

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: November 2, 2016

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Westpark Promenade Mixed-Use Project (PA No. 13-0082):
Planning Commission review of the “Westpark Promenade Mixed-Use” project consisting of an Environmental Impact Report, General Plan Amendment, Change of Zone, Tentative Parcel Map, two Tentative Tract Maps, and Plot Plan located at the northeast corner of the I-15 Freeway and Catt Road (APN: 376-410-013, 376-410-023 & 376-410-025)

STAFF REPORT

STAFF RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2014021022), INCLUDING ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE WESTPARK PROMENADE MIXED-USE PROJECT (PLANNING APPLICATION NO. 13-0082) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE PARCEL MAP NO. 36612, TENTATIVE TRACT MAP NO. 36781, TENTATIVE TRACT MAP NO. 36782, AND PLOT PLAN NO. 13-0082 LOCATED AT THE NORTHEAST CORNER OF THE I-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 13-0082) TO CHANGE THE EXISTING LAND USE

DESIGNATION FROM COMMERCIAL OFFICE (CO) TO COMMERCIAL RETAIL (CR) ON 14.2 ACRES AND TO VERY HIGH DENSITY RESIDENTIAL (VHDR) ON 13.48 ACRES LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0082) TO CHANGE THE EXISTING ZONING DESIGNATION FROM C-P-S (SCENIC HIGHWAY COMMERCIAL) TO R-3 (GENERAL RESIDENTIAL) FOR A 13.48 ACRE PORTION OF THE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

4. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 36612 (PLANNING APPLICATION NO. 13-0082) TO SUBDIVIDE APPROXIMATELY 27.68± ACRE SITE INTO THREE (3) PARCELS FOR FINANCING PURPOSES SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

5. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-37

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36781 (PLANNING APPLICATION NO. 13-0082) TO SUBDIVIDE PARCEL 2 OF PM 36612 (9.15 ACRES) INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES TO DEVELOP 124 SINGLE FAMILY ATTACHED DWELLING UNITS SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

6. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36782 (PLANNING APPLICATION NO. 13-0082) TO SUBDIVIDE PARCEL 2 OF PM 36612 (9.15 ACRES) INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES TO DEVELOP 124 SINGLE FAMILY ATTACHED DWELLING UNITS SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

7. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF PLOT PLAN NO. 13-0082 TO DEVELOP THE WESTPARK PROMENADE MIXED-USE PROJECT CONSISTING OF A 118,354 SQUARE-FOOT COMMERCIAL RETAIL CENTER (PARCEL 1 OF PM 36612), AND 191 SINGLE FAMILY ATTACHED DWELLING UNITS (PARCEL 2 AND 3 OF PM 36612) WITH RELATED ON-SITE AND OFF-SITE PUBLIC IMPROVEMENTS AND OPEN SPACE/RECREATION AMENITIES LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

PROJECT DESCRIPTION:

The Applicant (Golden Eagle Properties) is requesting Planning Commission consideration to develop the Westpark Promenade Mixed-Use project. The proposed Westpark Promenade Mixed-Use consists of the following applications for review and consideration by the Planning Commission and City Council. A more detailed project description is provided below.

- 1) Environmental Impact Report (EIR) - The proposed project requires the preparation, review and certification of an Environmental Impact Report ("EIR") in accordance with Public Resources Code § 21080(d) and § 21082.2(d);
- 2) General Plan Amendment (GPA) - The Applicant is requesting approval of a general plan amendment to change the existing land use designation from Commercial Office (CO) to Commercial Retail (CR) on 14.2 acres and Very High Density Residential (VHDR) on 13.48 acres to accommodate the proposed project;
- 3) Change of Zone (CZ) - The Applicant is requesting approval of a change of zone to change the existing zoning designation from C-P-S (Scenic Highway

