

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: October 21, 2015
(Continued from September 16, 2015)

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Villa Siena Apartment Project (Planning Application No. 13-0089):**
Planning Commission review and consideration of an Environmental Impact Report (EIR), General Plan Amendment, Change of Zone, and Plot Plan for the development of a 170-unit apartment project on a 10.02 gross acre site located at the northeast corner of Elizabeth Lane and Prielipp Road.

STAFF RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 20144011081), INCLUDING ADOPTION OF FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE VILLA SIENA APARTMENT PROJECT (PLANNING APPLICATION NO. 13-0089) CONSISTING OF A GENERAL PLAN AMENDMENT FROM MHDR TO VHDR, A CHANGE OF ZONE FROM I-P TO R-3, AND A PLOT PLAN TO DEVELOP A 170-UNIT APARTMENT PROJECT ON 10.02 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING LAND

USE DESIGNATION FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO VERY HIGH DENSITY RESIDENTIAL (VHDR) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING ZONING DESIGNATION FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

4. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 13-0089) TO DEVELOP A 170-UNIT APARTMENT PROJECT, SUBJECT TO CONDITIONS, ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

As an option to the recommendations above, the Planning Commission may take the following alternative actions:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL DENIAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING LAND USE DESIGNATION FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO VERY HIGH DENSITY RESIDENTIAL (VHDR) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL DENIAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING ZONING DESIGNATION FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL DENIAL OF A PLOT PLAN (PLANNING APPLICATION NO. 13-0089) TO DEVELOP A 170-UNIT APARTMENT PROJECT, SUBJECT TO CONDITIONS, ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

PROJECT BACKGROUND

The Planning Commission reviewed the proposed Villa Siena apartment project at its September 16, 2015 meeting. After all presentations, public comments and Commission deliberations, the Commission voted 3-0-1 (Bidwell absent) to continue the project to the October 21, 2015 meeting.

The primary reason for the continuance was that there were only 3 Commissioners present to make a decision. In addition, the Commission voiced a number of concerns and comments related to the general plan amendment from MHDR (5 – 8 units/acre) to VHDR (14 – 20 units/acres) and project density which is targeted to be 17 units/acre. While there are two other apartment projects (Santa Rosa & The Gables) in the vicinity with similar densities as Villa Siena has proposed, the Commission expressed concern over a 3rd high density apartment project in the area.

Given these two factors, the Commission believed it best to continue the project to the October 21 meeting.

Between the September 16, 2015 meeting and tonight's meeting, staff met with Commissioner Bidwell to give him a detailed briefing on the specifics of the proposed project, Commission discussion, applicant comments and public comments. Commissioner Bidwell also has reviewed the full staff report, resolutions, EIR

materials/technical studies, development plans, and listened to the audio recording of the September 16, 2015 public hearing.

Since the Commission expressed issues about the general plan amendment and density, staff has offered the Commission two alternatives to consider as it deliberates a recommendation to the City Council. First, staff has provided the original four (4) resolutions recommending to the City Council certification of the DEIR, and approval of the general plan amendment, change of zone and plot plan. If the Commission is supportive of this alternative, then motions and votes on PC Resolutions No. 2015-20, 2015-21, 2015-22, & 2015-23 are appropriate. If the Commission is not supportive of the project and desires to recommend to the City Council denial of the project, then motions and votes on PC Resolutions No. 2015-24, 2015-25, & 2015-26 are appropriate. Please note that with a denial recommendation on the GPA, action on the DEIR is not necessary as CEQA does not apply to projects that are disapproved.

Please Note: All discussion items and graphics from this point forward remain the same as presented to the Commission at the September 16, 2015 meeting.

PROJECT DESCRIPTION

The Applicant (Golden Eagle Multifamily Properties) is requesting Planning Commission consideration to develop a 170-unit apartment project located at the northeast corner of Elizabeth Lane and Prielipp Road. The proposed project consists of the following action items by the Planning Commission as part of its recommendation to the City Council:

- 1) Environmental Impact Report (EIR) - In accordance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, the proposed project requires the preparation of an Environmental Impact Report (EIR). The EIR must be certified by the City Council prior to the approval of the project. A copy of the draft EIR (DEIR), Technical Appendices, Final EIR (FEIR), and Mitigation Monitoring and Reporting Program (MMRP) is provided in PC Resolution No. 2015-20 (Attachment A, Exhibits 1 - 4). Refer to the Analysis section of the report for more details about the DEIR process.
- 2) General Plan Amendment (GPA) - The proposed project requires the approval of a general plan amendment to change the existing land use designation from Medium High Density Residential (MHDR) to Very High Density Residential (VHDR) for the project site.

On October 16, 2013, the Applicant presented the proposed land use amendment to the Planning Commission as part of the City's General Plan Initiation Process (GPIP). The Commission raised two (2) primary concerns with the proposed land use amendment as follows:

- Loss of prime business park land resulting in a loss of industrial job opportunities.
- High density apartments not the best use at this key location – a density lower in the range would be more preferable.

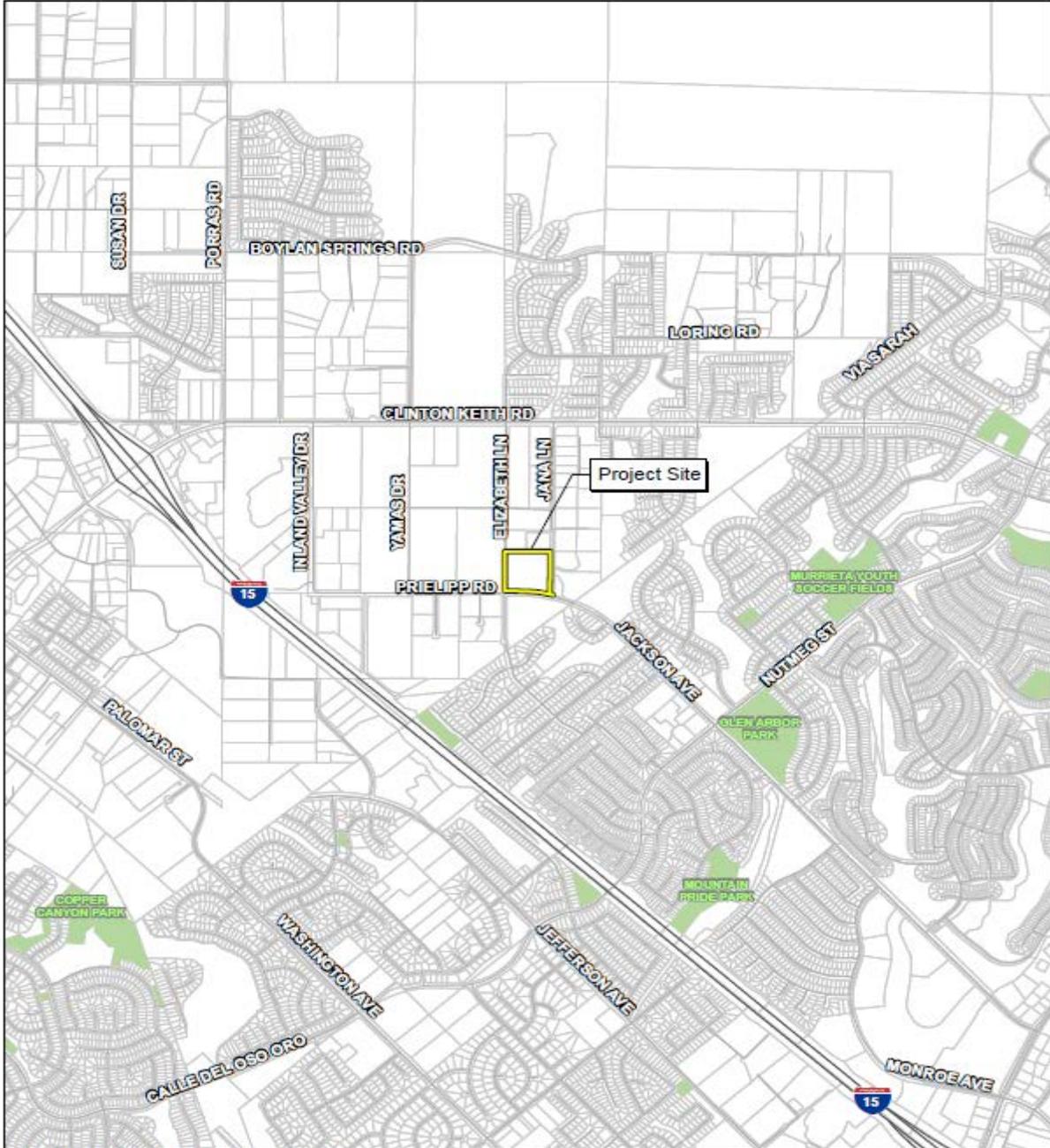
The City Council also reviewed the proposed land use amendment at their November 13, 2013 meeting. The Council had similar concerns but voted to allow the Applicant to go through the development review and EIR process. Refer to the Analysis section of the report for more details about the proposed general plan land use amendment proposal.

