

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: May 18, 2016

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Clinton Keith Retail Project (PA No. 15-0013):
Planning Commission review and consideration of a Mitigated Negative Declaration / Mitigation Monitoring and Reporting Program, Conditional Use Permit and Plot Plan for the development of an approximately 40,120 square-foot commercial/retail center with a 7-Eleven gas station located at the northeast corner of George Avenue and Clinton Keith Road (APN: 362-250-003).

STAFF REPORT

STAFF RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING & REPORTING PROGRAM FOR THE CLINTON KEITH RETAIL PROJECT (PLANNING APPLICATION NO. 15-0013) LOCATED AT THE NORTHEAST CORNER OF GEORGE AVENUE AND CLINTON KEITH ROAD (APN: 362-250-003).

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 15-0013) TO ALLOW BEER AND WINE SALES AT A GAS STATION AND APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 15-0013) TO DEVELOP A 40,120 SQUARE-FOOT COMMERCIAL/RETAIL CENTER WITH FULL SITE IMPROVEMENTS, SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF GEORGE AVENUE AND CLINTON KEITH ROAD (APN: 362-250-003).

PROJECT DESCRIPTION:

The Applicant (George Clinton Keith Development, LLC, Reza Kassraian) is requesting Planning Commission consideration to develop the Clinton Keith Village Retail project. The development project consists of the following applications for review and consideration by the Planning Commission.

- 1) Mitigated Negative Declaration (MND) - The proposed project requires adoption of a Mitigated Negative Declaration (MND) in accordance with Article 6, Section 15070 – 15075 of the California Environmental Quality Act (CEQA Guidelines;
- 2) Conditional Use Permit (CUP) – The proposed project requires approval of a CUP to establish a 7-Eleven gas station with concurrent alcohol sales (beer and wine only) in accordance with Chapter 17.200 and 17.248 of the Wildomar Municipal Code; and
- 3) Plot Plan (PP) - The proposed project requires approval of a plot plan to develop 40,120± square-foot commercial retail center with related on-site and off-site improvements, including site planning, architecture, landscaping, etc.

The project site encompasses approximately 5.85 acres and is located at the northeast corner of George Avenue and Clinton Keith Road (APN: 362-250-003). The vicinity/location map below shows the project site/surrounding area.

Vicinity / Location Map



Surrounding Land Uses:

The project site is currently vacant and surrounded by vacant land to the west, north and east. A single family neighborhood (Hartford Park) is located just northwest of the project site, while the Oak Creek apartments are located 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	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
North	Vacant	Mixed Use Planning Area (MUPA)	R-R (Rural Residential)
South	Oak Springs Apartments	Very High Density Residential (VHDR)	SP (Specific Plan)
East	Vacant	Mixed Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial)
West	Vacant	Mixed Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial)

The following (2) exhibits graphically reflect the General Plan land use and Zoning designations for the project site and surrounding areas.

