

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #2.5**  
**PUBLIC HEARING**  
**Meeting Date: July 13, 2016**

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**TO:** Mayor and City Council Members  
**FROM:** Matthew C. Bassi, Planning Director  
**SUBJECT:** Baxter Village Mixed-Use Project

**STAFF REPORT**

**RECOMMENDATION:**

The Planning Commission recommends that 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# 2014121047), INCLUDING ADOPTION OF THE FINAL EIR, FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BAXTER VILLAGE MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0002) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM 36674) AND PLOT PLAN ON APPROXIMATELY 35.48 ACRES LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

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. 14-0002) TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 35.48 ACRES FROM MIXED USE PLANNING AREA (MUPA) TO MEDIUM HIGH DENSITY RESIDENTIAL (MHDR), VERY HIGH DENSITY RESIDENTIAL (VHDR) AND COMMERCIAL RETAIL (CR) TO ACCOMMODATE BAXTER VILLAGE MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0002) LOCATED AT THE NORTHWEST CORNER OF

BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

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. 14-0002) TO REMOVE THE MIXED-USE OVERLAY DISTRICT FROM THE ENTIRE SITE AND TO CHANGE THE EXISTING ZONING DESIGNATION ON A PORTION OF THE SITE FROM SCENIC HIGHWAY COMMERCIAL (C-P-S) TO R-3 (GENERAL RESIDENTIAL) AND TO R-4 (PLANNED RESIDENTIAL) TO ACCOMMODATE BAXTER VILLAGE MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0002) LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

4. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 36674 (PLANNING APPLICATION NO. 14-0002) TO SUBDIVIDE APPROXIMATELY 35.48 ACRES INTO 85 LOTS TO ACCOMMODATE BAXTER VILLAGE MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0002) LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

5. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 14-0002 TO DEVELOP THE BAXTER VILLAGE MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF A 75,000 SQUARE-FOOT COMMERCIAL RETAIL CENTER, 66 SINGLE FAMILY DWELLING UNITS AND 204 MULTI-FAMILY APARTMENTS ON APPROXIMATELY 35.48 ACRES LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

**BACKGROUND:**

The Planning Commission reviewed the proposed Baxter Village Mixed-Use project at its June 6, 2016 meeting. The Applicant (Mr. Eric Flodine) made a power point presentation and provided a brief history of the project and the three community meetings that were held before the project was submitted to the Planning Department. There were five public speakers (Ken Mayes, Kristen Lloyd, Jeff Rosen, George Taylor and Joseph Morabito) who spoke during the public hearing. Comments ranged from support of the project to questions related to the Brown House and downstream drainage.

After close of the public hearing and Commission discussion, the Commission voted 3-0 recommending City Council certification of the EIR and approval of the General Plan Amendment, Change of Zone, Tentative Tract Map and Plot Plan for the Baxter Village Mixed-Use project. The Commission also recommended two minor changes to Public Works Condition Nos. 49 & 50 of the Plot Plan. These changes have been reflected in the Council Resolution for Plot Plan No. 14-0002.

**The Brown House Summary:**

As the Council knows, the Rudolph J. Brown Residence (The Brown House) has been stored on the Baxter Village project site for about ten years on temporary moving piers. The house was moved to the site in 2006 as a result of the Riverside County Board of Supervisors approval of Tentative Tract Map No. 31667, Change of Zone No. 06850 and Environmental Assessment No. 39184.

Due to its historical significance to the Wildomar community, it was the intent of both Riverside County and Wildomar Historical Society to protect the Brown House from demolition resulting from development approved under TTM No. 31677. The solution agreed to was to relocate it from its original site to the current project site now known as Baxter Village.

As part of the approval process for TTM No. 31677 an Historical Resources Assessment report was prepared to evaluate the Brown House (Attachment L). As noted in the report the Brown House residence consists of a single-story farmhouse constructed in 1886 and a water tower that was constructed approximately in 1936. The two pictures below show the current Brown House.



The report notes that the Brown House is recognized for being one of the oldest structures in the Wildomar community. However, the report also notes the Brown house has undergone several alterations since it was originally constructed. For example, a large family room was added to the west side of the house in 1953. In addition, the interior (including the bathroom, kitchen, and wall paneling) has been substantially remodeled. The porches and walkway were lost when the house was moved from its original location to its current location on the Baxter Village project site. Given this, the report concludes that the Brown House, under the historic landmark criteria related to architectural merit, did not appear to be eligible for listing in the National Register or California Register (refer to page 26 of report).

However, in its analysis of the original Brown House property (22060 Grand Avenue), the report concludes that under California Register criteria, the original property retains enough of its historical character and appearance (rural/ranch setting) to be recognizable as a historic resource. Consequently, the original property appears to be eligible for California Register listing under criteria related to exemplifying the broad patterns of California's history and cultural heritage (refer to discussion on pages 24 – 25). In addition, with respect to the subject property for associations with historic personages, the association of the Brown's long tenure as a Wildomar farmer, landowner and prominent citizen is of sufficient local importance to appear eligible for California Register listing (refer to discussion on page 25).

As required by CEQA guidelines, the Baxter Village project was analyzed to determine if the project would result in any significant impacts to the Brown House that warranted special mitigation measures. This assessment is provided in Chapter 4.5 (Cultural Resources) of the DEIR (refer to Pdf pages 224 – 242). The following are excerpts from the DEIR:

*“A historic resource includes, but is not limited to, any object, building, site, area, place, record, or manuscript that is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.<sup>1</sup> CEQA mandates that lead agencies consider a resource “historically significant” if it meets the criteria for listing in the California Register of Historic Resources (California Register). Such resources meet this requirement if they (1) are associated with events that have made a significant contribution to the broad patterns of California history, (2) are associated with the lives of important persons in the past, (3) embody distinctive characteristics of a type, period, region, or method of construction, and/or (4) represent the work of an important creative individual or possesses high artistic value.<sup>2</sup> These criteria mirror the criteria utilized to determine eligibility for the National Register.”*

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<sup>1</sup> [Public Resources Code, Section 5020.1\(j\).](#)

<sup>2</sup> [Public Resources Code, Section 5024.1\(c\).](#)

*“Prior to determining whether a cultural resource is significant under CEQA Guidelines and therefore subject to mitigation, a threshold of significance must be developed prior to testing/evaluation. This procedure is recommended by the OHP/SHPO. The threshold of significance is simply a point where the qualities of significance are defined during the analysis such that the resource can be defined as a historical resource. An adverse effect to a historical resource is regarded as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource will be reduced such that it no longer meets the significance criteria. In lay terms, should an analysis show that future development will destroy elements that make the cultural resource historical, but leave non-unique elements intact, then the significance of the resource will be lost and there must be mitigation for that loss.*

*CEQA Section 15064.5, Determining the Significance of Impacts to Archaeological and Historical Resources, states that:*

*“Generally, a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:*

- A. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;*
- B. Is associated with the lives of persons important in our past;*
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
- D. Has yielded, or may be likely to yield, information important in prehistory or history.”*

With this established, Appendix G of the CEQA Guidelines determines that the effects of a project on cultural resources are considered to be significant if the project would:

- Cause a substantial adverse change in the significance of a historical resource as defined in *CEQA Guidelines* Section 15064.5;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to *CEQA Guidelines* Section 15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; and/or
- Result in any disturbance of human remains, including those interred outside of formal cemeteries.

In conclusion, the various studies conducted on the Brown House over the past ten years conclude it does not meet the eligibility criteria for state or federal historical

landmark listing. As the Baxter Village project does not propose any changes to the Brown House as part of the project description, for the sole purpose of a CEQA determination, the DIER concludes a less than significant to the Brown House, and therefore, no specific CEQA mitigation is required.

Despite the above, the Brown House, has been and will continue to be, a locally significant resource to the Wildomar community. With that in mind, as part of the design review process, staff required the Applicant to reserve a building pad within the commercial retail center site so that the Brown House could possibly be relocated and incorporated into the project. This site is located between buildings C & D and includes a nice landscaped plaza (see exhibit below).



To facilitate this effort, staff has proposed two conditions to the Tract Map and Plot Plan (accepted by the Applicant and recommended by the Commission), that requires the Applicant and Historical Society to enter into a private agreement that will address the relocation of the Brown House. Refer to Planning Condition No. 39 for TTM 36674 (Attachment D, Exhibit 1) and Planning Condition No. 48 for Plot Plan 14-0002 (Attachment E, Exhibit 1).

Tentative Tract Map No. 31677 (original property of the Brown House prior to its relocation) was conditioned by the County (i.e., 20.PLANNING.3) that if the house and tower element were relocated from its original location, the developer had the option of either restoring the tank house, or build a replica on the tract project site. Beezer Homes has indicated to staff that they intend to build a replica of the tower in accordance with this condition of approval. The tract map was also conditioned to photo document the Brown House (60.PARKS.1) prior to issuing any grading permits. There was no condition regarding the rebuilding of the actual home.

Recently, the Wildomar Historical Society provided staff with a copy of the independent property conditions assessment report prepared for the Brown House by Hillman Consulting (May 2016 - refer to Attachment M). This report was not provided to staff prior to the Planning Commission meeting, so it was not part of the public hearing package. However, it is being provided as part of this staff report for Council information. The report summarizes that the items which need to be performed to restore the house was estimated to cost \$339,692 (refer to table on Page 2). The report does not state who will pay for the restoration.

In conclusion, the CEQA/EIR evaluation concluded that mitigation measures related to the Brown House were not warranted per strict CEQA guidelines. However, given the importance of the Brown House, the commercial site plan has a designated pad reserved for the building if it is agreed between the Applicant and the Historical Society to place it there. Alternatively, the Applicant and the Historical Society could agree on a different location off the property as negotiated via implementation of the two conditions stated above.

#### **PROJECT DESCRIPTION:**

The Applicant (Strata Keith, LLC, Eric Flodine) is requesting City Council approval to develop the Baxter Village Mixed-Use project. The proposed project consists of the following applications for review and consideration by the Council.

