

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.2
PUBLIC HEARING
Meeting Date: February 10, 2016

TO: Mayor and City Council Members
FROM: Matthew C. Bassi, Planning Director
SUBJECT: Grove Park Mixed-Use Development Project

STAFF REPORT

RECOMMENDATION:

The Planning Commission recommends the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (SCH# 2014121064), INCLUDING ADOPTION OF FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE GROVE PARK MIXED USE DEVELOPMENT PROJECT (PLANNING APPLICATION NO. 14-0069) CONSISTING OF A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, A TENTATIVE PARCEL MAP (TPM NO. 36673), AND A PLOT PLAN TO DEVELOP A 55,000± SQUARE-FOOT RETAIL/OFFICE CENTER AND A 162-UNIT MULTI-FAMILY APARTMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0040) TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 18.41 NET ACRES FROM BUSINESS PARK (BP) TO COMMERCIAL RETAIL (CR) ON THE SOUTHERLY 7.73± ACRES, AND TO HIGH DENSITY RESIDENTIAL (HDR) ON THE NORTHERLY 10.68± ACRES TO ACCOMMODATE THE HORIZONS MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023); AND APPROVING A GENERAL PLAN

AMENDMENT (PLANNING APPLICATION NO. 14-0069) TO CHANGE THE EXISTING LAND USE DESIGNATION ON 10± ACRES FROM BUSINESS PARK (BP) TO COMMERCIAL RETAIL (CR) 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)

3. Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 14-0069) FROM R-R (RURAL RESIDENTIAL) TO C-P-S (SCENIC HIGHWAY COMMERCIAL) ON THE NORTHERLY 10± ACRES OF THE SITE FOR THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

4. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 36673 (PLANNING APPLICATION NO. 14-0069) TO SUBDIVIDE APPROXIMATELY 20± ACRES INTO 3 LOTS 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)

5. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A PLOT PLAN NO. 14-0069 TO DEVELOP A 55,000± SQUARE-FOOT RETAIL/OFFICE CENTER AND A 162-UNIT MULTI-FAMILY APARTMENT COMPLEX FOR THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

BACKGROUND:

January 6, 2016 PC Meeting:

The Planning Commission reviewed the proposed Grove Park Mixed-Use Development project at its January 6, 2016 meeting. There was 1 public comment/question from Mr. Joseph Morabito during the public hearing regarding the proposed park site. The Applicant (Mr. Eric Flodine) responded that the park would be a public park funded by proceeds from the CFD that the project will be required to annex into. The Planning Commission had several questions for the Applicant related to traffic, trails, and fencing for the project. After close of the public hearing and Commission discussion, the Commission voted 5 – 0 recommending City Council certification of the EIR and approval of the General Plan Amendment, Change of Zone, Tentative Tract Map, Conditional Use Permit and Plot Plan for the Horizons Mixed-Use Development project.

DESCRIPTION:

The Applicant (Strata Keith, LLC, Eric Flodine) is requesting City Council consideration to develop the Grove Park Mixed-Use development project. The project site encompasses approximately 19.4± acres and is located at the southwest corner of Yamas Drive and Clinton Keith Road (APN: 380-250-003). The proposed Grove Park Mixed-Use development project consists of the following applications for review and consideration by the City Council. A more detailed project description is provided below.

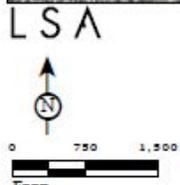
- 1) Environmental Impact Report (EIR) - The proposed project requires the preparation, review and certification of an Environmental Impact Report (“EIR”) in accordance with Public Resources Code § 21080(d) and § 21082.2(d);
- 2) General Plan Amendment (GPA) - The proposed project requires the approval of a general plan amendment to change the land use designation to Commercial Retail on a portion of the project site to accommodate the commercial/office component of the proposed project;
- 3) Change of Zone (CZ) - The proposed project requires the approval of a change of zone to change the zoning designation to C-P-S (Scenic Highway Commercial) on a portion of the project site to accommodate the commercial/office component of the proposed project;
- 4) Tentative Parcel Map (PM No. 36673) - The proposed project requires the approval of a tentative parcel map to subdivide the 19.4± acre site into 3 lots to accommodate the proposed project; and
- 5) Plot Plan (PP) - The proposed project requires the approval of a plot plan to develop 55,000± square foot retail/office center (on proposed Lot 1) and a 162 unit multi-family apartment project with related site amenities (on proposed Lot 2) of the project site.

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

Vicinity / Location Map



FIGURE 3.1



Surrounding Land Uses:

The project site is currently vacant and surrounded by vacant land to the west and east. One single family residence exists to the north and an apartment project to the south. 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) & Highest Density Residential (HHDR)	R-R (Rural Residential) & R-4 Planned Residential
North	Vacant	Business Park (BP)	I-P (Industrial Park) & R-R (Rural Residential)
South	Santa Rosa Apartments	Very High Density Residential (VHDR)	R-3 (General Residential)
East	Vacant	Business Park (BP)	I-P (Industrial Park) & R-R (Rural Residential)
West	Vacant	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)

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 Grove Park 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 December 22, 2014 notifying the public that an EIR would be prepared for the project. This began a 30-day public review/comment period that began on December 22, 2014 and concluded on January 26, 2015. The City received 8 public comment letters 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 January 19, 2015. The purpose of the scoping meeting was to receive input from the public on what environmental issues should be addressed in the Grove Park DEIR.

The Planning Department on June 12, 2015 prepared and circulated a 2nd Notice of Preparation (NOP) notifying the public of the revised NOP resulting from changes to the proposed Grove Park project. This began a second 30-day public review/comment period that began on June 12, 2015 and concluded on July 13, 2015. During the second NOP period, the City received 5 public comment letters which also have been included within the DEIR. As part of the second NOP process, the Planning Department conducted a second public scoping meeting which was held on June 29, 2015. The purpose of the second scoping meeting was to receive input from the public on the revised project description and what environmental issues should be addressed in the Grove Park DEIR.

In the months following the two NOP review periods and scoping meetings, the City prepared and completed the Grove Park DEIR. A Notice of Completion (NOC) was provided to the State Clearinghouse (OPR) on September 3, 2015 notifying the State of the availability of the Grove Park DEIR. In accordance with CEQA Guidelines §15087 and §15105(a), the DEIR was also circulated on September 3, 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 September 3, 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 Grove Park 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 began on September 3, 2015 and concluded on October 19, 2015. A copy of the DEIR and Technical Appendices are provided for Commission consideration in PC Resolution No. 2016-06 (Exhibits 1 & 1A). The City received 5 comment letters during the 45-day public review/comment period. Staff has prepared detailed responses to each of these comments and is provided in the Final EIR (FEIR) (PC Resolution No. 2016-06, Exhibit 2). In accordance with state CEQA law, the FEIR was provided to each commenter at least ten days prior to the January 6, 2016 Planning Commission meeting.

As part of the FEIR process, 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 significant impact to transportation/traffic (Impact 4.16.6.5) that cannot 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 PC Resolution No. 2016-06, Exhibit 3).

