

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: January 6, 2016

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Horizons Mixed-Use Development Project (PA No. 14-0040):
Planning Commission review of the “Horizon’s Mixed-Use Development Project” consisting of an Environmental Impact Report, General Plan Amendment, Change of Zone, Tentative Tract Map, Conditional Use Permit and Plot Plan on approximately 20 acres located at the northwest corner of Elizabeth Lane and Prielipp Road (APN: 380-250-023).

STAFF REPORT

STAFF RECOMMENDATION

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-01

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

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-02

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

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 14-0040) TO CHANGE THE EXISTING ZONING DESIGNATION ON APPROXIMATELY 20.21 GROSS ACRES FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) ON THE SOUTHERLY 8.52± ACRES, AND TO R-3 (GENERAL RESIDENTIAL) ON THE NORTHERLY 11.69± ACRES TO ACCOMMODATE THE HORIZON'S MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023)

4. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-04

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

5. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 14-0040) TO DEVELOP AN 86-UNIT SENIOR ASSISTED LIVING FACILITY ON APPROXIMATELY 8.52± ACRES LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD, AND PLOT PLAN (PLANNING APPLICATION NO. 14-0040) TO DEVELOP A 138-UNIT TOWNHOUSE PROJECT ON APPROXIMATELY 11.69± ACRES LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND BUNNY TRAIL (APN: 380-250-023)

PROJECT DESCRIPTION

The Applicant (Strata Keith, LLC, Eric Flodine) is requesting Planning Commission consideration to develop the Horizon's Mixed-Use development project located at the northwest corner of Elizabeth Lane and Prielipp Road and the southwest corner of Elizabeth Lane and Bunny Trial. The project site encompasses approximately 20.21± acres.

The proposed Horizons Mixed-Use development project consists of the following applications for review and consideration by the Planning Commission and City Council. A more detailed project description is provided below.

- 1) Environmental Impact Report (EIR) - The proposed project requires the preparation, review and certification of an Environmental Impact Report ("EIR") in accordance with Public Resources Code § 21080(d) and § 21082.2(d);
- 2) General Plan Amendment (GPA) - The proposed project requires the approval of a general plan amendment to change the existing land use designation from Business Park to Commercial Retail (on the southerly 8.52± acres), and to High Density Residential (on the northerly 11.69± acres) to accommodate the proposed project;
- 3) Change of Zone (CZ) - The proposed project requires the approval of a change of zone to change the existing zoning designation from R-R to C-1/C-P (on the southerly 8.52± acres), and from R-R to R-3 (on the northerly 11.69± acres) to accommodate the proposed project;
- 4) Tentative Tract Map (TTM No. 36672) - The proposed project requires the approval of a tentative tract map to subdivide the 20.21± gross acre site into three (3) lots to accommodate the proposed project; and

- 5) Conditional Use Permit (CUP) & Plot Plan (PP) - The proposed project requires the approval of a conditional use permit to establish/construct an 86-unit Senior Assisted Living Facility (on the southerly 8.52± acres), and a plot plan to develop 138-unit townhome complex with related site amenities (on the northerly 11.69± acres) of the project site.

The vicinity/location map on the following page shows the project site/surrounding area.

Vicinity / Location Map



Surrounding Land Uses:

The project site is currently vacant and surrounded by vacant land to the north, east and west. One single family residence exists south of the site. The table below summarizes the current uses, land use and zoning designations related to the project site and surrounding properties.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	Current Land Use	General Plan Land Use Designation	Zoning Designation
Subject Property	Vacant	Business Park (BP)	R-R (Rural Residential)
North	Vacant (future Rancon project)	Business Park (BP)	I-P (Industrial Park)
South	Vacant (Lennar site) & a Residence	Medium High Density Residential (MHDR)	R-4 (Planned Residential)
East	Vacant (future Villa Siena project) & residences	Medium High Density Residential (MHDR)	R-3 (General Residential)
West	Vacant	Business Park (BP)	I-P (Industrial Park)

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. In the course of the preliminary review of the proposed project, the Planning Director determined that there was substantial evidence that the Horizon Mixed-Use project may have one or more significant effects on the environment. Therefore, preparation of an 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) on January 26, 2015 notifying the public that an EIR would be prepared for the project. This began a 30-day public review/comment period that began on January 26, 2015 and concluded on February 24, 2015. The City received four (4) public comments from Cal Trans, CDFW, Pechanga Band of Luiseno Indians and the SCAQMD which have been included within the Draft EIR (DEIR). As part of the NOP process, the Planning Department conducted a public scoping meeting which was held on February 9, 2015. The purpose of the scoping meeting was to receive input from the public on what environmental issues should be addressed in the Horizon DEIR.

In the months following the NOP review period and scoping meeting, the City prepared and completed the Horizon DEIR. A Notice of Completion (NOC) was provided to the State Clearinghouse (OPR) on August 27, 2015 notifying the State of the availability of the Horizon's DEIR. In accordance with CEQA Guidelines §15087 and §15105(a), the DEIR was also circulated on August 27, 2015 to the public, state responsible agencies and other interested parties, including the City's local distribution list, and any interested party requesting a copy of the DEIR. Further, on August 27, 2015, the Planning Department posted a Notice of Availability (NOA) with the Riverside County Clerk and published a legal notice in the Press Enterprise, a local newspaper of general circulation giving notice to the general public and all interested parties about the Horizon EIR 45-day public review period.

This began the required 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines which concluded on October 12, 2015. A copy of the DEIR and Technical Appendices are provided for Commission consideration in Attachment A, Exhibits 1 & 1A). The City received three (3) comment letters (CDFW, Caltrans & Riverside County Fire) during the public review/comment period. Staff has prepared detailed responses to each of these comments and are provided in the Final EIR (FEIR). In accordance with CEQA, the FEIR was provided to each commenter at least 10 days prior to the January 6, 2016 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 required 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 3.11.2) 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.

