 14-02 to the City Council.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment to establish the minimum lot size at four (4) acres will still allow for the quality development of a multi-family project envisioned by the Housing Element and supported by the state department of Housing and Community Development (HCD). Further, the Highest Density Residential (HHDR) land use designation, already approved for the four (4) change of zone properties as part of the Housing Element (Action H-1.1.1), will facilitate future multi-family residential development as affordable housing as required by the General Plan. The proposed amendment is also consistent with the Zoning Ordinance in that the proposed amendment to establish the minimum lot size at four (4) acres will still allow a multi-family project to meet the development standards of the R-4 and R-3 zone districts in terms of minimum lot size, setbacks, parking, etc.

PUBLIC NOTICING

In accordance with the Wildomar Municipal Code, the Planning Department on July 4, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed Zoning Ordinance Amendment No. 14-02 to be held on July 16, 2014. As of the date of this report, staff has not received any public comments on the amendment.

Respectfully Submitted,	Reviewed By,
Matthew C. Bassi	Thomas D. Jex
Planning Director	City Attorney

ATTACHMENTS

A. PC Resolution No. 14-07
   Exhibit 1 – Addendum to Housing Element EIR for ZOA 14-02
   Exhibit 2 – Draft Council Ordinance (R-4 Code Amendment)
B. Location Map of the 4 Zone Changes (from Housing Element DEIR)
C. Aerial Exhibits (APN's: 380-250-033, 380-250-018, 376-160-020, & 380-280-018)
D. Copy of Chapter 17.60 (R-4 Zoning Ordinance)

ATTACHMENT A

(PC Resolution No. 14-07)

PC RESOLUTION NO. 14-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN ADDENDUM TO THE HOUSING ELEMENT CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH# 2013051001) IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL ZONING ORDINANCE AMENDMENT NO. 14-02 TO AMEND SECTION 17.60.030 REVISING THE MINIMUM LOT SIZE REQUIREMENTS FROM NINE (9) ACRES TO FOUR(4) ACRES FOR PROJECTS LOCATED IN THE R-4 ZONE.

WHEREAS, the City of Wildomar Planning Commission has the authority in accordance with the provisions of the Wildomar Zoning Ordinance to take action on the proposed Zoning Ordinance Amendment No. 14-02; and

WHEREAS, the City Council of the City of Wildomar certified an Environmental Impact Report (EIR – SCH #2013051001) on December 11, 2013 as part of the 2013-2014 Housing Element update; and

WHEREAS, the Planning Department has prepared an Addendum to the previously certified an Environmental Impact Report (EIR – SCH #2013051001) on December 11, 2013 as part of the 2013-2014 Housing Element update in accordance with Section 15164 of CEQA; and

WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Department on July 4, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed Zoning Ordinance Amendment No. 14-02 to be held on July 16, 2014; and

WHEREAS, in accordance with Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public hearing on July 16, 2014, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 14-02, and at which time the Planning Commission received public testimony concerning Zoning Ordinance Amendment No. 14-02.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. CEQA FINDINGS.

Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, or addendum should be prepared in support of further agency action on the project. In determining whether an addendum is the appropriate

document to analyze the modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states, “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Under the CEQA Guidelines, a subsequent EIR or negative declaration is to be prepared if any of the following criteria are met. Text in italics is from the CEQA Guidelines, while underlined text provides the substantial evidence supporting the City’s decision to prepare an addendum.

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

The R-4 Code Amendment project does not propose any changes to existing land use designations or zone districts for any parcels not previously identified and evaluated in the Housing Element, nor does the project propose any changes to existing Housing Element policies. As shown in Table 2.0-1, the change in the zone district language to allow a 4-acre minimum affects only eight total parcels in the city. The impacts of the four HHDR parcels were evaluated in the Housing Element EIR. The four existing VHDR parcels are already fully developed and are eligible to rezone to R-4 as they are larger than the current 9-acre minimum parcel size. Since the resulting change in the Zoning Ordinance text does not result in more parcels than were analyzed in the Housing Element EIR becoming eligible for rezoning, there is no potential for an increase in the severity of any of the effects evaluated in the Housing Element EIR.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

The Housing Element was adopted on December 11, 2013. Since that time, the City has not changed the existing city boundaries, modified the text of the Zoning Ordinance, or adopted a new General Plan. The project does not propose any annexation of land, nor does it increase the intensity of development beyond that previously identified in the Housing Element EIR. No substantial changes in the physical or regulatory environment have occurred in the six months since certification of the Housing Element EIR.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

As discussed in this Addendum, the proposed project does not result in any new adverse impacts or increase the level of any environmental impact identified in the Housing Element EIR. As shown in Table 2.0-1, the change in the minimum parcel size affects three of the eight parcels in the city that are designated VHDR or HHDR. The remaining parcels are already eligible for rezoning because they are larger than 9 acres. Further, the four VHDR parcels are fully developed with existing development. As a result, only the parcels identified and analyzed in the Housing Element EIR could be developed. As the change in minimum R-4 parcel size does not have the potential to result in additional units being constructed beyond those analyzed in the Housing Element EIR, the impact levels shown in Table 3.0-1 of this Addendum will not change.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

The proposed project does not make changes to land use designations or patterns not already analyzed in the Housing Element EIR. Further, as shown in Table 2.0-1, the proposed project does not result in the potential for any new or denser development that was not already analyzed in the Housing Element EIR. Therefore, the project will not increase the severity of any of the environmental impacts beyond what was identified in the Housing Element EIR.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

The proposed project represents a text change to an existing ordinance, reducing the minimum parcel size in the R-4 zone from 9 acres to 4 acres. As shown in Table 2.0-1, the only new development that will occur as a result of the text change will be on the four parcels to be rezoned to R-4 per Housing Element Action H-1.1.1. These parcels may be developed at high density and could result in up to 623 housing units as a result of the rezone. The potential development of these parcels was analyzed in the Housing Element EIR; therefore, there is no need for additional mitigation measures or alternatives.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project does not make any changes to the land use designations or map, and there is no need to modify the mitigation measures contained in the Housing Element EIR.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

As summarized above and further discussed in this Addendum, the proposed project does not make changes that would require substantial revision to the Housing Element EIR. In addition, circumstances have not changed significantly and no new information has become available since adoption of the Housing Element EIR in December 2013 that would require revision of the Housing Element EIR.

SECTION 2. REQUIRED ZOA FINDING.

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for Planning Commission consideration in recommending approval of Zoning Ordinance Amendment No. 14-02 to the City Council.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment to establish the minimum lot size at four (4) acres will still allow for the quality development of a multi-family project envisioned by the Housing Element and supported by the state department of Housing and Community Development (HCD). Further, the Highest Density Residential (HHDR) land use designation, already approved for the four (4) change of zone properties as part of the Housing Element (Action H-1.1.1), will facilitate future multi-family residential development as affordable housing as required by the General Plan. The proposed amendment is also consistent with the Zoning Ordinance in that the proposed amendment to establish the minimum lot size at four (4) acres will still allow a multi-family project to meet the development standards of the R-4 and R-3 zone districts in terms of minimum lot size, setbacks, parking, etc.

SECTION 3. PLANNING COMMISSION ACTIONS.

Based on the foregoing findings, and on substantial evidence in the whole of the record, the Planning Commission hereby adopts PC Resolution No. 14-07 recommending the City Council take the following action:

1. Adoption of Addendum. That the City Council adopt an Addendum to the Housing Element Certified Environmental Impact Report (SCH# 2013051001) in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, attached hereto and incorporated herein as Exhibit 1 to this Resolution, and direct the Planning Director to file a Notice of Determination within five working days of Council approval in accordance with Section 15075 of the California Environmental Quality Act (CEQA (Guidelines); and

2. Approve ZOA/Adopt an Ordinance. That the City Council adopt an Ordinance, attached hereto and incorporated herein by reference as Exhibit 2, approving Zoning Ordinance Amendment No. 14-02.

PASSED, APPROVED AND ADOPTED this 16th day of July, 2014 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Stan Smith
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

EXHIBIT 1 of Attachment A

Addendum to Housing Element EIR

CITY OF WILDOMAR
ZONING ORDINANCE AMENDMENT NO. 14-02

Addendum to the City of Wildomar Housing Element EIR
for Zoning Ordinance Amendment No. 14-02 (R-4 Code Amendment)
SCH# 2013051001

CITY OF WILDOMAR
23873 CLINTON KEITH ROAD
WILDOMAR, CA 92595

July 2, 2014

ADDENDUM TO THE EIR
FOR THE
CITY OF WILDOMAR
2013–2021 HOUSING ELEMENT
ENVIRONMENTAL IMPACT REPORT
SCH# 2013051001

Prepared for:

CITY OF WILDOMAR
23873 CLINTON KEITH ROAD
WILDOMAR, CA 92595

Prepared by:

PMC

JULY 2, 2014

1.0 INTRODUCTION

1.1 Introduction 1.0-1

1.2 Organization and Scope 1.0-1

2.0 PROJECT DESCRIPTION

2.1 Background 2.0-1

2.2 Zoning Ordinance Amendment No 14-02 ..... 2.0-2

2.3 Affected Parcels 2.0-2

3.0 ENVIRONMENTAL ANALYSIS

3.1 Basis for Decision to Prepare Addendum 3.0-1

3.2 Discussion of Findings 3.0-3

REFERENCES 3.0-9

LIST OF TABLES

Table 2.0-1 Parcels with VHDR and HHDR Land Use Designation, 4.0 Acres or Larger 2.0-3

Table 3.0-1 Housing Element Impacts/Project Impact Determination 3.0-5

ATTACHMENTS

A. GIS Search Results for VHDR and HHDR Land

B. Existing Development Conditions for VHDR Land Greater Than Four Acres in Size

1.0 INTRODUCTION

1.1 INTRODUCTION

The City of Wildomar 2013–2021 Housing Element addresses the projected housing needs of current and future city residents and complies with state law requiring amendment of the Housing Element every five or eight years, depending on jurisdiction (Sections 65580–65589.8 of the California Government Code). The Housing Element is the City's policy document guiding the provision of housing to meet future needs for all economic segments of Wildomar, including housing affordable to lower-income households.