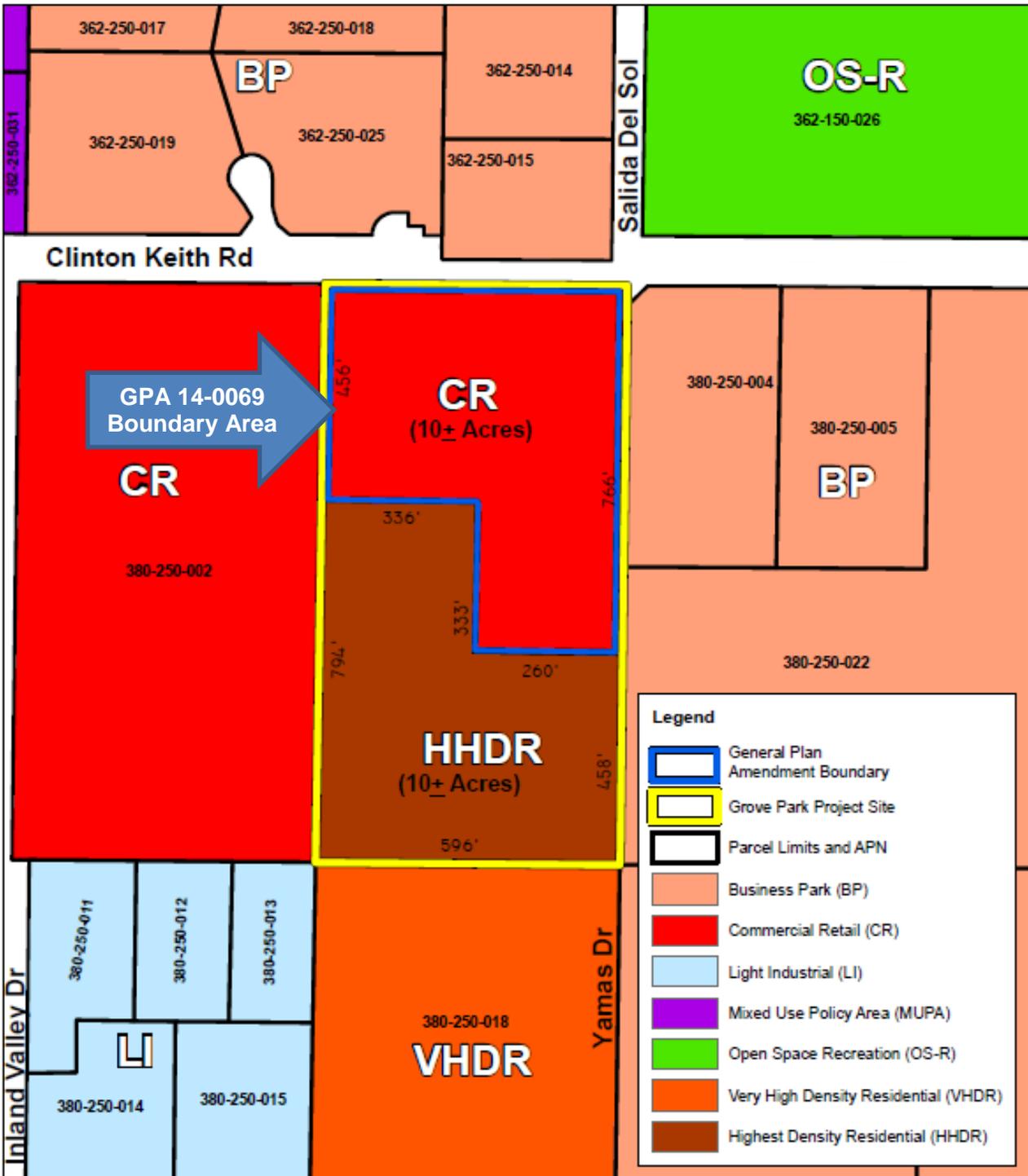
In accordance with CEQA Guideline 15097, the Planning Department has also prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Grove Park Mixed-Use project DEIR. The MMRP outlines the proposed mitigation measures for the project and the timing and department responsibility for implementing the mitigation measures. The MMRP is provided for Commission consideration in PC Resolution No. 2016-06, 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 Grove Park Mixed-Use project EIR. Based on the analysis and findings below, staff is recommending the Planning Commission recommend the City Council certify the Grove Park project EIR.

General Plan Amendment (GPA):

The existing General Plan land use designations on the project site are Business Park (BP) and Highest Density Residential (HHDR). The Grove Park development project requires the approval of a general plan amendment on the area proposed for commercial/office development as a part of the project. The Applicant is requesting to change the General Plan land use designation for this area to Commercial Retail (CR). The residential component of the project is consistent with the existing HHDR designation.

The following two exhibits reflect the existing and proposed land use amendment. Though the boundary line between the land use designations on site will be moved, the amount of land designated HHDR on the project site will not be substantially changed.

Proposed GPA Land Use Amendment Exhibit



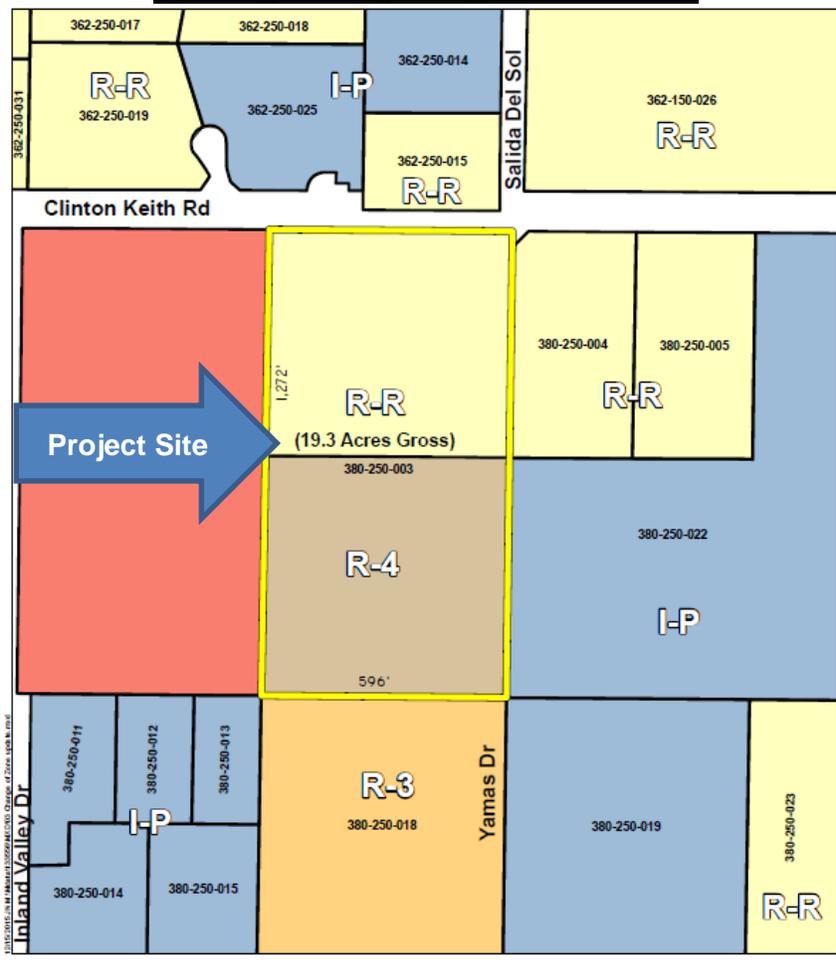
State law restricts the number of general plan amendments that may be adopted in a calendar year to no more than four amendments. However, multiple amendments within the same resolution only count as one amendment. Due to the number of general plan amendment requests that are being processed by the planning

department, staff determined that the general plan amendments requested by the applicant for this project and for its Horizons project should be combined into one resolution. Because the general plan amendment for this project is combined with the proposed general plan amendment for the Horizons project, the City Council must wait until after the close of the public hearing for both projects before it can vote to approve the resolution with the general plan amendments.