- 3) Change of Zone (CZ) - The proposed project requires the approval of a change of zone to change the existing zoning designation of I-P (Industrial Park) to R-3 (General Residential) for the project site. Refer to the Analysis section of the report for more details about the proposed change of zone proposal.
- 4) Plot Plan (PP) - The proposed Villa Siena apartment project is a permitted use subject to the approval of a plot plan in the R-3 zone in accordance with Section 17.44.010 of the Zoning Ordinance. Development of the proposed 170-unit multi-family apartment project is subject to the development standards outlined in Section 17.44.020 (R-3 zone), 17.188 (off-street parking), and 17.276 (Landscaping). A detailed discussion of the how the proposed project meets and exceeds the development standards is provided in the Analysis section of the staff report.

Project Location/Vicinity:

The project site encompasses approximately 10.02 gross acres located in the southeast portion of the City. The vicinity and location map on the following pages shows the project site/surrounding area.

Local Vicinity Map



Source: ESRI and Riverside County GIS Data.

  2,000 1,000 0 2,000 Feet

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Exhibit 2-2 Local Vicinity Map

CITY OF WILDOMAR • VILLA SIENA RESIDENTIAL PROJECT
ENVIRONMENTAL IMPACT REPORT

Project Location Map



Source: ESRI Aerial Imagery.



Exhibit 2-3
Project Location Map
and Surrounding Land Uses

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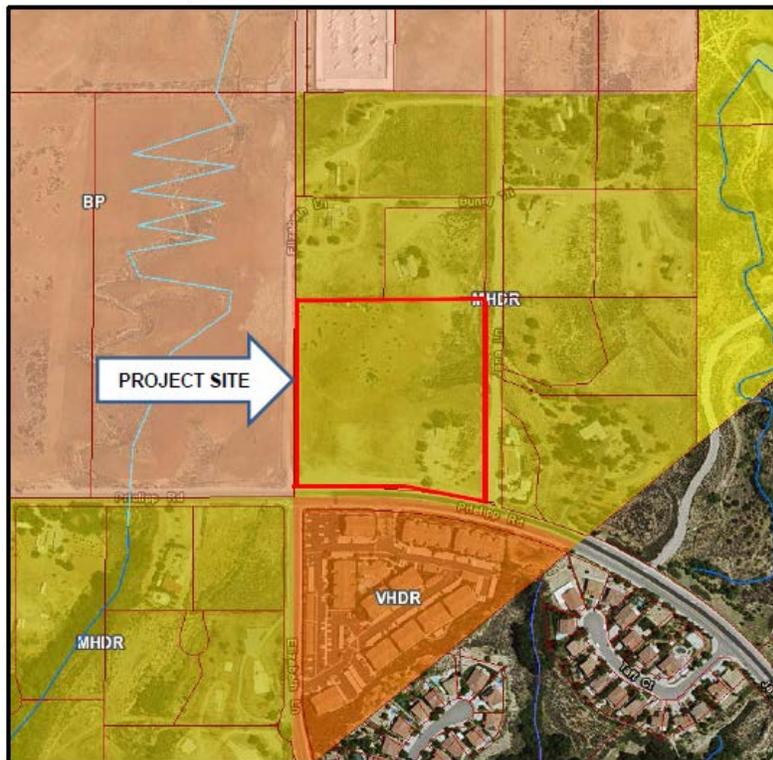
CITY OF WILDOMAR • VILLA SIENA RESIDENTIAL PROJECT
ENVIRONMENTAL IMPACT REPORT

Surrounding Land Uses:

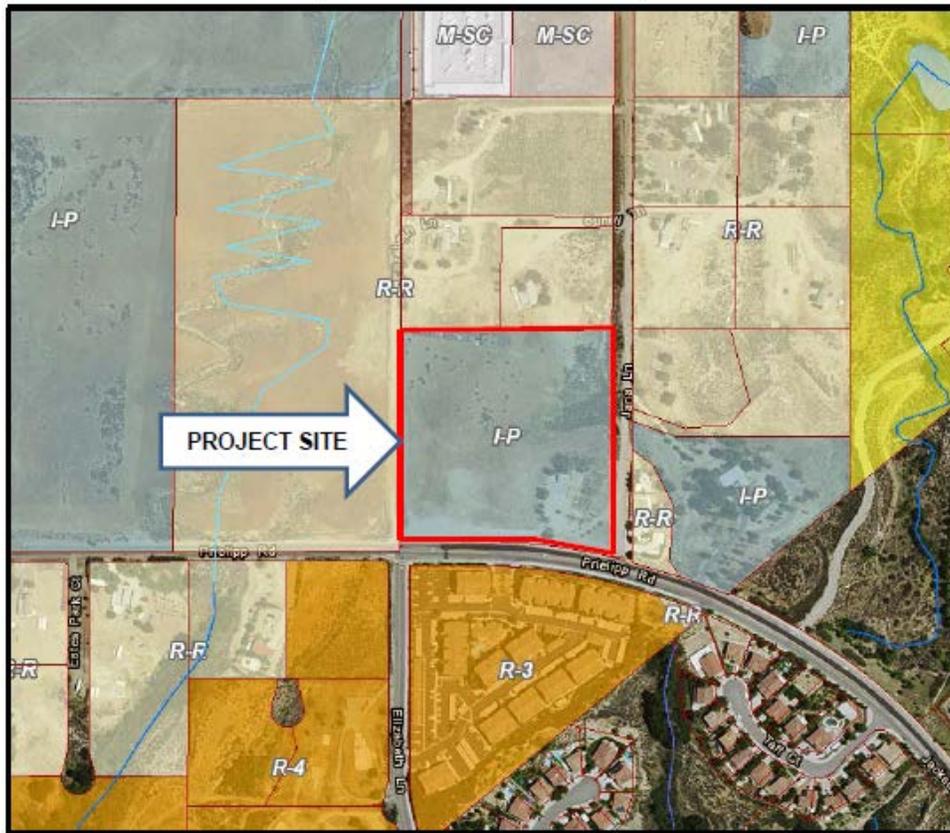
The project site is currently vacant and surrounded by single and multi-family residences to the north, east and south. Vacant land exists to the west and northwest. The table below summarizes the current uses, land use and zoning designations related to the project site and surrounding properties. The exhibits following reflect the current General Land Use and Zoning exhibits in color.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	Current Land Use	General Plan Land Use Designation	Zoning Designation
Subject Property	Vacant	Medium High Density Residential (MHDR)	I-P (Industrial Park)
North	Single Family Residences	Medium High Density Residential (MHDR)	R-R (Rural Residential)
South	Multi-Family Apartments	Very High Density Residential (VHDR)	R-3 (General Residential)
East	Single Family Residence	Medium High Density Residential (MHDR)	I-P (Industrial Park) and R-R (Rural Residential)
West	Vacant	Business Park (BP)	R-R (Rural Residential)

