

ATTACHMENT B

Resolution No. 2016-_____

**General Plan Amendment No. 14-0040
&
General Plan Amendment No. 14-0069**

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)

WHEREAS, the Planning Department has received a General Plan Amendment (GPA No. 14-0040) to change the existing general plan land use designation from Business Park (BP) to Commercial Retail (CR) on the southerly 7.73± acres of the project site, and from Business Park (BP) to High Density Residential (HDR) on the northerly 10.68± acres of the site from:

Applicant/Owner: Strata Keith, LLC (Eric Flodine, Project Manager)
Project Location: NWC of Elizabeth Lane and Prielipp Road
APN: 380-250-023
Project Area: 18.41± net acres

WHEREAS, the Planning Department has also received an application for a General Plan Amendment (GPA No. 14-0069) to change the existing general plan land use designation from Business Park (BP) to Commercial Retail (CR) on the northerly 10± acres 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 City Council has the authority to review General Plan Amendment Nos. 14-0040 and 14-0069 for the Horizons and Grove Park Mixed-Use Development projects, respectively 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 Horizons and Grove Park Mixed-Use Development projects are considered “projects” 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 Horizons and Grove Park Mixed-Use Development projects 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 January 26, 2015 provided a Notice of Preparation (NOP) for the Horizons Mixed-Use Development project EIR and released the NOP for the required 30-day public review/comment period which began on January 26, 2015 and concluded on February 24, 2015 in accordance with Section 15082 of the CEQA Guidelines; 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 Horizons project and Draft EIR on February 9, 2015 in accordance with Section 15082 of the CEQA Guidelines; and

WHEREAS, the Planning Department conducted a public scoping meeting concerning the proposed Grove Park 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 2nd Notice of Preparation (NOP) notifying the public of the revised NOP resulting from changes to the proposed Grove Park project. This began a 2nd 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 2nd public scoping meeting concerning the proposed Grove Park project and Draft EIR on June 29, 2015 in accordance with Section 15082 of the CEQA Guidelines; and

WHEREAS, upon completion of the Horizons Draft EIR, the Planning Department provided a Notice of Completion (NOC) to the State Clearinghouse (OPR)

on August 27, 2015 notifying the State of the availability of the Horizons Mixed-Use Development project DEIR for its 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines; and

WHEREAS, upon completion of the Grove Park Draft EIR (SCH# 2014121064), the City provided a Notice of Completion (NOC) to the State Clearinghouse (OPR) and the Riverside County Clerk on September 3, 2015 notifying these agencies 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 August 27, 2015, the Planning Department published Notice of Availability (NOA) with the Riverside County Clerk and 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 Horizons Mixed-Use Development Draft EIR (SCH# 2015011021), 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 Development project Draft EIR; and

WHEREAS, the Draft EIR for the Horizons 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 August 27, 2015 and concluding on October 12, 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, 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 three (3) public comments on the Horizons Mixed-Use Development Project Draft EIR; 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 EIRs, as authorized under CEQA Guidelines § 15150, incorporates by reference the City of Wildomar General Plan, Subdivision Ordinance, Zoning Ordinance, and the Final EIRs were prepared for the projects; and

WHEREAS, in accordance with Government Code Sections 65353 and 65090, and Section 17.08.100 of the Zoning Ordinance, the Planning Department on January 27, 2016 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 General Plan Amendment Nos. 14-0040 and 14-0069 that would be considered by the City Council; and

WHEREAS, in accordance with Government Code Sections 65353 and 65090, and Section 17.08.100 of the Zoning Ordinance, the 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 holding of a public hearing for General Plan Amendment Nos. 14-0040 and 14-0069 that would be considered by the City Council; and

WHEREAS, in accordance with Government Code Section 65353 and Section 17.08.100 of the Zoning Ordinance, the City Council conducted the duly noticed public hearing on February 10, 2016, at which time all interested persons had an opportunity to testify in support of, or opposition to General Plan Amendment Nos. 14-0040 and 14-0069, and at which time the City Council received public testimony concerning General Plan Amendment Nos. 14-0040 and 14-0069.

NOW, THEREFORE, the City Council, upon recommendation from the Planning Commission of the City of Wildomar does hereby resolve, determine and order as follows:

SECTION 1. CEQA:

A. The approval of General Plan Amendment No. 14-0040 is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on February 10, 2016, at a duly noticed public hearing, the City Council certified the Environmental Impact Report for the Horizons Mixed-Use Development project reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed 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 Road, Suite #201, Wildomar, CA 92595.

B. The approval of General Plan Amendment No. 14-0069 is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on February 10, 2016, at a duly noticed public hearing, the City Council certified the Environmental Impact Report (EIR) 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 Nos. 14-0040 and 14-0069 are 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 (GPA NO. 14-0040).

Pursuant to Government Code Section 65350 – 65362 and Section 17.08.040(F)(2) of the Zoning Ordinance, the City Council, upon recommendation from the Planning Commission, hereby makes the following findings in support of General Plan Amendment No. 14-0040 for the Horizons Mixed-Use Development project.

- 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 (on the southerly 7.73± net acres) and to HDR (on the northerly 10.68± net 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 /Skilled Nursing Facility will provide support service for the Inland Valley hospital and other 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 / Skilled Nursing Facility for the Horizons Mixed-Use Development 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 / Skilled Nursing 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 / Skilled Nursing 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 / Skilled Nursing 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 / Skilled Nursing 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 / Skilled Nursing 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 / Skilled Nursing 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 / Skilled Nursing 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 / Skilled Nursing 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.