The 2013–2021 Housing Element Environmental Impact Report (EIR) analyzed the potential environmental effects associated with the implementation of the proposed 2013–2021 Housing Element, pursuant to the California Environmental Quality Act (CEQA). The EIR focused on potential environmental impacts that could arise from implementation of the Housing Element, as regulated and guided by the large number of federal, state, and local regulations, including ordinances, General Plan policies, and local resource plans. The EIR provided a credible worst-case scenario of the impacts resulting from project implementation. On December 11, 2013, the City Council for the City of Wildomar certified the 2013–2021 Housing Element EIR (Resolution No. 2013-45) and adopted the 2013–2021 Housing Element (Resolution No. 2013-46).

This Addendum to the 2013–2021 Housing Element EIR (SCH No. 2013051001) was prepared in accordance with CEQA and the CEQA Guidelines (Article 11, Sections 15162 and 15164). Program H-1.1 of the Housing Element identifies four sites to be designated Highest Density Residential (HHDR) and rezoned to R-4, Planned Residential Zone district. The Draft EIR evaluated the environmental impacts associated with the change in land use designation and rezoning. During review of the project it was determined that three of the four sites identified in the Housing Element are below the minimum 9-acre parcel size required of the R-4 zone district. To comply with Program H-1.1 the city is proposing an amendment to the R-4 zone district to lower the minimum parcel size from 9-acres to 4-acres. The purpose of this Addendum is to evaluate the amendment to Section 17.60.030 of the Wildomar Municipal Code relating to the minimum lot size for R-4 zoned land in Wildomar.

The analysis provided in this Addendum (see Section 3.0 for the technical analysis) demonstrates that the proposed project does not entail substantial changes to the Housing Element which will require major revisions to the Housing Element EIR due to the involvement of new or more severe significant environmental effects. Thus, it does not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162 and is consistent with the provisions of CEQA Guidelines Sections 15164 and 15183.5.

1.2 ORGANIZATION AND SCOPE

Section 1.0 – Introduction

Section 1.0 provides an introduction and overview describing the intended use of the EIR Addendum.

Section 2.0 – Project Description

This section provides a detailed description of proposed Zoning Ordinance Amendment No. 14-02.

Section 3.0 – Environmental Analysis

Section 3.0 analyzes the project and its potential environmental consequences in the context of the circumstances set forth in CEQA Guidelines Section 15162. As further discussed below, the project does not trigger any of the conditions listed in Section 15162 that would require the preparation of a subsequent or supplement to the Housing Element EIR.

2.0 PROJECT DESCRIPTION

2.1 BACKGROUND

The City Council, on December 11, 2013, certified the 2013–2021 Housing Element EIR and adopted the 2013–2021 Housing Element. As part of the Housing Element approval package, staff brought forward several General Plan Amendments (GPA), Zoning Ordinance amendments, and zone changes. One component of those amendments/changes included:

- A proposed General Plan Amendment for four parcels[1] (APNs: 380-220-002, 370-400-009, 380-270-013, and 380-250-003 (the southerly 10 acres of said parcel)) from Medium High Density Residential (MHDR) and Business Park (BP) to Highest Density Residential (HHDR), and a Change of Zone on the same four parcels from R-R (Rural Residential) to R-4 (Planned Residential Zone), which are intended to implement Housing Element Action H-1.1.1. Action H-1.1.1 is described as follows:

  Action H-1.1.1: General Plan Land Use Change to Provide for Additional Sites. To ensure there is enough land available for the development of housing affordable to lower-income households, the City will amend its General Plan Land Use and Zoning maps to redesignate and rezone sites 22, 23, 24, and 25 (see Table HNA-23 & 25 in the Housing Needs Assessment), a total of 25.96 acres to the Highest Density Residential (HHDR) land use designation and to the R-4 zoning designation to allow for at least 30 units to the acre by right. Additionally, to comply with state law, the City has identified and will re-zone sites to accommodate the City's housing needs, with at least 50 percent of the 4th cycle unmet need coming from sites that are zoned for residential uses only. The City had an unaccommodated need of 538 units and has rezoned 25.96 acres to HHDR to accommodate 623 units at 20 to 40 dwelling units per acre. All sites will accommodate a minimum of 20 units per acre, allow up to 30 units per acre and at least 16 units per site, per state law requirements.

  All rezoned sites will permit owner-occupied and rental multi-family developments by right with a minor plot plan to verify development standards (i.e., setbacks) and will not require a conditional use permit, a planned unit development permit, or any other discretionary review.

The City Council approved the four land use designation changes to HHDR but tabled action on the zone change designations for the four affected parcels because, during the review of the zone change, it was discovered that Section 17.060.030 (R-4 Zone) of the Wildomar Municipal Code contains a provision requiring a minimum parcel size of 9 acres. Three of the four parcels proposed to be rezoned to the R-4 zone designation, pursuant to Housing Element Action H-1.1.1, are less than 9 acres in size. Therefore, the City must change Section 17.60.030 of the Wildomar Municipal Code to reduce the minimum parcel size from 9 acres to 4 acres to remove this unforeseen impediment and complete the zone change for these four parcels as required

[1] The four parcels are identified as re-zone sites 22, 23, 24, and 25 in the 2013–2021 Housing Element, Table HNA-23 & 25.

under the newly adopted Housing Element and for the City's Housing Element to maintain its certified compliance with State housing element law.

2.2 ZONING ORDINANCE AMENDMENT NO 14-02

The proposed Zoning Ordinance Amendment No. 14-02 will reduce the minimum parcel size required for the R-4 zoning district from 9 acres to 4 acres. The full text of the amendment is as follows. (Additional text is shown in *italic and underline*, while deleted text is shown in ~~double strikethrough~~.)

> **17.60.030 Applicability of provisions.**
>
> The R-4 zone shall not be applied to any area containing less than ~~nine~~ *four* acres. (Ord. 18 § 2, 2008, RCC § 17.60.030)

2.3 AFFECTED PARCELS

The City of Wildomar Geographic Information System (GIS) includes land use information pertaining to all of the parcels in the city. Some of the land use information for each parcel includes an assessor's parcel number, General Plan designation, zone district, and size. For the purposes of this Addendum, only parcels that are greater than 4 acres in size are included in the analysis.

The City allows R-4 zoning on properties that are designated Highest Density (HHDR) or Very High Density Residential (VHDR) under the City's General Plan. A GIS search shows that of the 393 parcels designated Very High Density Residential (VHDR), only four are greater than 4 acres in size (see **Attachment A**).In addition to the VHDR parcels, four parcels are designated Highest Density Residential (HHDR). The four HHDR parcels are the Housing Element sites 22, 23, 24, and 25 noted above whose land use designations were changed to HHDR by Resolution No. 2013-46 adopted as part of GPA 13-02 approved by the City Council on December 11, 2013. One of the HHDR parcels, APN 380-250-003, is greater than 9 acres in size and therefore currently eligible for rezoning to R-4. The impact of the change in land use designation, and the change to the R-4 zone district for all four of the HHDR parcels, was fully analyzed in the City of Wildomar Housing Element Update 2013–2021 Draft Environmental Impact Report (SCH No. 2013051001).

Table 2.01 on the following page shows all of the parcels in Wildomar that have either a VHDR or a HHDR land use designation and that are greater than 4 acres in size. As shown in **Table 2.0-1,** only four parcels in the city have both the VHDR land use designation and are greater than 4 acres in size. These parcels range in size from 9.19 to 37.19 acres and are currently eligible for rezoning under the current 9-acre minimum parcel size of the R-4 zone district. Aerial and street photographs, included as **Attachment B**, show that these four parcels are already fully developed and could not develop further without some form of discretionary approval.

TABLE 2.0-1
PARCELS WITH HHDR OR VHDR LAND USE DESIGNATION, 4.0 ACRES OR LARGER

APN	Acreage	Potential New Unit Yield[1]	General Plan	Current Zone	Proposed Zone	Property Development Status
370-400-009	4.99	*120*	HHDR	R-R	R-4	Addressed in Housing Element EIR
380-220-002	5.06	*121*	HHDR	R-R	R-4	Addressed in Housing Element EIR
380-270-013	5.91	*142*	HHDR	R-R	R-4	Addressed in Housing Element EIR
380-280-018	9.19	—	VHDR	R-3	R-3	Fully developed as the Gables at Oak Creek Apartment Project with 84 multi-family housing units
380-250-003	10.00	*240*	HHDR	R-R	R-4	Addressed in Housing Element EIR
376-160-020	10.02	—	VHDR	R-3	R-3	Fully developed as the Wildomar Senior Leisure Community with 176 multi-family housing units
380-250-018	20.45	—	VHDR	R-3	R-3	Fully developed as the Santa Rosa Apartment Homes containing 320 multi-family housing units
380-250-033	37.19	—	VHDR	Specific Plan (SP) Zone	Specific Plan (SP) Zone	Fully developed as the Oak Springs Apartment Project with 312 multi-family and entitled for an additional 103 single-family housing units
Totals	102.81	623				

1. 2013–2021 Housing Element, Table HNA-25

Table 2.0-1 shows that only the three HHDR parcels analyzed in the Housing Element EIR would be newly eligible for rezoning to R-4 as a result of the change in minimum parcel size. The remaining parcels are already eligible for rezoning to R-4 because they are larger than 9 acres.

3.0 ENVIRONMENTAL ANALYSIS

3.1 BASIS FOR DECISION TO PREPARE ADDENDUM

When an environmental impact report (EIR) has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, or addendum should be prepared in support of further agency action on the project. In determining whether an addendum is the appropriate document to analyze the modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states, "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Under the CEQA Guidelines, a subsequent EIR or negative declaration is to be prepared if any of the following criteria are met. Text in *italics* is from the CEQA Guidelines, while <u>underlined</u> text provides the substantial evidence supporting the City's decision to prepare an addendum.

> *(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> > *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

<u>The project does not propose any changes to existing land use designations or zone districts for any parcels not previously identified and evaluated in the Housing Element, nor does the project propose any changes to existing Housing Element policies. As shown in **Table 2.0-1**, the change in the zone district language to allow a 4-acre minimum affects only eight total parcels in the city. The impacts of the four HHDR parcels were evaluated in the Housing Element EIR. The four existing VHDR parcels are already fully developed and are already currently eligible to rezone to R-4 as they are larger than the current 9-acre minimum parcel size. Since the resulting change in the Zoning Ordinance text does not result in more parcels than were analyzed in the Housing Element EIR becoming eligible for rezoning, there is no potential for an increase in the severity of any of the effects evaluated in the Housing Element EIR.</u>

> > *(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

The Housing Element was adopted on December 11, 2013. Since that time, the City has not changed the existing city boundaries, modified the text of the Zoning Ordinance, or adopted a new General Plan. The project does not propose any annexation of land, nor does it increase the intensity of development beyond that previously identified in the Housing Element EIR. No substantial changes in the physical or regulatory environment have occurred in the six months since certification of the Housing Element EIR.