Existing General Plan Land Use Exhibit



Existing Zoning Designation Exhibit



PROJECT ANALYSIS / FINDINGS OF FACT

Villa Siena CEQA / EIR:

In the course of the preliminary review of the proposed project, the Planning Director determined that there was substantial evidence that the Villa Siena Apartment project may have one or more significant effects on the environment; therefore, preparation of an Environmental Impact Report (EIR) was warranted under Public Resources Code § 21080(d) and CEQA Guideline 15060(d).

In accordance with CEQA Guideline 15082, the Planning Department prepared and circulated a Notice of Preparation (NOP) notifying the public that an EIR would be prepared for the project on April 21, 2014. This began a 30-day public review/comment period that began on April 21, 2014 and concluded on May 20, 2014. The City received seven (7) public comments from various agencies, which are included within the DEIR (Attachment A, Exhibit 1, Appendix A). As part of the NOP process, the Planning Department conducted a public scoping meeting held on May 5, 2014. The purpose of the scoping meeting was to receive input from the public on what environmental issues should be addressed in the Villa Siena DEIR. The Applicant was the only person who spoke at the scoping meeting.

In the months following the NOP review period and scoping meeting, the City prepared and completed the Villa Siena DEIR. A Notice of Completion (NOC) was provided to the State Clearinghouse (OPR) on April 27, 2015 in accordance with Section 15085 of the CEQA Guidelines notifying the State of the availability of the DEIR for its 45-day public review period. In addition, the Planning Department published Notice of Availability (NOA) with the Riverside County Clerk, and Press Enterprise, a local newspaper of general circulation, on April 27, 2015 giving notice to the general public and all interested parties regarding the 45-day public review period.

The DEIR and Technical Appendices (Attachment A, Exhibits 1 & 1A) were circulated for review and comment to state responsible agencies, the City's local distribution list, and any interested party requesting a copy of the DEIR as required by CEQA Guidelines 15087 and 15105(a). The DEIR 45-day public review period began on April 27, 2015 and concluded on June 11, 2015.

The City received three (3) comment letters (CDFW, Caltrans & Burkett/Bridges) during the public comment period. Staff has prepared detailed responses to these comments which are provided in the FEIR. In accordance with state law, the FEIR was provided to each commenter 10 days prior to the September 2, 2015 Planning Commission meeting. The FEIR is provided for Commission consideration in Attachment A, Exhibit 2.

As part of the FEIR, the Planning Department has also prepared the Findings of Fact and Statement of Overriding Considerations for the project, as required by CEQA Guidelines 15091 and 15093. Approval of the project will result in one (1) one significant impact to transportation/traffic (Impact 3.1.1) that can not be mitigated. However, all other impacts have been mitigated to a less than significant level through changes and alterations to the project and mitigation measures. In accordance with Section 15093 of the CEQA Guidelines, the Planning Commission may recommend to the City Council adoption of the Statement of Overriding Considerations for the one significant and unavoidable impact. The Findings of Fact and Statement of Overriding Considerations are provided for Commission consideration in Attachment A, Exhibit 3.

In accordance with CEQA Guideline 15097, the Planning Department has also prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Villa Siena project. The MMRP outlines the proposed mitigation measures for the project and the timing and department responsibility for implementing the mitigation measures. The MMRP is provided for Commission consideration in Attachment A, Exhibit 4. The mitigation measures have also been inserted into the project conditions of approval matrix (Attachment D, Exhibit 1).

The Planning Commission has the authority to review and recommend City Council certification of the proposed Villa Siena Apartment project. Based on the analysis and findings below, is recommending the Planning Commission recommended the City Council certify the Villa Siena project EIR.

EIR Findings of Fact:

Staff recommends that the Planning Commission recommend that the City Council, in light of the whole record before it, including but not limited to, the DEIR (w/technical appendices), FEIR, Findings of Fact, Statement of Overriding Considerations, and MMRP (Attachment A, Exhibits 1 - 4) and all documents incorporated by reference therein, any comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, find and determine that:

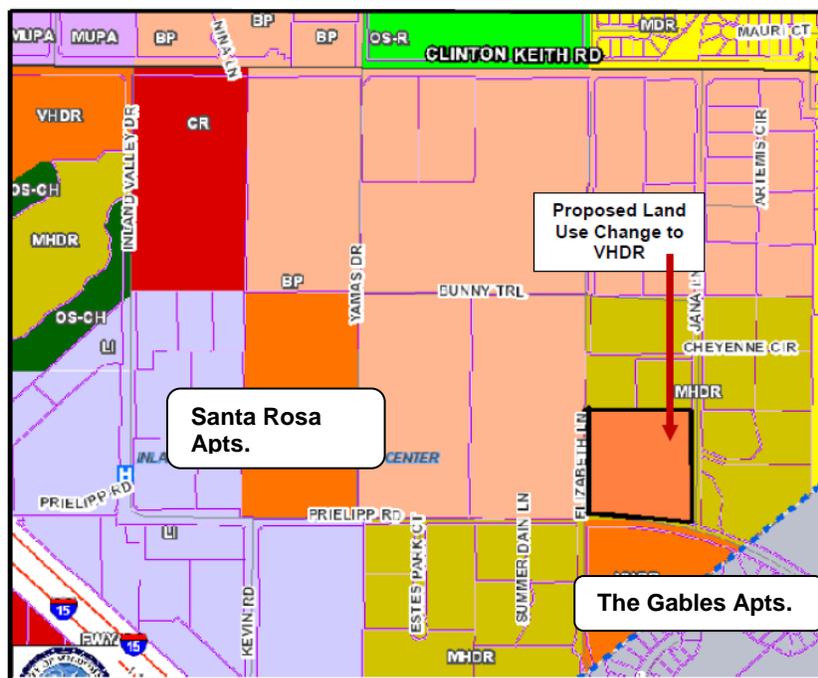
1. Preparation of EIR: An Environmental Impact Report was prepared for the Villa Siena Apartment project and processed in accordance with the California Environmental Quality Act (Public Resources Code § 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations § 15000 et seq.), and the City's local CEQA Guidelines.
2. Notice: The City has complied with CEQA Guidelines 15085 and 15087 by providing a Notice of Completion of the DEIR to OPR and a Notice of Availability to responsible and trustee agencies, including the Riverside County Clerk, and other persons and agencies.
3. Review Period: The City has complied with CEQA Guidelines 15087 and 15105 by making the DEIR available to the public for review for the required 45-day period of time commencing on April 27, 2015 and concluding on June 11, 2015.
4. Response to Comments: The City has responded to all written comments received during the public review period and included both the comments and the responses to the comments as part of the FEIR included as Exhibit 2 to Resolution 2015-20. In response to these comments, the City has made minor revisions to the DEIR. These revisions are identified in the FEIR and do not constitute significant additional information and do not require recirculation of the DEIR.
5. Avoidance / Reduction Significant Effects: The EIR identifies potentially significant effects on the environment that could result, if the project were adopted without changes or alterations, in the project and imposition of mitigation measures. Based thereon, the Planning Commission recommends the City Council further find that:
 - a) Changes, alterations, and mitigation measures have been incorporated into, or imposed as conditions of approval on, the project.
 - b) These changes, alterations, and mitigation measures will avoid all but one of the significant environment effects identified in the EIR or lessen their impact below the threshold of significance.
 - c) These changes, alterations, and mitigation measures are fully enforceable because they have either resulted in an actual change to the project as proposed or they have been imposed as conditions of approval on the project.