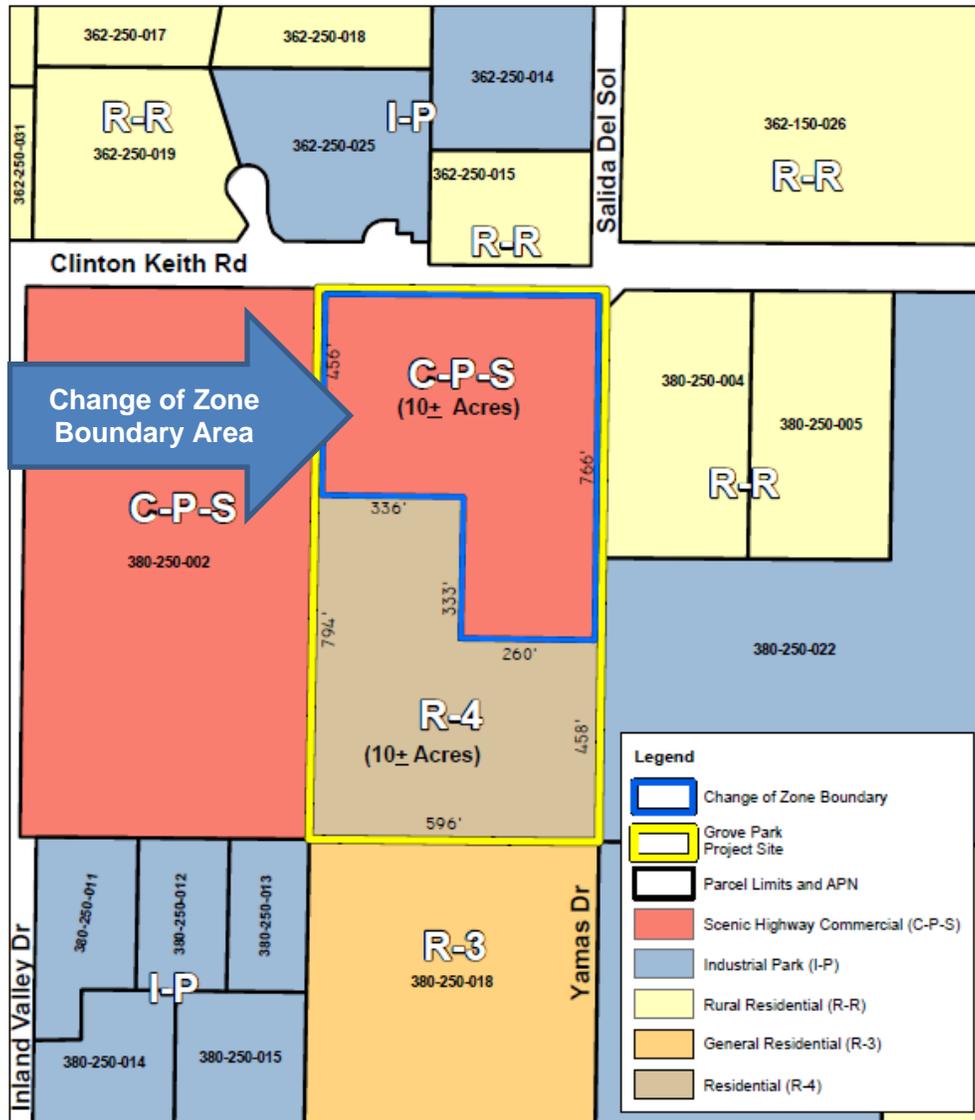
Change of Zone (CZ):

The existing zoning on the project site is Rural Residential (R-R) and Planned Residential (R-4). The Grove Park development project requires the approval of a change of zone on the area proposed for commercial/office development as a part of the project. The Applicant is requesting to change the zoning designation for this area to Scenic Highway Commercial (C-P-S). The residential portion of the project is consistent with the existing R-4 zoning. The following two exhibits reflect the existing and proposed land use amendment. Though the boundary line between the zoning districts on site will be moved, the amount of land zoned R-4 on the project site will not be substantially changed.