> *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
>
> *(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

As discussed in this Addendum, the proposed project does not result in any new adverse impacts or increase the level of any environmental impact identified in the Housing Element EIR. As shown in **Table 2.0-1**, the change in the minimum parcel size affects three of the eight parcels in the city that are designated VHDR or HHDR. The remaining parcels are already eligible for rezoning because they are larger than 9 acres. Further, the four VHDR parcels are fully developed with existing development. As a result, only the parcels identified and analyzed in the Housing Element EIR could be developed as a result of the proposed amendment to the minimum parcel size in the R-4 zone. As the change in minimum R-4 parcel size does not have the potential to result in additional units being constructed beyond those analyzed in the Housing Element EIR, the impact levels shown in **Table 3.0-1** of this Addendum will not change.

> *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

The proposed project does not make changes to land use designations or patterns not already analyzed in the Housing Element EIR. Further, as shown in **Table 2.0-1**, the proposed project does not result in the potential for any new or denser development that was not already analyzed in the Housing Element EIR. Therefore, the project will not increase the severity of any of the environmental impacts beyond what was identified in the Housing Element EIR.

> *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

The proposed project represents a text change to an existing ordinance, reducing the minimum parcel size in the R-4 zone from 9 acres to 4 acres. As shown in **Table 2.0-1**, the only new development that could occur as a result of the text change will be on the four parcels to be rezoned to R-4 per Housing Element Action H-1.1.1. These parcels may be developed at high density and could result in up to 623 housing units as a result of the rezone. The potential

development of these parcels was analyzed in the Housing Element EIR; therefore, there is no need for additional impact analysis, mitigation measures or alternatives.

> *(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

The proposed project does not make any changes to the land use designations or map, and there is no need to modify the mitigation measures contained in the Housing Element EIR.

> *(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.*

As summarized above and further discussed in this Addendum, the proposed project does not make changes that would require substantial revision to the Housing Element EIR. In addition, circumstances have not changed significantly and no new information has become available since adoption of the Housing Element EIR in December 2013 that would require revision of the Housing Element EIR.

3.2 DISCUSSION OF FINDINGS

2013–2021 Housing Element Environmental Impact Report

The 2013–2021 Housing Element EIR analyzed a number of environmental impact areas. The impact determination resulting from this analysis is shown in **Table 3.0-1**. Additionally, the Notice of Preparation (NOP) prepared for the Housing Element EIR concluded that the Housing Element would not result in impacts in certain environmental categories included in the Appendix G Checklist of the CEQA Guidelines—specifically aesthetics, agricultural and forestry resources, hazards and hazardous materials, and noise. Therefore, these areas were not analyzed in the EIR.

The City of Wildomar Zoning Ordinance regulates the type of land use as well as the standards for development within each zone district. The proposed project does not change the list of allowable land uses or any of the physical standards in the R-4 zone district, but does reduce the minimum parcel size from 9 acres to 4 acres. As shown in **Table 2.0-1,** the change in minimum parcel size only affects three of the four parcels analyzed in the Housing Element EIR. The four VHDR designated parcels are larger than the existing 9-acre minimum and would be eligible for rezoning without the proposed change in the minimum parcel size. Further, the four VHDR parcels are currently fully developed with residential uses. While it is possible for these four parcels to be rezoned and some form of more intensive development proposed, the rezoning and development process would require additional discretionary approval by the City and would therefore be subject to project-specific environmental analysis per CEQA.

As shown in **Table 2.0-1,** the change in the minimum parcel size does not affect any additional land beyond that already analyzed in the Housing Element EIR and could not result in more than the 623 units analyzed in the EIR. Therefore, the proposed project does not increase the potential for development, and there is no additional environmental impact or increase in the severity of any environmental impact beyond what was evaluated in the Housing Element EIR.

TABLE 3.0-1
HOUSING ELEMENT IMPACTS/PROJECT IMPACT DETERMINATION

Housing Element Impact		Housing Element EIR Determination	Zoning Revision Impact Determination
Air Quality			
Impact 3.1.1	Conflict with the 2012 Air Quality Management Plan	Significant and unavoidable	Does not change the impact
Impact 3.1.2	Violate Air Quality Standard or Contribute Substantially to an Air Quality Violation: Short-Term Construction Emissions	Significant and unavoidable	Does not change the impact
Impact 3.1.3	Violate Air Quality Standard or Contribute Substantially to an Air Quality Violation: Long-Term Operational Emissions	Significant and unavoidable	Does not change the impact
Impact 3.1.4	Exposes Sensitive Receptors to Substantial Carbon Monoxide Pollutant Concentrations	Less than significant	Does not change the impact
Impact 3.1.5	Exposes Sensitive Receptors to Substantial Toxic Air Contaminant Concentrations	Less than significant	Does not change the impact
Impact 3.1.6	Creates Objectionable Odors Affecting a Substantial Number of People	No impact	Does not change the impact
Impact 3.1.7	Result in a Cumulatively Considerable Net Increase in Nonattainment Criteria Pollutant	Significant and unavoidable	Does not change the impact
Biological Resources			
Impact 3.2.1	Impacts to Special-Status Species	Less than significant with mitigation	Does not change the impact
Impact 3.2.2	Impacts to Raptors and Migratory Birds	Less than significant with mitigation	Does not change the impact
Impact 3.2.3	Impacts to Burrowing Owls	Less than significant with mitigation	Does not change the impact
Impact 3.2.4	Impacts to Sensitive Vegetation Communities, Including Riparian Habitat	Less than significant with mitigation	Does not change the impact
Impact 3.2.5	Impacts to Jurisdictional Wetlands	Less than significant with mitigation	Does not change the impact
Impact 3.2.6	Impacts to the Movement of Native Resident or Migratory Fish or Wildlife Species or Within Established Migratory Corridor	No impact	Does not change the impact
Impact 3.2.7	Conflict with Any Local Policies or Ordinances Protecting Biological Resources, Such as a Tree Preservation Policy or Ordinance	No impact	Does not change the impact

Housing Element Impact		Housing Element EIR Determination	Zoning Revision Impact Determination
Impact 3.2.8	Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan	Less than significant with mitigation	Does not change the impact
Impact 3.2.9	Cumulative Impacts to Biological Resources	Less than cumulatively considerable.	Does not change the impact
Climate Change and Greenhouse Gases			
Impact 3.3.1	Generate Greenhouse Gas Emissions That May Have a Significant Impact on the Environment	Less than significant and less than cumulatively considerable	Does not change the impact
Impact 3.3.2	Conflict with Applicable Greenhouse Gas Reduction Plan	Less than significant and less than cumulatively considerable	Does not change the impact
Cultural and Paleontological Resources			
Impact 3.4.1	Impacts to Historical Resources	No impact	Does not change the impact
Impact 3.4.2	Impacts to Archeological Resources	Less than significant with mitigation	Does not change the impact
Impact 3.4.3	Impacts to Paleontological Resources	Less than significant with mitigation	Does not change the impact
Impact 3.4.4	Impacts to Human Remains	Less than significant with mitigation	Does not change the impact
Impact 3.4.5	Cumulative Impacts to Cultural and Paleontological Resources	Less than cumulatively considerable	Does not change the impact
Geology, Soils, and Mineral Resources			
Impact 3.5.1	Impacts Associated with Fault Rupture	Less than significant with mitigation	Does not change the impact
Impact 3.5.2	Impacts Associated with Strong Seismic Ground Shaking	Less than significant with mitigation	Does not change the impact
Impact 3.5.3	Exposure to Seismic-Related Ground Failure, Including Liquefaction	Less than significant with mitigation	Does not change the impact
Impact 3.5.4	Impacts Associated with Landslides	Less than significant	Does not change the impact
Impact 3.5.5	Soil Erosion or Loss of Topsoil	Less than significant with mitigation	Does not change the impact
Impact 3.5.6	Unstable soils	Less than significant with mitigation	Does not change the impact
Impact 3.5.7	Expansive Soils	Less than significant	Does not change the impact
Impact 3.5.8	Soil Incapable of Supporting Septic Tanks	Less than significant	Does not change the impact

Housing Element Impact		Housing Element EIR Determination	Zoning Revision Impact Determination
Impact 3.5.9	Mineral Resources	Less than significant with mitigation	Does not change the impact
Impact 3.5.10	Cumulative Soil Stability and Seismic Impacts	Less than cumulatively considerable	Does not change the impact
Hydrology and Water Quality			
Impact 3.6.1	Water Quality	Less than significant with mitigation	Does not change the impact
Impact 3.6.2	Groundwater	Less than significant	Does not change the impact
Impact 3.6.3	Alter Drainage Patterns Resulting in On- and Off-Site Erosion, Siltation, or Flooding or an Increase in Stormwater Runoff	Less than significant with mitigation	Does not change the impact
Impact 3.6.4	Flooding Hazards	Less than significant with mitigation	Does not change the impact
Impact 3.6.5	Cumulative Impacts to Hydrology and Water Quality	Less than cumulatively considerable	Does not change the impact
Land Use			
Impact 3.7.1	Physically Divide an Established Community	Less than significant	Does not change the impact
Impact 3.7.2	Conflict with General Plan, Zoning Code, or Specific Plan	Less than significant	Does not change the impact
Impact 3.7.3	Conflict with Habitat Conservation Plan or Natural Community Conservation Plan	Less than significant with mitigation	Does not change the impact
Impact 3.7.4	Cumulative Land Use Conflicts	No impact	Does not change the impact
Population and Housing			
Impact 3.8.1	Population and Housing Growth Inducement	Less than significant	Does not change the impact
Impact 3.8.2	Displacement of Population and Housing	Less than significant	Does not change the impact
Impact 3.8.3	Cumulative Population and Housing Impacts	Less than cumulatively considerable	Does not change the impact
Public Services, Utilities, and Recreation			
Impact 3.9.1.1	Increased Demand for Fire Protection and Emergency Medical Services and Fire Flow	Less than significant	Does not change the impact
Impact 3.9.1.2	Significant Risk of Loss Due to Wildland Fire	Less than significant	Does not change the impact
Impact 3.9.1.3	Cumulative Demand on Fire Protection Facilities and Fire Flow	Less than cumulatively considerable	Does not change the impact
Impact 3.9.2.1	Increased Demand for Law Enforcement Services	Less than significant	Does not change the impact