- d) The City has prepared a MMRP included as Exhibit 4 to Resolution 2015-20 to track compliance with these changes, alterations, and mitigation measures identified in the Villa Siena Apartment project Environmental Impact Report.
 - e) For the one unavoidable environmental impact (transportation/traffic impact 3.1.1), specific economic and legal considerations make infeasible the mitigation measures identified in the FEIR.
6. Statement of Overriding Considerations: Approval of the project will result in one (1) one significant impact that can not be mitigated related to transportation/traffic (Impact 3.1.1); however, all other impacts have been mitigated through changes, alterations and mitigation measures to a less than significant level pursuant to Section 15092 of the CEQA Guidelines. Pursuant to Section 15093 of CEQA, the Planning Commission recommends that the City Council adopt a Statement of Overriding Considerations for transportation/traffic (Impact 3.1.1).
7. Independent Judgment: The DEIR and FEIR reflects the independent judgment and analysis of the City.

General Plan Amendment (GPA) Analysis:

The Applicant is seeking approval of a general plan amendment to change the existing land use designation from Medium High Density Residential (MHDR) to Very High Density Residential (VHDR) on a 10.02 gross acre site to accommodate the proposed 170-unit multi-family project (refer to exhibit below).

Proposed Land Use Amendment Exhibit



The MHDR land use designation is intended for the development of single family attached and detached residences with a density range of 5 – 8 units/acre. The VHDR land use designation is intended for the development of single family attached residences and multi-family dwellings with a density range of 14 – 20 units/acre. The project as proposed with a lot size of 10.02 gross acres has a density of 17.0 units/acre which falls within the middle of the allowable VHDR density range.

The exhibit on the previous page shows the proposed land use in relation to adjacent land uses in the immediate vicinity. As the exhibit illustrates, there are two (2) other developments in the vicinity that have the VHDR land use designation; the Santa Rosa Apartments to the west and The Gables apartments immediately south of the site. The Santa Rosa apartment project was built with 320 units at a density of 15.84 units/acre. The Gables apartment project was built with 142 units at a density of 16.10 units/acre. Both projects fall within the allowable density range just below a mid-range density of 17 units/acre.

Staff is supporting the proposed GPA from MHDR to VHDR because this land use designation is intended for the development of multi-family dwellings. With the proposed zoning designation of R-3, the apartment project as currently designed at 17.0 units/acre is consistent with the General Plan designation of VHDR. Also, there are two other sites in the immediate vicinity that have the VHDR land use designation (one directly across Prielipp Road).

Alternative Considerations for the Commission:

Should the Commission have concerns with the proposed VHDR land use designation or the project density at 17.0 units/acre as being the best proposal for the site, there are a couple alternatives the Commission may consider. They are as follows:

- 1) The Commission could recommend the Applicant to achieve a lower project density while keeping the proposed VHDR land use designation (possibly along the lines of the Santa Rosa and Gables apartment projects around 16 units/acre). If the City Council agrees with this recommendation, this would result in the Applicant redesigning the project with less units and likely require the DEIR to be revised and recirculated. This would also certainly cause a delay in a final action for the project.
- 2) The Commission could recommend the Applicant to utilize the HDR land use designation (8 to 14 units/acre) instead of the VHDR designation. The R-3 zoning would still be compatible with the HDR land use designation (as noted above). If the City Council agrees with this recommendation, this would result in the Applicant redesigning the project with less units and likely require the DEIR to be revised and recirculated. This would also certainly cause a delay in a final action for the project.
- 3) The Commission could recommend a different alternative, including recommending to the City Council denial of the project outright.

If any of these alternatives are chosen, the public hearing for this project would have to be continued to the October 7, 2015 Commission meeting to allow staff time to prepare the proper resolutions and findings.

General Plan Amendment (GPA) Findings of Fact:

Pursuant to Government Code Section 65350 – 65362 and Section 17.08.040(F)(2) of the Zoning Ordinance, staff recommends the Planning Commission recommend the City Council make the following findings in support of the Villa Siena Apartment project General Plan Amendment (Planning Application No. 13-0089):

- A. The proposed change does not involve a change in or conflict with the City of Wildomar Vision, any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan

Evidence: The proposed land use amendment for the Villa Siena project does not involve a change in or conflict with the City of Wildomar Vision (Chapter 2 of the Gen. Plan), any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan in that both the current and the proposed new land use designations (MHDR and VHDR, respectively) fall within the “Community Development” Foundation Component of the General Plan and, thus, approving the land use designation change to VHDR does not conflict with the property’s “Community Development” Foundation Component designation. Further, the Vision outlined in Chapter 2 of the General Plan states that each element of the General Plan contains a description of how it implements the Vision in the form of specific policies related to each element (page V-2). Thus, consistency with specific General Plan policies demonstrates consistency with the vision. The proposed Villa Siena project achieves the vision as it is consistent with those land use and housing policies discussed in Finding B below. Finally, the proposed General Plan amendment is consistent with the general planning principles set forth in Appendix B to the General Plan, in that Appendix B encourages compact, higher density development (App. B, Sec. I.G.) and the development of new housing in a manner that encourages a wide range of housing choices within the City (App. B, Sec. I.D).

- B. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

Evidence: The proposed general plan amendment will contribute to the purposes of the General Plan and will not be detrimental in that as part of the DEIR and development review process it was determined that the proposed apartment project did not require any changes to other Elements of the Wildomar General Plan, thereby, resulting in the proposed General Plan Amendment being internally consistent. the proposed amendment furthers the following land use and housing element policies related to multi-family residential development:

- LU 2.1 The proposed change of zone and project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.
- LU 4.1 The proposed change of zone and project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
- LU 6.1 The proposed change of zone and project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed change of zone and project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed change of zone and project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed change of zone and project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- H-1.1 The proposed change of zone and project will help ensure a sufficient supply of multi-family zoned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
- H-6.1 The proposed change of zone and project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards

C. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Evidence: The proposed general plan amendment is needed to address circumstances and conditions that that were unanticipated when the General Plan was prepared. The economy, and the housing market in particular, have weathered a great recession. At the time the General Plan land use designations were determined, there was a greater emphasis on lower density single-family residential land uses. Post-recession, there is now a greater need for higher density, more affordable housing, including apartment rental opportunities for Wildomar residents. With the approval of the 2013 – 2021 Housing Element in

According to the general plan zoning consistency table, the R-3 zone is highly consistent with VHDR land use designation. As the R-3 (General Residential) zone is intended to allow the development of multi-family dwellings subject to a plot plan approval, and the project density is proposed at 17.0 units/acre, the Change of Zone is consistent with the General Plan land use designation of VHDR.