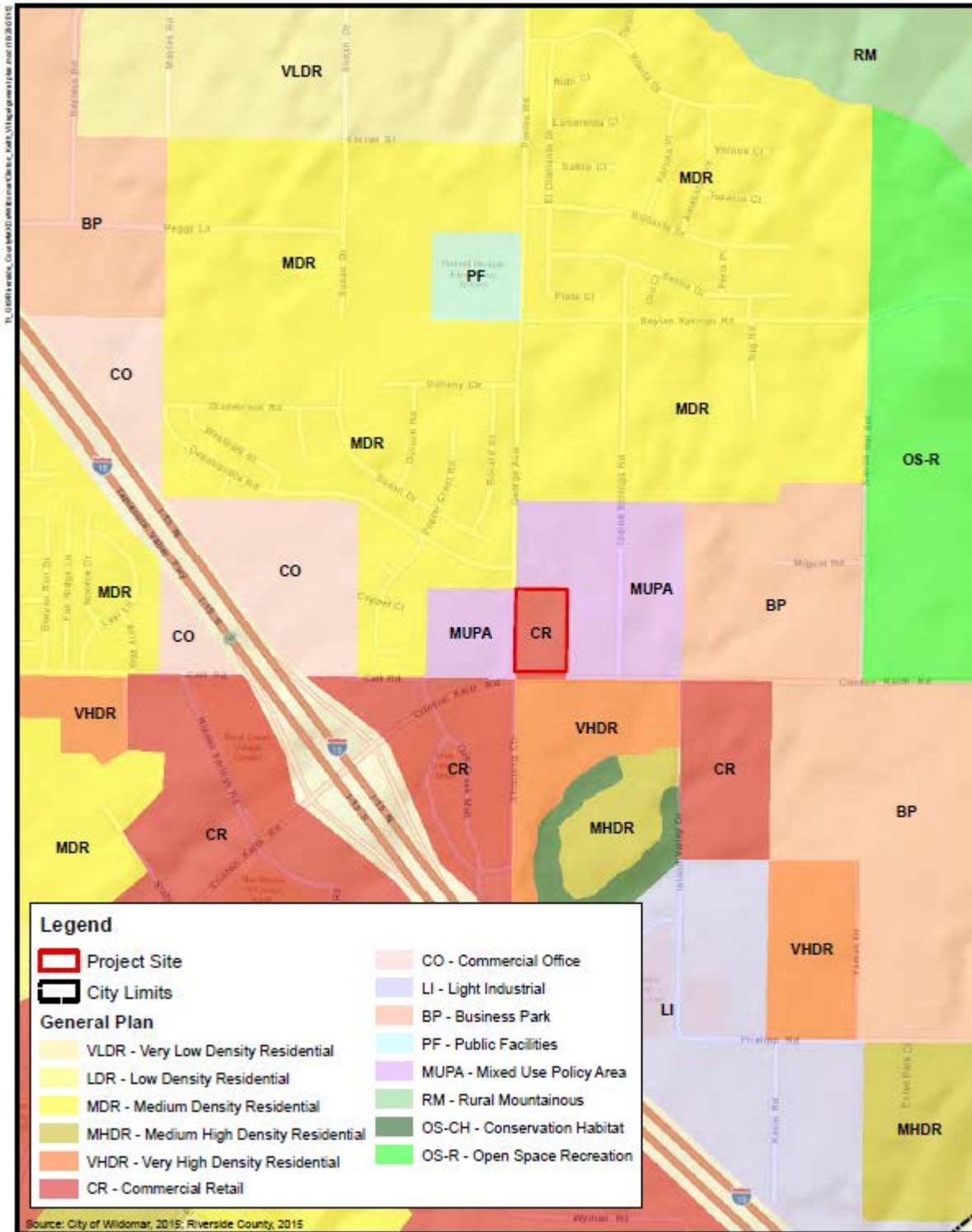


Figure 4
General Plan Land Use Designations

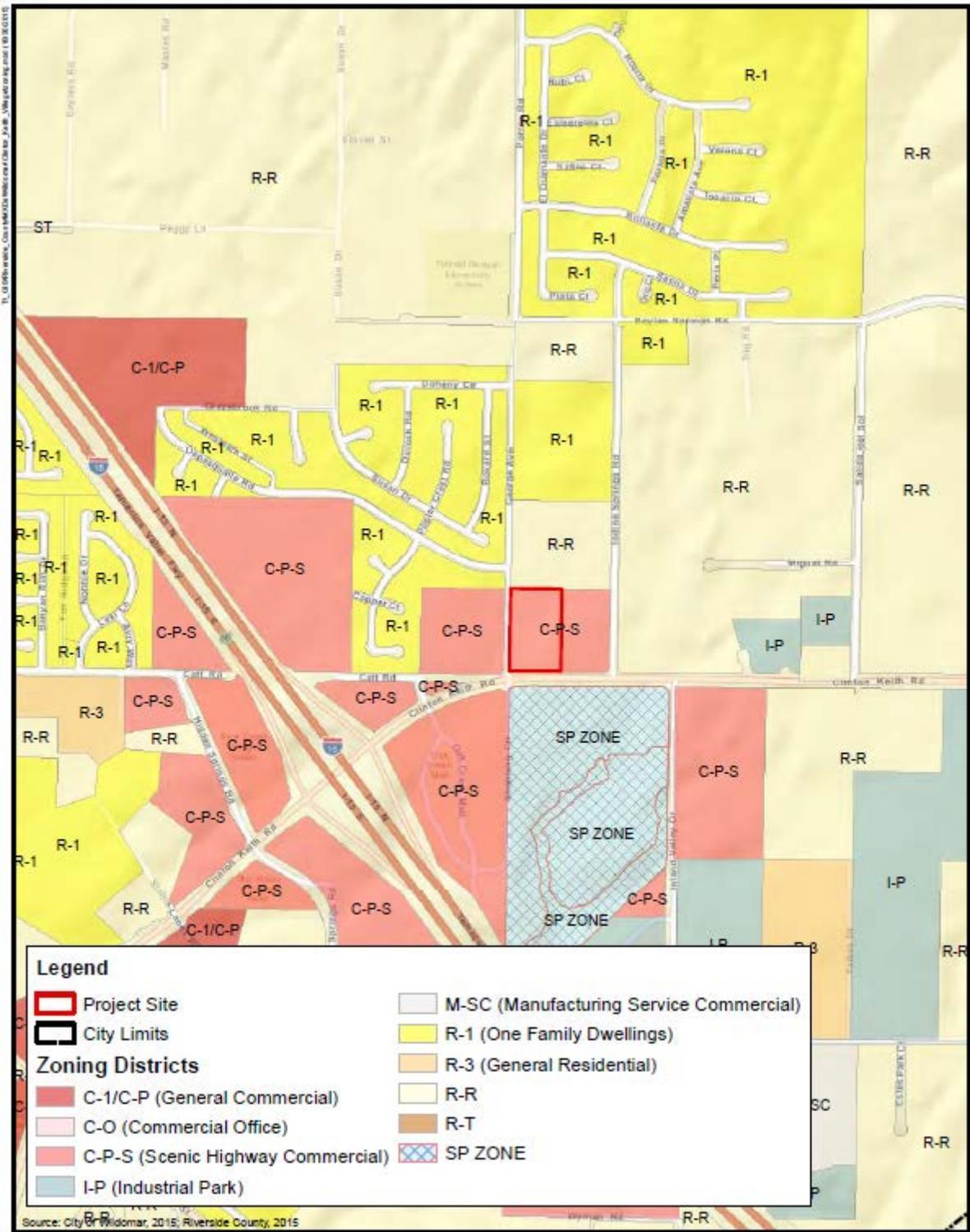


Figure 5
Zoning Districts

Mitigated Negative Declaration (MND):

In accordance with the California Environmental Quality Act (CEQA - Public Resources Code Section 21000–21178.1), an Initial Study is required to analyze the proposed change of zone, tract map and plot plan to determine if there are any potential significant impacts upon the environment that would result from implementation of the project. The Initial Study is intended to inform the Planning Commission, responsible agencies and the general public of potential environmental impacts associated with the proposed project, and is key to determining whether a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report is required.

After completion of an Initial Study, the Planning Director determined that it did not identify any potentially significant effects on the environment that could not be mitigated to less than significant levels, nor was there any substantial evidence from which it could be fairly argued that the project would have a significant effect on the environment with proper mitigation. Therefore, a Mitigated Negative Declaration (“MND”) is warranted under Public Resources Code §21080(c).