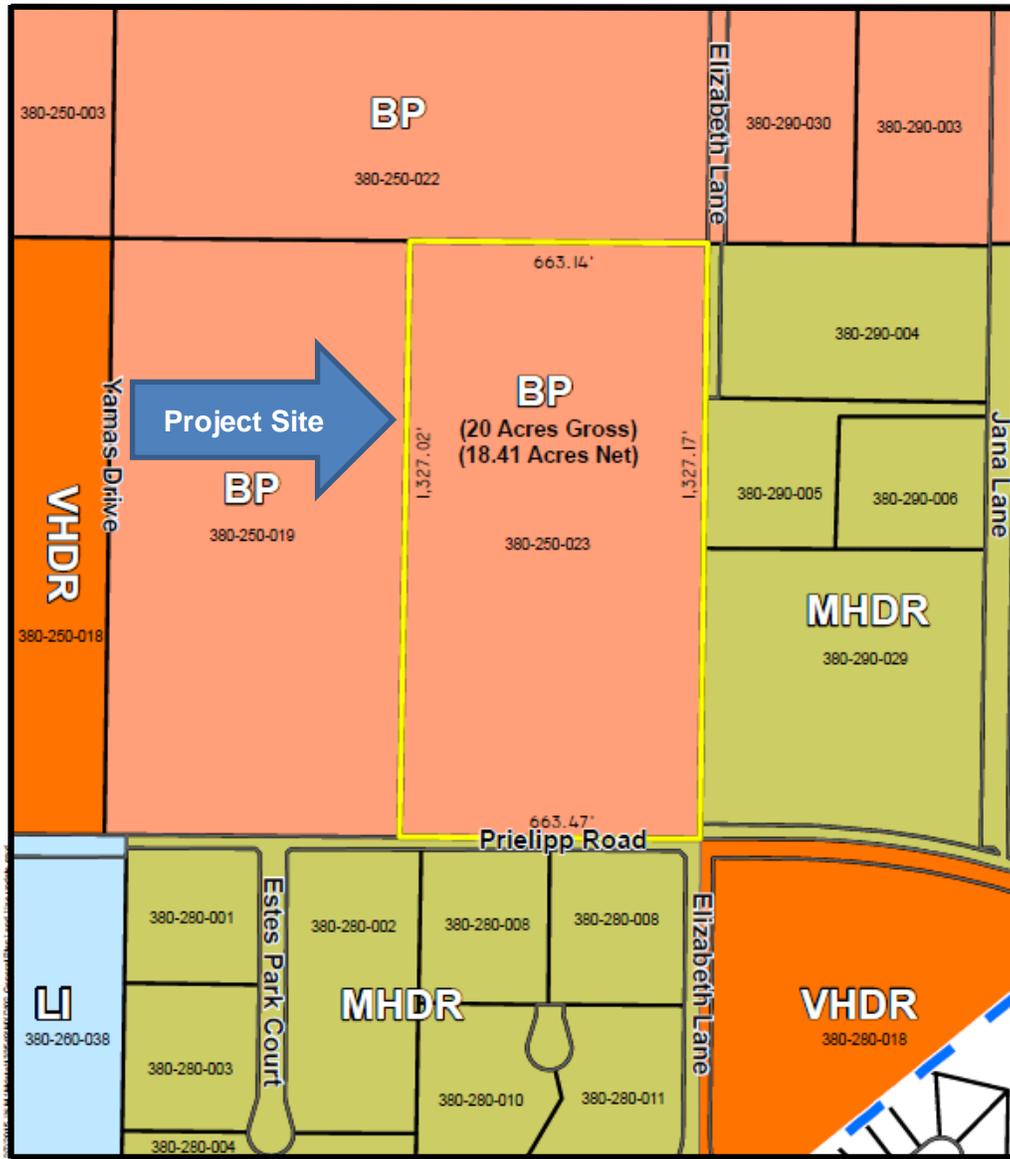
In accordance with CEQA Guideline 15097, the Planning Department has also prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Horizon project EIR. The MMRP outlines the proposed mitigation measures for the project and the timing and department responsibility for implementing the mitigation 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 and Attachment E, Exhibit 1).

The Planning Commission has the authority to review and recommend City Council certification of the proposed Horizon Mixed-Use project EIR. Based on the analysis and findings below, staff is recommending the Planning Commission recommend the City Council certify the Horizon project EIR.

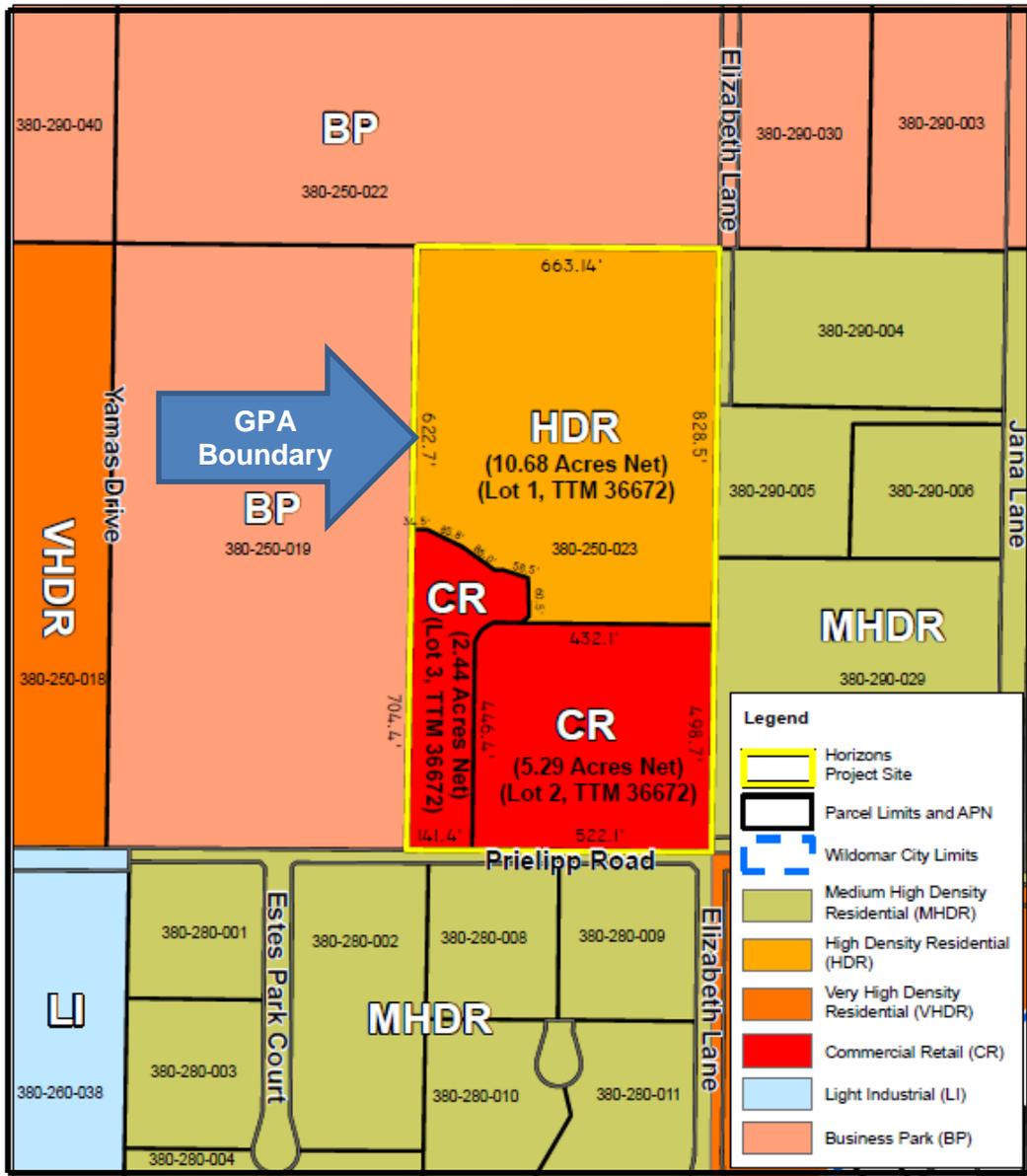
General Plan Amendment (GPA):

The Horizon development project requires the approval of a general plan amendment to build the project. The Applicant is requesting approval to change the existing general plan land use designation from Business Park (BP) on the entire project site to Commercial Retail (CR) on the southerly 8.52± acres of the project site, and to High Density Residential (HDR) on the northerly 11.69± acres of the site. The following two (2) exhibits reflect the existing and proposed land use amendment.