Existing Zoning Designation Exhibit



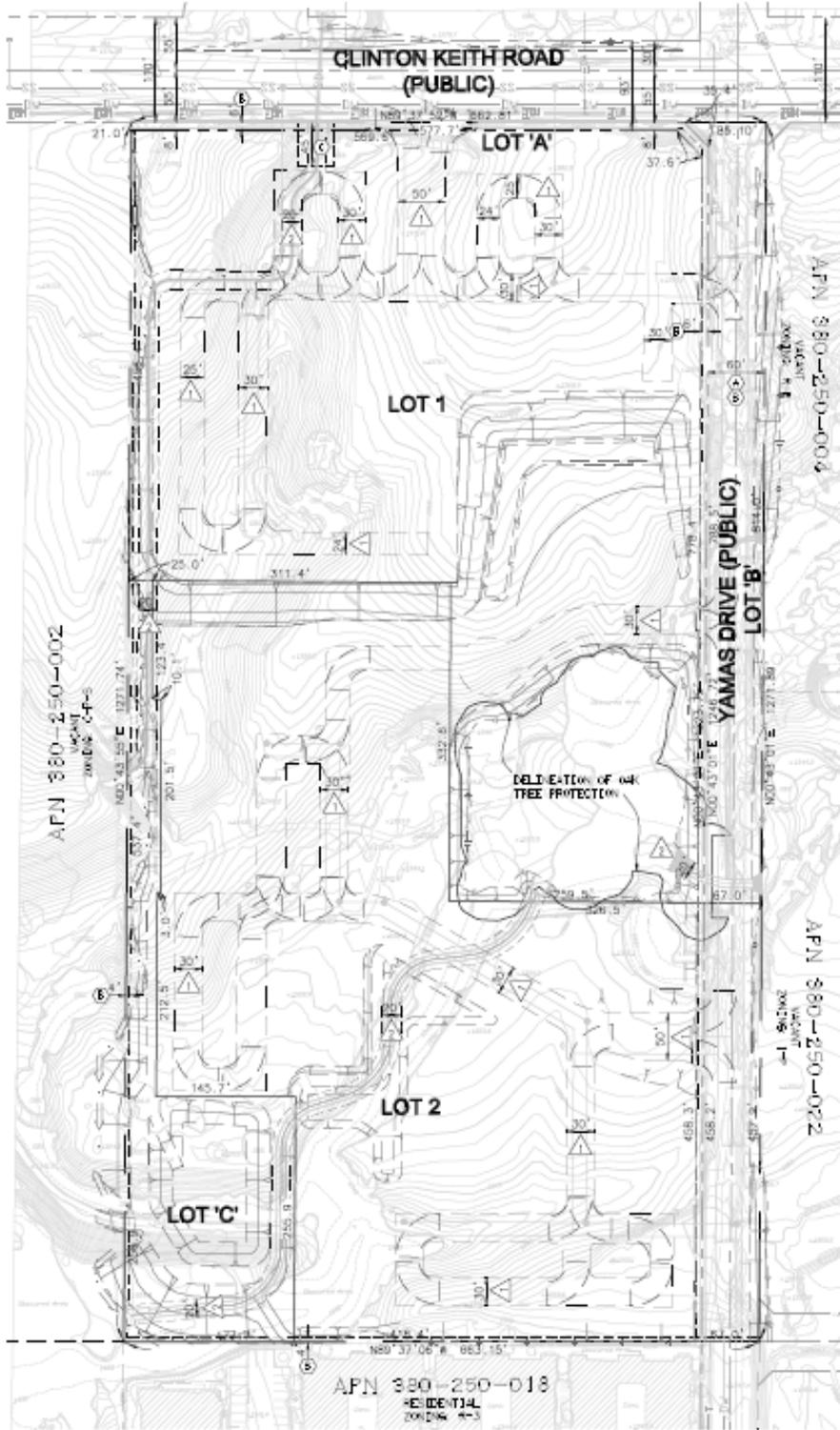
Proposed Change of Zone Exhibit



Tentative Parcel Map No. 36673:

The Grove Park Mixed-use development project requires the approval of a tentative parcel map to subdivide the project site. Specifically, the parcel map proposes to subdivide the 19.4± acre site into 3 lots. Lot 1 is 9.8± acres in size and will apply to the commercial/office site. Lot 2 is 8.1 acres in size and will apply to the 162-unit multi-family apartment site. Lot 3 is 1.4 acres and has been dedicated for the required detention basin. The following exhibit reflects the proposed subdivision map.

Proposed Parcel Map No. 36673 Exhibit



Plot Plan No. 14-0069:

Commercial Retail / Office Site Plan Layout:

The proposed commercial/office portion of the project site requires approval of a plot plan to develop the 55,000± square-foot center. This site is Lot 1 of Parcel Map No. 36673. There is an existing Live Oak tree area that will be preserved in place. The retail/office center is comprised of 4 buildings as follows:

- Building A (Retail Building) – 6,000 square feet / single-story....intended as a multi-tenant retail building or possible restaurant.
- Building B (Office Building) – 35,000 square feet / 2-story....intended as a multi-tenant professional office building and similar office uses.
- Building C (Retail Building) – 8,000 square feet / single-story....intended as a multi-tenant retail building.
- Building D (Retail Building) – 6,000 square feet / single-story....intended as a multi-tenant retail building or possible restaurant.

The proposed commercial/office development is a permitted use subject to a plot plan approval as required by Chapter 17.76 of the Zoning Ordinance. There are no retail or office users identified at this time, thus, any future use seeking a business registration will be evaluated to determine if the use is permitted by right or if a conditional use permit is required. Physical development of the 4 buildings is also subject to the development standards of Chapter 17.76.030 of the C-P-S zone. 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 (17.76.030)

Development Standards	Minimum Dev. Standard	Proposed Project	Meets/Exceeds Requirements
Building Height	50 feet max.	48 feet (at highest point)	Yes
<u>Required Setbacks</u>			
Front Setback	<ul style="list-style-type: none">• 0 feet (up to 35' bld. ht.)• 2' for each foot above 35'	<ul style="list-style-type: none">• 34' minimum• 210' (office bld.)	Yes Yes
Rear Setback	<ul style="list-style-type: none">• 0 feet (up to 35' bld. ht.)• 2' for each foot above 35'	<ul style="list-style-type: none">• 12' minimum• 95' (office bld.)	Yes
Side Setback	<ul style="list-style-type: none">• 0 feet (up to 35' bld. ht.)• 2' for each foot above 35'	<ul style="list-style-type: none">• 20' minimum• 180' (office bld.)	Yes

Off-Street Parking (Section 17.188):

The proposed commercial/office development is subject to the parking requirements outlined in Chapter 17.188.030 of the Zoning Ordinance. Based on the square-footage of the retail/office center, the project is required to provide of 285 spaces (175 spaces for the office building & 110 spaces for the retail buildings). The proposed site plan provides 286 total parking spaces. The table below summarizes the parking standards.

Parking Standards Table (17.188)

Parking Standards	Minimum Parking Requirement Standard	Proposed Project	Meets/Exceeds Requirements
Office Building (35,000 s.f.)	1 sp. / 200 s.f 175 spaces	176 spaces	Yes
Commercial Retail Buildings (20,000 s.f)	5.5 spaces / 1,000 s.f. 110 spaces	110 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	24 feet	24 feet minimum	Yes
Open Parking Area Shading	50%	63%	Yes
Open Parking Area Landscaping	10%	15%	Yes

Traffic / Vehicular Access:

A detailed traffic study was prepared for the project as part of the DEIR process. The proposed Grove Park mixed-use project will generate traffic that will have impacts in the immediate area surrounding the project site. Based on the traffic analysis, Salida del Sol, Yamas Drive and Clinton Keith Road have been conditioned per mitigation measure 4.16.6.1A to install a traffic signal with protected left-turn phasing on the eastbound and westbound approaches of Clinton Keith Road and construct the intersection with the following geometrics:

- Northbound Approach: One left-turn lane, one shared through/right-turn lane.
- Southbound Approach: One left-turn lane, one shared through/right-turn lane.
- Eastbound Approach: One left-turn lane, one shared through/right-turn lane.
- Westbound Approach: One left-turn lane, one shared through/right-turn lane.

Primary vehicular access to and from the commercial retail/office site be provided via an enhanced entry way located on Clinton Keith Road with a restricted right-in/right-out configuration. Secondary access to the site will be provided via Yamas Drive.

The project has been conditioned to improve Clinton Keith Road and Yamas Drive. Clinton Keith Road is an urban arterial with a 152-foot right-of-way, and the project has been conditioned to dedicate and improve the southerly 76 feet. Yamas Drive is a collector street with a 74-foot right-of-way, and the project has been conditioned to dedicate and improve the westerly 37 feet. Both streets will be constructed to city improvement standards.

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 Architecture:

The architectural theme for the commercial retail/office portion of the project can be characterized as a "modern Craftsman" that will match what is proposed for the apartment project on the southerly portion of the site. The design incorporates elements such as concrete tile roofs, standing seam metal roof, stucco walls, wood posts & railings, decorative gable end and beam details, corbels & wood trellis's, decorative louvers and shutters. The proposed office building is designed in a similar fashion with similar materials.