- 1) Environmental Impact Report (EIR) - The proposed project requires the preparation, review and certification of an Environmental Impact Report (EIR) in accordance with Public Resources Code § 21080(d) and § 21082.2(d);
- 2) General Plan Amendment (GPA) - The proposed project requires the approval of a general plan amendment to change the existing land use designation for the entire site from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR), Very High Density Residential (VHDR) and Commercial Retail (CR) to accommodate the proposed project;
- 3) Change of Zone (CZ) - The proposed project requires the approval of a change of zone to remove the Mixed-Use Overlay District from the entire site and to change the existing zoning designation on a portion of the site from Scenic Highway Commercial (C-P-S) to R-3 (General Residential), and R-4 (Planned Residential) to accommodate proposed project;

- 4) Tentative Tract Map (TTM No. 36674) - The proposed project requires the approval of a tentative tract map to subdivide the 35.48± acre site into 85 lots to accommodate the commercial retail, single family residential and multi-family residential elements of the proposed project; and
- 5) Plot Plan (PP) - The proposed project requires the approval of a plot plan to develop the Baxter Village Mixed-Use project consisting of a 75,000 square-foot commercial retail center, 204 multi-family apartments and 66 single family dwelling units with related on-site/off-site improvements and amenities.

The project site encompasses approximately 35.48± acres and is located at the northwest corner of the I-15 freeway and Baxter Road (APN: 367-180-015 & 367-180-043). The vicinity/location map on the following page shows the project site/surrounding area.

### Vicinity / Location Map

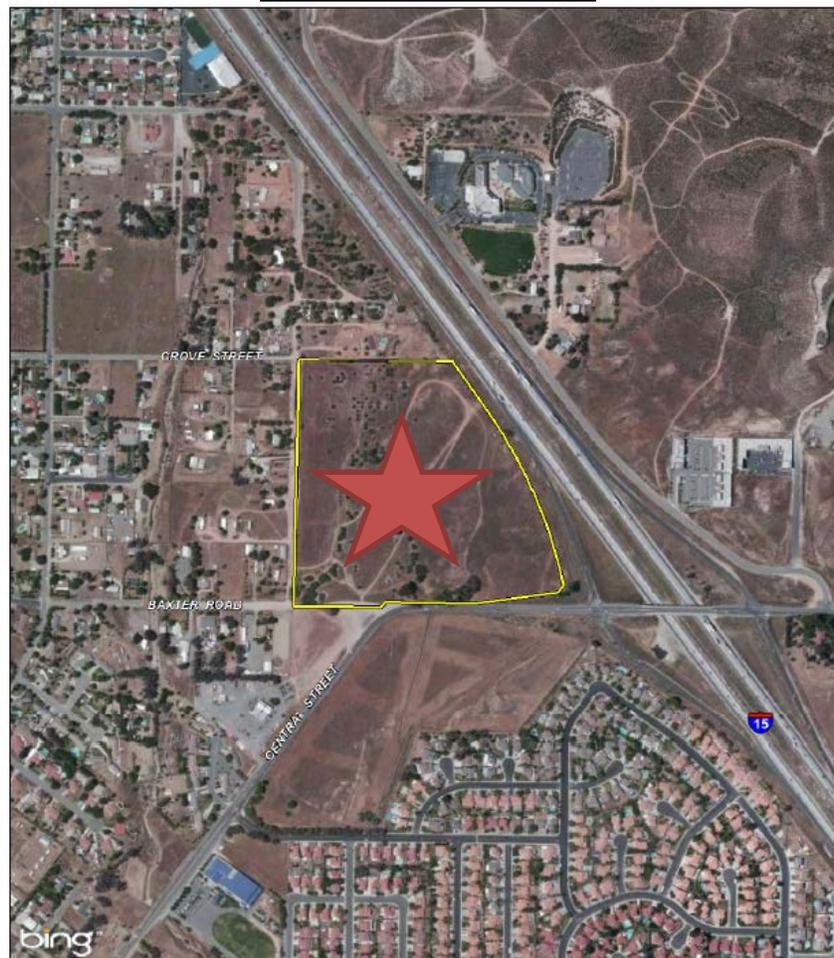


FIGURE 3.2



Surrounding Land Uses:

The project site is currently vacant and surrounded by residential lands to the north and west. There is vacant land to the south. The table below summarizes the current use, land use and zoning designations related to the project site and surrounding properties.

<b>ADJACENT LAND USE, GENERAL PLAN AND ZONING</b>			
<b>Location</b>	<b>Current Land Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning Designation</b>
<b>Subject Property</b>	Vacant	Mixed Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial) / Mixed Use Overlay
<b>North</b>	Existing Single Family Res. & Vacant Properties	Mixed Use Planning Area (MUPA)	R-R (Rural Residential)
<b>South</b>	Vacant	Mixed Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial) / Mixed Use Overlay
<b>East</b>	Commercial Retail Center (across the I-15)	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
<b>West</b>	Existing Single Family Res.	Low Density Residential (LDR)	R-R (Rural Residential)

**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 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 Baxter Village 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).

The Planning Department on December 15, 2014 provided a Notice of Preparation (NOP) for the Baxter Village Mixed-Use Development project EIR and released the NOP for the required 30 day public review/comment period which began on December 15, 2014 and concluded on January 19, 2015 in accordance with Section 15082 of the CEQA Guidelines during which time the City received four agency/public comments. As part of the NOP process, the Planning Department conducted a public scoping meeting which was held on January 12, 2015. The purpose of the scoping meeting was to receive input from the public on what environmental issues should be addressed in the Baxter Village DEIR.

Due to changes to the proposed project, the Planning Department on June 11, 2015 prepared and circulated a second Notice of Preparation (NOP) notifying the public of the revised NOP resulting from changes to the proposed Baxter Village project. This began a second 30 day public review/comment period that began on June 11, 2015 and concluded on July 10, 2015 in accordance with Section 15082 of the CEQA Guidelines during which time the City received four agency/public comments. 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 revised Baxter Village DEIR.

In the months following the two NOP review periods and scoping meetings, the City prepared and completed the Baxter Village DEIR. A Notice of Completion (NOC) was provided to the State Clearinghouse (OPR) on December 30, 2015 notifying the State of the availability of the Baxter Village DEIR. In accordance with CEQA Guidelines §15087 and §15105(a), the DEIR was also circulated on December 30, 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 December 30, 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 Baxter Village 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 December 30, 2015 and concluded on February 12, 2016. A copy of the DEIR and Technical Appendices are provided for Council consideration (Attachment A, Exhibit 1 & 2). The City received seven public comment letters during the 45 day public review/comment period. Staff has prepared detailed responses to each of these comments which are provided in the Final EIR (Attachment A, Exhibit 3). In accordance with CEQA, the FEIR was mailed out to each commenter on May 18, 2016 which meets the requirement of providing the FEIR a minimum of ten days prior to the certification by the Council.

Staff did receive a comment letter on the FEIR from Blum Collins, LLC a day before the June 1, 2016 Planning Commission meeting (refer to Attachment J) citing disagreement with the City's responses to their DEIR comments in the FEIR. The Applicant quickly prepared a letter responding to the Blum Collins FEIR letter clarifying their position on the City's FEIR responses to the DEIR letter from Blum Collins (refer to Attachment K). It is staff's legal opinion that our FEIR responses to the Blum Collins DEIR letter adequately addresses the statements made by Blum Collins on the DEIR, and as such, does not warrant further response to the FEIR comment letter.

As part of the FEIR process, the Planning Department has prepared the required Findings of Fact and Statement of Overriding Considerations for the Baxter Village Mixed-Use project, as required by CEQA Guidelines 15091 and 15093. Approval of the project will result in five (5) unavoidable environmental impacts (Impact 4.16.6.1 –

4.16.6.5). However, all other impacts have been mitigated through changes, alterations and mitigation measures 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 recommended the City Council adopt the Statement of Overriding Considerations for these five unavoidable environmental impacts. The Findings of Fact and Statement of Overriding Considerations are provided for Council consideration in Attachment A, Exhibit 4).

In accordance with CEQA Guideline 15097, the Planning Department has prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Baxter Village Mixed-Use project EIR. The MMRP outlines the proposed mitigation measures for the project and the timing/department responsibility for implementing the mitigation measures. The MMRP is provided for Council consideration in Attachment A, Exhibit 5. These mitigation measures have also been inserted into the project conditions of approval matrix as shown in Attachment D, Exhibit 1 and Attachment E, Exhibit 1, respectively.

The City Council has the authority to certify Baxter Village Mixed-Use project EIR. Based on the DEIR, DEIR Technical Appendices, FEIR, Findings of Fact / Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, the Planning Commission adopted PC Resolution No. 2016-16 recommending City Council certification of EIR for the Baxter Village Mixed-Use project.

**General Plan Amendment (GPA):**

The existing General Plan land use designation on the project site is Mixed-Use Planning Area (MUPA). The Baxter Village project requires the approval of a general plan amendment consisting of three components as follows: 1) change the MUPA designation on a portion of the site to Commercial Retail (CR); 2) change the MUPA designation on a portion of the site to Medium High Density Residential (MHDR); and 3) change the MUPA designation on a portion of the site to Very High Density Residential (VHDR). These designations will facilitate development of a 75,000 square-foot commercial retail center, 204-unit multi-family apartments and 66 single family dwelling units.