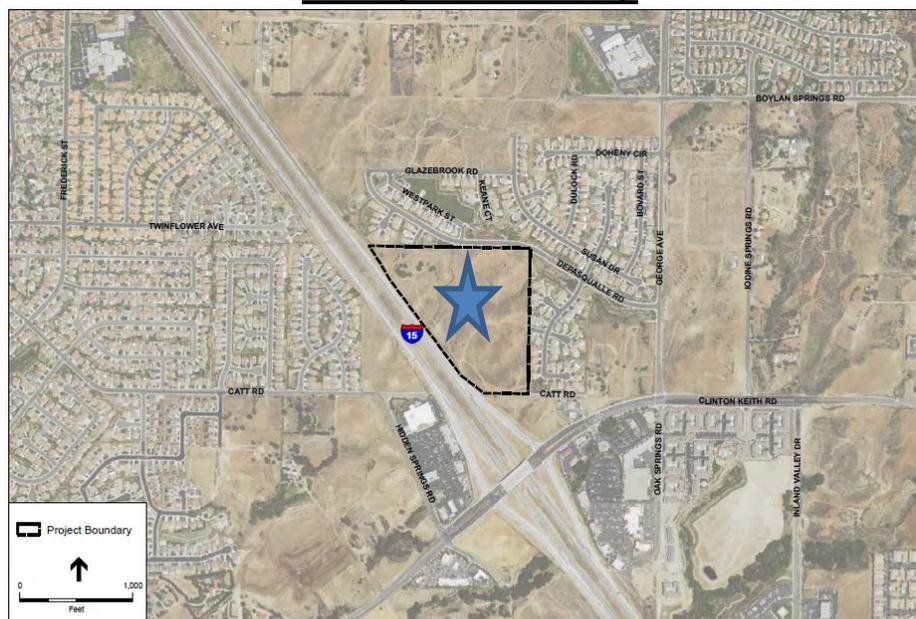
Commercial) to R-3 (General Residential) on 13.48 acres to accommodate proposed project;

- 4) Tentative Parcel Map (TPM No. 36612) - The Applicant is requesting approval of a tentative parcel map to subdivide the 27.68± acre site into three (3) parcels for financing purposes to accommodate the proposed project;
- 5) Tentative Tract Map (TTM No. 36781) - The Applicant is requesting approval of a tentative tract map to subdivide Parcel 2 of PM 36612 (9.15 acres) into one (1) lot for condominium purposes to develop 124 single family attached dwelling units;
- 6) Tentative Tract Map (TTM No. 36782) - The Applicant is requesting approval of a tentative tract map to subdivide Parcel 3 of PM 36612 (4.33 acres) into one (1) lot for condominium purposes to develop 67 single family attached dwelling units; and
- 7) Plot Plan (PP) - The Applicant is requesting approval of a plot plan to develop the Westpark Promenade Mixed-Use project consisting of a 118,354 square-foot commercial retail center (Parcel 1 of PM 36612), and 191 single family attached dwelling units (Parcel 2 and 3 of PM 36612) with related on-site/off-site improvements and amenities.

Surrounding Land Uses:

The project site encompasses approximately 27.68± acres and is located at the northeast corner of the I-15 freeway and Catt Road (APN: 376-410-013, 376-410-023 & 376-410-025). Refer to The vicinity/location map below.

Vicinity / Location Map



SOURCE: ESRI

City of Wildomar - Westpark Promenade - 130266

Figure 2-2
Project Location

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

| ADJACENT LAND USE, GENERAL PLAN AND ZONING | | | |
|---|-----------------------------------|--|---|
| Location | Current Land Use | General Plan Land Use Designation | Zoning Designation |
| Subject Property | Vacant | Commercial Office (CO) | C-P-S (Scenic Highway Commercial) |
| North | Existing Single Family Residences | Medium Density Residential (MDR) | R-1 (One-Family Dwelling) |
| South | Vacant | Mixed Use Planning Area (MUPA) | C-P-S (Scenic Highway Commercial) / Mixed Use Overlay |
| East | Existing Single Family Residences | Medium Density Residential (MDR) | R-1 (One-Family Dwelling) |
| West | I-15 Freeway | N/A | N/A |

Environmental Impact Report (EIR):

In accordance with the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, the proposed project requires the preparation of an Environmental Impact Report (EIR). The EIR must be certified by the City Council prior to the approval of the project. In the course of the preliminary review of the proposed project, the Planning Director determined that there was substantial evidence that the Westpark Promenade 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 May 7, 2014 provided a Notice of Preparation (NOP) for the Westpark Promenade Mixed-Use project EIR and released the NOP for the required 30-day public review/comment period which began on May 17, 2014 and concluded on June 5, 2014 in accordance with Section 15082 of the CEQA Guidelines during which time the City received nine (9) agency/public comments. As part of the NOP process, the Planning Department conducted a public scoping meeting which was held on May 19, 2014. The purpose of the scoping meeting was to receive input from the public on what environmental issues should be addressed in the Westpark Promenade DEIR.