Housing Element Impact		Housing Element EIR Determination	Zoning Revision Impact Determination
Impact 3.9.2.2	Cumulative Demand for Law Enforcement Services	Less than cumulatively considerable	Does not change the impact
Impact 3.9.3.1	Increased Demand for School Facilities	Less than significant	Does not change the impact
Impact 3.9.3.2	Cumulative Schools Impacts	Less than cumulatively considerable	Does not change the impact
Impact 3.9.4.1	Water Supply Demand and Environmental Effects	Less than significant	Does not change the impact
Impact 3.9.4.2	Water Supply Infrastructure Water Supply Infrastructure	Less than significant	Does not change the impact
Impact 3.9.4.3	Cumulative Water Supply Impacts	Less than cumulatively considerable	Does not change the impact
Impact 3.9.5.1	Wastewater Discharge Requirements	Less than significant	Does not change the impact
Impact 3.9.5.2	Wastewater Conveyance and Treatment	Less than significant	Does not change the impact
Impact 3.9.5.3	Cumulative Wastewater Service Impacts	Less than cumulatively considerable	Does not change the impact
Impact 3.9.6.1	Increased Solid Waste Disposal	Less than significant	Does not change the impact
Impact 3.9.6.2	Cumulative Solid Waste Impacts	Less than cumulatively considerable	Does not change the impact
Impact 3.9.7.1	Increased Demand for Parks and Recreation Facilities	Less than significant	Does not change the impact
Impact 3.9.7.2	Cumulative Park and Recreation Demands	Less than cumulatively considerable	Does not change the impact
Transportation and Circulation			
Impact 3.10.1	Substantial Increase in Traffic	Significant and unavoidable	Does not change the impact
Impact 3.10.2	Conflict with Congestion Management Program or Standards	No impact	Does not change the impact
Impact 3.10.3	Changes in Air Traffic Patterns	No impact	Does not change the impact
Impact 3.10.4	Hazardous Design Features and Incompatible Uses	No impact	Does not change the impact
Impact 3.10.5	Inadequate Emergency Access	No impact	Does not change the impact
Impact 3.10.6	Conflict with Alternative Transportation	Less than significant	Does not change the impact
Impact 3.10.7	Substantial Increase in Traffic	Cumulatively considerable and unavoidable	Does not change the impact
Impact 3.10.8	Conflict with Alternative Transportation	No cumulative impact	Does not change the impact

REFERENCES

City of Wildomar. 2013a. *City of Wildomar 2013–2021 Housing Element.* Adopted December 11, 2013. http://www.cityofwildomar.org/planning.asp.

———. 2013b. *City of Wildomar 2013–2021 Housing Element Environmental Impact Report* (SCH# 2013051001). Adopted December 11, 2013.

ATTACHMENT A

General Plan Land-use Designation	APN	ZONING	Square Feet	Acres
VHDR - Very High Density Residential	380250033	SP ZONE	1,620,349.038380	37.198244
VHDR - Very High Density Residential	380250018	R-3	890,895.872208	20.452237
VHDR - Very High Density Residential	376160020	R-3	436,674.081252	10.024698
VHDR - Very High Density Residential	380280018	R-3	400,210.719678	9.187611
VHDR - Very High Density Residential	380100012	R-3	124,237.009195	2.852101
VHDR - Very High Density Residential	380100010	R-3	82,580.524578	1.895796
VHDR - Very High Density Residential	380100009	R-3	82,298.027726	1.889310
VHDR - Very High Density Residential	380100011	R-3	81,530.386363	1.871688
VHDR - Very High Density Residential	380100008	R-3	79,322.011840	1.820990
VHDR - Very High Density Residential	376160021	R-3	52,522.045482	1.205745
VHDR - Very High Density Residential	365062011	R-R	36,245.071138	0.832076
VHDR - Very High Density Residential	365061020	R-R	33,072.153063	0.759235
VHDR - Very High Density Residential	365062003	R-R	25,717.487441	0.590395
VHDR - Very High Density Residential	365062019	R-R	24,893.834904	0.571486
VHDR - Very High Density Residential	365061027	R-R	22,298.293795	0.511900
VHDR - Very High Density Residential	365062007	R-R	22,206.198368	0.509786
VHDR - Very High Density Residential	365062010	R-R	21,609.795048	0.496095
VHDR - Very High Density Residential	365062009	R-R	21,528.483920	0.494228
VHDR - Very High Density Residential	365062015	R-R	21,435.746242	0.492099
VHDR - Very High Density Residential	365062020	R-R	21,429.107972	0.491947
VHDR - Very High Density Residential	365061026	R-R	21,409.404020	0.491494
VHDR - Very High Density Residential	365062005	R-R	21,013.623925	0.482408
VHDR - Very High Density Residential	365061025	R-R	20,981.769753	0.481677
VHDR - Very High Density Residential	365142005	R-R	20,954.071773	0.481041
VHDR - Very High Density Residential	365061019	R-R	20,807.711922	0.477681
VHDR - Very High Density Residential	365053020	R-R	20,613.813885	0.473230
VHDR - Very High Density Residential	365062017	R-R	20,599.278105	0.472896
VHDR - Very High Density Residential	365101019	R-R	20,535.967429	0.471443
VHDR - Very High Density Residential	365061024	R-R	20,407.826913	0.468501
VHDR - Very High Density Residential	365111009	R-R	20,248.075715	0.464834
VHDR - Very High Density Residential	365062008	R-R	20,071.723386	0.460785
VHDR - Very High Density Residential	365062006	R-R	19,929.265239	0.457515
VHDR - Very High Density Residential	365101005	R-R	19,722.646746	0.452771
VHDR - Very High Density Residential	365103033	C-1/C-P	19,495.023633	0.447546
VHDR - Very High Density Residential	365061023	R-R	19,302.693833	0.443131
VHDR - Very High Density Residential	365061021	R-R	19,171.758270	0.440125
VHDR - Very High Density Residential	365101001	R-R	18,672.444454	0.428662
VHDR - Very High Density Residential	365061015	R-R	18,618.900528	0.427433
VHDR - Very High Density Residential	365113027	R-R	18,364.149957	0.421585
VHDR - Very High Density Residential	365132001	R-R	18,226.868498	0.418433
VHDR - Very High Density Residential	365061022	R-3	17,976.030468	0.412675
VHDR - Very High Density Residential	365052012	R-R	17,360.808685	0.398551
VHDR - Very High Density Residential	365052014	R-R	17,329.167259	0.397825

ATTACHMENT A

General Plan Land-use Designation	APN	ZONING	Square Feet	Acres
VHDR - Very High Density Residential	365092034	R-R	17,088.977960	0.392311
VHDR - Very High Density Residential	365052007	R-R	16,443.329049	0.377488
VHDR - Very High Density Residential	365051027	R-R	16,411.203045	0.376751
VHDR - Very High Density Residential	365062004	R-R	16,172.204534	0.371264
VHDR - Very High Density Residential	365053019	R-R	15,600.641605	0.358143
VHDR - Very High Density Residential	365101023	R-R	15,091.305130	0.346450
VHDR - Very High Density Residential	365053004	R-R	14,757.439461	0.338786
VHDR - Very High Density Residential	365111012	R-R	14,655.119464	0.336437
VHDR - Very High Density Residential	365052008	R-R	14,412.389797	0.330864
VHDR - Very High Density Residential	365061016	R-R	14,374.951069	0.330005
VHDR - Very High Density Residential	365053005	R-R	14,312.607126	0.328574
VHDR - Very High Density Residential	365052005	R-R	14,110.192515	0.323927
VHDR - Very High Density Residential	365111002	R-R	14,000.782849	0.321415
VHDR - Very High Density Residential	365132039	R-R	13,936.447619	0.319938
VHDR - Very High Density Residential	365101002	R-R	13,815.779835	0.317168
VHDR - Very High Density Residential	365112019	R-R	13,601.374830	0.312246
VHDR - Very High Density Residential	365113029	R-R	13,567.243708	0.311462
VHDR - Very High Density Residential	365061008	R-R	13,493.273771	0.309764
VHDR - Very High Density Residential	365102016	R-R	13,153.924601	0.301974
VHDR - Very High Density Residential	365113015	R-R	13,152.415012	0.301939
VHDR - Very High Density Residential	365113017	R-R	13,037.870775	0.299310
VHDR - Very High Density Residential	365132040	R-R	12,971.775182	0.297792
VHDR - Very High Density Residential	365092032	R-R	12,876.327961	0.295601
VHDR - Very High Density Residential	365102015	R-R	12,865.683883	0.295357
VHDR - Very High Density Residential	365091013	R-R	12,746.550069	0.292622
VHDR - Very High Density Residential	365132015	R-R	12,724.894258	0.292125
VHDR - Very High Density Residential	365131001	R-R	12,478.546060	0.286469
VHDR - Very High Density Residential	365092011	R-R	12,418.764158	0.285097
VHDR - Very High Density Residential	365062002	R-R	12,400.591685	0.284680
VHDR - Very High Density Residential	365052009	R-R	12,371.712378	0.284017
VHDR - Very High Density Residential	365062014	R-R	12,336.380996	0.283205
VHDR - Very High Density Residential	365113009	R-R	12,300.185548	0.282375
VHDR - Very High Density Residential	365053010	R-R	11,995.102808	0.275371
VHDR - Very High Density Residential	365061033	R-R	11,854.120886	0.272134
VHDR - Very High Density Residential	365113035	R-R	11,733.236497	0.269359
VHDR - Very High Density Residential	365062001	R-R	11,597.151788	0.266235
VHDR - Very High Density Residential	365051022	R-R	11,075.530199	0.254260
VHDR - Very High Density Residential	365102023	R-R	10,999.972478	0.252526
VHDR - Very High Density Residential	365113028	R-R	10,762.545007	0.247075
VHDR - Very High Density Residential	365142016	R-R	10,758.693516	0.246987
VHDR - Very High Density Residential	365052019	R-R	10,755.250398	0.246908
VHDR - Very High Density Residential	365101014	R-R	10,671.011082	0.244974
VHDR - Very High Density Residential	365092023	R-R	10,162.026138	0.233289