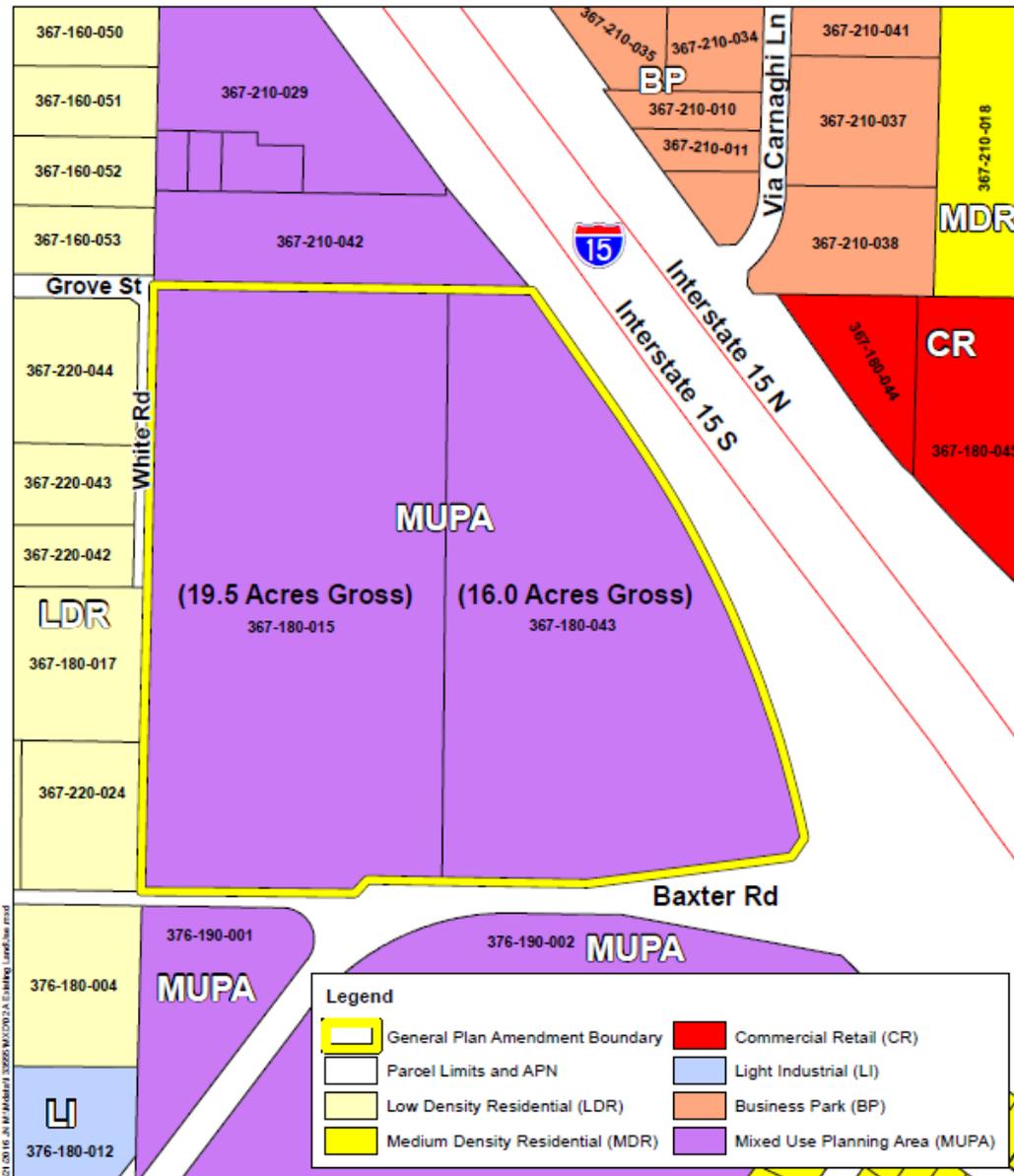
The CR land use designation allows local and regional serving retail and service uses with a maximum floor area ratio of .20 to .35 FAR. Based on the retail development plans, the uses likely to occupy the retail buildings will be consistent with the local and regional serving retail and service uses. Further, the proposed FAR for the retail development is about 14% which is less than the maximum allowed.

The MHDR land use designation allows single family attached or detached residences with a density range of 5 to 8 units/acre with lot sizes ranging from 4,000 to 6,500 square feet. The single family component is proposed with a density of 5.3 units/acre with a minimum lot size of 4,250 square feet. Thus, the project is consistent with the MHDR land use designation.

The VHDR land use designation allows single family attached residences and multi-family dwellings with a density range of 14 to 20 units/acre. The multi-family apartment component is proposed with a density of 18.0 units/acre. Thus, the project is consistent with the VHDR land use designation.

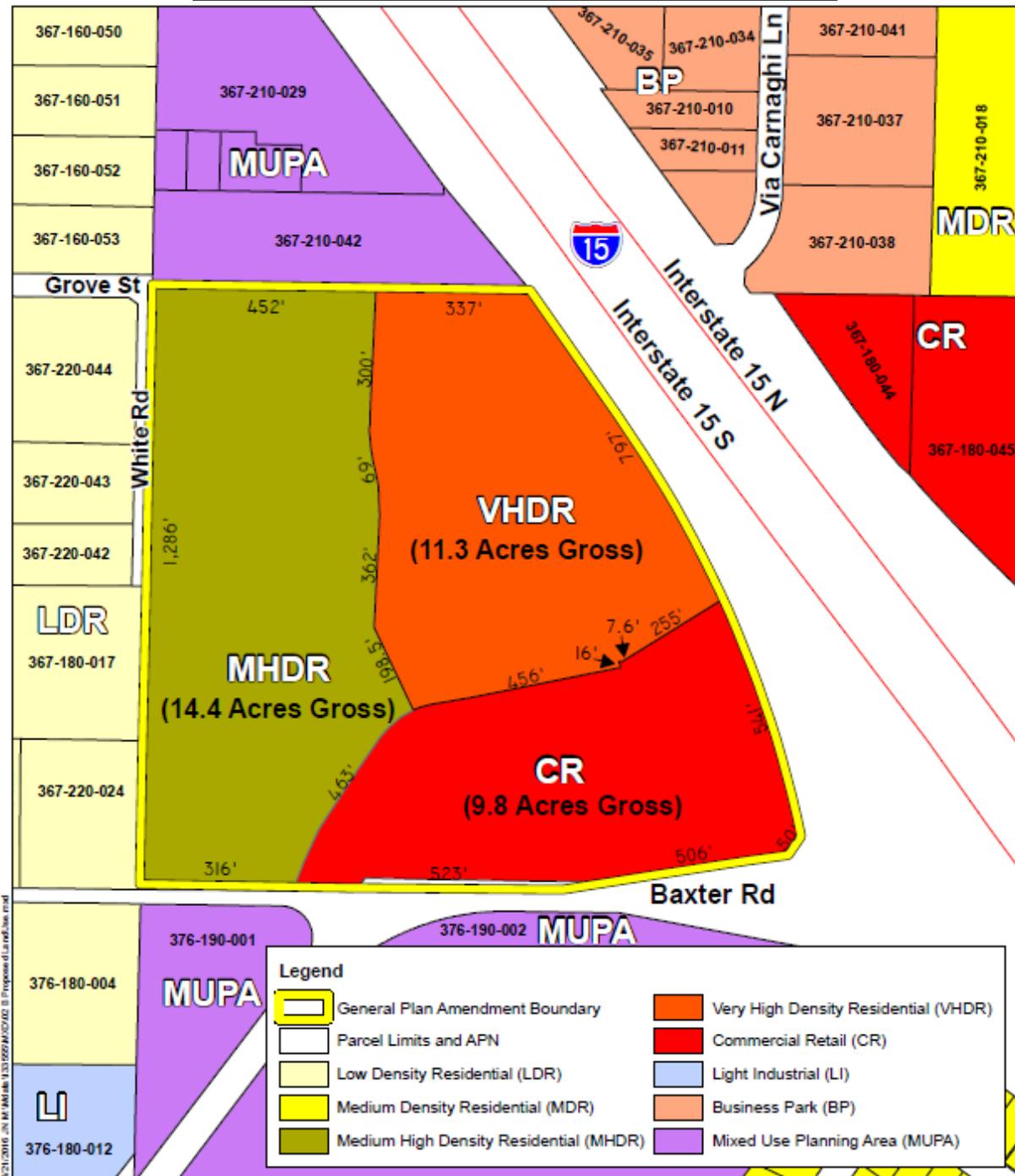
The following two exhibits reflect the existing and proposed land use amendments requested by the Applicant.

**Existing Gen. Plan Land Use Designation Exhibit**



Planning Application No. 14-0002  
 Tentative Tract Map No. 36674  
 APPLICANT / LANDOWNER:  
 STRATA BAXTER, LLC

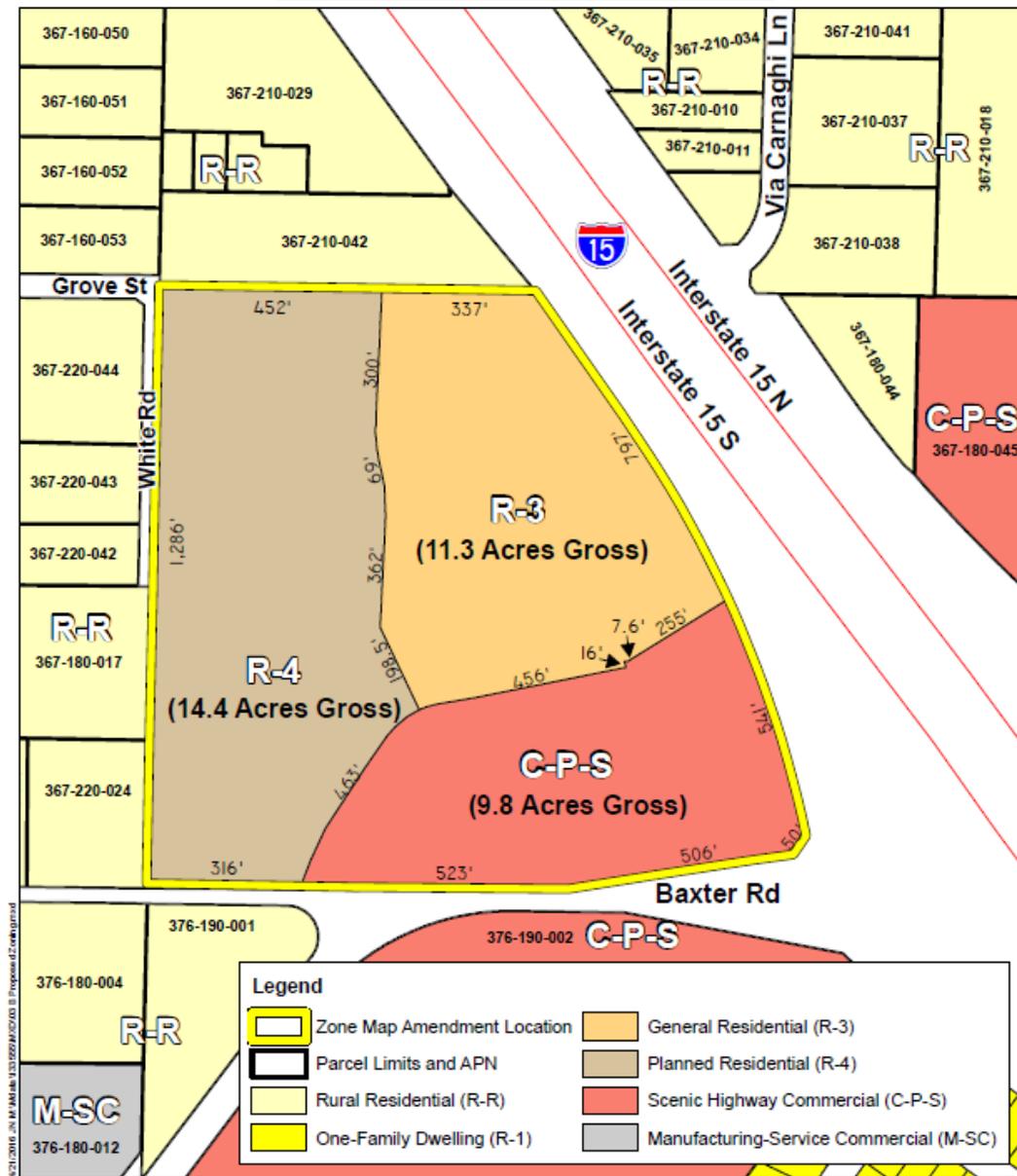
**Proposed Gen. Plan Land Use Amendment Exhibit**