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

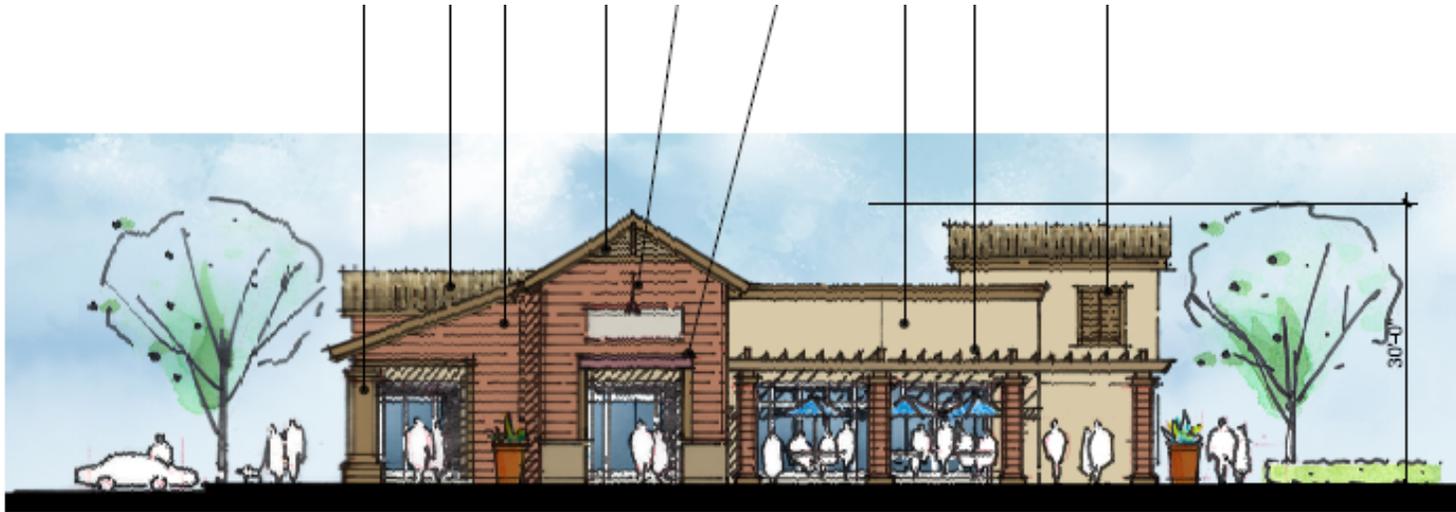
Colored Overall Site Plan / Landscape Plan Exhibit

APN 380-250-002



1/8" = 10' DATE: 12/15/18 11.8'

Proposed Architectural Elevations Exhibits



I. FRONT (Main Entry Side)

CHARACTER ELEVATION (RETAIL BLDG.-A)



2. Right



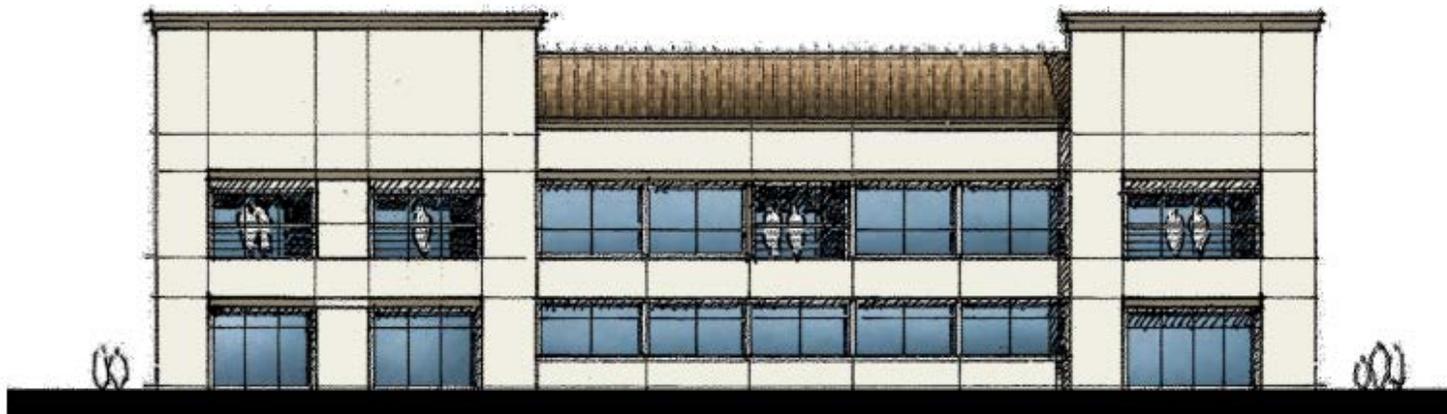
1. FRONT (Main Entry Side)

CHARACTER ELEVATION (OFFICE BLDG.-B)

GROVE PARK



4. Left



3. Rear

CHARACTER ELEVATION (OFFICE BLDG.-B)



I. FRONT (Main Entry Side)

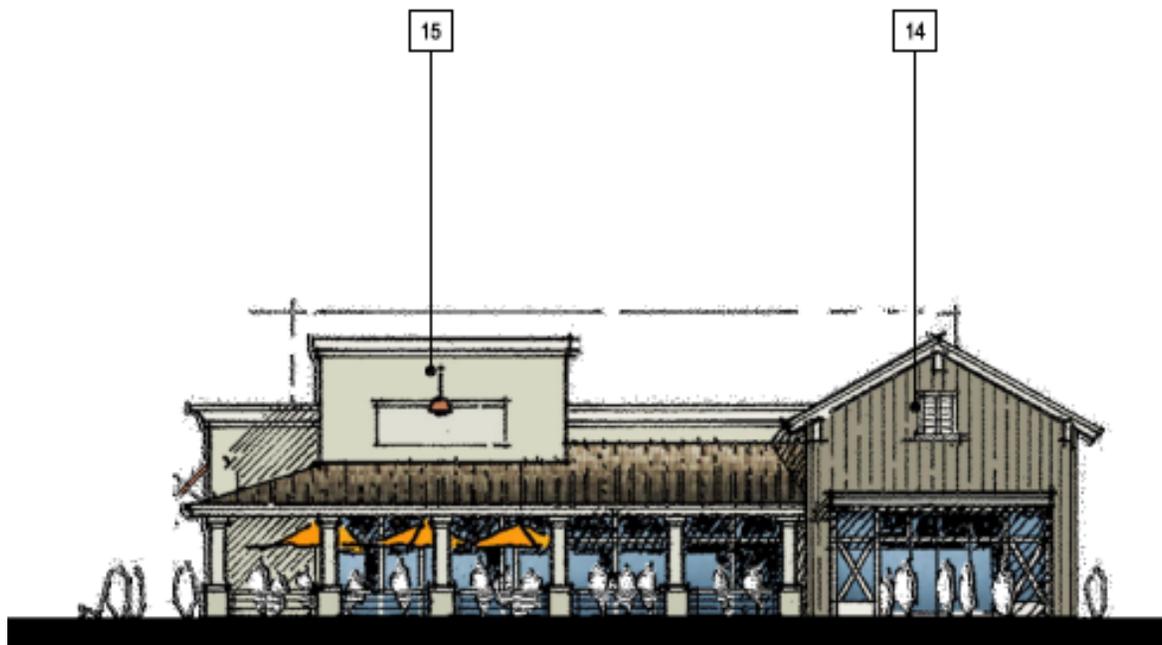
GROVE PARK

CHARACTER ELEVATION (RETAIL BLDG.-C)



I. FRONT (Main Entry Side)

CHARACTER ELEVATION (RETAIL BLDG.-D)



2. Right

CHARACTER ELEVATION (RETAIL BLDG.-D)

Multi-Family Apartments Site Plan Layout:

The proposed residential portion of the project site requires the approval of a plot plan to develop the proposed 162-unit apartment project. This development will be located on Lot 2 of TPM No. 36673. The residential portion includes 8, 3-story buildings comprised of 1, 2, and 3 bedrooms units. The site also includes a recreation building, pool and tot-lot adjacent to the 1.8 acre park/trail head site.