ATTACHMENT A

General Plan Land-use Designation	APN	ZONING	Square Feet	Acres
VHDR - Very High Density Residential	365091012	R-R	10,117.800875	0.232274
VHDR - Very High Density Residential	365052010	R-R	9,996.816320	0.229496
VHDR - Very High Density Residential	365101015	R-R	9,986.601848	0.229262
VHDR - Very High Density Residential	365093015	R-R	9,912.477001	0.227560
VHDR - Very High Density Residential	365091018	R-R	9,911.014432	0.227526
VHDR - Very High Density Residential	365102022	R-R	9,741.629975	0.223638
VHDR - Very High Density Residential	365112005	R-R	9,532.772120	0.218843
VHDR - Very High Density Residential	365053023	R-R	9,513.288415	0.218396
VHDR - Very High Density Residential	365052001	R-R	9,484.642813	0.217738
VHDR - Very High Density Residential	365061010	R-R	9,456.291962	0.217087
VHDR - Very High Density Residential	365091014	R-R	9,427.687514	0.216431
VHDR - Very High Density Residential	365091001	R-R	9,337.683740	0.214365
VHDR - Very High Density Residential	365091007	R-R	9,310.712642	0.213745
VHDR - Very High Density Residential	365062013	R-R	9,309.281426	0.213713
VHDR - Very High Density Residential	365052016	R-R	8,881.375195	0.203889
VHDR - Very High Density Residential	365052013	R-R	8,727.697274	0.200361
VHDR - Very High Density Residential	365052021	R-R	8,712.987869	0.200023
VHDR - Very High Density Residential	365091016	R-R	8,700.135923	0.199728
VHDR - Very High Density Residential	365053018	R-R	8,663.213959	0.198881
VHDR - Very High Density Residential	365052020	R-R	8,631.995197	0.198164
VHDR - Very High Density Residential	365103015	R-R	8,612.120799	0.197708
VHDR - Very High Density Residential	365053009	R-R	8,538.293266	0.196013
VHDR - Very High Density Residential	365052022	R-R	8,528.414942	0.195786
VHDR - Very High Density Residential	365141025	R-R	8,466.920382	0.194375
VHDR - Very High Density Residential	365052015	R-R	8,352.638359	0.191751
VHDR - Very High Density Residential	365091008	R-R	8,337.427421	0.191402
VHDR - Very High Density Residential	365053011	R-R	8,308.872745	0.190746
VHDR - Very High Density Residential	365051016	R-R	8,285.833967	0.190217
VHDR - Very High Density Residential	365103020	R-R	8,244.118457	0.189260
VHDR - Very High Density Residential	365051023	R-R	8,175.688403	0.187689
VHDR - Very High Density Residential	365051018	R-R	8,155.293398	0.187221
VHDR - Very High Density Residential	365103018	R-R	8,129.582182	0.186630
VHDR - Very High Density Residential	365113020	R-R	8,108.523293	0.186147
VHDR - Very High Density Residential	365051017	R-R	8,108.343184	0.186143
VHDR - Very High Density Residential	365092001	R-R	8,101.661578	0.185989
VHDR - Very High Density Residential	365092033	R-R	8,100.986125	0.185974
VHDR - Very High Density Residential	365141035	R-R	8,079.197268	0.185474
VHDR - Very High Density Residential	365103016	R-R	8,067.612765	0.185208
VHDR - Very High Density Residential	365053008	R-R	8,064.313740	0.185132
VHDR - Very High Density Residential	365051019	R-R	8,036.537469	0.184494
VHDR - Very High Density Residential	365103019	R-R	8,010.184884	0.183889
VHDR - Very High Density Residential	365051015	R-R	7,990.562507	0.183439
VHDR - Very High Density Residential	365053012	R-R	7,979.300557	0.183180

ATTACHMENT A

General Plan Land-use Designation	APN	ZONING	Square Feet	Acres
VHDR - Very High Density Residential	365093014	R-R	7,979.030831	0.183174
VHDR - Very High Density Residential	365093013	R-R	7,948.553481	0.182474
VHDR - Very High Density Residential	365101018	R-R	7,929.295534	0.182032
VHDR - Very High Density Residential	365093011	R-R	7,923.045124	0.181889
VHDR - Very High Density Residential	365053016	R-R	7,913.175566	0.181662
VHDR - Very High Density Residential	365101010	R-R	7,879.431570	0.180888
VHDR - Very High Density Residential	365053013	R-R	7,869.257906	0.180654
VHDR - Very High Density Residential	365093012	R-R	7,865.930068	0.180578
VHDR - Very High Density Residential	365102009	R-R	7,817.361096	0.179463
VHDR - Very High Density Residential	365091015	R-R	7,783.870322	0.178694
VHDR - Very High Density Residential	365093010	R-R	7,781.674604	0.178643
VHDR - Very High Density Residential	365053015	R-R	7,728.116661	0.177414
VHDR - Very High Density Residential	365141011	R-R	7,721.146968	0.177254
VHDR - Very High Density Residential	365141037	R-R	7,688.759944	0.176510
VHDR - Very High Density Residential	365103017	R-R	7,647.827875	0.175571
VHDR - Very High Density Residential	365052023	R-R	7,617.182607	0.174867
VHDR - Very High Density Residential	365053014	R-R	7,609.966417	0.174701
VHDR - Very High Density Residential	365092018	R-R	7,602.766153	0.174536
VHDR - Very High Density Residential	365092029	R-R	7,599.911109	0.174471
VHDR - Very High Density Residential	365141036	R-R	7,591.912868	0.174287
VHDR - Very High Density Residential	365091009	R-R	7,548.694283	0.173295
VHDR - Very High Density Residential	365052002	R-R	7,542.326815	0.173149
VHDR - Very High Density Residential	365132038	R-R	7,503.404891	0.172255
VHDR - Very High Density Residential	365102010	R-R	7,486.647647	0.171870
VHDR - Very High Density Residential	365131014	R-R	7,478.198647	0.171677
VHDR - Very High Density Residential	365091011	R-R	7,435.992440	0.170708
VHDR - Very High Density Residential	365091006	R-R	7,423.660150	0.170424
VHDR - Very High Density Residential	365102007	R-R	7,420.126449	0.170343
VHDR - Very High Density Residential	365092028	R-R	7,403.738615	0.169967
VHDR - Very High Density Residential	365052024	R-R	7,393.038821	0.169721
VHDR - Very High Density Residential	365062018	R-R	7,390.482585	0.169663
VHDR - Very High Density Residential	365102005	R-R	7,389.372179	0.169637
VHDR - Very High Density Residential	365102004	R-R	7,378.111514	0.169379
VHDR - Very High Density Residential	365111006	R-R	7,358.822396	0.168936
VHDR - Very High Density Residential	365052004	R-R	7,334.841209	0.168385
VHDR - Very High Density Residential	365091010	R-R	7,310.400269	0.167824
VHDR - Very High Density Residential	365112004	R-R	7,306.115982	0.167726
VHDR - Very High Density Residential	365102002	R-R	7,296.329001	0.167501
VHDR - Very High Density Residential	365061032	R-R	7,292.949491	0.167424
VHDR - Very High Density Residential	365111007	R-R	7,286.692264	0.167280
VHDR - Very High Density Residential	365101007	R-R	7,285.662219	0.167256
VHDR - Very High Density Residential	365102003	R-R	7,280.562566	0.167139
VHDR - Very High Density Residential	365052018	R-R	7,277.807169	0.167076

ATTACHMENT A

General Plan Land-use Designation	APN	ZONING	Square Feet	Acres
VHDR - Very High Density Residential	365053022	R-R	7,274.895065	0.167009
VHDR - Very High Density Residential	365102011	R-R	7,250.501184	0.166449
VHDR - Very High Density Residential	365061013	R-R	7,247.320146	0.166376
VHDR - Very High Density Residential	365102006	R-R	7,244.615795	0.166314
VHDR - Very High Density Residential	365102013	R-R	7,244.404298	0.166309
VHDR - Very High Density Residential	365102021	R-R	7,239.385148	0.166194
VHDR - Very High Density Residential	365112025	R-R	7,229.389131	0.165965
VHDR - Very High Density Residential	365053007	R-R	7,216.635432	0.165672
VHDR - Very High Density Residential	365142017	R-R	7,186.116148	0.164971
VHDR - Very High Density Residential	365112020	R-R	7,174.603294	0.164707
VHDR - Very High Density Residential	365112022	R-R	7,161.235973	0.164400
VHDR - Very High Density Residential	365103009	R-R	7,111.656167	0.163262
VHDR - Very High Density Residential	365103007	R-R	7,084.152742	0.162630
VHDR - Very High Density Residential	365102001	R-R	7,083.988100	0.162627
VHDR - Very High Density Residential	365093007	R-R	7,080.565991	0.162548
VHDR - Very High Density Residential	365092010	R-R	7,078.641264	0.162504
VHDR - Very High Density Residential	365112018	R-R	7,066.660632	0.162229
VHDR - Very High Density Residential	365103006	R-R	7,064.481127	0.162179
VHDR - Very High Density Residential	365103010	R-R	7,062.759034	0.162139
VHDR - Very High Density Residential	365053002	R-R	7,061.750612	0.162116
VHDR - Very High Density Residential	365061012	R-R	7,045.363959	0.161740
VHDR - Very High Density Residential	365103003	R-R	7,024.782999	0.161267
VHDR - Very High Density Residential	365092007	R-R	7,020.718075	0.161174
VHDR - Very High Density Residential	365103011	R-R	7,018.578252	0.161125
VHDR - Very High Density Residential	365113019	R-R	7,006.823524	0.160855
VHDR - Very High Density Residential	365142034	R-R	7,003.232283	0.160773
VHDR - Very High Density Residential	365141015	R-R	7,000.849612	0.160718
VHDR - Very High Density Residential	365053017	R-R	6,983.700185	0.160324
VHDR - Very High Density Residential	365092005	R-R	6,969.376951	0.159996
VHDR - Very High Density Residential	365142031	R-R	6,964.042840	0.159873
VHDR - Very High Density Residential	365103001	R-R	6,956.503393	0.159700
VHDR - Very High Density Residential	365112021	R-R	6,951.966848	0.159596
VHDR - Very High Density Residential	365061009	R-R	6,951.603972	0.159588
VHDR - Very High Density Residential	365103005	R-R	6,945.729879	0.159453
VHDR - Very High Density Residential	365112017	R-R	6,936.489988	0.159241
VHDR - Very High Density Residential	365111003	R-R	6,935.621158	0.159221
VHDR - Very High Density Residential	365103004	R-R	6,933.472378	0.159171
VHDR - Very High Density Residential	365111004	R-R	6,932.004547	0.159138
VHDR - Very High Density Residential	365052017	R-R	6,928.404418	0.159055
VHDR - Very High Density Residential	365111005	R-R	6,915.054830	0.158748
VHDR - Very High Density Residential	365093004	R-R	6,911.346223	0.158663
VHDR - Very High Density Residential	365053006	R-R	6,889.666221	0.158166
VHDR - Very High Density Residential	365142030	R-R	6,888.467677	0.158138