Planning Application No. 14-0002  
 Tentative Tract Map No. 36674  
 APPLICANT / LANDOWNER:  
 STRATA BAXTER, LLC



## Proposed Change of Zone Exhibit



**Planning Application No. 14-0002**  
**Tentative Tract Map No. 36674**  
**APPLICANT / LANDOWNER:**  
**STRATA BAXTER LLC**

### **Tentative Tract Map No. 36674:**

The proposed Baxter Village Mixed-Use project requires the approval of a tentative tract map to subdivide the 35.48± acre site into 85 lots to accommodate the commercial retail, single family residential and multi-family residential elements of the project. The lot breakdown is as follows:

Commercial/Retail Lots:

Lots 68 through 78 (9.8 acres) is devoted to the commercial retail development area. As discussed in the Project Description portion of the staff report, these lots meet the minimum lot size, lot width, and lot depth as required by the C-P-S zone and the floor area ratio requirements of the CR land use designation.

Multi-Family Lot:

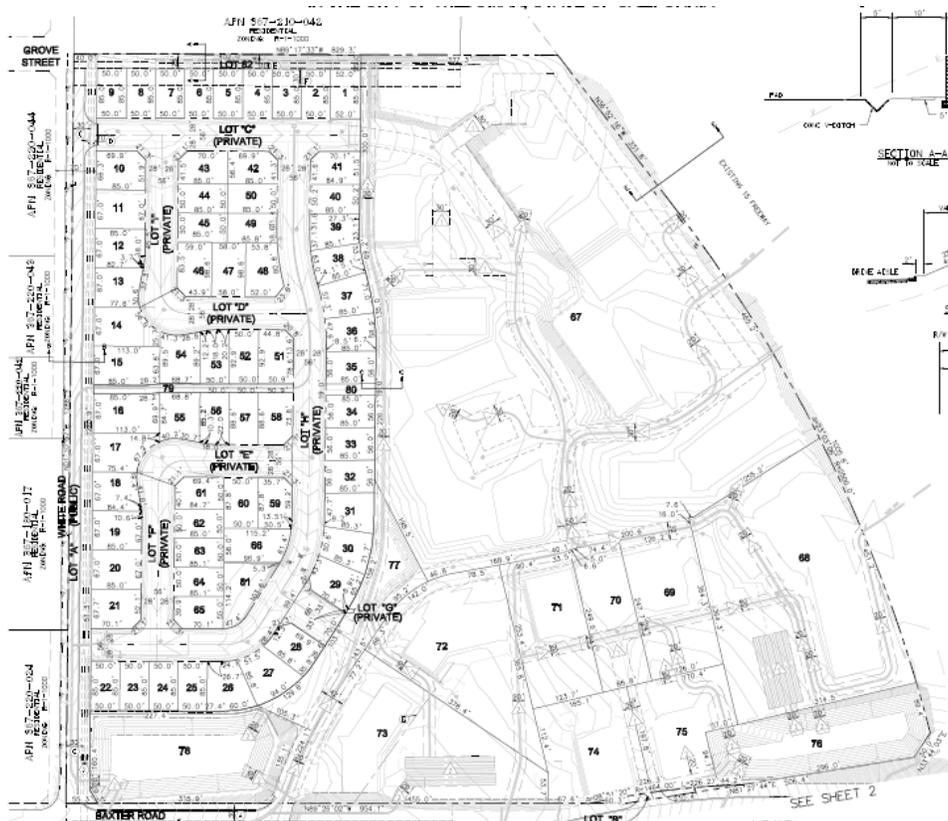
Lot 67 (11.3 acres) is devoted to the multi-family apartment project area. As discussed in the Project Description portion of the staff report, the lot meets the minimum lot size, lot width, and lot depth as required by the R-3 zone and the density requirements of the VHDR land use designation.

Single Family Lots:

Lots 1 through 66 and 79 through 85 (14.4 acres) will be in the single family project area. Lots 1 through 66 will accommodate single family detached homes and lots 79 through 85 will be HOA areas and basins. As discussed in the Project Description portion of the staff report, each of the lots devoted to single family homes meet the minimum lot size, lot width, and lot depth as required by the R-4 zone and the density requirements of the MHDR land use designation.

The exhibit on the following page reflects the proposed subdivision map.

**Proposed Tract Map No. 36674 Exhibit**



**Plot Plan No. 14-0002:**

The Baxter Village Mixed-Use project requires approval of a plot plan to develop the proposed 75,000 square-foot commercial retail center, 85-lot single family development (66 lots are for single family dwelling units) and 204-unit multi-family apartment development. Each development site is described below in relation to the required development standards of the C-P-S, R-4 and R-3 zones, respectively.

**Commercial Retail Site Plan Layout:**

The proposed commercial retail portion of the project proposes a 75,000 square-foot retail center. The retail center is comprised of Lots 68 – 76 of TTM No. 36674 and will contain a total of seven (7) buildings and one detention basin (Lot 76). Lot 70 is designated as a possible site for the relocation of the Brown House and/or Tower element. The building sizes are as follows:

- Building A (Lot 73) - 11,000 square feet / single-story....intended as a multi-tenant retail building.
- Building B (Lot 72) – 10,000 square feet / single story....intended as a multi-tenant retail building.
- Building C (Lot 71) - 7,000 square feet / single story....intended as a multi-tenant retail building and/or restaurant use.
- Building D (Lot 69) - 7,000 square feet / single story....intended as a multi-tenant retail building and/or restaurant use.
- Building E (Lot 68) – 26,000 square feet / single story....intended as a multi-tenant retail building.
- Building F (Lot 75) - 7,000 square feet / single story....intended as a multi-tenant retail building.
- Building G (Lot 74) - 7,000 square feet / single story....intended as a multi-tenant retail building.

The proposed commercial retail development is a permitted use in the C-P-S zone as allowed in Chapter 17.76 of the Zoning Ordinance. There are no specific users identified for any building 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.

**C-P-S Development Standards (Chapter 17.76.030):**

Physical development of the seven (7) building retail center is 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 (Chapter 17.76.030)**

<b>Development Standards</b>	<b>Minimum Development Standard</b>	<b>Proposed Project (Bld. A – G)</b>	<b>Meets/Exceeds Requirements</b>
Building Height	0 feet if under 35 feet	25 feet to 31 feet (lowest to highest point)	Yes
<u>Required Setbacks</u>			
Front Setback	0 feet (up to 35' bld. ht.)	20' minimum	Yes
Rear Setback	0 feet (up to 35' bld. ht.)	20' minimum	Yes
Side Setback (freeway side)	0 feet (up to 35' bld. ht.)	30' minimum	Yes

**Off-Street Parking (Chapter 17.188):**

The proposed 75,000 square-foot 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 center, the project is required to provide of 5.5 spaces/1,000 square feet of net leasable floor area. Given the size of the retail project, 413 parking spaces are required. The proposed site plan provides a total of 423 parking spaces. The table below summarizes the parking standards as well as other applicable parking standards.

**Parking Standards Table (17.188)**

<b>Parking Standards</b>	<b>Minimum Parking Requirement Standard</b>	<b>Proposed Project</b>	<b>Meets/Exceeds Requirements</b>
Commercial Retail Buildings (75,000 s.f.)	5.5 spaces / 1,000 s.f. = 413 spaces	423 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%	61%	Yes
Open Parking Area Landscaping	10%	15±%	Yes

**Pedestrian Circulation/Connectivity:**

Pedestrian circulation is an important element of a mixed-use project. The Applicant has provided an exhibit that shows how connectivity is achieved throughout the whole project area (refer to Attachment G). It is staff's opinion that the project provides

adequate onsite circulation for pedestrians that allow residents of the single family and multi-family projects to walk to the commercial retail center in a safe and efficient manner. Refer to exhibit below.



Traffic / Roadway / Vehicular Access:

Primary vehicular access to and from the commercial retail site will be provided via a roadway extending north from Baxter Road. This primary access road leading into the site will also provide access for the future apartment development north of the commercial retail site. Secondary access to and from the site will occur from Baxter Road extending eastward from White Avenue. As shown on the street cross sections of the tract map, Baxter Road will be realigned with Central Avenue extending from the I-15 freeway. Staff did consider a “round-about” street intersection at this point, but the design could not be accommodated within a reasonable area that didn’t impact the roadway and project site. Baxter Road has been conditioned to be improved to meet city standards. Each cross section width is provided on the tract map (sheets 1 & 2). Additional access description has been provided below for the single family development site.