The proposed apartment project is a permitted use subject to a plot plan approval as required by Chapter 17.60.070 of the Zoning Ordinance. While the multi-family site has an R-4 zoning designation, development of the apartments is subject to the development standards of the R-3 zone (Chapter 17.44). 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	8.10 acres	Yes
Minimum Lot Width/Depth	60 feet / 100 feet	498 / 663 feet	Yes
<u>Required Setbacks</u>			
Front Setback – Living Space / Main Structure	10 feet	22.5 feet (closest)	Yes
Rear Setback – Living Space / Main Structure	10 feet	29.7 feet (closest)	Yes
Side Setback – Living Space / Main Structure	5 feet	20.2 feet (closest)	Yes
Building Height	50 feet maximum	52 (2-stories)	Yes (with exception) ¹
Lot Coverage	50% of net lot area	35%	Yes

Off-Street Parking (Section 17.188):

The apartment project site is subject to the multi-family parking requirements outlined in Chapter 17.188.030 of the Zoning Ordinance. Based on the number of units and bedrooms, the project is required to provide of 329 spaces. The proposed site plan provides 329 parking spaces. The table on the following page summarizes other parking standards applicable to the proposed project which has been met or exceeded.

¹ Chapter 17.172.150.B allows height exception above maximum provided the additional height is needed for maintenance and operation of a building. The extra 2 feet is needed to accommodate HVAC systems in the attic space.

Parking Standards Table (17.188)

Development Standards	Minimum Parking Requirement Standard	Proposed Project	Meets/Exceeds Requirements
<u>Apartment Units</u>			
1 bedroom/unit (1.25 sp./unit)	60 spaces	60 spaces	Yes
2 bedroom/unit (2.25 sp./unit)	203 spaces	203 spaces	Yes
3 bedrooms/unit (2.75 sp./unit)	<u>66 spaces</u>	<u>66 spaces</u>	Yes
total spaces	329 spaces²	329 spaces	Yes
Parking Stall Size (open/covered)	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

Traffic / Vehicular Access:

A detailed traffic study was prepared for the project as part of the DEIR process. The proposed Grove Park mixed-use project will generate traffic that will have impacts in the immediate area surrounding the project site. Based on the traffic analysis, Salida del Sol, Yamas Drive and Clinton Keith Road have been conditioned per mitigation measure 4.16.6.1A to install a traffic signal with protected left-turn phasing on the eastbound and westbound approaches of Clinton Keith Road and construct the intersection with the following geometrics:

- Northbound Approach: One left-turn lane, one shared through/right-turn lane.
- Southbound Approach: One left-turn lane, one shared through/right-turn lane.
- Eastbound Approach: One left-turn lane, one shared through/right-turn lane.
- Westbound Approach: One left-turn lane, one shared through/right-turn lane.

Primary vehicular access to and from the commercial retail/office site be provided via an enhanced entry way located on Clinton Keith Road with a restricted right-in/right-out configuration. Secondary access to the site will be provided via Yamas Drive.

² The total number of spaces includes open/visitor parking spaces in the ratio. There is no separate standard for open/visitor parking. The applicant is providing covered parking areas with tile roofs.

The project has been conditioned to improve Clinton Keith Road and Yamas Drive. Clinton Keith Road is an urban arterial with a 152-foot right-of-way, and the project has been conditioned to dedicate and improve the southerly 76 feet. Yamas Drive is a collector street with a 74-foot right-of-way, and the project has been conditioned to dedicate and improve the westerly 37 feet. Both streets will be constructed to city improvement standards.

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 proposed unit types and floor plans reflect the development of the 162-unit apartment project. There are 8, 3-story buildings comprised of 48, 1-bedroom units (735 sq. ft.), 90, 2-bedroom units 1,064 sq. ft.), and 24, 3-bedroom units 1,281 sq. ft.). For ease of reference, the unit and floor plan information is provided in the following 2 tables.

Typical Unit Types / Floor Plan

Unit Type	Unit Quantity	# of Bedrooms / Bathrooms
Unit 1 (3-story)	48	1 bedroom / 1 bath
Unit 2 (3-story)	90	2 bedroom / 2.5 bath
Unit 3 (3-story)	24	3 bedroom / 2.5 bath
Total Counts	162 Units	

Typical Unit Types / Unit Size

Stories	# of Units	Unit Size (sq. ft.)
Unit 1 (3-story)	48	735 sq. ft.
Unit 2 (3-story)	90	1,064 sq. ft.
Unit 3 (3-story)	24	1,281 sq. ft.
Total Counts	162 Units	

Proposed Architecture:

The architectural theme for the apartment portion of the project can be characterized as a “modern Craftsman” that will match what is proposed for the commercial/retail project on the northerly portion of the site. The design incorporates elements such as concrete tile roofs, standing seam metal roof, stucco walls, wood posts & railings, decorative gable end and beam details, corbels & wood trellis’s, decorative louvers and shutters. The proposed office building is designed in a similar fashion with similar materials.

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

APN 380-250-002



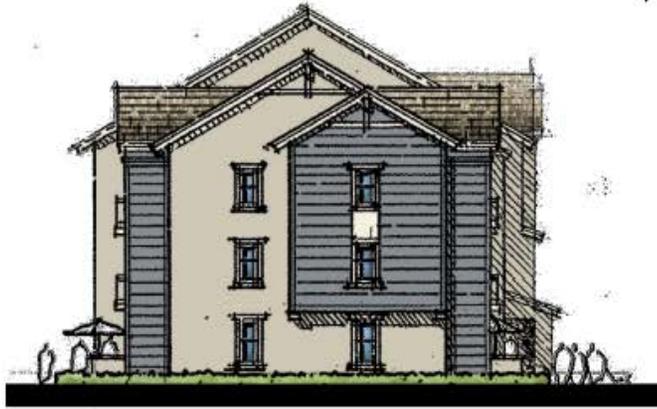
1/8" = 10' DATE: 12/15/19 11.8' W

Proposed Architectural Elevations Exhibits

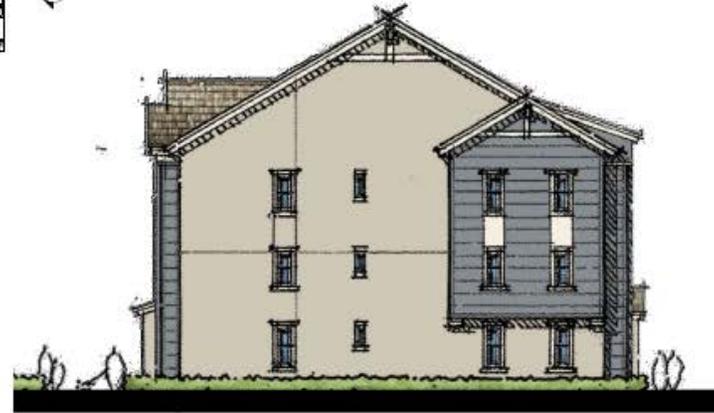
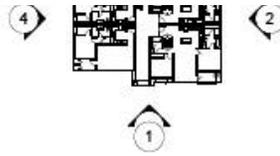