Due to changes to the proposed project, the Planning Department on March 23, 2015 prepared and circulated a 2nd Notice of Preparation (NOP) notifying the public of the revised NOP resulting from changes to the proposed Westpark Promenade project. This began a 2nd 30-day public review/comment period that began on March 23, 2015

and concluded on April 21, 2015 in accordance with Section 15082 of the CEQA Guidelines during which time the City received seven (7) agency/public comments. As part of the 2nd NOP process, the Planning Department conducted a 2nd public scoping meeting which was held on April 13, 2015. The purpose of the 2nd scoping meeting was to receive input from the public on the revised project description and what environmental issues should be addressed in the revised Westpark Promenade DEIR.

In the months following the 2 NOP review periods and scoping meetings, the City prepared and completed the Westpark Promenade DEIR. A Notice of Completion (NOC) was provided to the State Clearinghouse (OPR) on May 5, 2016 notifying the State of the availability of the Westpark Promenade DEIR (SCH# 2014021022). In accordance with CEQA Guidelines §15087 and §15105(a), the DEIR was also circulated on May 5, 2016 to the state responsible agencies, general public and other interested parties, including the City's local distribution list. On May 7, 2016, 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 Westpark Promenade 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. The 45-day review period began on May 5, 2016 and concluded on June 20, 2016. A copy of the DEIR and Technical Appendices are provided for Commission consideration in Attachment A, Exhibits 1 & 2. The City received seven (7) public comment letters during the 45-day public review period. Staff has prepared detailed responses to each comment letter which is provided in the Final EIR (Attachment A, Exhibit 3). In accordance with CEQA, the FEIR was mailed out to each commenter on October 12, 2016 which meets the requirement of providing the FEIR at least 10 days prior to the November 2, 2016 Planning Commission meeting.

As part of the FEIR process, the Planning Department has also prepared the required Findings of Fact and Statement of Overriding Considerations for the Westpark Promenade Mixed-Use project, as required by CEQA Guidelines 15091 and 15093. Approval of the project will result in 16 significant and unavoidable environmental project related and cumulative impacts (i.e., AQ 3.2-2 (Project and Cumulative), AQ 3.2-5 (Project and Cumulative), GHG 3.6-1 (Project and Cumulative), GHG 3.6-2 (Project and Cumulative), NOI 3.10-3 (Project and Cumulative), TRANS 3.14-1 (Project), TRANS 3.14-2 (Project), TRANS 3.14-3 (Cumulative), TRANS 3.14-4 (Cumulative), and TRANS 3.14-7 (Project and Cumulative). 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 may recommend to the City Council adoption of the Statement of Overriding Considerations for the significant and unavoidable environmental impacts. The Findings of Fact and Statement of Overriding Considerations are provided for Commission consideration in Attachment A, Exhibit 4).

In accordance with CEQA Guideline 15097, the Planning Department has also prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Westpark Promenade Mixed-Use project EIR. The MMRP outlines the proposed mitigation measures for the project and the timing and department responsibility for implementing the mitigation measures. The MMRP is provided for Commission consideration in Attachment A, Exhibit 5. The mitigation measures have also been inserted into the project conditions of approval matrix for the three tentative maps and plot plan resolutions (Attachments D – G).

The Planning Commission has the authority to review and recommend City Council certification of the proposed Westpark Promenade Mixed-Use project EIR, including FEIR/Response to Comments, Findings of Fact/Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program. The findings for the EIR certification is provided in the Findings section below. Staff is recommending the Planning Commission recommend City Council certification of EIR for the Westpark Promenade Mixed-Use project.

General Plan Amendment (GPA):

The existing General Plan land use designation for the project site is Commercial Office (CO). The Westpark Promenade project requires approval of a general plan amendment to change the existing land use designation to Commercial Retail (CR) on 14.2 acres of the site and Very High Density Residential (VHDR) on 13.48 acres of the site to accommodate the mixed use project.