It is staff's opinion that the R-3 zoning would be a compatible zoning designation for the proposed project. As the exhibit above illustrates, there are a number of parcels that have an existing R-3 or R-4 zoning designations so this results in a compatible land use pattern. Should the Commission decide on GPA #1 or #2 alternatives discussed above, the R-3 zoning would be consistent with either the VHDR or HDR land use designation under the same assumptions discussed herein. Further, the project is consistent with several General Plan land use and housing element polices related to multi-family development (refer to findings below).

Change of Zone Finding of Fact:

In accordance with the State of California, Government Code Sections 65855 and 65860, and Chapter 17.280 of the Wildomar Zoning Ordinance, staff recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommend the City Council find and determine as follows:

- A. The proposed change of zone is in conformance with the adopted General Plan for the City of Wildomar.

Evidence: The applicant is proposing to amend the existing general plan land use designation from Medium High Density Residential (MHDR, 5 – 8 units/acre) to Very High Density Residential (VHDR, 14 – 20 units/acre) for a 10.02 acre site located at the northeast corner of Elizabeth Lane and Prielipp Road (APN: 380-290-029). With the approval of the proposed General Plan Amendment, the proposed Change of Zone from I-P (Industrial Park) to R-3 (General Residential) is in conformance with the proposed VHDR land use designation as it is intended for multi-family dwellings to be developed within a density range of 14 – 20 units/acre.

As the R-3 (General Residential) zone is intended to allow the development of multi-family dwellings subject to a plot plan approval, and the project density is proposed at 17.0 units/acre, the Change of Zone is consistent with the General Plan land use designation of VHDR.

Further, the R-3 (General Residential) zoning designation, upon approval of the proposed GPA, is consistent with the land use designation of Very High Density Residential (VHDR) as this zoning designation also implements the following goals and polices related to multi-family residential development:

- LU 2.1 The proposed change of zone and project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.
- LU 4.1 The proposed change of zone and project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
- LU 6.1 The proposed change of zone and project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed change of zone and project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed change of zone and project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed change of zone and project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- H-1.1 The proposed change of zone and project will help ensure a sufficient supply of multi-family zoned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
- H-6.1 The proposed change of zone and project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

Plot Plan Analysis:

Development of the proposed 170-unit Villa Siena apartment project is subject to the development standards outlined in the R-3 zone (Section 17.44.020), and Sections 17.188 (off-street parking), and 17.276 (Landscaping) of the Zoning Ordinance. A detailed discussion of the how the proposed project meets and exceeds the development standards is provided below. A complete set of the development plans is provided for Commission consideration (Attachment E - H, including colored elevations of the residential structures and garages/carports).

R-3 Zone Development Standards:

The proposed Villa Siena apartment project is a permitted uses subject to a plot plan approval as required by Section 17.44.010 of the Zoning Ordinance.

Development of the Villa Siena project is also subject to the specific development standards of Section 17.44.020. This section establishes standards and requirements related to lot area, setbacks, building height, etc. Based on a detailed review of the proposed site plan, all development standards of Section 17.44.020 have been met and/or exceeded. The table below summarizes compliance with these standards.

Development Standards Table (17.44.020)

Development Standards	Minimum Dev. Standard	Proposed Project	Meets/Exceeds Requirements
Minimum Lot Area	7,200 square feet	10.02 gross acres	Yes
Minimum Lot Width/Depth	60 feet / 100 feet	630 feet / 620 feet	Yes
<u>Required Setbacks</u> ¹			
Front Setback – Living Space / Main Structure	12.5 feet (shortest portion) 24.4 feet (tallest portion)	20 feet (closest) 80 feet (tallest)	Yes
Rear Setback – Living Space / Main Structure	12.5 feet (shortest portion) 24.4 feet (tallest portion)	80 feet (closest) 110 feet (tallest)	Yes
Side Setback – Living Space / Main Structure	7.5 feet (shortest portion) 19.4 feet (tallest portion)	20 feet (closest) 32 feet (tallest)	Yes
Building Height	50 feet maximum	42.2 feet (3-stories)	Yes
Lot Coverage	50% maximum	23%	Yes
Floor Area Ratio	2 to 1 maximum (50%)	23%	Yes
Accessory Garages ²	10 feet minimum	10 feet minimum	Yes

Off-Street Parking (Section 17.188):

The Villa Siena project is subject to the multi-family parking requirements outlined in Section 17.188.030 of the Zoning Ordinance. Based on the number of units and bedrooms, the project is required to provide of 366 spaces in garages, open areas and covered carports. The proposed site plan provides 368 parking spaces exceeding code requirements.

¹ Front building setback distance per Section 17.44.020.B.

² Setback distance for detached garage structures per Section 17.172.130.B.9.

The table on the following page summarizes other parking standards applicable to the proposed project which has been met or exceeded.

Parking Standards Table (17.188)

Development Standards	Minimum Parking Requirement Standard	Proposed Project	Meets/Exceeds Requirements
<u>Multi-Family Res.</u> single bedroom/unit (1.25 sp./unit) two bedroom/ unit (2.25 sp./unit) three + bedrooms/unit (2.75 sp./unit) total spaces	42.5 spaces 229.5 spaces <u>93.5 spaces</u> 365.5 spaces³	 368 spaces	 Yes
Enclosed garage / covered carport (1 space/unit)	170 spaces required	173 enclosed garage spaces ⁴ 98 covered carports 97 open/visitor	Yes
Parking Stall Size (open)	9' x 18' 11' x 18' (end stalls)	9' x 18' 11' x 18' (end stalls)	Yes
Garage Stall Size	9' x 18'	10' x 20' & 10' x 23'	Yes
Clean Air Vehicles ⁵	8 spaces	8 spaces	Yes
Bicycle Parking	18 (lockers/racks)	8 lockers	Yes ⁶
On-site Drive Aisles	28 feet	28 feet (one aisle is 24 feet)	Yes ⁷
Open Parking Area Shading	50%	75%	Yes
Open Parking Area Landscaping	10%	25%	Yes

³ The total number of spaces includes open/visitor parking spaces in the ratio. There is no separate standard for open/visitor parking.

⁴ The applicant has provide one (1) 220 volt electrical outlet in each garage for future electric vehicles.

⁵ Clean Air Vehicles/E.V. charging stations mandated by the CalGreen Building Code.

⁶ The Applicant has been conditioned to provide 10 additional bike racks/spaces within the project to meet code.

⁷ In accordance with Section 17.188.030.B.4. the Planning Director approved a minor modification to the aisle width requirement for the aisle located in the southeast portion of the site.

Landscaping/Water Efficient Standards (Section 17.276):

The Applicant has provided a detailed conceptual landscape plan for staff's review. The purpose of Chapter 17.276 of the Zoning Ordinance is to establish water efficient landscape regulations that are "at least as effective in conserving water as" the State Model Water Efficient Landscape Ordinance in the context of conditions in the City in order to ensure that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. The intent of this chapter is to also encourage the cooperation between the City and local water purveyors to achieve irrigation efficiency and water conservation goals.

The landscape plans provide for a variety of landscape species (including drought tolerant turf) in varying sizes to accommodate the project. The landscape plans were reviewed by the City's Landscape Architect in accordance with the provisions of this code section. Based on this review, the conceptual landscape plans are consistent with city standards. During the construction plan check process, staff will perform a detailed landscape and irrigation plan review to determine that the proposed water usage meets the requirements of Chapter 17.276. Based on the conceptual landscape plans, the project is consistent with city standards.