I. FRONT

CHARACTER ELEVATION (BLDG.-A)



4. LEFT



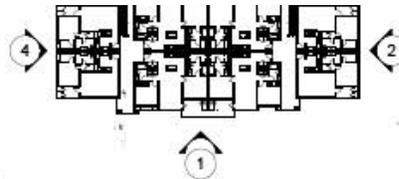
2. RIGHT



3. REAR

PARK

CHARACTER ELEVATION (BLDG.-A)



4. LEFT



2. RIGHT



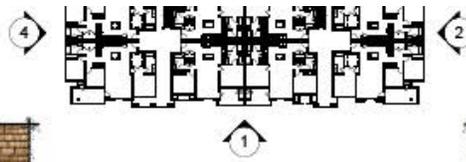
3. REAR

CHARACTER ELEVATION (BLDG.-C)

WE DADV



4. LEFT



2. RIGHT

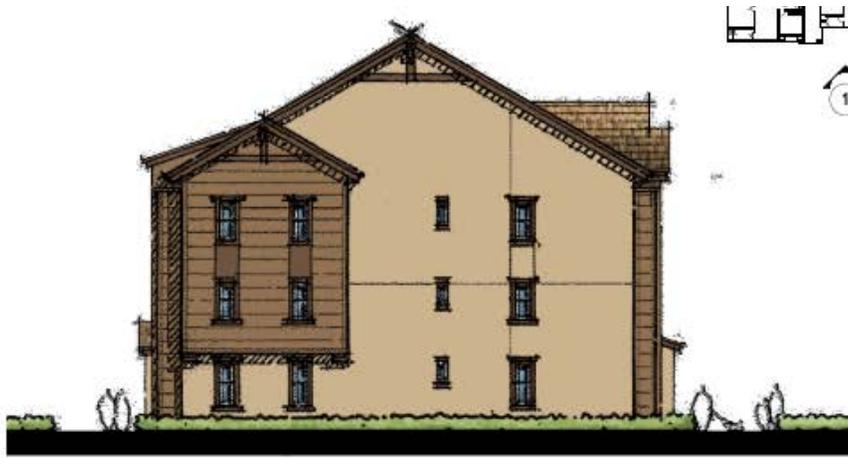
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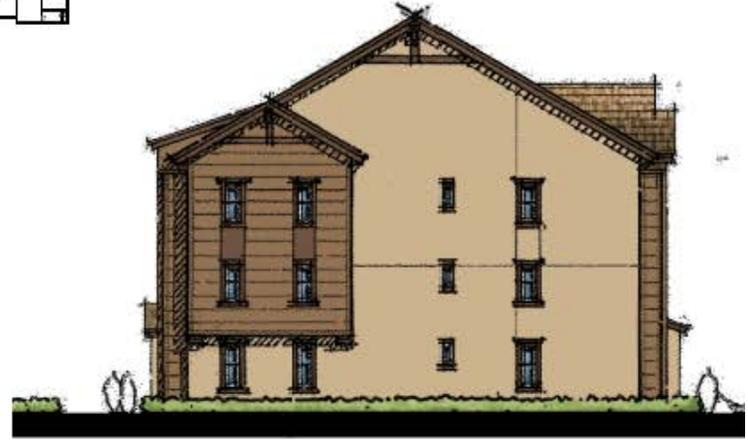
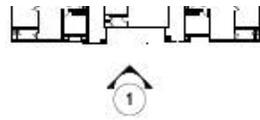
3. REAR

IVE DARY

CHARACTER ELEVATION (BLDG.-D)



4. LEFT



2. RIGHT



3. REAR

CHARACTER ELEVATION (BLDG.-E)

IVE PARK

PROJECT ANALYSIS / FINDINGS OF FACT

EIR Findings of Fact:

The Planning Commission recommend 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 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 Grove Park 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 September 3, 2015 and concluding on October 19, 2015.
4. Response to Comments: The City has responded to all 5 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 Resolution No. 2016-06. 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 (MMRP) included as Exhibit 4 of Resolution No. 2016-06 to track compliance with these changes, alterations, and mitigation measures identified in the Grove Park Mixed-Use Development project EIR.
 - e) For the one unavoidable environmental impact (transportation/traffic impact 4.16.6.5), 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 4.16.6.5); however, all other impacts have been mitigated through changes, alterations and mitigation measures to a less than significant level. Pursuant to Section 15093 of CEQA, the Planning Commission recommends that the City Council adopt a Statement of Overriding Considerations for transportation/traffic (Impact 4.16.6.5) 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 Grove Park development project requires the approval of a general plan amendment for the commercial/office part of the project. The Applicant is requesting to change the General Plan land use designation for this area to Commercial Retail (CR). The residential component of the project is consistent with the existing HHDR land use designation. Though the boundary line between the land use designations on site will be moved, the amount of land designated HHDR on the project site will not be substantially changed.

The CR land use designation is intended for the development of a variety of commercial, retail and office uses. The proposed commercial retail/office project fits perfectly into this land use designation. Staff is supporting the proposed GPA to Commercial Retail (CR) because this land use designation is intended for the development of retail and office uses. 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 Chapter 17.08.040(F)(2) of the Zoning Ordinance, the City Council hereby makes the following findings in support of the Grove Park Mixed-Use Development project General Plan Amendment from Business Park (BP) to Commercial Retail (CR) on the northerly 10± acre of the project site (Lot 1 of PM 36673):

- 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 Grove Park 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 from BP to CR (on the 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 Grove Park 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.) in a manner that encourages a wide range of housing choices within the City (App. B, Sec. I.D.). Further, Appendix B encourages commercial retail related development that provides support services for the Wildomar community.

- 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.

Change of Zone (CZ) Analysis:

The existing zoning on the project site is Rural Residential (R-R) and Planned Residential (R-4). The Grove Park development project requires the approval of a change of zone on the area proposed for commercial/office development as a part of the project. The Applicant is requesting to change the zoning designation for this area to Scenic Highway Commercial (C-P-S). The residential portion of the project is consistent with the existing R-4 zoning and R-3 development standards (refer to Chapter 17.60.070 of the WMC). Though the boundary line between the zoning districts on site will be moved, the amount of land zoned R-4 on the project site will not be substantially changed.

According to the general plan zoning consistency table, the C-P-S zone is highly consistent with the CR land use designation. The C-P-S zone allows for commercial retail and office uses such as proposed with this project. With development of the site under the C-P-S zone standards, the proposed project is consistent with the change of zone and general plan. 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, the City Council, in light of the whole record before it, including but not limited to the City Council 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 general plan land use designation from Business Park (BP) to Commercial Retail (CR) on the northerly 10± acres of the project site that is proposed for commercial/office use. The Change of Zone from R-R to C-P-S for the Grove Park Mixed-Use Development project, upon approval of the proposed GPA to CR, is consistent with, and implements, the following goals and polices of the General Plan:

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.