Existing Land Use Amendment Exhibit



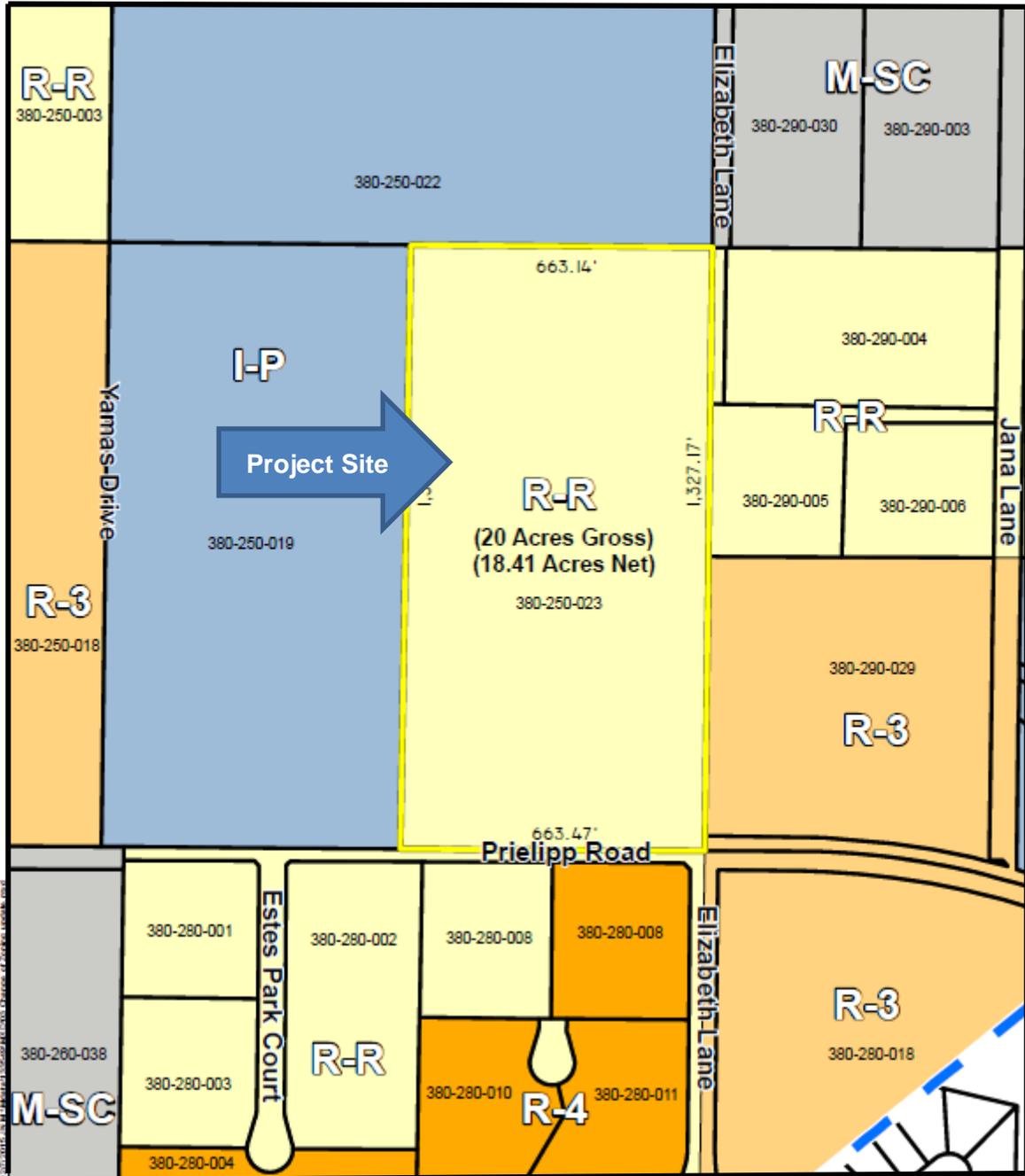
Proposed Land Use Amendment Exhibit



Change of Zone (CZ):

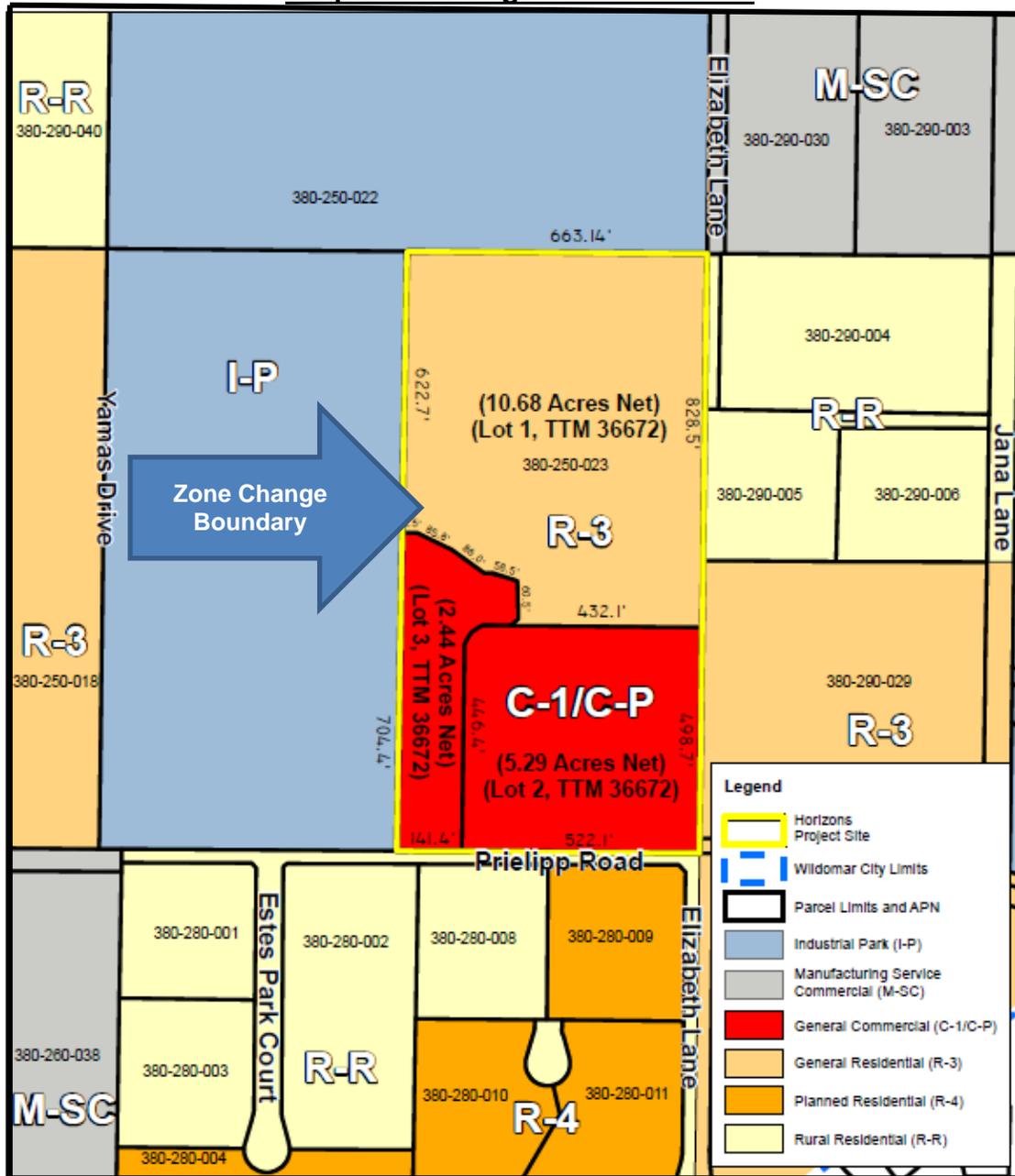
The Horizon development project requires the approval of a change of zone to build the project. The Applicant is requesting approval to change the existing zoning designation from R-R to C-1/C-P for the southerly 8.52± acres of the project site, and from R-R to R-3 for the northerly 11.69± acres of the site. The following two (2) exhibits reflect the existing and proposed land use amendment.