SECTION 4. GENERAL PLAN AMENDMENT FINDINGS (GPA NO. 14-0069)

Pursuant to Government Code Section 65350 – 65362 and Section 17.08.040(F)(2) of the Zoning Ordinance, the City Council, upon recommendation from the Planning Commission, hereby makes the following findings in support of the Grove Park Mixed-Use Development project General Plan Amendment.

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.

SECTION 5. CITY COUNCIL ACTION.

The City Council, upon recommendation from the Planning Commission hereby adopts this Resolution approving General Plan Amendment No. 14-0040 for the Horizons Mixed-Use Development project to amend the existing general plan land use designation from Business Park (BP) to Commercial Retail (CR) on the southerly 7.73± acres and from Business Park (BP) to High Density Residential (HDR) on the northerly 10.68± acres as illustrated in Exhibit 1 of this Resolution; and General Plan Amendment No. 14-0069 for the Grove Park Mixed-Use Development project to change the existing land use designation on the northerly 10± acres of the project site from Business Park (BP) to Commercial Retail (CR) as illustrated in Exhibit 2 of this Resolution.

PASSED, APPROVED AND ADOPTED this 10th day of February, 2016.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Thomas D. Jex
City Attorney

Debbie A. Lee, CMC
City Clerk

EXHIBIT 1

Horizons (GPA No. 14-0040) Land Use Amendment Exhibit

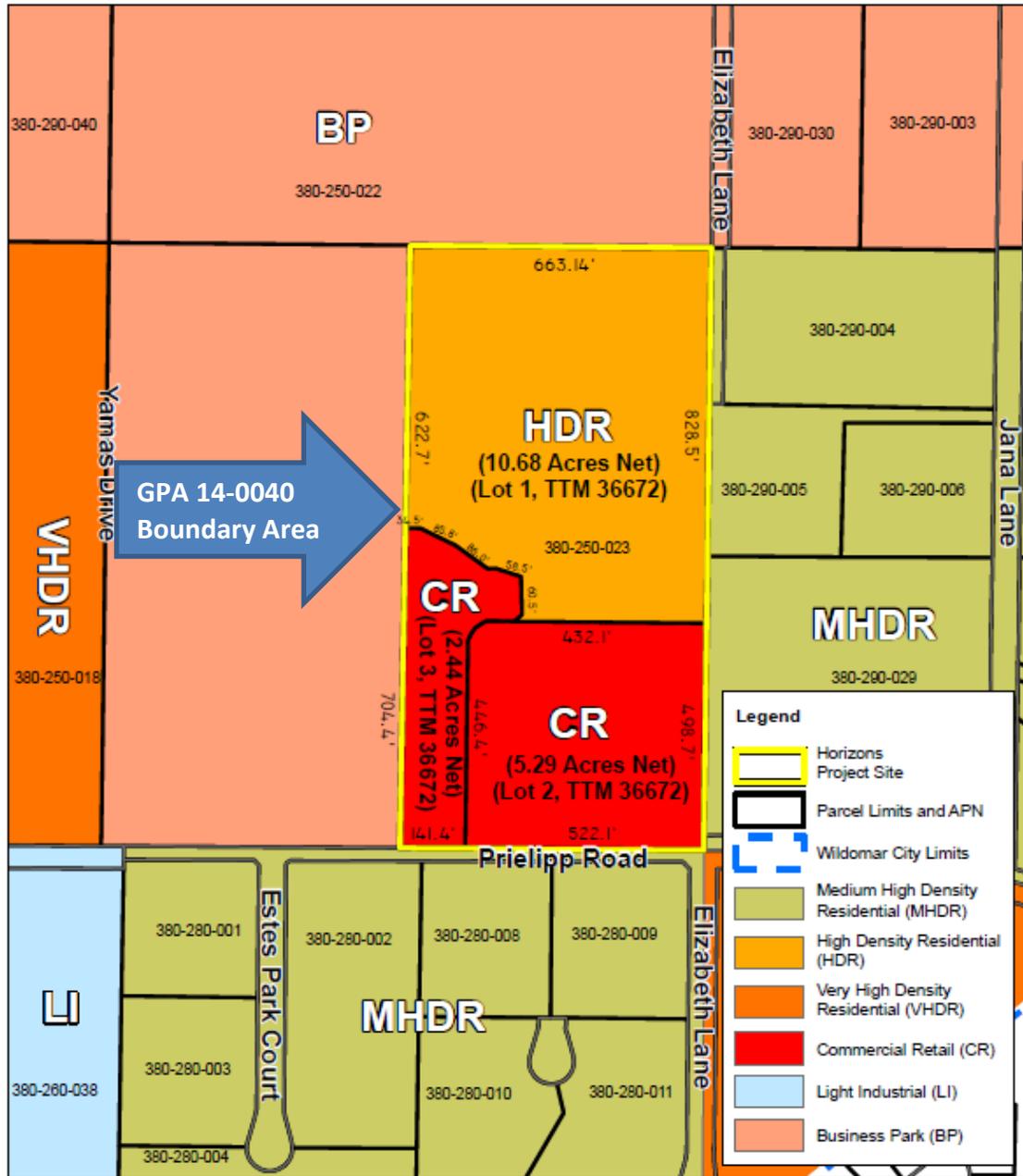


EXHIBIT 2

Grove Park (GPA No. 14-0069) Land Use Amendment Exhibit