In accordance, CEQA Guidelines Section 15072, on February 17, 2016, the Planning Department posted a Notice of Intent (NOI) with the Riverside County Clerk, published a Notice of Availability (NOA) in the Press Enterprise, a local newspaper of general circulation, and mailed said Notice of Availability (NOA) to the State Clearinghouse and local agencies/interested persons, notifying the public of the 30-day public review/comment period for the draft Clinton Keith Village Retail project Initial Study/Mitigated Negative Declaration (“IS/MND”).

This began the required 30-day public review/comment period in accordance with Section 15073 of the CEQA Guidelines which began on February 17, 2016 and concluded on March 17, 2016. During the 30-day comment period, the City received one (1) comment letter (from “Inland Empire Biking Alliance”). Staff has prepared a detailed response to this comment letter which is attached hereto.

In accordance with the CEQA Guidelines, the Planning Department has also prepared a Mitigation Monitoring and Reporting Program (“MMRP”) for the Clinton Keith Village Retail project IS/MND. The MMRP outlines the proposed mitigation measures for the project, the timing and department responsibility for implementing the mitigation measures. The mitigation measures have also been inserted into the project conditions of approval matrix (PC Resolution 2016-15, Exhibit 1).

A copy of the IS/MND, technical appendices/studies and mitigation monitoring and reporting program is provided for Commission consideration. Refer to PC Resolution No. 2016-14 (Exhibits 1 – 4).