Traffic Study / Vehicular Access:

A detailed traffic study was prepared for the project as part of the DEIR process. The proposed Villa Siena apartment project will generate traffic that will have impacts in the immediate area surrounding the project site. Based on the traffic analysis, the project has been conditioned to construct a traffic signal (or pay fair share) at the intersection of Clinton Keith Road and Elizabeth Lane. This was made a mitigation measure as part of the DEIR (MM Trans-1). Other than this traffic signal and street improvements on Elizabeth Lane, Prielipp Road and Jana Lane (including striping, transition lanes, etc.), no other traffic improvements are being conditioned.

Primary vehicular access to and from the project will be provided via an enhanced/gated entry way located on Prielipp Road. Secondary/emergency access is provided on Elizabeth at the northwestern portion of the site. There is no vehicular or pedestrian access onto Jana Lane. Prielipp Road (100' ROW / 50' ½ street), Elizabeth Lane (78' ROW / 39-foot ½ street) and Jana Lane (78' ROW / 39-foot ½ street) will be improved per city standards to accommodate the proposed traffic from the project (refer to the cross sections on the preliminary grading plans). With Prielipp Road improvements, this street will be fully improved. Both Elizabeth Lane and Jana Lane will have ½ street improvements and 12' of new pavement on the other side of the street.

Based on staff's analysis and project conditions, vehicular access has been adequately addressed and will provide safe vehicular traffic movements in and out of the project.

Proposed Unit Type / Floor Plans:

The site plan reflects the development of a 170-unit apartment project consisting of nine (9) buildings at three (3) stories tall. There are 8, 20-unit buildings and 1, 10-unit building. There is a variety of 1, 2 and 3-bedroom units with 1 & 2 bathrooms per unit. The units range in size from 812 – 1,243 square feet. For ease of reference, the unit and floor plan information is provided in the following series of tables.

Typical Unit Types / Floor Plan

Unit Type	Unit Quantity	# of Bedrooms / Bathrooms
Unit - 1	34	1 bedroom / 1 bath
Unit – 2	102	2 bedroom / 2 bath
Unit-3	34	3 bedroom / 2 bath
Total Counts	170 Units	

Building Type 1 (8 Buildings / 20 units per Building)

Stories	# of Units/Story	Unit Size (sq. ft.)
1st Story	4 units	9,358 sq. ft.
2nd Story	8 units	10,065 sq. ft.
3rd Story	8 units	10,065 sq. ft.
Total Counts	20 Units	29,448 sq. ft.

Building Type II (1 Building / 10 units in the Building)

Stories	# of Units/Story	Unit Size (sq. ft.)
1st Story	2 units	4,675 sq. ft.
2nd Story	4 units	4,939 sq. ft.
3rd Story	4 units	4,939 sq. ft.
Total Counts	10 Units	14,553 sq. ft.

The project does propose a 1,906 square-foot clubhouse with a swimming pool for the tenants. The Spanish design of the clubhouse matches the design of the apartment buildings. The applicant has also proposed a community garden for the tenants. There is a nice internal walkway system that connects the north and south portions of the project.

In evaluating the proposed project, staff believes that there is sufficient floor plan variety and unit sizes to accommodate single persons and small families.

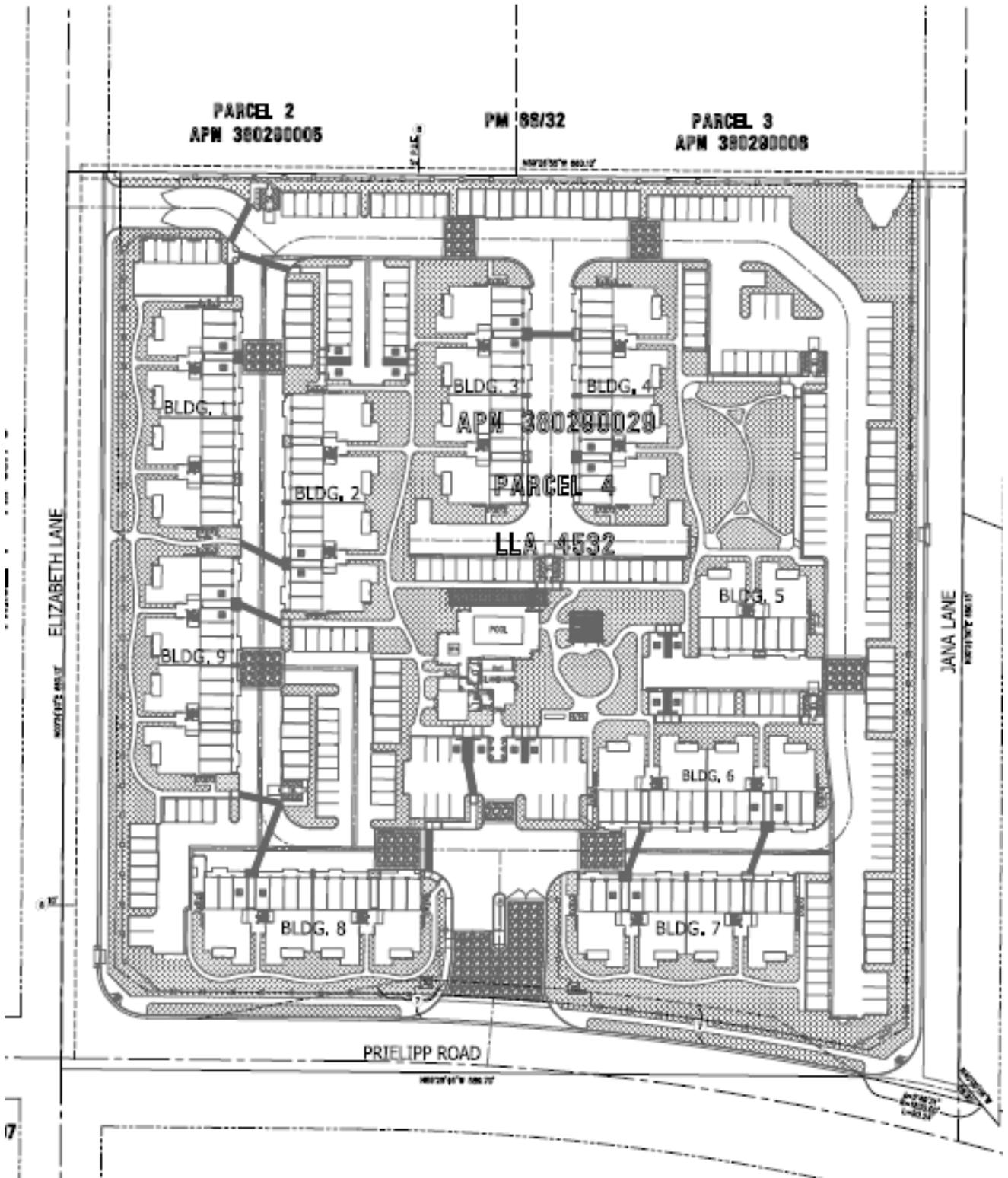
Proposed Architecture:

The architectural theme for the Villa Siena project is a Mission / Spanish stucco style that incorporates clay tile roofs (i.e., mission s-tiles), enlarged patio beams/wood post trim, wood shutters, arched stucco soffits, wood corbels, wrought iron railings, faux chimney, decorative gable vents, and the use of decorative garage doors. The proposed recreation building continues this Spanish theme while adding features such as concrete tile gables, faux chimney, arched stucco windows, and ceramic tiled walls at the shower. While the city does not have multi-family design guidelines, staff believes the architectural style is true to the Spanish theme.