ATTACHMENT A

General Plan Land-use Designation	APN	ZONING	Square Feet	Acres
VHDR - Very High Density Residential	365093002	R-R	6,882.037776	0.157990
VHDR - Very High Density Residential	365112011	R-R	6,881.682275	0.157982
VHDR - Very High Density Residential	365132035	R-R	6,875.399538	0.157838
VHDR - Very High Density Residential	365103012	R-R	6,873.539367	0.157795
VHDR - Very High Density Residential	365061007	R-R	6,870.739924	0.157731
VHDR - Very High Density Residential	365092002	R-R	6,861.657998	0.157523
VHDR - Very High Density Residential	365092009	R-R	6,844.923416	0.157138
VHDR - Very High Density Residential	365092016	R-R	6,843.817123	0.157113
VHDR - Very High Density Residential	365092004	R-R	6,842.181184	0.157075
VHDR - Very High Density Residential	365093005	R-R	6,839.145189	0.157006
VHDR - Very High Density Residential	365053003	R-R	6,835.531297	0.156923
VHDR - Very High Density Residential	365103002	R-R	6,829.678893	0.156788
VHDR - Very High Density Residential	365103008	R-R	6,826.664844	0.156719
VHDR - Very High Density Residential	365092031	R-R	6,826.341836	0.156712
VHDR - Very High Density Residential	365092014	R-R	6,801.381740	0.156139
VHDR - Very High Density Residential	365092003	R-R	6,801.242639	0.156136
VHDR - Very High Density Residential	365092008	R-R	6,789.334787	0.155862
VHDR - Very High Density Residential	365092015	R-R	6,788.283730	0.155838
VHDR - Very High Density Residential	365061006	R-R	6,787.746434	0.155826
VHDR - Very High Density Residential	365093006	R-R	6,775.814179	0.155552
VHDR - Very High Density Residential	365092030	R-R	6,774.493392	0.155522
VHDR - Very High Density Residential	365132034	R-R	6,772.494765	0.155476
VHDR - Very High Density Residential	365092024	R-R	6,764.864407	0.155301
VHDR - Very High Density Residential	365092006	R-R	6,744.812637	0.154840
VHDR - Very High Density Residential	365141016	R-R	6,725.261290	0.154391
VHDR - Very High Density Residential	365142019	R-R	6,720.340693	0.154278
VHDR - Very High Density Residential	365061005	R-R	6,713.744468	0.154127
VHDR - Very High Density Residential	365092017	R-R	6,703.584628	0.153894
VHDR - Very High Density Residential	365102020	R-R	6,686.357387	0.153498
VHDR - Very High Density Residential	365111016	R-R	6,686.041847	0.153491
VHDR - Very High Density Residential	365053021	R-R	6,685.622308	0.153481
VHDR - Very High Density Residential	365142009	R-R	6,674.941354	0.153236
VHDR - Very High Density Residential	365092020	R-R	6,668.175181	0.153081
VHDR - Very High Density Residential	365112013	R-R	6,666.517773	0.153043
VHDR - Very High Density Residential	365113036	R-R	6,650.593378	0.152677
VHDR - Very High Density Residential	365132033	R-R	6,639.165778	0.152415
VHDR - Very High Density Residential	365111017	R-R	6,637.891326	0.152386
VHDR - Very High Density Residential	365112012	R-R	6,636.022159	0.152343
VHDR - Very High Density Residential	365092022	R-R	6,625.170826	0.152094
VHDR - Very High Density Residential	365111018	R-R	6,613.466130	0.151825
VHDR - Very High Density Residential	365111008	R-R	6,604.901279	0.151628
VHDR - Very High Density Residential	365101013	R-R	6,602.121119	0.151564
VHDR - Very High Density Residential	365093003	R-R	6,597.639317	0.151462

ATTACHMENT A

General Plan Land-use Designation	APN	ZONING	Square Feet	Acres
VHDR - Very High Density Residential	365142035	R-R	6,576.361350	0.150973
VHDR - Very High Density Residential	365102012	R-R	6,572.136692	0.150876
VHDR - Very High Density Residential	365102017	R-R	6,567.937919	0.150780
VHDR - Very High Density Residential	365142018	R-R	6,566.341172	0.150743
VHDR - Very High Density Residential	365112002	R-R	6,566.253304	0.150741
VHDR - Very High Density Residential	365092021	R-R	6,556.431918	0.150516
VHDR - Very High Density Residential	365142033	R-R	6,554.465574	0.150470
VHDR - Very High Density Residential	365102014	R-R	6,544.632335	0.150245
VHDR - Very High Density Residential	365102018	R-R	6,532.404158	0.149964
VHDR - Very High Density Residential	365111015	R-R	6,531.119975	0.149934
VHDR - Very High Density Residential	365132019	R-R	6,530.680358	0.149924
VHDR - Very High Density Residential	365142025	R-R	6,511.806264	0.149491
VHDR - Very High Density Residential	365132017	R-R	6,495.398151	0.149114
VHDR - Very High Density Residential	365132028	R-R	6,494.802935	0.149101
VHDR - Very High Density Residential	365142006	R-R	6,484.251708	0.148859
VHDR - Very High Density Residential	365102019	R-R	6,482.813047	0.148826
VHDR - Very High Density Residential	365132042	R-R	6,482.009574	0.148807
VHDR - Very High Density Residential	365132020	R-R	6,479.071949	0.148740
VHDR - Very High Density Residential	365141017	R-R	6,477.136602	0.148695
VHDR - Very High Density Residential	365101021	R-R	6,475.731465	0.148663
VHDR - Very High Density Residential	365142022	R-R	6,470.242567	0.148537
VHDR - Very High Density Residential	365141043	R-R	6,459.382881	0.148288
VHDR - Very High Density Residential	365112015	R-R	6,455.410892	0.148196
VHDR - Very High Density Residential	365091019	R-R	6,455.144625	0.148190
VHDR - Very High Density Residential	365142007	R-R	6,449.975589	0.148072
VHDR - Very High Density Residential	365101003	R-R	6,443.786143	0.147930
VHDR - Very High Density Residential	365141019	R-R	6,440.967124	0.147865
VHDR - Very High Density Residential	365112014	R-R	6,437.948137	0.147796
VHDR - Very High Density Residential	365141010	R-R	6,432.706817	0.147675
VHDR - Very High Density Residential	365132016	R-R	6,431.089013	0.147638
VHDR - Very High Density Residential	365142027	R-R	6,427.432470	0.147554
VHDR - Very High Density Residential	365111014	R-R	6,420.189579	0.147388
VHDR - Very High Density Residential	365141013	R-R	6,419.969705	0.147383
VHDR - Very High Density Residential	365142028	R-R	6,416.766157	0.147309
VHDR - Very High Density Residential	365142029	R-R	6,412.704300	0.147216
VHDR - Very High Density Residential	365141023	R-R	6,405.670475	0.147055
VHDR - Very High Density Residential	365112010	R-R	6,403.593847	0.147007
VHDR - Very High Density Residential	365141014	R-R	6,392.476296	0.146752
VHDR - Very High Density Residential	365141041	R-R	6,389.261331	0.146678
VHDR - Very High Density Residential	365112003	R-R	6,387.375490	0.146635
VHDR - Very High Density Residential	365141044	R-R	6,385.246797	0.146586
VHDR - Very High Density Residential	365113010	R-R	6,378.872373	0.146439
VHDR - Very High Density Residential	365132021	R-R	6,376.441231	0.146384

ATTACHMENT A

General Plan Land-use Designation	APN	ZONING	Square Feet	Acres
VHDR - Very High Density Residential	365132009	R-R	6,375.249593	0.146356
VHDR - Very High Density Residential	365142021	R-R	6,363.396113	0.146084
VHDR - Very High Density Residential	365132005	R-R	6,363.170191	0.146079
VHDR - Very High Density Residential	365132022	R-R	6,363.149992	0.146078
VHDR - Very High Density Residential	365132007	R-R	6,362.909868	0.146073
VHDR - Very High Density Residential	365142008	R-R	6,357.597782	0.145951
VHDR - Very High Density Residential	365141018	R-R	6,356.134803	0.145917
VHDR - Very High Density Residential	365141032	R-R	6,353.685258	0.145861
VHDR - Very High Density Residential	365132032	R-R	6,352.908710	0.145843
VHDR - Very High Density Residential	365142010	R-R	6,352.685615	0.145838
VHDR - Very High Density Residential	365141042	R-R	6,349.574715	0.145767
VHDR - Very High Density Residential	365132011	R-R	6,343.358456	0.145624
VHDR - Very High Density Residential	365132010	R-R	6,339.191640	0.145528
VHDR - Very High Density Residential	365141020	R-R	6,335.837169	0.145451
VHDR - Very High Density Residential	365132027	R-R	6,331.470801	0.145351
VHDR - Very High Density Residential	365091020	R-R	6,321.414453	0.145120
VHDR - Very High Density Residential	365113030	R-R	6,319.621949	0.145079
VHDR - Very High Density Residential	365142032	R-R	6,317.687481	0.145035
VHDR - Very High Density Residential	365141021	R-R	6,311.495577	0.144893
VHDR - Very High Density Residential	365132002	R-R	6,310.427643	0.144868
VHDR - Very High Density Residential	365141038	R-R	6,306.227375	0.144772
VHDR - Very High Density Residential	365141008	R-R	6,299.532972	0.144618
VHDR - Very High Density Residential	365132008	R-R	6,295.503937	0.144525
VHDR - Very High Density Residential	365131013	R-R	6,293.932335	0.144489
VHDR - Very High Density Residential	365132006	R-R	6,288.759640	0.144371
VHDR - Very High Density Residential	365142020	R-R	6,288.293043	0.144360
VHDR - Very High Density Residential	365141022	R-R	6,287.225621	0.144335
VHDR - Very High Density Residential	365132004	R-R	6,283.678307	0.144254
VHDR - Very High Density Residential	365111011	R-R	6,281.300278	0.144199
VHDR - Very High Density Residential	365132003	R-R	6,275.232179	0.144060
VHDR - Very High Density Residential	365132041	R-R	6,274.538513	0.144044
VHDR - Very High Density Residential	365142026	R-R	6,259.447128	0.143698
VHDR - Very High Density Residential	365101004	R-R	6,258.097829	0.143667
VHDR - Very High Density Residential	365131012	R-R	6,257.531794	0.143654
VHDR - Very High Density Residential	365113014	R-R	6,254.183862	0.143577
VHDR - Very High Density Residential	365142024	R-R	6,242.060677	0.143299
VHDR - Very High Density Residential	365111010	R-R	6,228.393128	0.142985
VHDR - Very High Density Residential	365113021	R-R	6,219.819968	0.142788
VHDR - Very High Density Residential	365091017	R-R	6,196.517171	0.142253
VHDR - Very High Density Residential	365132018	R-R	6,180.558108	0.141887
VHDR - Very High Density Residential	365141007	R-R	6,167.620319	0.141590
VHDR - Very High Density Residential	365113018	R-R	6,160.195748	0.141419
VHDR - Very High Density Residential	365141009	R-R	6,156.451055	0.141333