Conditional Use Permit No. 15-0013:

The Applicant has proposed alcohol sales as part of the 7-Eleven gas station operations. In accordance with Chapter 17.248 of the Wildomar Municipal Code, a Conditional Use Permit (CUP) is required and can only be approved by the Commission if specific findings are made. Beer and Wine is proposed to be sold which is consistent with the limitations outlined in Chapter 17.248.

Plot Plan No. 15-0013:

Site Plan Description:

The Clinton Keith Village Retail project requires approval of a Plot Plan. The proposed project consists of the development of a 40,120-square-foot commercial retail center including a 7-Eleven mini-mart/gas station (with alcohol sales). Six (6) other commercial/retail buildings are proposed for the project. The proposed buildings and sizes are summarized in the table below.

Proposed Building	Square Feet
Building A	3,700
Building B	7,800
Building C	12,840
Building D	3,600
Building E	6,880
Building F	2,240
Building G	2,940
Totals	40,120 s.f.

As shown in the proposed site plan on the next page, the proposed buildings would be located around the perimeter of the project site.

The proposed commercial retail development is a permitted use in the C-P-S zone as allowed by Chapter 17.76 of the Zoning Ordinance. There are no retail or office users identified at this time, other than the 7-Eleven gas station, 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 7 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.	35 feet (at highest point)	Yes
<u>Required Setbacks</u>			
Front/Street Setback	0 feet (up to 35' bld. ht.)	6' – 29'	Yes
Rear Setback	0 feet (up to 35' bld. ht.)	2' – 10'	Yes
Side Setback	0 feet (up to 35' bld. ht.)	10' – 16'	Yes

Off-Street Parking (Section 17.188):

The proposed commercial retail 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 218 parking spaces. The proposed project provides 221 total parking spaces (185 standard spaces, 19 “green vehicle” spaces, and 17 ADA compliant spaces). The table below summarizes the parking standards.

Parking Standards Table (17.188)

Parking Standards	Minimum Parking Requirement Standard	Proposed Project	Meets/Exceeds Requirements
Commercial Retail Buildings / Gas Station (40,120 s.f)	5.5 spaces / 1,000 s.f. = 218 spaces	221 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' – 28' minimum	Yes
Open Parking Area Shading	50%	63%	Yes
Open Parking Area Landscaping	10%	16%	Yes

Traffic / Vehicular Access:

Site access would be provided via two driveways on George Avenue. The northernmost driveway would allow full access (right turn in, right turn out, left turn in, and left turn out movements). The southernmost driveway would allow right turn in, right turn out, and left turn in. Left turns in would be provided via a new left turn pocket just north of the northernmost project driveway extending to the George Avenue/Clinton Keith Road intersection. Another driveway is provided on Clinton Keith Road that would allow right turn in and right turn out access.

Off-Site Street Improvements

The section of Clinton Keith Road from George Avenue to the east project boundary along the frontage of the project parcel will be constructed as an urban arterial (152-foot right-of-way) at its ultimate half-section width, including landscaping and parkway improvements. The section of George Avenue from the north project boundary along the frontage of the project parcel to Clinton Keith Road will be constructed as a secondary roadway (100-foot right-of-way) at its ultimate half-section width, including landscaping and parkway improvements.

Water

The proposed project would receive potable water from the Elsinore Valley Municipal Water District (EVMWD). Existing water lines run along both Clinton Keith Road (16-inch PVC) and George Avenue (12-inch PVC). Connection to the EVMWD water supply would occur at Clinton Keith Road and/or George Avenue, which are both adjacent to the project site.

Sewer

The proposed project would receive wastewater service from the EVMWD. Connection to the EVMWD wastewater system would occur via an 18-inch PVC pipe at Clinton Keith Road adjacent to the project site.

Landscaping/Water Efficient Standards (Section 17.276):

The Applicant has provided a detailed conceptual landscape plan for staff's review. The purpose of Chapter 17.276 of the Zoning Ordinance is to establish water efficient landscape regulations that are "at least as effective in conserving water as" the State Model Water Efficient Landscape Ordinance in the context of conditions in the City in order to ensure that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. The intent of this chapter is to also encourage the cooperation between the City and local water purveyors to achieve irrigation efficiency and water conservation goals. The landscape plans provide for a variety of landscape species (including drought tolerant turf) in varying sizes to accommodate the project. The landscape plans were reviewed by the City's Landscape Architect in accordance with

the provisions of this code section. Based on this review, the conceptual landscape plans are consistent with city standards. During the construction plan check process, staff will perform a detailed landscape and irrigation plan review to determine that the proposed water usage meets the requirements of Chapter 17.276.