Existing Zoning Designation Exhibit



Source: City of Wildomar Zoning Map, Nov. 2013

Proposed Change of Zone Exhibit



Conditional Use Permit - Senior Assisted Living/Skilled Nursing Care Facility:

The proposed project requires the approval of a conditional use permit to establish and construct the proposed 86-unit Senior Assisted Living / Skilled Nursing Facility in a two-story building. This building will be located on the southerly 8.52± acres of the project site (Parcel 2 of TTM No. 36672). The Senior Assisted Living Facility requires approval of a CUP in accordance with Chapter 17.72.010.C.12 of the Zoning Ordinance.

Site Plan Layout:

The proposed facility contains 2 senior related components; 1) the assisted living portion, 2) the skilled nursing portion. The assisted living portion will contain 54 units while the skilled nursing portion will contain 32 units. The full development plans (i.e., site plan, floor plan, architecture, landscaping, etc.) for this building are provided for Commission consideration in Attachment G.

Development of the Project is subject to the development standards outlined of the C-1/C-P zone as outlined in Chapter 17.72.030 of the WMC. This code section establishes standards and requirements related to lot area, setbacks, building height, etc. The table below outlines the proposed project and how it complies with the C-1/C-P development standards.

Development Standards Table (17.72.030)

Development Standards	Minimum Development Standards	Proposed Project	Meets/Exceeds Requirements
Minimum Lot Area	None	8.52 acres	Yes
<u>Required Setbacks</u>			
Front Setback	12.0 feet	61 feet	Yes
Rear Setback	12.0 feet	81 feet	Yes
Side Setbacks	12.0 feet	20 & 32 feet	Yes
Building Height	50 feet maximum	41 feet (at the highest point)	Yes

Off-Street Parking (Section 17.188):

The project is subject to the parking requirements outlined in Section 17.188.030 of the WMC. Based on the proposed 67 rooms with 86 beds, the project is required to provide a total of 86 parking spaces. The proposed site plan provides 88 parking spaces for residents, staff/employees and visitors.

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 Standards	Proposed Project	Meets/Exceeds Requirements
<u>Assisted Living / Skilled Nursing Facility</u>	86 spaces	88 spaces	Yes
Parking Stall Size (open)	9' x 18' 11' x 18' (end stalls)	9' x 18' 11' x 18' (end stalls)	Yes
On-site Drive Aisles	28 feet	28 feet	Yes
Open Parking Area Shading	50%	55%	Yes
Open Parking Area Landscaping	10%	15%	Yes

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.

Proposed Unit Type / Floor Plans:

The site plan reflects the development of an 86-unit Senior Assisted Living / Skilled Nursing Facility in a two-story building. The proposed facility contains 2 senior related components; 1) the assisted living portion, 2) the skilled nursing portion. The assisted living portion will contain 54 units while the skilled nursing portion will contain 32 units. The units range in size from 338 to 549 square feet in size, and will include a bed, bathroom and furniture. The building will also contain conference rooms, activity rooms, court yard areas, full kitchen facility and offices. As Strata intends to market the project to a medical “developer,” no information on hours of operation or other key operational factors have been provided.

For ease of reference, the unit and floor plan information is provided in the following series of tables.

Typical Unit Types / Floor Plan /Unit Sizes

Unit Type	Unit Quantity	# of Bedrooms	Unit Size
Skilled Nursing Facility	53	1 & 2 bedrooms	338 s.f & 486 s.f.
Assisted Living Facility	33	Studio & 1 bedrooms	330 s.f & 549 s.f.
Total Counts	86 Units	112 beds	

Proposed Architecture:

The architectural theme for the Assisted Living / Skilled Nursing Facility is a Craftsman / Ranch style. The building incorporates features such as concrete tile roofs, stucco walls, stone veneer, wood posts/railings, gable end details, decorative wood beams, corbels, wood trellis's decorative louvers, etc.

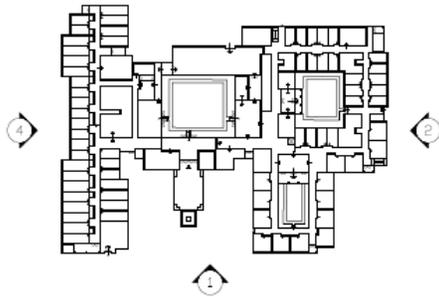
Staff has provided reduced size exhibits of the site plan, architectural plans, and landscape plan on the following pages.

Colored Overall Site Plan / Landscape Plan Exhibit



Proposed Architectural Elevations Exhibits

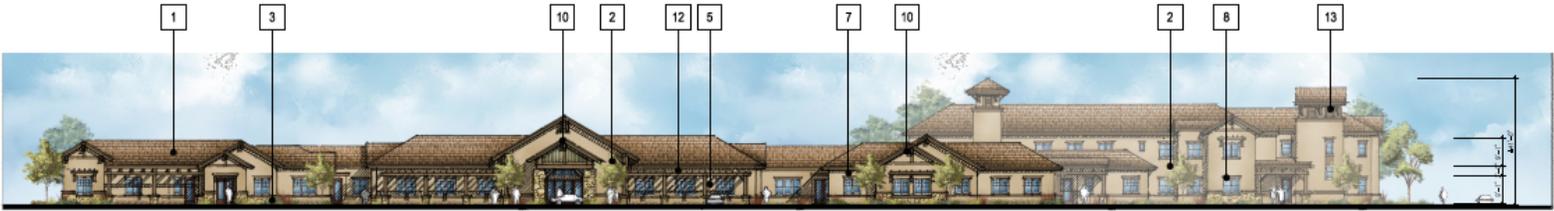
Key Map n.t.s. (a)



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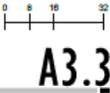
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- 2. Stucco Wall
- 3. Stone Veneer
- 4. Fiber Cement Siding
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- 15. Lighting Fixture
- 16. Metal Door
- 17. Wood Frame