ATTACHMENT A

General Plan Land-use Designation	APN	ZONING	Square Feet	Acres
VHDR - Very High Density Residential	365131011	R-R	6,155.577736	0.141313
VHDR - Very High Density Residential	365113022	R-R	6,134.978307	0.140840
VHDR - Very High Density Residential	365131007	R-R	6,109.380040	0.140253
VHDR - Very High Density Residential	365113012	R-R	6,088.045012	0.139763
VHDR - Very High Density Residential	365111001	R-R	6,078.135413	0.139535
VHDR - Very High Density Residential	365091005	R-R	6,049.646398	0.138881
VHDR - Very High Density Residential	365131008	R-R	6,035.458948	0.138556
VHDR - Very High Density Residential	365141040	R-R	6,030.944773	0.138452
VHDR - Very High Density Residential	365131006	R-R	6,029.477819	0.138418
VHDR - Very High Density Residential	365101012	R-R	5,991.486121	0.137546
VHDR - Very High Density Residential	365113011	R-R	5,981.915978	0.137326
VHDR - Very High Density Residential	365141039	R-R	5,969.909079	0.137051
VHDR - Very High Density Residential	365141028	R-R	5,902.223956	0.135497
VHDR - Very High Density Residential	365141045	R-R	5,881.183718	0.135014
VHDR - Very High Density Residential	365131010	R-R	5,878.029516	0.134942
VHDR - Very High Density Residential	365111013	R-R	5,866.780409	0.134683
VHDR - Very High Density Residential	365103013	R-R	5,830.575045	0.133852
VHDR - Very High Density Residential	365103014	R-R	5,817.892876	0.133561
VHDR - Very High Density Residential	365141034	R-R	5,807.856729	0.133331
VHDR - Very High Density Residential	365101011	R-R	5,789.054749	0.132899
VHDR - Very High Density Residential	365112016	R-R	5,782.542662	0.132749
VHDR - Very High Density Residential	365141031	R-R	5,723.676813	0.131398
VHDR - Very High Density Residential	365113003	R-R	5,721.394998	0.131346
VHDR - Very High Density Residential	365091002	R-R	5,708.269047	0.131044
VHDR - Very High Density Residential	365101006	R-R	5,705.051951	0.130970
VHDR - Very High Density Residential	365101020	R-R	5,704.179233	0.130950
VHDR - Very High Density Residential	365091004	R-R	5,657.089935	0.129869
VHDR - Very High Density Residential	365141003	R-R	5,640.914947	0.129498
VHDR - Very High Density Residential	365141029	R-R	5,632.469787	0.129304
VHDR - Very High Density Residential	365141030	R-R	5,612.923573	0.128856
VHDR - Very High Density Residential	365113013	R-R	5,385.103828	0.123625
VHDR - Very High Density Residential	365113001	R-R	5,217.334955	0.119774
VHDR - Very High Density Residential	365112001	R-R	5,028.450496	0.115438
VHDR - Very High Density Residential	365113002	R-R	4,914.089919	0.112812
VHDR - Very High Density Residential	376160022	R-R	4,346.576053	0.099784
VHDR - Very High Density Residential	365061011	R-R	4,280.901371	0.098276
VHDR - Very High Density Residential	365093001	R-R	4,185.190774	0.096079
VHDR - Very High Density Residential	365061004	R-R	3,994.495624	0.091701
VHDR - Very High Density Residential	365061014	R-R	2,613.537523	0.059999
VHDR - Very High Density Residential	365101022	R-R	1,362.720915	0.031284
VHDR - Very High Density Residential	949540027	R-3	6.500549	0.000149
VHDR - Very High Density Residential	949540001	R-3	2.592753	0.000060
VHDR - Very High Density Residential	949540005	R-3	2.016950	0.000046

ATTACHMENT A

General Plan Land-use Designation	APN	ZONING	Square Feet	Acres
VHDR - Very High Density Residential	949540002	R-3	1.961968	0.000045
VHDR - Very High Density Residential	949540003	R-3	1.611589	0.000037
VHDR - Very High Density Residential	949532001	R-3	1.364764	0.000031
VHDR - Very High Density Residential	949540004	R-3	1.247956	0.000029
VHDR - Very High Density Residential	949540020	R-R	0.936386	0.000021
VHDR - Very High Density Residential	949532005	R-3	0.000287	0.000000

Attachment B APN: 376-160-020

Attachment B APN: 380-250-018

Attachment B APN: 380-280-018

Attachment B APN: 380-250-033

Images of Oak Springs Apartment Complex

EXHIBIT 2 of Attachment A

Draft City Council Ordinance

DRAFT ORDINANCE NO. ____

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTION OF AN ADDENDUM TO THE HOUSING ELEMENT CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH# 2013051001) IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL ZONING ORDINANCE AMENDMENT NO. 14-02 TO AMEND SECTION 17.60.030 REVISING THE MINIMUM LOT SIZE REQUIREMENTS FROM NINE (9) ACRES TO FOUR(4) ACRES FOR PROJECTS LOCATED IN THE R-4 ZONE.

THE WILDOMAR CITY COUNCIL DOES ORDAIN AS FOLLOWS:

<u>SECTION 1:</u> ENVIRONMENTAL DETERMINATION.

Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, or addendum should be prepared in support of further agency action on the project. In determining whether an addendum is the appropriate document to analyze the modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states, “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Under the CEQA Guidelines, a subsequent EIR or negative declaration is to be prepared if any of the following criteria are met. Text in italics is from the CEQA Guidelines, while underlined text provides the substantial evidence supporting the City’s decision to prepare an addendum.

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

The R-4 Code Amendment project does not propose any changes to existing land use designations or zone districts for any parcels not previously identified and evaluated in the Housing Element, nor does the project propose any changes to existing Housing Element policies. As shown in Table 2.0-1, the change in the zone district language to allow a 4-acre minimum affects only eight total parcels in the city. The impacts of the

four HHDR parcels were evaluated in the Housing Element EIR. The four existing VHDR parcels are already fully developed and are eligible to rezone to R-4 as they are larger than the current 9-acre minimum parcel size. Since the resulting change in the Zoning Ordinance text does not result in more parcels than were analyzed in the Housing Element EIR becoming eligible for rezoning, there is no potential for an increase in the severity of any of the effects evaluated in the Housing Element EIR.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

The Housing Element was adopted on December 11, 2013. Since that time, the City has not changed the existing city boundaries, modified the text of the Zoning Ordinance, or adopted a new General Plan. The project does not propose any annexation of land, nor does it increase the intensity of development beyond that previously identified in the Housing Element EIR. No substantial changes in the physical or regulatory environment have occurred in the six months since certification of the Housing Element EIR.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

As discussed in this Addendum, the proposed project does not result in any new adverse impacts or increase the level of any environmental impact identified in the Housing Element EIR. As shown in Table 2.0-1, the change in the minimum parcel size affects three of the eight parcels in the city that are designated VHDR or HHDR. The remaining parcels are already eligible for rezoning because they are larger than 9 acres. Further, the four VHDR parcels are fully developed with existing development. As a result, only the parcels identified and analyzed in the Housing Element EIR could be developed. As the change in minimum R-4 parcel size does not have the potential to result in additional units being constructed beyond those analyzed in the Housing Element EIR, the impact levels shown in Table 3.0-1 of this Addendum will not change.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

The proposed project does not make changes to land use designations or patterns not already analyzed in the Housing Element EIR. Further, as shown in Table 2.0-1, the proposed project does not result in the potential for any new or denser development that was not already analyzed in the Housing Element EIR. Therefore, the project will not increase the severity of any of the environmental impacts beyond what was identified in the Housing Element EIR.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

The proposed project represents a text change to an existing ordinance, reducing the minimum parcel size in the R-4 zone from 9 acres to 4 acres. As shown in Table 2.0-1, the only new development that will occur as a result of the text change will be on the four parcels to be rezoned to R-4 per Housing Element Action H-1.1.1. These parcels may be developed at high density and could result in up to 623 housing units as a result of the rezone. The potential development of these parcels was analyzed in the Housing Element EIR; therefore, there is no need for additional mitigation measures or alternatives.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project does not make any changes to the land use designations or map, and there is no need to modify the mitigation measures contained in the Housing Element EIR.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

As summarized above and further discussed in this Addendum, the proposed project does not make changes that would require substantial revision to the Housing Element EIR. In addition, circumstances have not changed significantly and no new information has become available since adoption of the Housing Element EIR in December 2013 that would require revision of the Housing Element EIR.

SECTION 2. REQUIRED ZOA FINDING.

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for City Council consideration in approving Zoning Ordinance Amendment No. 14-02.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment to establish the minimum lot size at four (4) acres will still allow for the quality development of a multi-family project envisioned by the Housing Element and supported by the state department of Housing and Community Development (HCD). Further, the Highest Density Residential (HHDR) land use designation, already approved for the four (4) change of zone properties as part of the Housing Element (Action H-1.1.1) , will facilitate future multi-family residential development as affordable housing as required by the General Plan. The proposed amendment is also consistent with the Zoning Ordinance in that the proposed amendment to establish the minimum lot size at four (4) acres will still allow a multi-family project to meet the development standards of the R-4 and R-3 zone districts in terms of minimum lot size, setbacks, parking, etc.