Based on the conceptual landscape plans, the project is consistent with city standards. A copy of the colored landscape concept is provided on the following page.

Colored Overall Site Plan / Landscape Plan Exhibit



Proposed Architecture:

The architectural theme for the commercial retail center can be characterized as a “modern Tuscan.” The proposed development would be consistent with the existing commercial development pattern and character of Clinton Keith Road with building materials and colors consistent that complement the existing and planned residential and commercial development on adjacent properties.

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

Proposed Architectural Elevations Exhibits – Building A



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

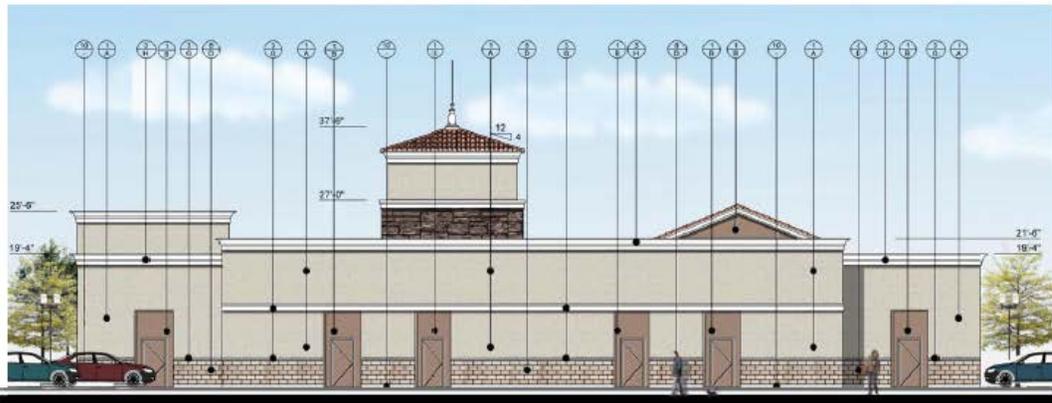
Proposed Architectural Elevations Exhibits – Building B



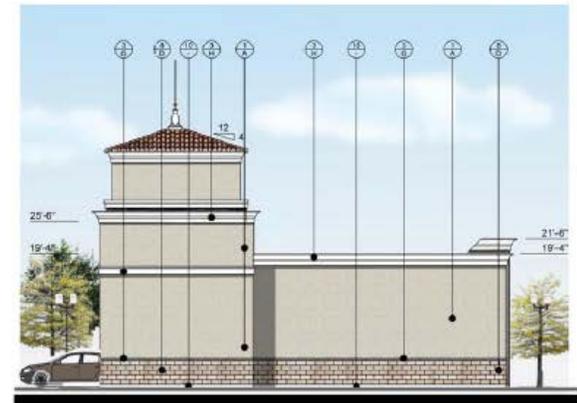
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Proposed Architectural Elevations Exhibits – Building C



Proposed Architectural Elevations Exhibits – Building D



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

Proposed Architectural Elevations Exhibits – Building E



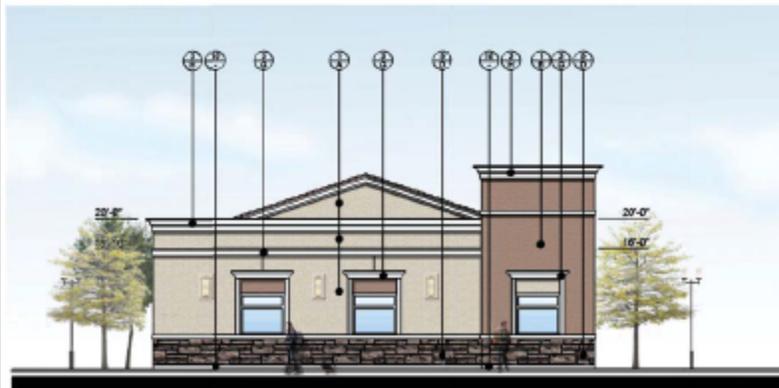
Proposed Architectural Elevations Exhibits – Building F