A detailed traffic study was prepared for the project as part of the DEIR process. The proposed Baxter Village mixed-use project will generate traffic that will have impacts in the immediate area surrounding the project site. Based on the traffic analysis, mitigation measure 4.16.6.1A has been required for the Central Street/Baxter Road intersection. The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour outbound trips at this intersection:

- Traffic signal with protected left-turn phasing on the eastbound approach of Baxter Road
- Northbound approach: N/A
- Southbound approach: one left-turn lane, one right-turn lane.
- Eastbound approach: one left-turn lane, one through lane.
- Westbound approach: one through lane, one right-turn lane.

Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM -our outbound trips, or the intersection improvements shall be required prior to occupancy.

Further, mitigation measure 4.16.6.1B has been required that prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Southbound Ramps/Baxter Road intersection. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses.

Lastly, mitigation measure 4.16.6.2A has been required that prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Northbound Ramps/Baxter Road intersection. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses.

To further address traffic mitigation for the project, Public Works Conditions No. 49 and 50 address construction of the I-15 on/off ramps as follows:

Condition No. 49 states, "Prior to the issuance of the 1<sup>st</sup> Certificate of Occupancy permit for the 22<sup>nd</sup> single family home or 30<sup>th</sup> apartment unit or 10,000 square feet of commercial space, the applicant shall begin construction (added by the PC) of the Southbound Ramp / Baxter Road traffic signal." Condition No. 50 states, "Prior to the issuance of the 1<sup>st</sup> Certificate of Occupancy permit for the 22<sup>nd</sup> single family home or

30<sup>th</sup> apartment unit or 10,000 square feet of commercial space, the applicant shall begin construction (added by the PC) the Northbound Ramp / Baxter Road traffic signal.”

Staff believes the traffic and roadway mitigation, including the improvements at the I-15 northbound and southbound Ramps/Baxter Road intersection, will mitigate traffic impacts.

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 Commercial Retail Architecture:

The architectural theme for the commercial retail center site can be characterized as a “modern Ranch” that will match what is proposed for the single family and multi-family components. The design incorporates elements such as standing metal-seemed roofs, stucco and wood-sided walls, faux barn-like doors, wood posts & railings, decorative gable end and beam details, corbels & wood trellis’s, decorative louvers and shutters. Staff has provided reduced size exhibits of the site plan, landscape plan and architectural elevations on the following pages.

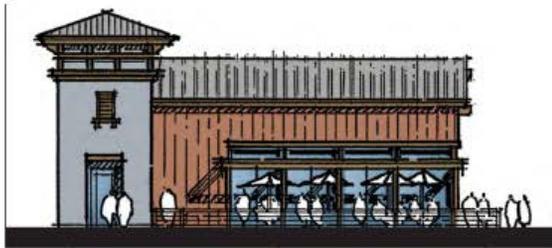
# Colored Overall Site Plan Exhibit



**Proposed Retail Architectural Elevations Exhibits (Sample Buildings)**



REAR



LEFT



LEFT



FRONT

BAXTER VILLAGE

CHARACTER ELEVATIONS - RETAIL BUILDING A



REAR



LEFT



RIGHT



FRONT

**BAXTER VILLAGE**

**CHARACTER ELEVATIONS - RETAIL BUILDING B**



REAR



LEFT



RIGHT



FRONT

**BAXTER VILLAGE**

**CHARACTER ELEVATIONS - RETAIL BUILDING E**



**Multi-Family Apartments Site Plan Layout:**

The proposed apartment portion of the project site requires the approval of a plot plan to develop the proposed 204-unit apartment project as required by Chapter 17.44 of the Zoning Ordinance. The apartment development will be located on Lot 67 TTM No. 36674. The site will include 11, 3-story buildings comprised of 1, 2, and 3 bedrooms units. The site also includes a recreation building, pool and several tot-lot/play areas.

The proposed apartment project is subject to the development standards of the R-3 zone (Chapter 17.44.020). This section establishes standards and requirements related to lot area, setbacks, building height, etc. The table below summarizes compliance with these standards.

**Development Standards Table (17.44.020 – R-3 Zone)**

<b>Development Standards</b>	<b>Minimum Dev. Standard</b>	<b>Proposed Project</b>	<b>Meets/Exceeds Requirements</b>
Minimum Lot Area	7,200 square feet	11.3 acres	Yes
Minimum Lot Width/Depth	60 feet / 100 feet	337 / 465 feet	Yes
<u>Required Setbacks</u>			
Front Setback – Living Space / Main Structure	10 feet	23 feet (closest)	Yes
Rear Setback – Living Space / Main Structure	10 feet	23 feet (closest)	Yes
Side Setback – Living Space / Main Structure	5 feet	20 feet (closest)	Yes
Building Height	50 feet maximum	52 (3-stories)	Yes (with exception) <sup>3</sup>
Lot Coverage	50% of lot area	44%	Yes
Density Range (VHDR)	14 – 20 units/acre	18 units/acre	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 448 spaces. The project is designed to have 448 parking spaces for residents and visitors. All resident and visitor parking is being provided throughout the site under covered carports and open parking space areas. The covered carports will have sloped/tile roofs. No resident parking attached to the dwelling unit with interior access is provided as would be typical with a “townhouse” design.

<sup>3</sup> 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.

The table on the following page summarizes other parking standards applicable to the proposed project which has been met or exceeded.

**Parking Standards Table (17.188)**

<b>Development Standards</b>	<b>Minimum Parking Requirement Standard</b>	<b>Proposed Project</b>	<b>Meets/Exceeds Requirements</b>
<u>Apartment Units</u>			
1 bedroom/unit (1.25 sp./unit)	52.5 spaces	52.5 spaces	Yes
2 bedroom/unit (2.25 sp./unit)	229.5 spaces	229.5 spaces	Yes
3 bedrooms/unit (2.75 sp./unit)	<u>165.0 spaces</u>	<u>165.0 spaces</u>	Yes
<b>total spaces</b>	<b>448 spaces<sup>4</sup></b>	<b>448 spaces</b>	<b>Yes</b>
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'	N/A	N/A
On-site Drive Aisles	28 feet	28 feet	Yes
Open Parking Area Shading	50%	69%	Yes
Open Parking Area Landscaping	10%	15±%	Yes

**Pedestrian Circulation/Connectivity:**

Pedestrian circulation is an important element of a mixed-use project. The Applicant has provided an exhibit that shows how connectivity is achieved throughout the whole project area (refer to Attachment H). It is staff's opinion that the project provides adequate onsite circulation for pedestrians that allow residents in this multi-family project area to walk to the commercial retail center in a safe and efficient manner. Refer to exhibit below.

<sup>4</sup> 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.



**Proposed Unit Type / Floor Plans:**

The proposed unit types and floor plans reflect the development of the 204-unit apartment project. There are 11, 3-story buildings comprised of 42, 1-bedroom units, 102, 2-bedroom units and 60, 3-bedroom units. The dwelling units are designed as “stacked flats” with access to each unit occurring from the exterior of the building.

For reference purposes, 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)	42	1 bedroom / 1 bath
Unit 2 (3-story)	102	2 bedroom / 2.5 bath
Unit 3 (3-story)	60	3 bedroom / 2.5 bath
<b>Total Counts</b>	<b>204 Units</b>	

### Typical Unit Types / Unit Size

<b>Stories</b>	<b># of Units</b>	<b>Unit Size (sq. ft.)</b>
Unit 1 (3-story)	42	735 sq. ft.
Unit 2 (3-story)	102	1,064 sq. ft.
Unit 3 (3-story)	60	1,281 sq. ft.
<b>Total Counts</b>	<b>204 Units</b>	

#### Traffic / Roadway / Vehicular Access:

Primary vehicular access to and from the apartment site is provided via a roadway extending north from Baxter Road. This primary access road leading into the site will also provide access for the commercial retail development located south of the apartment site. Secondary access to and from the site will occur from Baxter Road extending eastward from White Avenue.

As shown on the street cross sections of the tract map, Baxter Road will be realigned with Central Avenue extending from the I-15 freeway. Staff did consider a “round-about” street intersection at this point, but the design could not be accommodated within a reasonable area that didn’t impact the roadway and project site. Baxter Road has been conditioned to be improved to meet city standards. Each cross section width is provided on the tract map (sheets 1 & 2). Additional access description has been provided below for the single family development site.

For a detailed discussion of the traffic mitigation and improvements, please refer to the traffic/roadway/vehicular access discussion as noted above.

#### Landscaping/Water Efficient Standards (Chapter 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 Multi-Family Architecture:

The architectural theme for the multi-family apartment site can be characterized as a “modern Ranch” that will match what is proposed for the single family and commercial retail components. The design incorporates elements such as standing metal-seamed roofs, stucco and wood-sided walls, faux barn-like doors, wood posts & railings, decorative gable end and beam details, corbels & wood trellis’s, decorative louvers and shutters.