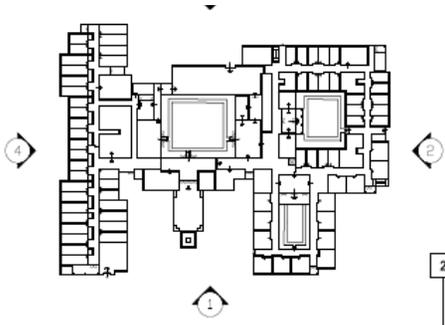


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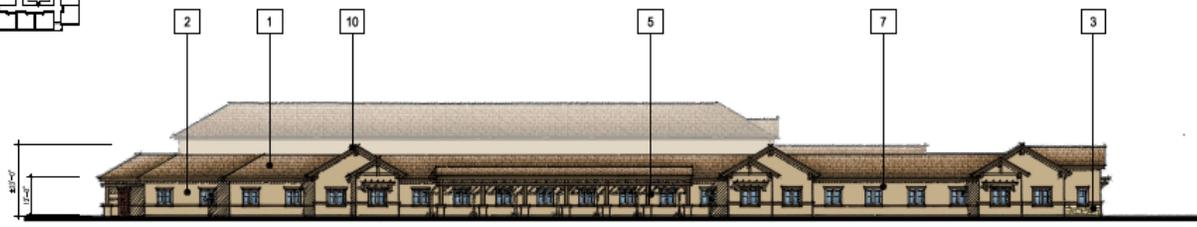
HORIZONS

**SENIOR LIVING BUILDING
CHARACTER ELEVATIONS-1**

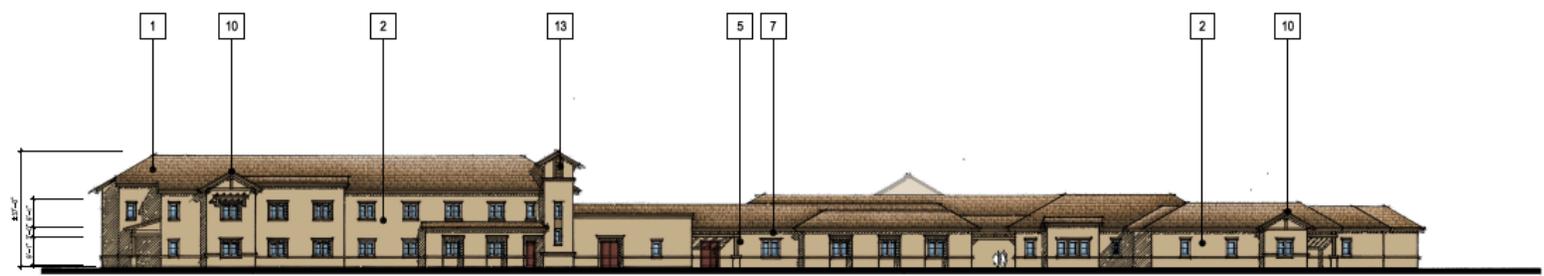




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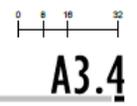
4. LEFT



3. REAR

HORIZONS

SENIOR LIVING BUILDING
CHARACTER ELEVATIONS-2



Plot Plan – Horizon Townhouse Project Site:

The proposed residential portion of the project site requires the approval of a plot plan to develop the proposed 138-unit townhouse project. This will be located on the northerly 11.69± acres of the site, and is represented as Parcel 1 of TTM No. 36672.

Site Plan Layout:

The proposed townhouse project is a permitted use subject to a plot plan approval as required by Section 17.44.010 of the Zoning Ordinance. Development of the townhouse project is also subject to the development standards of Section 17.44.020. This section establishes standards and requirements related to lot area, setbacks, building height, etc. 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	11.69 acres	Yes
Minimum Lot Width/Depth	60 feet / 100 feet	1327 x 663 feet	Yes
<u>Required Setbacks</u>			
Front Setback – Living Space / Main Structure	10 feet	20± feet (closest)	Yes
Rear Setback – Living Space / Main Structure	10 feet	16 feet (closest)	Yes
Side Setback – Living Space / Main Structure	5 feet	16 feet (closest)	Yes
Building Height	35 feet maximum	33.5 feet (2-stories)	Yes

Off-Street Parking (Section 17.188):

The townhouse project site 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 359 spaces. The proposed site plan provides 359 parking spaces.

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>R-3 Townhouse Res.</u>			
2 bedroom/ unit (2.25 sp./unit)	94.5 spaces	95 spaces	Yes
3 bedrooms/unit (2.75 sp./unit)	<u>264 spaces</u>	264 spaces	Yes
total spaces	<u>359 spaces</u>¹	359 spaces	Yes
Enclosed garage / covered carport (1 space/unit)	138 spaces required	276 enclosed garage spaces ² 83 open/visitor spaces	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'	20' x 20'	Yes
On-site Drive Aisles	28 feet	28 feet	Yes
Open Parking Area Shading	50%	71%	Yes
Open Parking Area Landscaping	10%	15%	Yes

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

¹ The total number of spaces includes open/visitor parking spaces in the ratio. There is no separate standard for open/visitor parking.

² The applicant has provide one (1) 220 volt electrical outlet in each garage for future electric vehicles.

the requirements of Chapter 17.276. Based on the conceptual landscape plans, the project is consistent with city standards.

Proposed Unit Type / Floor Plans:

The site plan reflects the development of a 138-unit townhouse project with 2-story units. There are 42, 2-bedroom units that are 1,405 square feet in size. There are 96, 3-bedroom units that range in size from 1,463 to 1,658 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 (2-story)	42	2 bedroom / 2.5 bath
Unit 2 (2-story)	40	3 bedroom / 2.5 bath
Unit 3 (2-story)	56	3 bedroom / 2.5 bath
Total Counts	138 Units	

Typical Unit Types / Stories/Unit Size

Stories	# of Units/Story	Unit Size (sq. ft.)
Unit 1 (2-story)	42	1,405 sq. ft.
Unit 2 (2-story)	40	1,463 sq. ft.
Unit 3 (2-story)	56	1,658 sq. ft.
Total Counts	138 Units	

The project does propose a 24,000 square-foot gated private recreation area that will include a future clubhouse (size and design yet to be determined) with a swimming pool, spa and play area for the residents. There is a nice internal walkway system that connects the north and south portions of the project.

Proposed Architecture:

The architectural theme for the Horizon Townhouse site can be characterized as a Craftsman Style. This architectural style matches the style of the Assisted living/Skilled Nursing Facility building. Features include but are not limited to, concrete tile roofs, stucco walls, stone veneer, wood posts/railings, gable end details, decorative wood beams, corbels, wood trellis's decorative louvers, etc.

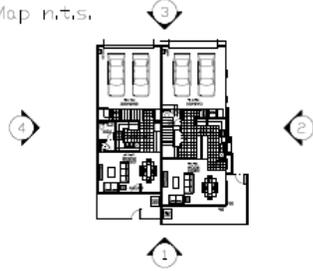
Staff has provided reduced size exhibits of the site plan, landscape plan and architectural elevations on the following pages.