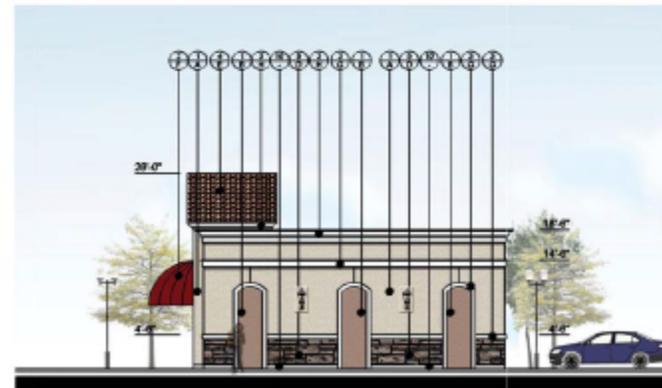
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

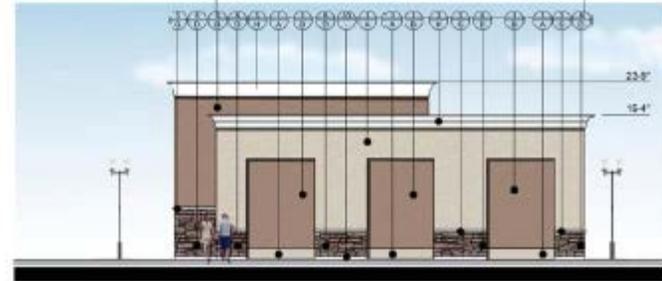


NORTH ELEVATION

Proposed Architectural Elevations Exhibits – Building G (7-Eleven Gas Station)



EAST ELEVATION



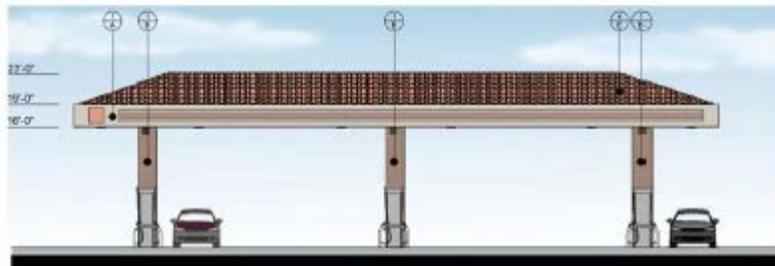
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



GAS STATION WEST ELEVATION



GAS STATION SOUTH ELEVATION

PROJECT ANALYSIS / FINDINGS OF FACT:

IS/MND Findings of Fact:

The Planning Department is recommending the Planning Commission adopt a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the Clinton Keith Village Retail project. Therefore, staff recommends the Planning Commission, in light of the whole record before it including but not limited to the staff report, proposed Initial Study/Mitigated Negative Declaration, Mitigation Monitoring & Reporting Program and the Response to Comments, documents incorporated herein by reference, 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 determines as follows:

- A. Review Period: That the City has provided the public review period for the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the required 30-day public review period required by CEQA Guidelines Sections 15073 and 15105.
- B. Compliance with Law: That the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program were prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.).
- C. Independent Judgment: That the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program reflects the independent judgment and analysis of the City.
- D. Mitigation Monitoring & Reporting Program: That the Mitigation Monitoring & Reporting Program is designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements or other measures as required by Public Resources Code Section 21081.6.
- E. No Significant Effect: That revisions made to the project as agreed to by the applicant and mitigation measures imposed as conditions of approval on the project avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Department recommends the Planning Commission find that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Department recommends the Planning Commission conclude that the project will not have a significant effect on the environment with the proposed Mitigation Measures and Mitigation Monitoring & Reporting Program.

Conditional Use Permit Analysis:

The Applicant has proposed alcohol sales as part of the 7-Eleven gas station operations. In accordance with Chapter 17.248 of the Wildomar Municipal Code, a Conditional Use Permit (CUP) is required and can only be approved by the Commission if specific findings are made. Staff has evaluated the proposed CUP and believes it can be approved since it meets the findings outlined below.

Conditional Use Permit Findings of Fact:

In accordance with Section 17.200 of the Wildomar Municipal Code (Title 17), the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council find and determine as follows:

- A. That the proposed conditional use permit is consistent with the General Plan and in accord with the purposes of the zone in which the site is located.