The project also includes tiled roof structures over the carports to add quality and to match the main buildings, and the enclosed/detached garages incorporate the same architectural treatment and them.

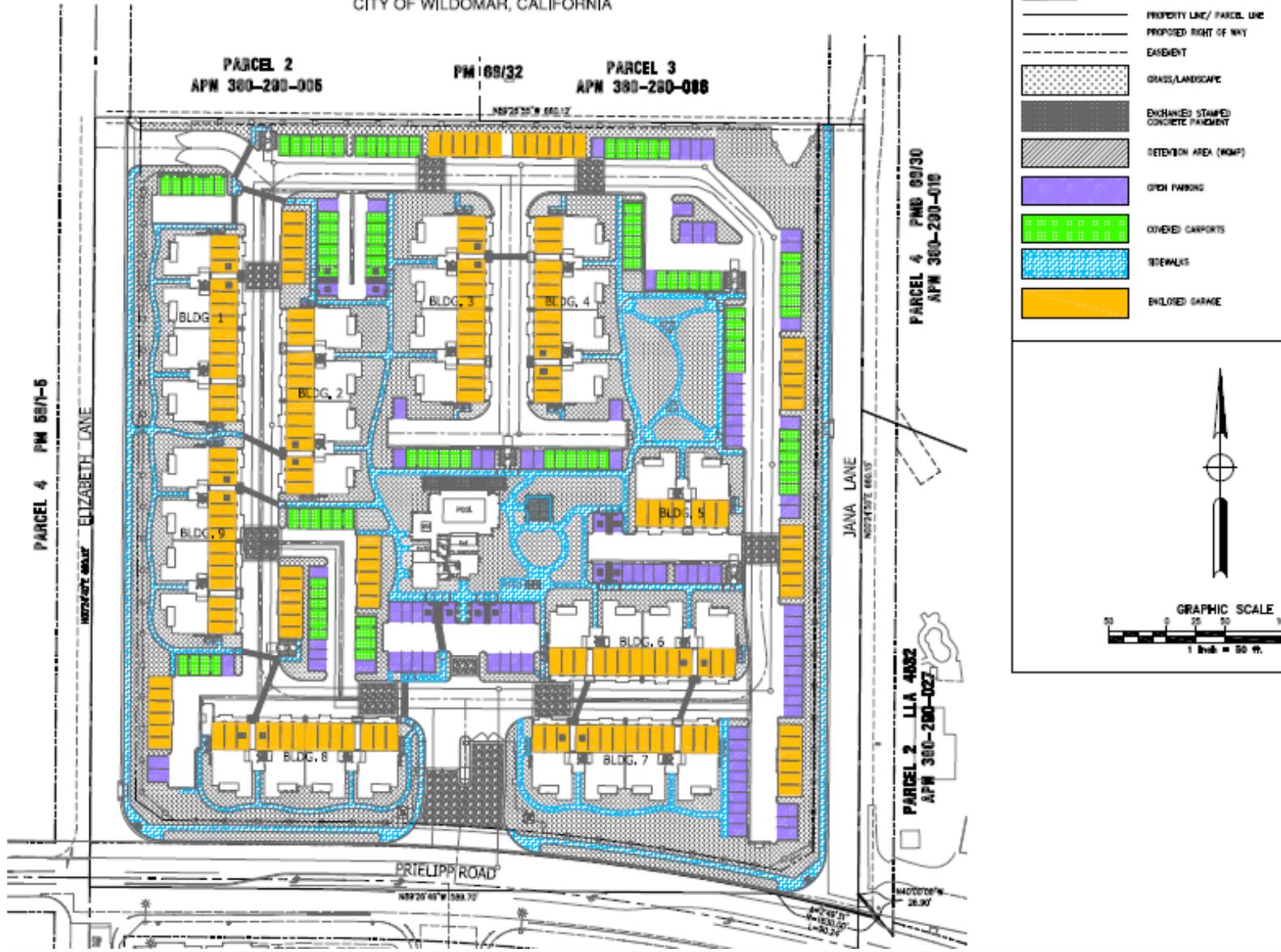
Staff has provided reduced size exhibits of the site plan, landscape plan and architectural elevations on the following pages. Full size development plans are also provided in the development plans package for Commission consideration (Attachment E - H).

Proposed Site Plan Exhibit



PARKING EXHIBIT PLAN

CITY OF WILDOMAR, CALIFORNIA



Colored Landscape Plan Exhibit



Proposed Architectural Elevations Exhibits

BUILDING TYPE I ELEVATIONS

OCCUPANCY GROUP / BLD'G CLASSIFICATION
 OCCUPANCY GROUP: R-2 DWELLINGS
 U DETACHED GARAGES
 CONSTRUCTION TYPE: VA



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING COLORS & FINISHES

- ROOFING: **E** EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND" SHC 6709 CONCRETE TILE ROOFING.
- APARTMENT BUILDING
- EXTERIOR FINISH: MERLEX CO. SAND FINISH
- STUCCO COLORS: **A** MAIN BODY COLOR: MERLEX CO. P-225 INDIAN CLAY.
B ACCENT STUCCO: MERLEX CO. P-155 MESA BROWN.
- PAINTED FINISHES: SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, TRO & REFUSE; TRELLIS BEAMS, BELTUSE & GARAGE DOORS;
C DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS.
 PAINT: WHITE PITTSBURGH PAINT OBELISK 415-7 LRV 11.
- ENTRY DOORS: **D** PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.
- REFUSE ENCLOSURES & GARAGE BUILDINGS: **A** MERLEX CO. P-225 INDIAN CLAY.
- WINDOWS & SLIDING DOORS: MELGUARD DUAL GLAZED WHITE VINYL UNITS.
- STAIR TREADS: PRECAST NATURAL CONCRETE COLOR (GRAY).

Proposed Architectural Elevations Exhibits

BUILDING TYPE II ELEVATIONS BLDG. SECTION

OCCUPANCY GROUP / BLDG CLASSIFICATION
 OCCUPANCY GROUP : R-2 DWELLINGS
 U DETACHED GARAGES
 CONSTRUCTION TYPE : VA



BUILDING COLORS & FINISHES	
ROOFING:	EAGLE CO. "N" MISSION STYLE "TEL MORADO BLEND" SHC 8709 CONCRETE TILE ROOFING
APARTMENT BUILDING:	
EXTERIOR FINISH:	MERLEX CO. SAND FINISH
STUCCO COLORS:	MAIN BODY COLOR: MERLEX CO. P-225 INDIAN CLAY. ACCENT STUCCO: MERLEX CO. P-153 MESA BROWN
PAINTED FINISHES:	SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, BBO & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS, DECK & GARAGE RAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.
ENTRY DOORS:	PITTSBURGH PAINT AMERICAN ANTIEM 451-4 LRV 29.
REFUSE ENCLOSURES & GARAGE BUILDINGS:	MERLEX CO. P-225 INDIAN CLAY.
WINDOWS & SLIDING DOORS:	MILBUARD DUAL GLAZED WHITE VINYL UNITS.
STAIR TREADS:	PRECAST NATURAL CONCRETE COLOR (GRAY).