Colored Overall Site Plan / Landscape Plan Exhibit



Proposed Townhouse Architectural Elevations Exhibits

Key Map n.t.s.



3. REAR



4. LEFT



1. FRONT



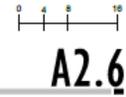
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Material Legend

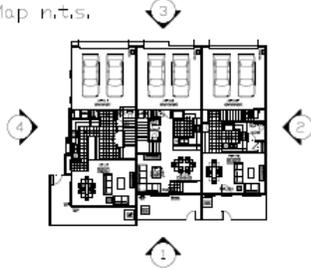
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15. Lighting Fixture
16. Metal Door
17. Wood Frame

HORIZONS

**TOWNHOMES CHARACTER ELEVATIONS
BUILDING - A**



Key Map n.t.s.



3. REAR

Material Legend :

- 1. Concrete Tile Roof
- 2. Stucco Wall
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4. LEFT

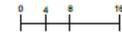


2. RIGHT



1. FRONT

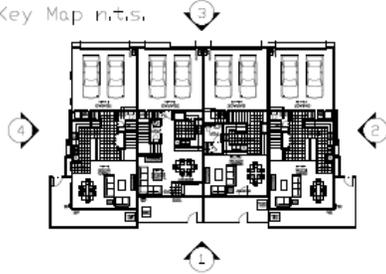
**TOWNHOMES CHARACTER ELEVATIONS
BUILDING - B**



A2.7

HORIZONS

Key Map n.t.s.



3. REAR

Material Legend :

- 1. Concrete Tile Roof
- 2. Stucco Wall
- 3. Stone Veneer
- 4. Fiber Cement Siding
- 5. Wood Post
- 6. Wood Railing
- 7. Window/Door Trim
- 8. Recessed Window
- 9. Decorative Gable End Details
- 10. Decorative Beam
- 11. Corbels
- 12. Wood Trellis
- 13. Decorative Louver
- 14. Decorative Shutter
- 15. Lighting Fixture
- 16. Metal Door
- 17. Wood Frame



4. LEFT



2. RIGHT



1. FRONT

**TOWNHOMES CHARACTER ELEVATIONS
BUILDING - C**



A2.8

HORIZONS

PROJECT ANALYSIS / FINDINGS OF FACT

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 as follows:

1. Preparation of EIR: An Environmental Impact Report was prepared for the Horizons Mixed-Use Development 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 Draft EIR 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 Draft EIR available to the public for review/comment for the required 45-day period of time commencing on August 27, 2015 and concluding on October 12, 2015.
4. Response to Comments: The City has responded to all three (3) written comments received during the public review/comment period and included both the comments and the responses to the comments as part of the Final EIR included as Exhibit 2 to this Resolution. In response to these comments, the City has made minor revisions to the Draft EIR. These revisions are identified in the Final EIR and do not constitute significant additional information and do not require recirculation of the Draft EIR.
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 Mitigation Monitoring and Reporting Program included as Exhibit 4 to this Resolution to track compliance with these changes, alterations, and mitigation measures identified in the Horizons Mixed-Use Development project EIR.
 - e) For the one unavoidable environmental impact (transportation/traffic impact 3.11.2), 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 3.11.2); however, all other impacts have been mitigated through changes, alterations and mitigation measures to a less than significant level. Pursuant to Section 15093 of the CEQA Guidelines, the Planning Commission recommends that the City Council adopt a Statement of Overriding Considerations for transportation/traffic (Impact 3.11.2) as discussed and addressed in the DEIR & FEIR (Statement of Facts and Findings).
7. Independent Judgment: The DEIR and FEIR reflects the independent judgment and analysis of the City.

General Plan Amendment (GPA) Analysis:

The Applicant has requested a general plan amendment to change the existing land use designation from Business Park to Commercial Retail (on the southerly 8.52± acres), and to High Density Residential (on the northerly 11.69± acres). The land use change will allow development of the assisted living/skilled nursing facility and the residential townhouse development. The HDR land use designation is intended for the development of single family attached or detached residences with a density range of 8 – 14 units/acre. The proposed townhouse project is located on the northerly portion of the project site and is 11.69 gross acres. Based on the proposed 138 units, the project density is 11.8 units/acre which falls within the allowable HDR density. The CR land use designation allows a variety of commercial and medical uses. The proposed assisted living/skilled nursing facility fits into the land use designation.

There are two (2) other multi-family developments in close proximity to this project that have a land use designation of VHDR. The Santa Rosa Apartments to the west and The Gables apartments immediately southeast 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. The City

Council recently approved the Villa Siena apartment project directly east of the project site. The approved land use designation was VHDR with 170 apartment units.

Staff is supporting the proposed GPA from BP to HDR and CR because these land use designations intend for the development of multi-family dwellings and medical type facilities. With the proposed zoning designation of R-3 and C-1/C-P, respectively, the project as currently designed is consistent with the General Plan designations. Below are the findings to support the general plan amendment.

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 Horizon Apartment project proposed general plan amendment from Business Park (BP) to Commercial Retail (CR) and High Density Residential (HDR):

- 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 Horizons Mixed-Use Development 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 land use designations (BP and CR & HDR, respectively) fall within the “Community Development” Foundation Component of the General Plan. Thus, the proposed land use designation change to CR (southerly 10± acres) and HDR (northerly 10± acres) 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 Horizons Mixed-Use Development 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.). Further, Appendix B encourages commercial related development that provides support services for the Wildomar community. The Senior Assisted Living Facility will provide support service for the Inland Valley hospital and medical related uses in the general area.

- 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 townhouse development and Senior Assisted Living Facility 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 the proposed project:

- LU 2.1 The proposed townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility project are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- LU 23.1 The proposed land use amendment resulting in the Senior Assisted Living Facility is properly located and designated for commercial development in accordance with the General Plan.
- LU 23.8 The proposed land use amendment resulting in the Senior Assisted Living Facility is part of a mixed use development in a commercially

designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed townhouse project will help ensure a sufficient supply of properly planned 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 townhouse 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 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 townhomes. With the approval of the 2013 – 2021 Housing Element in December 2013, multi-family development opportunities were a specific policy (Policy H-1.1) that encourages the City to pursue as it provides a more affordable housing opportunities. Given the type of project proposed and the amenities being provided, the proposed amendment meets this finding.

Change of Zone (CZ) Analysis:

The Applicant has requested a change of zone from R-R to C-1/C-P (on the southerly 8.52± acres), and from R-R to R-3 (on the northerly 11.69± acres) to accommodate the proposed project. The current R-R zone designation is not consistent with the proposed general plan land use designations of HDR and CR. Thus, a change of zone to R-3 and C/1-C-P is needed to accommodate the proposed Horizons development project.

According to the general plan zoning consistency table, the R-3 zone is highly consistent with HDR land use designation, and the C-1/C-P zone is highly consistent with the CR land use designation. The R-3 (General Residential) zone is intended to allow the development of multi-family attached or detached dwellings subject to a plot plan approval. With the project density proposed at 11.8 units/acre, the Change of Zone is consistent with the General Plan land use designation of HDR. On the other hand, the C-1/C-P zone allows for medical type uses like assisted living facilities. With development of the site under the C-1/C-P zone standards, the proposed project is consistent with the change of zone and general plan.