Evidence: The proposal to have alcohol sales (i.e., beer & wine only) within the 7-Eleven gas station is consistent with the General Plan and zoning in that alcohol sales is a commercial use and is consistent with the General Plan land use designation of Commercial Retail (CR) and is a conditionally permitted use in the C-P-S (Scenic Highway Commercial) zone in accordance with Chapter 17.248.020.A of the Zoning Ordinance. The project is consistent with General Plan Policy LU 23.1 because the project accommodates the development of a commercial use in areas appropriately designated by the General Plan land use map. The sale of alcohol is typically associated with commercial uses in the C-P-S zone and other similar commercial zones in the City. Further, the sale of alcohol will be restricted to "off-premise" consumption only (i.e., no on-site consumption) in accordance with the requirements of a Type 20 ABC license. The project has been properly conditioned in accordance with Section 17.248.030.E of the WMC which outlines restrictions for selling beer and wine (refer to Planning Condition No. 22).

- B. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

Evidence: The proposal to have beer and wine sales at the 7-Eleven gas station will not be detrimental to the health, safety, or general welfare of the community. The sale of alcohol is typically associated with commercial uses in the C-P-S zone and other similar commercial zones in the City. The sale of beer and wine will be restricted to "off-premise" consumption only (i.e., no on-site consumption) in accordance with the requirements of a Type 20 ABC license. Further, the store owner will be required to obtain a Type 20 license prior to the sale of any alcohol from the premises, which will be regulated by the State Alcohol Beverage Control (ABC). As no alcohol will be consumed on-site or within the building, the sale of

alcohol for this gas station establishment will not be detrimental to the health, safety, or general welfare of the community.

C. The proposed conditional use permit is consistent with the development standards of Section 17.248 (Alcoholic Beverage Sales).

Evidence: The proposed conditional use permit is consistent with the following:

- 1) Section 17.248.020 sets forth the requirement that off-premise sale can only occur in the R-R, C-1/C-P, C-P-S and C-R zones. As the project will have a C-P-S zone designation, the project meets this requirement.
- 2) Section 17.248.030.C requires that off-premise sales are permitted provided the vehicular traffic from the facility does not reasonably create a potential hazard to schools, churches, public parks or playgrounds. Ronald Reagan Elementary school is the nearest school to the gas station, and is more than ½ mile away. The park adjacent to the elementary school is also over a ½ mile away. Based on the site design, street improvements and distance, it is staff's opinion that the off-premise sale of alcohol will not reasonably create traffic hazards at the elementary school or park.
- 3) Section 17.248.030.D requires that the notice of public hearing be sent to all property owners within a 1,000-foot radius of the project site and to the school district. On May 4, 2016, the Planning Department mailed out public hearing notices to all owners in compliance with code section.
- 4) Section 17.248.040 allows the staff to propose other conditions as part of the CUP. Staff has proposed two (2) special conditions (Planning Condition No. 23 & 24) that requires the applicant submit proof that they have obtained a Type 20 license from the Alcoholic Beverage Control (ABC) prior to the issuance of occupancy permits for the building, and that prior to an employee selling alcohol from this facility, the alcohol licensee, or employer for the facility shall ensure that the employee has received Licensee Education on Alcohol and Drugs (L.E.AD.) training from the California Department of Alcoholic Beverage Control.

Plot Plan Analysis:

The proposed project requires the approval of a plot plan to develop the 40,120 square-foot retail center with related site amenities, etc. Based on the proposed site development plans described above, the Plot Plan is consistent with the General Plan and Zoning Ordinance. Below are the findings to support approval of 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 Clinton Keith Village Retail project is considered a commercial use and is consistent with the General Plan land use designation of Commercial Retail (CR) and Zoning designation of C-P-S (Scenic Highway Commercial). These designations are specifically intended to provide for the development of commercial retail uses at a neighborhood, community and regional level. Further, the proposed project implements the goals and polices of the Commercial Retail land use designation, including but not limited to the following:

- LU 2.1 The proposed project accommodates 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.
- LU 4.1 The proposed project accommodates 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 project has been developed in accordance with the General Plan that ensures compatibility and minimizes impacts.
- LU 7.1 The proposed project accommodates a development proposal that enhances the City's fiscal viability, economic diversity and environmental integrity.
- LU 7.12 The proposed project accommodates a development proposal that will provide for jobs for Wildomar residents locally that directly results in a better jobs to housing balance so that residents have an opportunity to work within the City.
- LU 23.1 The proposed project accommodates the development of commercial uses in areas appropriately designated by the General Plan land use map.
- LU 23.9 The proposed project is designed in a manner that considers the surroundings and visually enhances, not degrades, the character of the surrounding area.