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

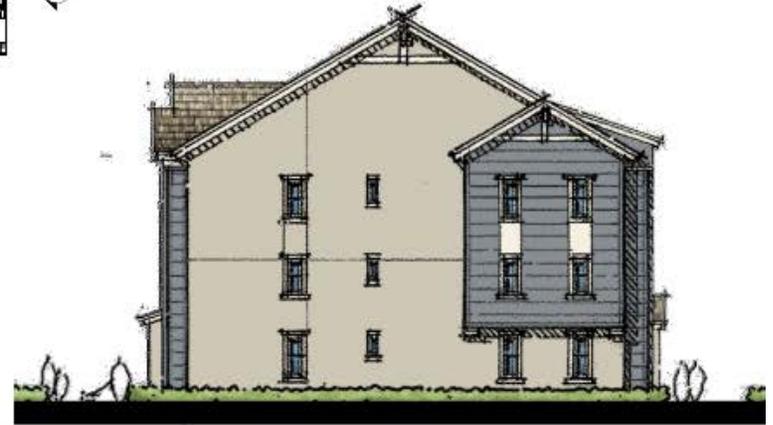
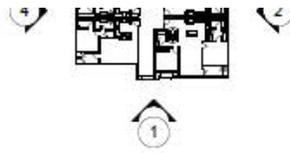
**Colored Overall Site Plan / Multi-Family Area**



**Conceptual MFR Architectural Elevations Exhibits**



4. LEFT



2. RIGHT



3. REAR

**BAXTER VILLAGE**

**CHARACTER ELEVATION (BLDG.-A)**



I. FRONT

**BAXTER VILLAGE**

**CHARACTER ELEVATION (BLDG.-C)**



**BAXTER VILLAGE**

3. REAR

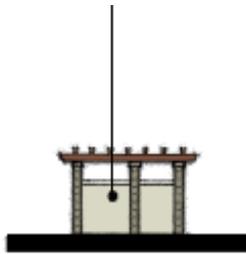
CHARACTER ELEVATION (BLDG.-C)



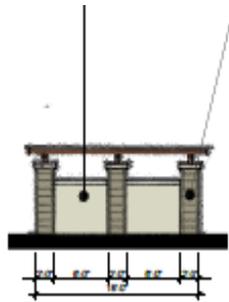
I. FRONT

BAXTER VILLAGE

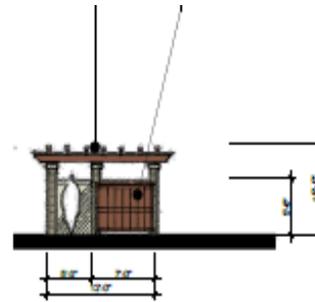
CHARACTER ELEVATION (BLDG.-D)



REAR

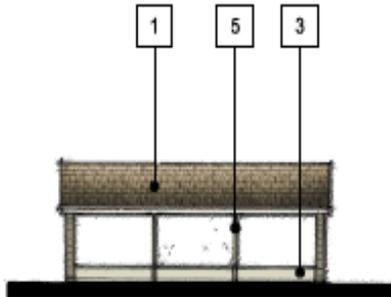


SIDE

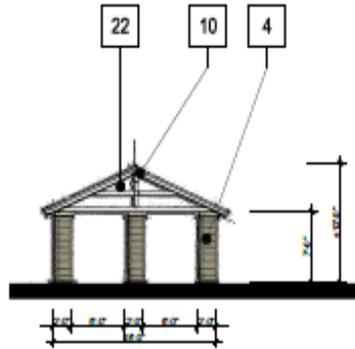


FRONT

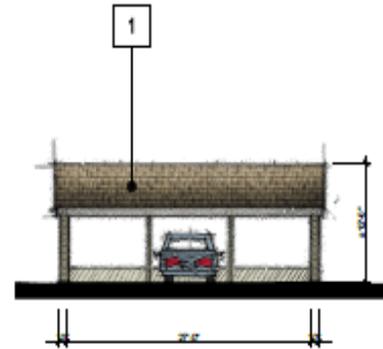
TRASH ENCLOSURE ELEVATION



REAR



SIDE



FRONT

CARPORT ELEVATION

### **Single Family Site Plan Layout:**

The proposed single family project area requires the approval of a plot plan to develop the site. This area will be subdivided as part of TTM No. 36674. This neighborhood is reflected as Lot 1 - 66 (single family dwelling units) and 79 – 85 (HOA/water quality basins) on the tract map. As this project area will be developed under the R-4 zoning standards, the Applicant is required to provide “final site plan of development” package that includes full development plans that include a site plan/grading plan, landscape plans and architectural plans.

Development of the project area is subject to the development standards of the Chapter 17.60 (R-4 zone) of the Zoning Ordinance. This section establishes standards and requirements related to lot area, setbacks, building height, etc.

### **Site Plan:**

The proposed site plan is consistent with the tentative tract map in terms of lot sizes and location. Each lot has a predetermined dwelling unit which the applicant has chosen to propose. In accordance with Section 17.60.040.D, the R-4 zone outlines specific development standards for plotting dwelling units related to setbacks. As shown on site plan, each plotted dwelling unit meets and exceeds these minimum setback requirements.

In addition, the Countywide Design Standards and Guidelines require variable front yard setbacks. For example, homes and garages shall be placed at varying distances from the front property line and have varying entry locations. As illustrated on the site plan, each lot has varying setbacks and no two lots have the same setback.

In accordance with Section 17.60.040.C, the R-4 zone sets a maximum building height of 40 feet for single family residences. As outlined in the architectural elevations, the tallest dwelling unit is 2-stories and does not exceed 29 feet in height. Therefore, the project meets the height requirements.

In accordance with Section 17.60.040.F of the Zoning Ordinance, individual sewage disposals systems are not allowed in the R-4 zone. The project has been designed to provide a sewer system in accordance with EVMWD requirements so each home is tied to this system.

Based on this, the proposed site plan meets and exceeds the minimum development standards of the R-4 zone and the City’s Residential Design Guidelines. The table on the following page summarizes compliance with these standards.

**Development Standards Table (17.60.040 – R-4 Zone)**

<b>Development Standards</b>	<b>Minimum Dev. Standard</b>	<b>Proposed Project</b>	<b>Meets/Exceeds Requirements</b>
Minimum Site Development Area	4 acres	12.5 acres	Yes
Minimum Lot Size	3,500 sq. ft.	4,200 sq. ft.	Yes
Minimum Lot Width/Depth	40 ft. / 80 ft.	50 ft./ 84 ft. minimum	Yes
<u>Required Setbacks</u>			
Front Setback – Living Space / Main Structure	20 ft.	20 ft. min.	Yes
Rear Setback – Living Space / Main Structure	10 ft.	10 ft. min.	Yes
Side Setback –			
Interior Side Yard	5 ft.	5 ft. min.	Yes
Corner Lot	10 ft.	10 ft. min.	Yes
Building Height	40 ft. max.	29 ft.	Yes
Density Range (MHDR)	5 - 8 units/acre	5.3 units/acre	Yes

**Off-Street Parking (Section 17.188):**

The single family project site is subject to the parking requirements outlined in Chapter 17.188.030 of the Zoning Ordinance. Based on this code section, two (2) spaces per unit is required. The Applicant has provided two spaces per unit in an attached/enclosed garage. Thus, the parking requirements have been met. There are no visitor parking requirements for the single family neighborhood; however, the internal streets have a 36-foot curb-to-curb width which would allow on-street parking on one side of the street.

**Required Walls/Fencing:**

A wall/fence plan is required as part of the final site plan of development package. The Countywide Design Standards and Guidelines outline specific wall and fence requirements for single family residential developments. For example, boundary walls along the perimeter of the tract, side yards visible from the street and side yard returns must be decorative block material. The applicant is providing a 6-foot decorative “split-face” block wall along the perimeter (including decorative pilasters), and on side yards facing streets, including side yard returns consistent with this requirement. Interior side and rear fencing is also required for the project and can be either block or some other durable/similar material. The applicant has proposed wood fencing for the interior side yards to match the theme of the overall project. Based on these, the proposed wall/fence plan is consistent with the residential design guidelines.

Pedestrian Circulation/Connectivity:

Pedestrian circulation is an important element of a mixed-use project. The Applicant has provided an exhibit that shows how connectivity is achieved throughout the whole project area (refer to Attachment I). For the single family area, the Applicant is providing a trail linkage from the interior of the site to White Avenue. It is staff's opinion that the project provides adequate onsite circulation for pedestrians that allow residents in this multi-family project area to walk to the commercial retail center in a safe and efficient manner. The exhibit below shows the linkages throughout the site (green lines).



Private Open Space Area:

In accordance with 17.60.040.G, the "recreation area" must be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision. To meet this requirement, the applicant is providing a 0.16 acre private open space area for the community residents. The open space area will have a tot lot, barbeque, trellis, benches, and picnic tables for passive use by the residents. The private open space

area will be maintained by a homeowners association that will be established as part of the project development.

Traffic / Roadway / Vehicular Access:

Primary vehicular access to and from the single family project area is provided via two (2) entrance points on White Street. A second access point into the neighborhood is also provided from Baxter Road as you enter the commercial project area. For a detailed discussion of the traffic mitigation and improvements, please refer to the traffic/roadway/vehicular access discussion on page 16 of the staff report.

Landscaping/Water Efficient Standards (Chapter 17.276):

The Applicant has provided a detailed conceptual landscape plan (refer to Attachment I for details). 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.

Single Family Architectural/Floor Plans:

The architectural theme for the single family project area can be characterized as “modern Ranch” that will match what is proposed for the multi-family and commercial retail components. The design incorporates elements such as standing metal-seamed roofs, stucco and wood-sided walls, faux barn-like doors, wood posts & railings, decorative gable end and beam details, corbels & wood trellis’s, decorative louvers and shutters.

Of important to note is the Applicant did hold two (2) neighborhood meetings (March 21, 2013 and June 27, 2013) early in the design review process prior to a formal submittal to the City. Notices were sent out to residents within a 1,000-foot radius notifying each property of the meetings. According to the Applicant, these meetings were well attended by residents. Based on these meetings, a final design theme was agreed upon for the entire Baxter Village project.

The City has implemented our Residential Design Standards and Guidelines that provide specific architectural styles that include: design styles, building articulation, varied roof planes, 360-degree architectural detail, multiple floor plans (depending on the number of lots), and varied color/materials for the homes. As part of the final site plan of development package, the applicant has provided an architectural program that achieves the above items.

- Multiple Floor Plans/Elevations – Since the tract has 66 lots designated for single family homes, three different floor plans and three different elevations are proposed (Attachment I). The applicant has also varied the floor plans so the same floor plan/elevation is not repeated immediately adjacent to another unit. The site plan shows the actual plotting of the floor plan and elevation types.
- Building Articulation – The intent behind this guideline is to avoid long, unarticulated building facades by incorporating varying setbacks, projecting architectural features, and vertical/horizontal variation in the façade. As illustrated in the architectural design sheets, each dwelling unit type provides the required elements that achieve building articulation.
- Varied Roof Planes – Roof articulation is required and may be achieved by changes in building planes, gable/hip roofs, dormers, etc. As illustrated in the architectural design sheets, each dwelling unit type provides varied roof plans the required elements that achieve building articulation.
- 360-degree Architecture – This guideline is intended to create variation in the building planes and to avoid un-articulated facades. As illustrated in the architectural design sheets, each dwelling unit type provides architectural detail on all four elevations of the homes.

For reference purposes, the unit and floor plan information is provided in the following 2 tables.