Staff is supporting the proposed Change of Zone because these zoning designations are intended for the development of multi-family dwellings and medical type facilities. Below are the findings to support the change of zone.

Change of Zone Finding of Fact:

In accordance with the State of California, Government Code Sections 65855 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 Business Park (BP) to Commercial Retail (CR) on the southerly 8.52± acres of the project site, and to High Density Residential (HDR) on the northerly 11.69± acres of the site. With the approval of the proposed general plan amendment, the proposed Change of Zone from R-R to C-1/C-P for the southerly 8.52± acres of the project site, and from R-R to R-3 for the northerly 11.69± acres of the site is in conformance with the proposed Commercial Retail and High Density Residential land use designations, respectively, as each is intended for the proposed development of townhouses and Senior Assisted Living Facility. The proposed townhouse project will have a density of 11.8 units/acre which falls within the HDR density range of 8 – 14 units/acre. As the R-3 (General Residential) zone is intended to allow the development of multi-family attached townhouse dwellings subject to a plot plan approval, and the project density is proposed at 11.8 units/acre, the Change of Zone for the townhouse site is consistent with the General Plan land use designation of HDR. In regard to the Senior Assisted Living Facility, this use in the C-1/C-P zone is consistent with the land use policies and development standards.

Further, the Horizons Mixed-Use Development project, upon approval of the proposed GPA, is consistent with, and implements, the following goals and policies of the General Plan:

LU 2.1 The proposed townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility project are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

- LU 23.1 The proposed land use amendment resulting in the Senior Assisted Living Facility is properly located and designated for commercial development in accordance with the General Plan.

- LU 23.8 The proposed land use amendment resulting in the Senior Assisted Living Facility is part of a mixed use development in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

- H-1.1 The proposed townhouse project will help ensure a sufficient supply of properly planned 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 townhouse 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.

Tentative Tract Map (TTM No. 36672) Analysis:

The Horizon development project requires the approval of a tentative tract map to subdivide the project site. Specifically, the tract proposes to subdivide the 20.21± acre site into three (3) parcels. Parcel 1 is 11.69 acres in size and will apply to the 138-unit townhouse site and is for condominium purposes. Parcel 2 is 5.98 acres in size and will apply to the 86-unit Senior Assisted Living Facility. Parcel 3 is 2.54 acres in size and will apply to the open space/detention basin. As noted in the Project Description section, each lot size exceeds the minimum required by the R-3 and C-1/C-P zones, thus, the tract map is consistent with the general plan land use and zoning designations. Below are the findings to support the tentative tract map.

Tentative Tract Map (TTM No. 36672) Findings of Fact:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Department 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 therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, recommend the City Council hereby find and determine as follows:

- A. The proposed tract map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed Tentative Tract Map No. 36672 is consistent with the City's General Plan in that the land use designation of Commercial Retail (CR) is intended to provide for support and services land uses to the Wildomar community such as assisted living facilities. With its close proximity to the Inland Valley Medical Center and professional medical office buildings, the Horizon's 86-bed Senior Assisted Living Facility will provide valuable community and medical services that are consistent and compatible with the Inland Valley Medical Center.

In regards to the 138-unit Horizon's townhome project, this use is consistent with the General Plan in that the proposed HDR land use designation specifically allows for attached residences, including townhouses. As these units are proposed as "ownership" units, the project will provide important affordable home ownership opportunities to Wildomar residents and likely employees of the Horizon's 86-bed Senior Assisted Living Facility. Further, the HDR land use designation has a density range of 8 – 14 units per acre. The project as proposed has a density of 11.8 units per acre which falls within the allowable density range. Thus, the proposed tract map is consistent with the General Plan. There is no specific plan governing this project or the general area. The project also promotes the following land use policies:

- LU 4.1 The proposed townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility 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 townhouse and Senior Assisted Living Facility project are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- LU 23.1 The proposed land use amendment resulting in the Senior Assisted Living Facility is properly located and designated for commercial development in accordance with the General Plan.
- LU 23.8 The proposed land use amendment resulting in the Senior Assisted Living Facility is part of a mixed use development in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.
- H-1.1 The proposed townhouse project will help ensure a sufficient supply of properly planned 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 townhouse 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 design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed subdivision has been designed to meet all City standards applicable to residential subdivisions and commercial projects which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

- C. The site is physically suitable for the type and proposed density of development.

Evidence: The project site encompasses approximately 20 acres. The tentative map proposes to subdivide the project area into three (3) lots to accommodate the townhouse site and Senior Assisted Living Facility site, including a lot for a required detention basin. The density allowed by the HDR designation 8 to 14 units per acre dwelling units per acre which the project meets as the proposed

project density is set at 11.8 units per acre. In terms of the Senior Assisted Living Facility parcel, the C-1/C-P zone does not have a minimum lot size so this parcel is physically suitable for the project. The townhouse project site with its R-3 zoning has a minimum lot size 7,200 square feet and a minimum lot depth and width of 100 and 60 feet, respectively. As this parcel is approximately 10 acres and has a lot depth and width of over 432 feet and 828 feet, respectively it far exceeds the minimum standards which results in the site being physically suitable. Given these facts, the proposed tract map is physically suitable for the type and proposed density of development.

- D. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The City has prepared an Environmental Impact Report (EIR) for the Horizon's development project, including TTM No. 36672. The EIR analyzed all the required environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The EIR was circulated for a 45-day public review period in accordance with CEQA law. A Determination of Biological Equivalent or Superior Preservation (DBESP) analysis was prepared for this project and reviewed by the U.S. Fish and Wildlife Agency and the California Department of Fish and Wildlife. Both agencies concur with the analysis and recommended conditions outlined in the DBESP. Thus, it has been determined that the design of the subdivision and proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat project with implementation of the proposed mitigation measures as outlined in the Mitigation Monitoring and Report Program (MMRP) and DBESP. Therefore, the proposed tract map meets this finding.

- E. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code and Subdivision Ordinance. The design and construction of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed tract map project meets this finding.

- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements.

Conditional Use Permit No. 14-0040 Analysis:

The proposed project requires the approval of a conditional use permit to establish and construct the proposed 86-unit Senior Assisted Living / Skilled Nursing Facility. This building will be located on the southerly 8.52± acres of the project site (Parcel 2 of TTM No. 36672). The Senior Assisted Living Facility requires approval of a CUP in accordance with Chapter 17.72.010.C.12 of the Zoning Ordinance. Staff has evaluated the proposed project to verify compliance with the all development standards of the C-1/C-P zone. Based on the project description above and the facts, the project is consistent with the general plan land use designation of CR and zoning designation of C-1/C-P. Below are the findings to support the conditional use permit.