SECTION 3: AMENDMENT TO THE ZONING ORDINANCE.

Section 17.60.030 (Applicability of Provisions) is hereby amended to read as follows:

"The R-4 zone shall not be applied to any area containing less than four (4) acres."

SECTION 4. EFFECTIVE DATE OF THE ORDINANCE.

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

SECTION 5. SEVERABILITY.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

<u>SECTION 6</u>. CITY CLERK ACTION.

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2014.

_____
Marsha Swanson
Mayor

APPROVED AS TO FORM:

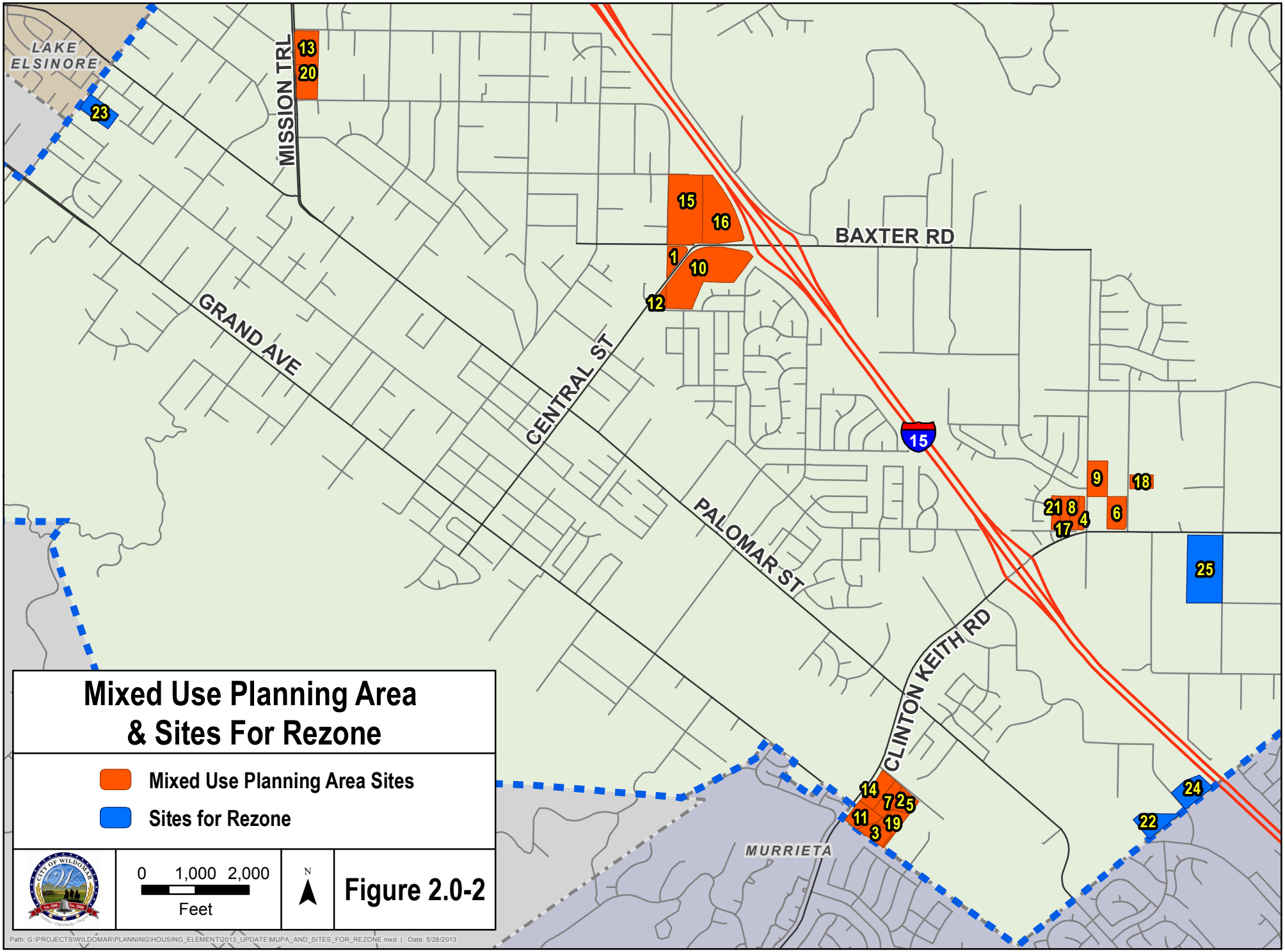
_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

ATTACHMENT B

(Location Map of 4 Zone Change Sites – from Housing Element EIR)


LAKE ELSINORE
MISSION TRL
GRAND AVE
CENTRAL ST
BAXTER RD
PALOMAR ST
CLINTON KEITH RD
15
MURRIETA
13
20
23
15
16
1
10
12
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11
3
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24
22
Mixed Use Planning Area & Sites For Rezone
Mixed Use Planning Area Sites
Sites for Rezone
0 1,000 2,000
Feet
N
Figure 2.0-2
Path: G:\PROJECTS\WILDOMAR\PLANNING\HOUSING_ELEMENT\2013_UPDATE\MUPA_AND_SITES_FOR_REZONE.mxd | Date: 5/28/2013

ATTACHMENT C

(Aerial Exhibits of APN's: 380-250-033, 380-250-018, 376-160-020, & 380-280-018)

Attachment B APN: 376-160-020

Attachment B APN: 380-250-018

Attachment B APN: 380-280-018

Attachment B APN: 380-250-033

Images of Oak Springs Apartment Complex

ATTACHMENT D

(Copy of Current Chapter 17.60 (R-4 Zoning Ordinance)

Chapter 17.60

R-4 PLANNED RESIDENTIAL ZONE

Sections:

17.60.010 Statement of intent.
17.60.020 Permitted uses.
17.60.030 Applicability of provisions.
17.60.040 Land use regulations.
17.60.050 Subdivision and development plan requirements.
17.60.060 Conditions of development.
17.60.070 Multiple-family dwellings.

17.60.010 Statement of intent.

The City Council finds that because of the rapid urbanization taking place in the City, it is desirable to permit the development of subdivisions containing open areas that will be used for recreation purposes or will tend to preserve the rural atmosphere of the area. Therefore, lots containing an area less than the minimum lot area now established may be permitted provided open areas are developed and maintained for the use and benefit of the residents of the subdivision. (Ord. 18 § 2, 2008, RCC § 17.60.010)

17.60.020 Permitted uses.

A. The following uses are permitted:

1. One-family dwellings, and accessory uses or buildings normally incidental thereto.
2. Multiple-family dwellings subject to the provisions of Section 17.60.070.
3. Nonprofit community centers, social halls, parks, and community recreation facilities, including but not limited to swimming pools, and golf courses and the normal accessory uses thereto.
4. Community service areas and medical facilities designed primarily for the use of the residents of the subdivision.
5. On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.

B. The following uses shall be permitted provided a conditional use permit is granted pursuant to Chapter 17.200: mobilehome parks, developed pursuant to Chapter 17.264.

C. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Chapter 17.216: temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

D. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Chapter 17.208: churches, temples and other places of religious worship. (Ord. 18 § 2, 2008, RCC § 17.60.020)

17.60.030 Applicability of provisions.

The R-4 zone shall not be applied to any area containing less than nine acres. (Ord. 18 § 2, 2008, RCC § 17.60.030)

17.60.040 Land use regulations.

A. The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights-of-way, but including recreation and service areas shall be 6,000 square feet.

B. The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet.

C. One-family residences shall not exceed 40 feet in height. No other building or structure shall exceed 50 feet in height, unless a greater height is approved pursuant to Section 17.172.230. In no event, however, shall a building exceed 75 feet in height or any other structure exceed 105 feet in height, unless a variance is approved pursuant to Chapter 17.196.

D. Minimum Yard Requirements. The minimum yard requirements are as follows:

1. The front yard shall be not less than 20 feet, measured from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
2. Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than 10 feet from the existing right-of-way or from any future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
3. The rear yard shall not be less than 10 feet.
4. No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.172.140.

E. Off-street parking shall be provided as set forth in Chapter 17.188.

F. Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre unless a report has been received by the Planning Commission from the Health Department stating that such a system will be acceptable.

G. The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision.

H. Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles. (Ord. 18 § 2, 2008, RCC § 17.60.040)

17.60.050 Subdivision and development plan requirements.

Before any structure is erected or use established in the R-4 zone, there shall be a subdivision map recorded and a development plan approved as set forth in Section 17.60.060. (Ord. 18 § 2, 2008, RCC § 17.60.050)

17.60.060 Conditions of development.

A. A subdivision conforming to the standards and conditions of Title 16, as presently worded or hereafter amended, not inconsistent with specific provisions of this section shall be recorded. All lots not to be used for residential purposes shall be given a lot letter instead of a lot number.

B. A development plan conforming to the requirements of this chapter and containing the following minimum information shall be approved by the Planning Commission.

1. Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.
2. Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.
3. Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.
4. Plans and elevations of typical structures to indicate architectural type and construction standards.

C. Documents setting forth the method of conveying title, the type of estate to be granted, the method of maintaining the open areas and service areas, and the conditions of use of the open or recreation areas shall be submitted to and approved by the Planning Commission. The following minimum standards shall be maintained:

1. The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development, or shall be made a covenant to run with the land.
2. Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust or other legal entity having the right to assess the individual lot owners. (Ord. 18 § 2, 2008, RCC § 17.60.060)

17.60.070 Multiple-family dwellings.

Multiple-family dwellings may be erected subject to the following standards and conditions.

A. The use shall comply with all provisions of the R-3 zone.

B. A plot plan has first been approved pursuant to the provisions of Chapter 17.216. The plot plan shall contain the following information:

1. Location of each existing and proposed structure in the development area and the use or uses to be contained therein.
2. Location of all pedestrian walks, malls and recreation areas.
3. Location and height of all walls, fences and screen planting, including a plan for the landscaping and surfacing of the development.
4. Plans and elevations of typical structures to indicate architectural type and construction standards. (Ord. 18 § 2, 2008, RCC § 17.60.070)

AGENDA SECTION 3.0

GENERAL BUSINESS ITEMS

There are no General Business Items for the July 16, 2014 Planning Commission meeting