Clubhouse Elevations Exhibit



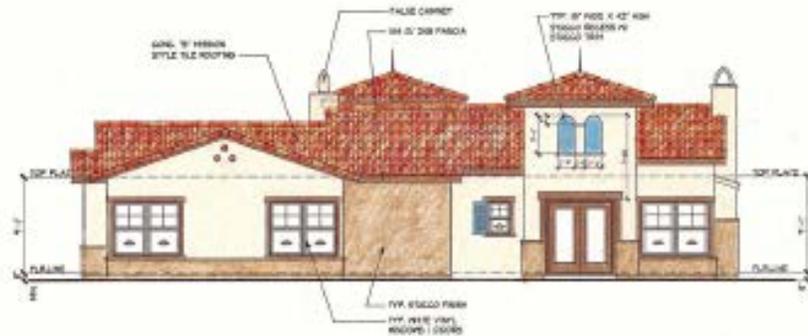
RIGHT ELEVATION SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/8" = 1'-0"



LEFT ELEVATION SCALE: 1/8" = 1'-0"

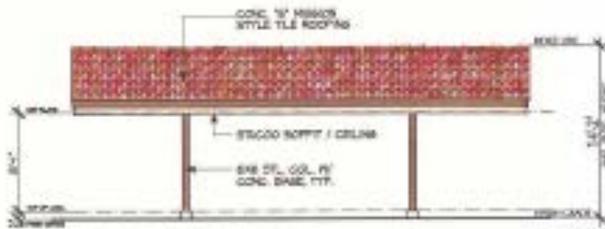


FRONT ELEVATION SCALE: 1/8" = 1'-0"

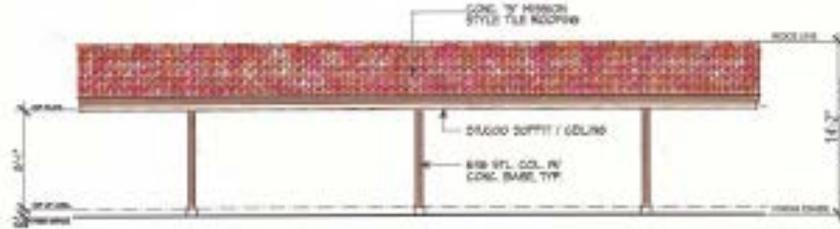
Enclosed Garage Elevations Exhibit



Covered Carport Elevations Exhibit



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Plot Plan Findings of Fact:

Pursuant to Section 17.216.040 of the Wildomar Zoning Ordinance, staff recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommend the City Council find and determine as follows:

- A. The proposed use is consistent with the Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed Villa Siena apartment project is consistent with the proposed General Plan land use designation of Very High Density Residential (VHDR) in that this designation is intended for multi-family dwellings to be developed within a density range of 14 – 20 units/acre. The proposed project has been designed with a density of 17.0 units/acre which falls between the allowable density range of the VHDR land use designation. The proposed Villa Siena apartment project is also consistent with the proposed the Zoning designation of R-3 (General Residential) zone as it is intended to allow for the development of multi-family dwellings. As a result, the proposed Villa Siena project meets this finding.

The proposed apartment project has also been designed and, meets and exceeds the development standards of Chapter 17.44 (R-3 zone), Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. Further, the proposed project is consistent with and, implements, the following general plan land use and housing element policies related to multi-family residential development:

- LU 2.1 The proposed change of zone and project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.
- LU 4.1 The proposed change of zone and project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
- LU 6.1 The proposed change of zone and project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed change of zone and project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.

LU 22.4 The proposed change of zone and project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.

LU 22.10 The proposed change of zone and project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

H-1.1 The proposed change of zone and project will help ensure a sufficient supply of multi-family zoned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.

H-6.1 The proposed change of zone and project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

Evidence: The proposed project has been designed for the protection of the public health, safety, and general welfare in that the project provides appropriate site access from Elizabeth Lane and Prielipp Road (no access is provided on Jana Lane) that meets minimum design standards to ensure safe vehicular and pedestrian access and circulation. The proposed project also has been designed to meet and exceed minimum development standards of Chapter 17.44 (R-3 zone), Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code that further ensures the protection of the public health, safety, and general welfare. As a result, the proposed Villa Siena project meets this finding.

C. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. While the current I-P zoning designation exists on the subject site, this designation is inconsistent with the current MHDR land use designation, which only allows single family residential uses. However, the project site, upon approval of the general plan amendment to VHDR and change of zone to R-3, is intended for multi-family residential development as is the property to the south of the project site providing compatibility with the existing logical development abutting the subject site. The surrounding general plan land

uses in the future will also provide for residential uses at varying densities. As a result, the proposed Villa Siena project meets this finding.

- D. The Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

Evidence: The proposed project considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that primary access to the site will only occur from Prielipp Road (secondary emergency access is provided onto Elizabeth Lane in accordance with Fire Department standards). Both Elizabeth Lane and Prielipp Road will be fully improved to Public Works street standards (including curb, gutter and sidewalks) to facilitate the safe off-site and on-site traffic flow generated by the project. Further, a traffic study was prepared for the proposed project and was extensively analyzed in the DEIR. As a result, there are two (2) additional traffic mitigation measures that mitigate traffic. As a result, the proposed Villa Siena project meets this finding.

- E. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

Evidence: The construction of the project has been designed and conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, requirements relating to storm water runoff management and other drainage control regulations. The project drainage has been designed to accommodate a series of filtration and detention areas (within and around the drive aisles and parking areas) to capture storm runoff. Further the project was required to prepare a Hydrology/Hydraulic study and Preliminary Water Quality Management Plan as part of the EIR which analyzed and addressed in detail all drainage impacts that could have resulted from this project. One (1) mitigation measure with multiple requirements has been proposed as part of the EIR and MMRP to further reduce drainage impacts to a standard level of insignificance with no impacts to downstream properties or facilities. As a result, the proposed Villa Siena project meets this finding.

- F. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 16 (Subdivisions) in such a manner that each building is located on a separate legally divided parcel.

Evidence: The project at this time does not propose to sell any portion of property as it is a apartment project. As a result, the proposed Villa Siena project meets this finding.

PUBLIC COMMUNICATION / NOTICING

In accordance with Government Code Sections 65854 and 65353, and Sections 17.216.050, 17.280.040, and 17.08.100, the Planning Department, on September 2, 2015, mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying them of the September 16, 2015 Planning Commission meeting for the proposed Villa Siena project. In addition, on September 4, 2015, the Planning Department published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the September 2, 2015 Planning Commission meeting.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS

- A. PC Resolution No. 2015-20 - DEIR Resolution
 - Exhibit 1 - Villa Siena Project DEIR
 - Exhibit 1A - Villa Siena Project DEIR Technical Appendices
 - Exhibit 2 - Villa Siena Project FEIR
 - Exhibit 3 - Villa Siena EIR Findings/Statement of Overriding Considerations
 - Exhibit 4 - Villa Siena MMRP
- B. PC Resolution No. 2015-21 - GPA Resolution
- C. PC Resolution No. 2015-22 – Change of Zone Resolution
 - Exhibit 1 - Draft Council Ordinance
- D. PC Resolution No. 2015-23 – Plot Plan Resolution
 - Exhibit 1 - Villa Siena Conditions of Approval Matrix
- E. PC Resolution No. 2015-24 - GPA Denial Resolution
- F. PC Resolution No. 2015-25 - Change of Zone Denial Resolution
- G. PC Resolution No. 2015-26 - Plot Plan Denial Resolution
- H. Villa Siena Site Plan/Landscape Plan Package
- I. Villa Siena Architectural/Floor Plans Package
- J. Villa Siena Colored Architectural Elevations
- K. Villa Siena Colored Garage/Carport Elevations

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Zoning Ordinance (Title 17 of the WMC)