Conditional Use Permit No. 14-0040 Findings of Fact:

In accordance with Section 17.200 of the Wildomar Municipal Code (Title 17), 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, recommends the City Council find and determine as follows:

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

Evidence: The proposed 86-bed Senior Assisted Living Facility is an allowed use the C-1/C-P (General Commercial) zone subject to the approval of a conditional use permit as required in Section 17.72.010.C of the Wildomar Municipal Code. The proposed CUP is consistent with the purpose and intent of the C-1/C-P zone in that commercial uses that provide jobs and services to the Wildomar community are encouraged. Given its close proximity to the Inland Valley Medical Center, the Senior Assisted Living Facility is highly compatible. Also, given its proximity to newly approved residential projects, future employees of the facility will have an opportunity to buy or rent in an area that will allow them to walk to work. The proposed project has also been reviewed to ensure all development standards outlined in the C-1/C-P zone are met. Upon a detailed review of the development plans, all development standards outlined in Section 17.72.030 have been met and/or exceeded. Further, the design and layout of the project, the access and circulation have been configured to accommodate future development on adjacent parcels surrounding the project site. The General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail Land Use Designation is to enable the establishment and operation of community serving commercial, service, and office type businesses. The proposed Senior Assisted

Living Facility will provide a much needed service to Wildomar residents and meets the intent of the General Plan. Considering these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses as specified in the General Plan. In addition, the proposed use also is consistent with the following General Plan policies:

- LU 4.1 The Senior Assisted Living Facility 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 Senior Assisted Living Facility 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 Senior Assisted Living Facility project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
 - LU 22.10 The proposed Senior Assisted Living Facility project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
 - LU 23.1 The proposed Senior Assisted Living Facility is properly located and designated for commercial development in accordance with the General Plan.
 - LU 23.8 The proposed Senior Assisted Living Facility is part of a mixed use development in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.
- B. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

Evidence: The project site has been designed to meet all of the development standards of the C-1/C-P zone which is intended to protect the public health, safety, and general welfare. All access points for the Senior Assisted Living Facility will occur from Elizabeth Lane and Prielipp Road and both roads have been designed to meet minimum design standards to ensure safe vehicular and pedestrian access and circulation. The proposed use and site also has been designed to meet and exceed minimum development standards of Chapter 17.72 (C-1/C-P), Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.200 (CUP's) 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 Senior Assisted Living Facility project meets this finding.

Plot Plan Analysis:

The proposed residential townhouse portion of the project site requires the approval of a plot plan to develop the proposed 138-unit townhouse project. This development will be located on the northerly 11.69± acres of the site, and is represented as Parcel 1 of TTM No. 36672. Development of the proposed 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 how the proposed project meets and exceeds the development standards is discussed in detail in the Project Description section of the staff report. Based on the facts, the project is consistent with the general plan land use designation of HDR and zoning designation of R-3. Below are the findings to support the plot plan.

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 130-unit townhouse project is an allowed use in the R-3 (General Residential) zone subject to the approval of a plot plan as required in Section 17.44 of the Wildomar Municipal Code. The proposed Plot Plan is consistent with the purpose and intent of the R-3 zone in that multi-family residential uses are encouraged and intended to be located in this zone. Given its proximity to the proposed Senior Assisted Living Facility on the southern portion of the project site, future residents of the townhouse complex could walk to work. The proposed project has also been reviewed to ensure all development standards outlined in the R-3 zone are met. Upon a detailed review of the development plans, all development standards outlined in Section 17.44.020 have been met and/or exceeded. Further, the design and layout of the project, the access and circulation have been configured to accommodate future development on adjacent parcels surrounding the project site.

The General Plan land use designation for the site is High Density Residential (HDR) which allows multi-family densities between 8 - 14 units/acre. The proposed townhouse project will have a density of 11.8 units/acre which falls within the allowable HDR density range. As the R-3 (General Residential) zone is intended to allow the development of multi-family attached townhouse dwellings subject to a plot plan approval, and the project and its density at 11.8 units/acre, is consistent with the General Plan land use. In addition, the proposed use also is consistent with the following General Plan policies:

- LU 4.1 The proposed townhouse 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 townhouse 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 townhouse 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 townhouse 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 townhouse 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 townhouse project will help ensure a sufficient supply of properly planned 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 townhouse 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 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 R-R zoning designation exists on the subject site, this designation is inconsistent with the current BP land use designation, which only allows business park and industrial uses. However, the project site, upon approval of the general plan amendment to HDR and change of zone to R-3, is intended for multi-family residential development as is the property to the east of the project site providing compatibility with the existing logical development abutting the subject site. As a result, the proposed Horizon Mixed-Use Development project meets this finding.

- C. 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 townhouse 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 Elizabeth Lane and Bunny Trail in accordance with Public Works and Fire Department standards. Both Elizabeth Lane and Bunny Trail 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 several traffic mitigation measures that will be implemented to mitigate traffic congestion. As a result, the proposed Horizon Mixed-Use Development project meets this finding.

- D. 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 Environmental Impact Report (EIR) which analyzed and addressed in detail all drainage impacts that could have resulted from this project. As a result, the proposed Horizon Mixed-Use Development project meets this finding.

- E. 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 does include a tentative tract map (TTM 36672) to subdivide the property to accommodate the projected townhouse project. The tentative tract map has been conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Horizon Mixed-Use Development project meets this finding.

PUBLIC COMMUNICATION / NOTICING

In accordance with Government Code Sections 65090, 65353 and 65355, the City of Wildomar Planning Department, on December 22, 2015 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which the Horizon's Mixed-Use Development Project (PA No. 14-0040) would be considered by the Planning Commission. Further, in accordance with Government Code Sections 65090, 65353 and 65355, the City of Wildomar Planning Department, on December 26, 2015 published a legal notice in the "Press Enterprise", a local newspaper of general circulation, in compliance with State law notifying the general public of the public hearing for which the Horizon's Mixed-Use Development Project (PA No. 14-0040) would be considered by the Planning Commission.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS

- A. PC Resolution No. 2016-01 - DEIR Resolution
 - Exhibit 1 - Horizon Project DEIR (under separate cover)
 - Exhibit 1A - Horizon Project DEIR Technical App. (under separate cover)
 - Exhibit 2 - Horizon Project FEIR
 - Exhibit 3 - Horizon EIR Findings of Fact/Overriding Considerations
 - Exhibit 4 - Horizon Mitigation Monitoring Program (MMRP)
- B. PC Resolution No. 2016-02 - GPA Resolution
 - Exhibit 1 - GPA Boundary Map/Exhibit
- C. PC Resolution No. 2016-03 – Change of Zone Resolution
 - Exhibit 1 - Draft Council Ordinance
- D. PC Resolution No. 2016-04 – Tentative Tract Map Resolution
 - Exhibit 1 - Horizon TTM Conditions of Approval Matrix
- E. PC Resolution No. 2016-05 – Conditional Use Permit / Plot Plan Resolution
 - Exhibit 1 - Horizon CUP / Plot Plan Conditions of Approval Matrix
- F. Horizons TTM No. 36672 Exhibit (under separate cover)
- G. Horizons Plot Plan Package (under separate cover)
- H. Horizons Architectural Design Package (under separate cover)
- I. Horizons Colored Elevations (under separate cover)
- J. Horizons Landscape Plans Package

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Subdivision Ordinance (Title 16 of the WMC)
- City of Wildomar Zoning Ordinance (Title 17 of the WMC)