

# **ATTACHMENT B**

**PC Resolution No. 2016-07**

**General Plan Amendment No. 14-0069**

**PC RESOLUTION NO. 2016-07**

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

**WHEREAS**, the Planning Department has received an application for a General Plan Amendment (PA No. 14-0069) to change the general plan land use designation to Commercial Retail (CR) on a portion of the project site from:

Applicant/Owner:	Strata Keith, LLC (Eric Flodine, Project Manager)
Project Location:	SWC of Clinton Keith Road and Yamas Drive
APN:	380-250-003
Total Project Area:	19.4± acres

**WHEREAS**, the Planning Commission of the City of Wildomar, California, has the authority to review the proposed Grove Park Mixed-Use Development General Plan Amendment No. 14-0069 as proposed in accordance with the California Government Code, Section 65353 and the City of Wildomar Municipal Code, Title 17, Section 17.08.100; and

**WHEREAS**, the proposed Grove Park Mixed-Use Development Project is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”); and

**WHEREAS**, the Planning Director determined that there was substantial evidence that the Grove Park Mixed-Use Development project may have one or more significant effects on the environment and that preparation of an Environmental Impact Report (“EIR”) was therefore warranted under Public Resources Code § 21080(d) and CEQA Guideline 15060(d); and,

**WHEREAS**, the Planning Department on December 22, 2014 provided a Notice of Preparation (NOP) for the Grove Park Mixed-Use Development project EIR and released the NOP for the required 30-day public review/comment period which began on December 22, 2014 and concluded on January 26, 2015 in accordance with Section 15082 of the CEQA Guidelines during which time the City received eight (8) agency/public comments; and

**WHEREAS**, the Planning Department conducted a public scoping meeting concerning the proposed project and Draft EIR on January 19, 2015 in accordance with Section 15082 of the CEQA Guidelines; and

**WHEREAS**, The Planning Department on June 12, 2015 prepared and circulated a 2<sup>nd</sup> Notice of Preparation (NOP) notifying the public of the revised NOP resulting from changes to the proposed Grove Park project. This began a 2<sup>nd</sup> 30-day public review/comment period that began on June 12, 2015 and concluded on July 13, 2015 in accordance with Section 15082 of the CEQA Guidelines during which time the City received five (5) agency/public comments; and

**WHEREAS**, the Planning Department conducted a 2<sup>nd</sup> public scoping meeting concerning the proposed project and Draft EIR on June 29, 2015 in accordance with Section 15082 of the CEQA Guidelines; and

**WHEREAS**, upon completion of the Draft EIR, the City provided a Notice of Completion (NOC) to the State Clearinghouse (OPR) on September 3, 2015 notifying the State of the availability of the Grove Park Mixed-Use development project DEIR for its 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines; and

**WHEREAS**, on September 3, 2015, the Planning Department published Notice of Availability (NOA) in the "Press Enterprise," a local newspaper of general circulation, giving notice to the general public and all interested parties requesting said notice regarding public review of the Grove Park Mixed-Use Draft EIR (SCH# 2014121064); and

**WHEREAS**, the Draft EIR for the Grove Park Mixed-Use Development project was circulated to the public, responsible agencies and other interested parties as required by CEQA Guidelines §15087 and §15105(a) for a period of not less than 45 days commencing on September 3, 2015 and concluding on October 19, 2015, and which said notice and project DEIR was posted at Wildomar City Hall Planning Department and the City of Wildomar Environmental Documents Center website; and

**WHEREAS**, at the conclusion of the 45-day public review/comment period, the Planning Department received five (5) public comments on the Grove Park Mixed-Use Development project Draft EIR; and

**WHEREAS**, the Planning Department has prepared a Final EIR for the Grove Park Mixed-Use Development project in accordance with CEQA Guidelines, which includes responses to each of the five (5) public comments received during the 45-day public review/comment period, and which the Final EIR was provided to each commenter at least 10 days prior to the January 6, 2016 Planning Commission meeting in accordance with CEQA Guidelines; and

**WHEREAS**, in accordance with Government Code Sections 65353, and Section 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Department on December 22, 2015 gave public notice by mailing 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 the General Plan Amendment No. 14-0069 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, in accordance with Government Code Sections 65353, and Section 17.08.100 of the Zoning Ordinance, 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 holding of a public hearing for General Plan Amendment No. 14-0069 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, in accordance with Government Code Section 65353 and Section 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Commission conducted the duly noticed public hearing on January 6, 2016, at which time all interested persons had an opportunity to testify in support of, or opposition to, the proposed General Plan Amendment No. 14-0069, and at which time the Planning Commission received public testimony concerning General Plan Amendment No. 14-0069.

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

**SECTION 1. CEQA:**

The approval of this General Plan Amendment (Planning Application No. 14-0069) is in compliance with requirements of the California Environmental Quality Act (“CEQA”), in that on January 6, 2016, at a duly noticed public hearing, the Planning Commission recommended to the City Council certification of an Environmental Impact Report reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed Grove Park Mixed-Use Development project. The documents comprising the City’s environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

**SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).**

The proposed General Plan Amendment (Planning Application No. 14-0069) is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

**SECTION 3. GENERAL PLAN AMENDMENT FINDINGS.**

Pursuant to Government Code Section 65350 – 65362 and Section 17.08.040(F)(2) of the Zoning Ordinance, the Planning Commission hereby

recommends that the City Council make the following findings in support Grove Park general plan amendment to Commercial Retail (CR) on the portion of of the project site proposed as Lot 1:

- 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 commercial retail 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 commercial retail portion of the 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 commercial retail portion of the 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 commercial retail portion of the project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 23.1 The proposed land use amendment resulting in the commercial retail portion of the project is properly located and designated for commercial development in accordance with the General Plan.
- LU23.6 The proposed commercial portion of the project will have proper mitigation measures to protect the neighboring residential areas from Noise, light, fumes , odors, vehicular traffic , parking and operational hazards.
- LU23.7 The proposed commercial portion of the project will be served by water and sewer along Clinton Keith Road to meet the projects demands.
- LU 23.8 The proposed land use amendment will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

- 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. Currently, the economy dictates a need for commercial retail designation rather than a Business Park / clean industry designation. At the time the General Plan land use designations were determined, there was a greater emphasis on Business Park / industry / office uses. Given the type of project proposed and the amenities being provided, the proposed amendment meets this finding.

#### **SECTION 4. PLANNING COMMISSION ACTION.**

The Planning Commission of the City of Wildomar, California, hereby adopts PC Resolution No. 2016-07 recommending the City Council approve General Plan Amendment No. 14-0069 to change the existing land use designations on the project site as illustrated herein in Exhibit 1 of this Resolution located at the southwest corner of Clinton Keith Road and Yamas Drive (APN: 380-250-003).

**PASSED, APPROVED AND ADOPTED** this 6th day of January 2016, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

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Veronica Langworthy  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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Erica L. Vega  
Assistant City Attorney

# EXHIBIT 1 OF ATTACHMENT B

## GPA Boundary Exhibit