**Typical Unit Types / Floor Plan**

<b>Unit Type</b>	<b>Unit Quantity</b>	<b># of Bedrooms / Bathrooms</b>
Floor Plan 1 (2-story)	22	3 bedroom / 2.5 bath
Floor Plan 2 (2-story)	23	4 bedroom / 3 bath
Floor Plan 3 (2-story)	21	5 bedroom / 4.5 bath
<b>Total Counts</b>	<b>66 Units</b>	

**Typical Unit Types / Unit Size**

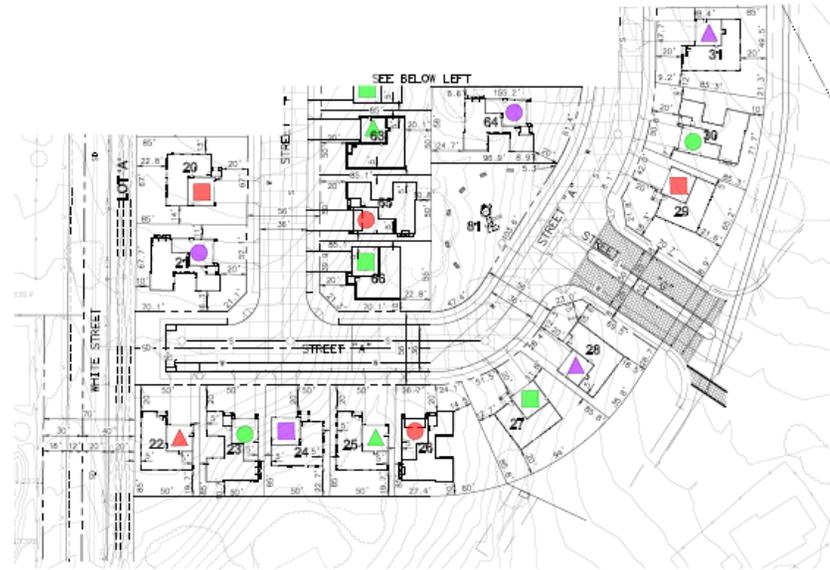
<b>Stories</b>	<b># of Units</b>	<b>Unit Size (sq. ft.)</b>
Floor Plan 1 (2-story)	22	2,166 sq. ft.
Floor Plan 2 (2-story)	23	2,311 sq. ft.
Floor Plan 3 (2-story)	21	2,656 sq. ft.
<b>Total Counts</b>	<b>66 Units</b>	

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

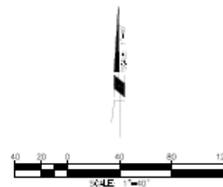
**Colored Overall Site Plan / Single Family Area**



# Final Site Plan of Development Exhibit



## PLOTTING LEGEND



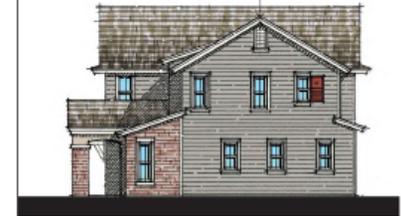
**Conceptual SFR Architectural Elevations Exhibits**



REAR



LEFT



RIGHT



FRONT



REAR



LEFT



RIGHT



FRONT



REAR



LEFT



RIGHT



FRONT

## PROJECT ANALYSIS / FINDINGS OF FACT

### **EIR Findings of Fact:**

The Planning Commission has recommended 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 Baxter Village Mixed-Use 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 December 30, 2015 and concluding on February 12, 2016.
4. Response to Comments: The City has responded to all seven public comment letters received during the public review/comment period and included both the comments and the responses to the comments as part of the Final EIR. 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/or the 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 five 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 to track compliance with these changes, alterations, and mitigation measures identified in the Baxter Village Mixed-Use project EIR.
  - e) For the five unavoidable impacts (Impact 4.16.6.1 – 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 five unavoidable environmental impacts (Impact 4.16.6.1 – 4.16.6.5) that cannot be mitigated; however, all other impacts have been mitigated through changes, alterations and mitigation measures to a less than significant level. Pursuant to Section 15093 of the CEQA Guidelines, staff recommends that the Planning Commission recommend that the City Council adopt a Statement of Overriding Considerations for the unavoidable transportation/traffic impacts.
7. Independent Judgment: The EIR reflects the independent judgment and analysis of the City.

**General Plan Amendment (GPA) Analysis:**

The Baxter Village development project requires the approval of a general plan amendment to accommodate the project. Specifically, the general plan amendment proposes to change the existing land use designation for the entire site from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR), Very High Density Residential (VHDR) and Commercial Retail (CR). The land use amendment map is provided in the project description section of the staff report. The proposed single family and multi-family densities fall within the allowable density range of the MHDR and VHDR land use categories.

The CR, MHDR and VHDR land use designations is intended for the development of a variety of commercial retail uses, single family and multi-family residential uses. The proposed commercial retail center fits perfectly into the CR land use designation, while the residential land uses fit into the MHDR and VHDR categories.

While the MUPA designation is proposed to be removed, the project maintains a mixed-use design concept. The Baxter Village project achieves the mixed-use design concept so that ultimately property owners and tenants within the project will be able to shop at the retail center. The Planning Commission is recommending Council approval of the proposed general plan amendment to CR, MHDR and VHDR because these land use designations are intended to promote and encourage the development of retail uses and residential uses within a mixed-use concept consistent with the General Plan.

**General Plan Amendment (GPA) Findings:**

Pursuant to Government Code Section 65350 – 65362 and Chapter 17.08.040(F)(2) of the Wildomar Municipal Code, the Planning Commission recommends the City Council make the following findings in support of the proposed 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 Baxter Village 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 (CR, MHDR and VHDR) fall within the “Community Development” Foundation Component of the General Plan. Thus, the proposed land use designation changes do 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 Baxter Village 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 amendments are 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 (i.e., ownership & rentals) within the City (App. B, Sec. I.D.). Further, Appendix B encourages commercial related development that provides support services and jobs 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 CR, MHDR and VHDR land use designation resulting in the development of commercial retail and residential uses did not require any changes to other Elements of the Wildomar General Plan. Therefore, the proposed general plan amendments result in the project being internally consistent.

The proposed land use changes further the following land use and housing element policies related to the proposed project:

- LU 2.1 The proposed 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 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 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 residential portions of the 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 residential portions of the 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 residential portions of the 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 portion of the project is properly located and designated for commercial development in accordance with the General Plan.
- LU23.6 The proposed 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 project will be served by water and sewer along provided by EVMWD to meet the project demands.

- LU 23.8 The proposed project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.
- H-1.1 The proposed single family and multi-family project areas 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 single family and multi-family project areas 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.

In addition, the City of Wildomar's adopted 2013-2021 Housing Element includes Policy H-1 ["Ensure there is a sufficient supply of multi-family and single-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation (RHNA)"]. Per state law, land must be able to be developed at a density of 30 units per acre to be considered affordable to low, very low or extremely low income households. The City's RHNA for low, very low and extremely low income households is 1,574 units.

In furtherance of Policy H-1, the City re-designated 25.96 acres as Highest Density Residential (HHDR), which allows for development at 30 units per acre. Assuming only 80% of the HHDR land can actually be developed, this results in a development potential of 623 units at 30 units per acre. In addition, the City created a mixed use overlay zone and applied the zone to all but one of the properties within the City that already had a Mixed Use General Plan land use designation (totaling 117 acres), including the Baxter Village project site. The Mixed Use Overlay requires 30% to 50% of the land to be developed with residential uses at a density of at least 30 units to the acre. The residential development potential on the Mixed Use land ranges from 1,053 units to 1,755 units at a density of 30 units per acre. Thus, the City's actions to implement Policy H-1 resulted in the potential for up to 2,378 units to be built that are affordable to low, very low and extremely low income households. This exceeds the City's RHNA for these income categories by 804 units.

The Baxter Village project would remove 35.54 acres of land from the 117 acres of Mixed Use land in the City, leaving 81.46 acres of Mixed Use land available to satisfy the City's RHNA. The remaining 81.46 acres of Mixed Use land could be developed with 733 to 1,222 units at 30 units to the acre. Therefore, a combined total of up to 1,845 units could be built on the 25.96 acres of HHDR and 81.46 acres of Mixed Use remaining in the City, which exceeds the City's RHNA for low, very low and extremely low income households by 271 units.

Therefore, the re-designation and rezoning of the Baxter Village project site does not conflict with Policy H-1 because the City is still able to satisfy its RHNA obligations with the remaining property in the City that is designated HHDR or Mixed Use.

- C. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the City's economic base) and that would improve the ratio of jobs-to-workers in the City.

Evidence: The existing Mixed Use Planning Area land use designation on the property requires between thirty and fifty percent of the site to be developed with residential uses at a density of thirty units per acre. The remainder of the site could be developed with commercial and office uses. Development of the site under the requirements of the Mixed Use Planning Area was determined to be infeasible, which means that the site would remain vacant and undeveloped without a General Plan Amendment. Approving the proposed General Plan Amendment would allow job-generating uses to be developed on this site, and therefore would increase the job opportunities available to City residents. An economic impact analysis prepared for the project estimates that 202 new permanent jobs will be created by the project, and 554 temporary construction jobs will be created.

**Change of Zone (CZ) Analysis:**

The existing zoning for the entire project site is C-P-S (Scenic Highway Commercial). One component of the change of zone is a request to remove the Mixed-Use Overlay from the entire site which was approved by City Council when Housing Element was adopted in December 2013. The overlay would have required the multi-family portion of the Baxter Village project site to be built at 30 units/acre which would have given the city credit in our very-low and-low income RHNA categories.

The other component of the change of zone is to take a portion of the site and rezone it from C-P-S to R-3 and R-4 to accommodate the proposed multi-family and single family developments. According to the general plan zoning consistency table, the R-3 and R-4 zones are highly consistent with the VHDR and MHDR land use designations. As the R-4 zone allows for single family detached development on small lots and the R-3 zone allows multi-family apartments, the zone change is appropriate and will help to achieve the mixed-use design concept.