Tentative Parcel Map (TPM No. 36673) Analysis:

The Grove Park Mixed-Use development project requires the approval of a tentative parcel map to subdivide the project site. Specifically, the parcel map proposes to subdivide the 19.4± acre site into 3 lots. Lot 1 is 9.8± acres in size and will apply to the commercial/office site, and Lot 2 is 8.5± acres in size and will apply to the 162-unit multi-family apartment site. Lot 3 is 1.1 acres and has been dedicated for the required detention basin.

The C-P-S zone does not have a minimum lot size or lot width and depth requirement. Lot 1 will accommodate the commercial retail/office development and is 9.8± acres in size, thus, this parcel meets and exceeds the minimum development standards. The R-4 zone requires a minimum lot size of 7,200 square feet and a minimum lot width & depth of 60 feet & 100 feet, respectively. Parcel 2 is 8.5± acres in size and has a lot width & depth of 498 feet and 522 feet, respectively. Given this, Lot 2 meets and exceeds the minimum development standards. Lot 3 is 1.1± acres in size and being used as a detention basin. This parcel has a lot width and depth of 141 feet and 704 feet, respectively. Based on this, the Lot 3 meets and exceeds the minimum development standards.

In summary, the proposed parcel map is consistent with the General Plan and Zoning Ordinance. Outlined below are the findings for Council consideration to support the tentative parcel map.

Tentative Parcel Map (TPM No. 36673) 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 Parcel 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 Parcel 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 commercial and office related land uses to the Wildomar community. With its close proximity other retail and residential projects, the Grove Park Mixed-Use Development project will provide valuable commercial retail and office services and jobs for Wildomar residents consistent with the General Plan. Further, the 162-unit apartment project, is consistent with the General Plan in that the existing HHDR land use designation specifically allows for multi-family dwellings including apartments and condominiums. As these units are proposed as "rental" units, the project will provide important housing opportunities to Wildomar residents. Further, the HHDR land use designation has a density range of 20+ units per acre. The apartment as proposed has a density of 20 units per acre which falls within the allowable density range. Thus, the proposed Parcel 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 retail and apartment 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 retail and apartment project will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed retail and apartment project will accommodate the development of commercial, office and multi-family residential units in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed retail and apartment 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 retail and apartment 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 commercial retail/office project 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 commercial retail/office project 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 apartment 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 apartment 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 19.4± acres. The tentative parcel map proposes to subdivide the project area into three (3) lots to accommodate the commercial retail/office and apartment site, including a lot for a required detention basin. Given the density allowed by the HHDR designation of 20+ units per acre, the apartment project meets this density as it is set at 20 units per acre. Further, in terms of the 55,000± commercial retail/office parcel, the C-P-S zone does not have a minimum lot size so this parcel is physically suitable for the project as it 9.8 acres in size. The apartment project site with its R-4 zoning has a minimum lot size 4 acres; however multi-family uses in the R-4 zone are subject to the R-3 development standards (refer to Chapter 17.60.070 of the WMC). As this parcel is approximately 8.1 acres it exceeds the minimum 7,200 square-foot lot size which results in the site being physically suitable. Given these facts, the proposed Parcel 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 Grove Park Mixed-Use development project, including TPM No. 36673. 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 and did not have any negative comments. 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 Parcel 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 Parcel 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.

Plot Plan Analysis:

The proposed project requires the approval of a plot plan to develop 55,000+ square foot retail/office center and a 162 unit multi-family apartment project with related site amenities and a detention basin. Based on the project description and proposed site plan for commercial retail/office and multi-family apartments, the Plot Plan is consistent with the General Plan and Zoning. Below are the findings to support the plot plan. Outlined below are the findings for Commission consideration 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 162-unit apartment and 55,000 square-foot commercial retail/office project are allowed use the R-4 and C-P-S zones subject to the approval of a plot plan. The proposed Plot Plan is consistent with the purpose and intent of the R-4 and C-P-S zones in that multi-family residential uses and commercial retail/offices are encouraged and intended to be located in these zone, respectively. With its close proximity other retail and residential projects, the Grove Park Mixed-Use Development project will provide valuable commercial retail and office services that are consistent and compatible with the General Plan. Further, the 162-unit apartment project, is consistent with the General Plan in that the existing HHDR land use designation specifically allows for multi-family dwellings including apartments and condominiums. As these units are proposed as "rental" units, the project will provide important housing opportunities to Wildomar residents. The proposed commercial retail project has also been reviewed to ensure all development standards outlined in the R-4/R-3 zone are met. Upon a detailed review of the development plans, all development standards outlined in the R-4/R-3 zone 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.

In addition, the proposed use also is consistent with the following General Plan policies:

- LU 4.1 The proposed retail and apartment 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 retail and apartment project will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.
 - LU 22.1 The proposed retail and apartment project will accommodate the development of commercial, office and multi-family residential units in an area that is appropriately designated by the General Plan.
 - LU 22.4 The proposed retail and apartment 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 retail and apartment 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 commercial retail/office project 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 commercial retail/office project 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 apartment 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 apartment 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. The project site, upon approval of the general plan amendment to CR and the change of zone to C-P-S, and the existing land use designation of HHDR and zoning designation of R-4 is intended for commercial retail/office uses and multi-family residential uses, respectively. As a

result, the proposed Grove Park 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 commercial retail/office and apartment 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 Clinton Keith Road and Yamas Drive in accordance with Public Works and Fire Department standards. Both Clinton Keith Road and Yamas Drive 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 Grove Park 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 Grove Park 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 parcel map (TPM 36673) to subdivide the property to accommodate the proposed commercial retail/office and apartment project. The tentative parcel map has been conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Grove Park Mixed-Use Development project meets this finding.

PUBLIC COMMUNICATION / NOTICING

In accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code section 17.08.100, 17.216.050, and 07.280.040, the City of Wildomar Planning Department, on January 27, 2016 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 Grove Park Mixed-Use Development project (PA No. 14-0069) would be considered by the City Council. Further, in accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code section 17.08.100, 17.216.050, and 07.280.040, the City of Wildomar Planning Department, on January 29, 2016 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 Grove Park Mixed-Use Development project (PA No. 14-0069) would be considered by the City Council

Submitted by:
Matthew C. Bassi
Planning Director

Approved by:
Gary Nordquist
City Manager

ATTACHMENTS

- A. Resolution No. 2016-____ - DEIR Resolution
 - Exhibit 1 - Grove Park Project DEIR (under separate cover)
 - Exhibit 1A - Grove Park Project DEIR Technical App. (under separate cover)
 - Exhibit 2 - Grove Park Project FEIR
 - Exhibit 3 - Grove Park EIR Findings of Fact/Overriding Considerations
 - Exhibit 4 - Grove Park Mitigation Monitoring Program (MMRP)
- B. Resolution No. 2016-____ - GPA Resolution
- C. Resolution No. 2016-____ - Change of Zone Resolution
 - Exhibit 1 - Draft Council Ordinance
- D. Resolution No. 2016-____ - Tentative Parcel Map Resolution
 - Exhibit 1 - Grove Park TPM Conditions of Approval Matrix
- E. Resolution No. 2016-____ - Plot Plan Resolution
 - Exhibit 1 - Grove Park Plot Plan Conditions of Approval Matrix
- F. Grove Park TPM No. 36673 Exhibit
- G. Grove Park Plot Plan Package
- H. Grove Park Architectural Design Package
- I. Grove Park Colored Elevations
- J. Grove Park 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)