The proposed Clinton Keith Village Retail project is also is consistent with the regulations and provisions of Chapter 17.76 (C-P-S Zone), Chapter 17.188 (Off Street Vehicle Parking Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code in that the project

meets and exceeds the minimum development standards outlined in these code requirements. In addition, conditions of approval have been proposed for the project that will ensure that all the minimum city requirements are met and exceeded.

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

Evidence: The proposed project is located on a site (and is surrounded by other properties) that are designated for the development of commercial retail uses. The project has been designed to provide appropriate site access from Clinton Keith Road (restricted to right-in & right-out only) and George Avenue. These streets will be designed and improved in a manner that is consistent with city standards which are intended to ensure safe vehicular and pedestrian access and circulation for the project. The proposed project also has been designed to meet and exceed minimum development standards of the Zoning Ordinance related to commercial development (see above) that ensures the protection of the public health, safety, and general welfare.

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

Evidence: The proposed project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project site is designated for commercial retail development as are the surrounding properties to the west and east. Further, the General Plan has designated the project site as commercial which is in close proximity to the I-15 freeway/Clinton Keith Road interchange as a significant commercial retail node.

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

Evidence: The project is located at the northeastern corner of George Avenue and Clinton Keith Road. Access to the site will occur from both streets which are proposed and conditioned for full public improvements per City standards. These improvements will facilitate the off-site and on-site traffic being generated by the project. A traffic study was prepared for the project and extensively analyzed in the IS/MND. As a result, there are mitigation measures proposed for adoption that address traffic concerns and mitigate them. As a result, the proposed project meets this condition.

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

Evidence: The construction of the project has been designed and conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, requirements relating to storm water runoff management and other drainage controls regulations. The project drainage has been designed through a series of detention basins and other on-site features to capture storm runoff in the catch basin filters and/or sub-surface detention basin incorporated into the project. These features are designed to release runoff back into the natural stream channels without substantially altering the existing drainage pattern and without causing substantial erosion or siltation. Further the project was required to prepare a hydrology/hydraulic study and Water Quality Management Plan as part of the Mitigated Negative Declaration (MND) which analyzed and addressed in detail all drainage impacts that could have resulted from this project. Mitigation measures have been proposed as part of the MND that reduces identified impacts to a standard level of insignificance with no impacts to downstream properties or facilities.

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

Evidence: The project at this time does not propose to sell any portion of property. If in the future, the applicant desires to sell the individual retail buildings, the city will require the processing of a parcel map in accordance with the City's Subdivision Ordinance.

PUBLIC COMMUNICATION / NOTICING:

In accordance with Government Code Sections 65090 and Wildomar Municipal Code Chapters 17.200.040, 17.216.050 and 17.248.030, the Planning Department, on May 4, 2016 mailed a public hearing notice to all property owners within a 1000-foot radius of the project boundaries notifying said property owners of the date and time of the scheduled public hearing for the Clinton Keith Village Retail Project that would be considered by the Planning Commission. Further, in accordance with Government Code Sections 65090 and Wildomar Municipal Code Chapters 17.200.040 and 17.216.050, the Planning Department, on May 6, 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 date and time of the scheduled public hearing for the Clinton Keith Village Retail Project that would be considered by the Planning Commission.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS

- A. PC Resolution No. 2016-14 – MND Resolution
 - Exhibit 1 - Clinton Keith Village Project IS/MND
 - Exhibit 2 - Clinton Keith Village IS/MND Appendices
 - Exhibit 3 - Clinton Keith Village Response to Comments
 - Exhibit 4 - Clinton Keith Village Mitigation Monitoring Program (MMRP)
- B. PC Resolution No. 2016-15 – Conditional Use Permit/Plot Plan Resolution
 - Exhibit 1 - Clinton Keith Village Conditions of Approval Matrix
- C. Clinton Keith Village Project Development Plans
- D. Clinton Keith Village Project – Colored Architectural Elevations/Exhibits

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

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