The Planning Commission is recommending Council support of the proposed change of zone because these zoning designations are intended for the development of commercial retail, single family and multi-family uses in a mixed-use design concept. Below are the findings to support the proposed change of zone.

**Change of Zone Findings:**

In accordance with the State of California, Government Code Sections 65855, and Chapter 17.280 of the Wildomar Zoning Ordinance, the Planning Commission recommend the City Council, 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, 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 designations for the project site to CR, MHDR and VHDR to accommodate the commercial retail and single-family / multi-family residential development sites. The proposed zone changes to C-P-S, R-3 and R-4 for the Baxter Village Mixed-Use project, upon approval of the proposed GPA, will be 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 project will be served by water and sewer along provided by EVMWD to meet the project 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.

- H-1.1 The proposed single family and multi-family project areas 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 single family and multi-family project areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards..

**Tentative Parcel Map (TPM No. 36673) Analysis:**

The Baxter Village Mixed-Use development project requires the approval of a tentative tract map to subdivide the project site to accommodate the mixed-use development. Specifically, the tract map proposes 35.48± acres and the tentative map proposes to subdivide the project area into 85 lots.

**Single Family Lots:**

Lot 1 through 66 (single family units) and 79 through 85 (HOA basins) will apply to the single family project area. As discussed in the Project Description portion of the staff report, each of the lots devoted to single family homes meet the minimum lot size, lot width, and lot depth as required by the R-4 zone and the density requirements of the MHDR land use designation.

**Multi-Family Lot:**

Lot 67 (11.3 acres) is devoted to the multi-family apartment project area. As discussed in the Project Description portion of the staff report, the lot meets the minimum lot size, lot width, and lot depth as required by the R-3 zone and the density requirements of the VHDR land use designation.

**Commercial/Retail Lot:**

Lots 68 though 78 (12.2 acres) is devoted to the commercial retail development area. As discussed in the Project Description portion of the staff report, these lots meet the minimum lot size, lot width, and lot depth as required by the C-P-S zone and the floor area ratio requirements of the CR land use designation.

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

**Tentative Parcel Map (TPM No. 36673) Findings:**

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Commission recommends the City Council, 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, find and determine as follows:

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

Evidence: The proposed Tentative Tract Map No. 36674 is consistent with the City's General Plan in that the land use designations of CR, MHDR and VHDR is intended to provide for the development of commercial retail, single family and multi-family uses. With its close proximity residential neighborhoods, the Baxter Village Mixed-Use project will provide valuable commercial retail services that are consistent and compatible with the CR land use policies of the General Plan. Further, the single family residential and multi-family residential developments within the project area, is consistent with the General Plan in that the MHDR and VHDR land use designations specifically allows residential development including apartments and single family detached dwellings. As these residences are proposed as "rental" and ownership units, the project will provide important housing opportunities to Wildomar residents. Further, the residential areas will be built at a density that is in compliance with the MHDR (5 - 8 units/acre) and VHDR (14 – 20 units/acre) density standards. Thus, the proposed Tract Map is consistent with the General Plan. There is no specific plan governing this project or the general area.

The project also promotes the following land use policies:

- LU 4.1 The proposed retail and residential developments 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 residential developments 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 residential developments will accommodate the development of commercial retail and single family / multi-family residences in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed residential developments 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 residential developments 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 and residential areas is properly located and designated in accordance with the General Plan.

LU 23.8 The proposed land use amendment resulting in the commercial retail opportunities 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 single family and multi-family project areas 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 single family and multi-family project areas 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 35.48± acres and the tentative map proposes to subdivide the project area into 85 lots to accommodate the commercial retail center, single family project area and multi-family project area. Given the density allowed by the MHDR land use designation (5 - 8 units/acre), the proposed single family project area falls within this density range as it is set at 5.3 units/acre. Given the density allowed by the VHDR land use designation (14 - 20 units/acre), the proposed multi-family project area falls within this density range as it is set at 18 units/acre.

Further, in terms of the 75,000± commercial retail project area, the C-P-S zone does not have a minimum lot size so this tract map is physically suitable for the project. The multi-family apartment project site with its proposed R-3 zoning has a minimum lot size of 7,200 square feet, so the site size of 11.3 acres meets the R-3 standards. The single family project site with its proposed R-4 zoning has a

minimum parcel development size of four (4) acres, and an individual minimum lot size of 3,500 square feet. Thus, the parcel development size site size of 14.4 acres, and individual minimum lot size of 4,200 square feet meets the R-4 standards. Given these facts, the proposed Tract Map is physically suitable for the type and proposed density of development.

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

Evidence: The City has prepared an Environmental Impact Report (EIR) for the Baxter Village Mixed-Use project, including Tentative Tract Map No. 36674. 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. All comments on the DEIR from the commenters have been responded to as outlined in the FEIR. As the DIER analyzed impacts to wildlife resources, etc., the DEIR 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) Therefore, the proposed Tract map meets this finding.

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

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

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

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

**Plot Plan Analysis:**

The proposed project requires the approval of a plot plan to the commercial/retail, single family and multi-family project areas. Based on the proposed project description and consistency with the development standards as they apply to the C-P-S, R-3 and R-4 zones (discussed above), the Plot Plan is consistent with the General Plan and Zoning Ordinance. Thus, the Planning Commission has recommended City Council support of the Plot Plan as proposed.

**Plot Plan Findings:**

Pursuant to Section 17.216.040 of the Wildomar Zoning Ordinance, the Planning Commission recommends the City Council, 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, find and determine as follows:

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

Evidence: The proposed 75,000 square-foot commercial retail center is consistent with the intent of the General Plan land use designation of CR as this land use is intended to accommodate commercial and retail uses. Further, the commercial retail center is allowed use in the C-P-S zone subject to the approval of a plot plan and all development standards of Chapter 17.76030. The proposed site plan has been evaluated in accordance with these development standards and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the commercial retail center meets the purpose and intent of the C-P-S zone and meets this finding.

The proposed multi-family development area is consistent with the intent of the General Plan land use designation of VHDR as this land use is intended to accommodate multi-family apartment projects at a density range of 14 – 20 units/acre. With a project density of 18 units/acre, the project is consistent with the VHDR designation. Further, the multi-family development is allowed use in the R-3 zone subject to the approval of a plot plan and all development standards of Chapter 17.44.020. The proposed site plan has been evaluated in accordance with these development standards and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the multi-family development meets the purpose and intent of the R-3 zone and meets this finding.

The proposed single family development area is consistent with the intent of the General Plan land use designation of MHDR as this land use is intended to accommodate small lot single family projects at a density range of 5 – 8 units/acre. With a project density of 5.3 units/acre, the project is consistent with the MHDR designation. Further, the single family development is allowed use in the R-4 zone subject to the approval of a plot plan and all development standards of Chapter

17.60. The proposed site plan has been evaluated in accordance with these development standards and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the single family development meets the purpose and intent of the R-4 zone and meets this finding.

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

- LU 4.1 The proposed retail and residential developments 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 residential developments 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 residential developments will accommodate the development of commercial retail and single family / multi-family residences in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed residential developments 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 residential developments 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 and residential areas is properly located and designated in accordance with the General Plan.
- LU 23.8 The proposed land use amendment resulting in the commercial retail opportunities 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 single family and multi-family project areas 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 single family and multi-family project areas 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, MHDR and VHDR and the change of zone to R-3 and R-4, the proposed Baxter Village Mixed Use 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 center, multi-family and single family developments consider 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 Baxter Road in accordance with Public Works and Fire Department standards. Both Baxter Road and White Avenue will be 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, including interim signals at the I-15 freeway on/off ramps, that will be implemented to mitigate traffic congestion. As a result, the proposed Baxter Village Mixed-Use 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 Baxter Village Mixed-Use project meets this finding.

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

Evidence: The project does include a tentative tract map (TTM 36674) to subdivide the property to accommodate the proposed commercial retail, single family and multi-family project areas. The tentative tract map has been conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Baxter Village Mixed-Use project meets this finding.

**PUBLIC 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 Planning Department, on June 28, 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 Baxter Village Mixed-Use project (PA No. 14-0002) would be considered by the City Council. 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 Planning Department, on July 1, 2016 published a legal notice in the "Press Enterprise," a local newspaper of general circulation, notifying the general public of the public hearing for which the Baxter Village Mixed-Use project (PA No. 14-0002) would be considered by the City Council.

**FISCAL IMPACT:**

There is no fiscal impact to the City's General Fund. The Applicant will be paying all related DIF & Regional impact fees and will be annexed into the City's CFD.

Submitted by:  
Matthew C. Bassi  
Planning Director

Approved by:  
Gary Nordquist  
City Manager

**ATTACHMENTS:**

- A. Resolution No. 2016-\_\_\_\_ - DEIR Resolution
  - Exhibit 1 - Baxter Village Project DEIR
  - Exhibit 2 - Baxter Village Project Technical Appendices
  - Exhibit 3 - Baxter Village Project FEIR
  - Exhibit 4 - Baxter Village EIR Findings of Fact/Overriding Considerations
  - Exhibit 5 - Baxter Village Mitigation Monitoring Program (MMRP)

- B. Resolution No. 2016-\_\_\_\_ - GPA Resolution
- C. Ordinance No. \_\_\_\_ Change of Zone Ordinance
- D. Resolution No. 2016-\_\_\_\_ - Tentative Tract Map 36674 Resolution  
Exhibit 1 - Baxter Village TTM Conditions of Approval Matrix
- E. Resolution No. 2016-\_\_\_\_ - Plot Plan Resolution  
Exhibit 1 - Baxter Village Plot Plan Conditions of Approval Matrix
- F. Baxter Village TTM No. 36674 Exhibit
- G. Baxter Village Commercial Development Plans package
- H. Baxter Village Multi-Family Apartment Development Plans package
- I. Baxter Village Single Family Development Plans package
- J. Blum Collins, LLP FEIR Comment Letter (dated 5/31/16)
- K. Strata Baxter, LLC (Applicant) FEIR Response to Blum Collins (dated 5/31/16)
- L. Brown House Historic Resources Assessment Report (October 2004)
- M. Brown House Property Condition Assessment Study (Prepared for Wildomar Historical Society in May 2016)

**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)