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. The type of commercial and retail uses proposed for the project are considered local and regional serving retail and service uses. The VHDR land use designation allows single family attached residences and multi-family dwellings within a density range of 14 to 20 units/acre. The single family attached condominium development (191 units) is being built on two separate parcels with an overall density of 14.2 units/acre. This density is on the lower end of the allowed density range.

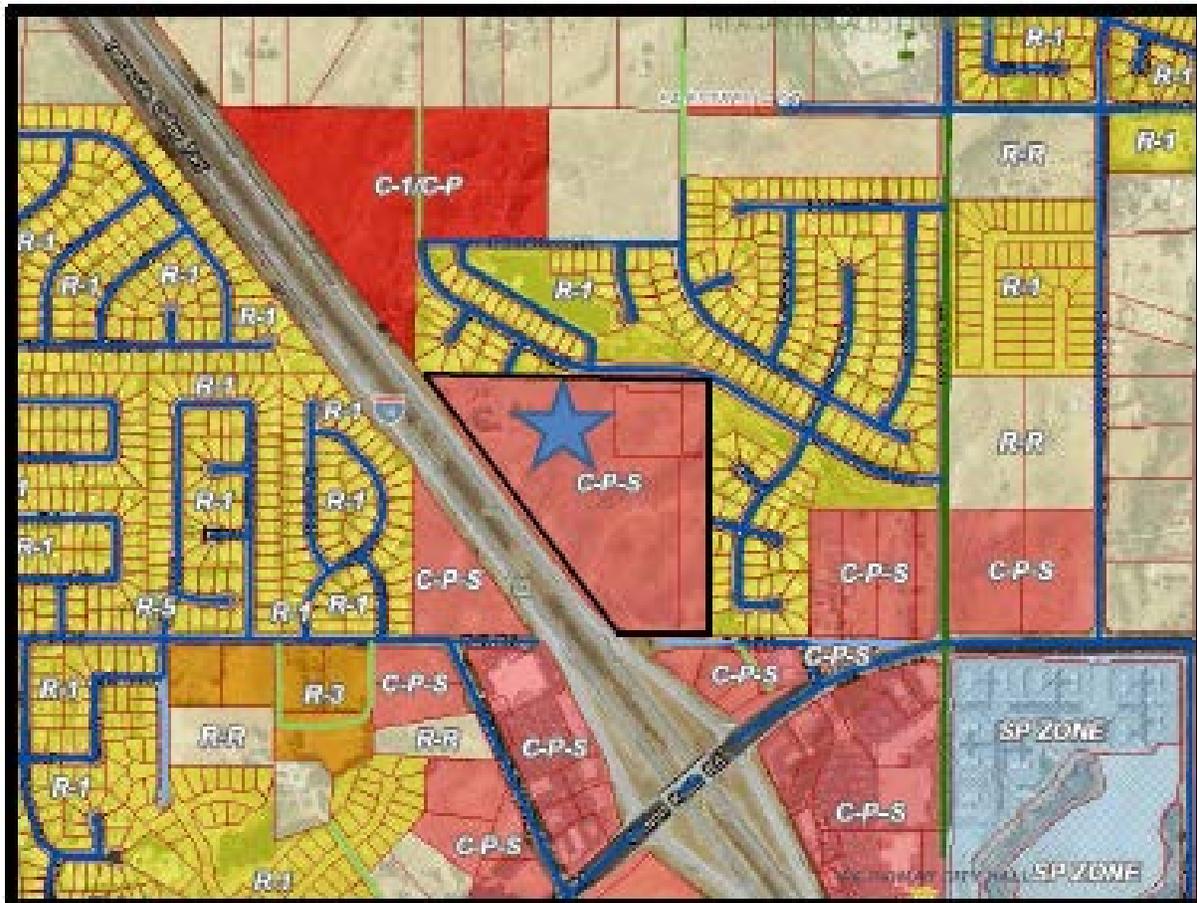
The Planning Commission has the authority to review and recommend City Council approval of the proposed general plan amendment for the Westpark Promenade project. The findings for the general plan amendment is provided in the Findings section below. Staff is recommending the Planning Commission recommend City Council approval of General Plan Amendment No. 13-0082. The two (2) exhibits on the following pages reflect the existing and proposed land use amendment requested by the Applicant.

Change of Zone (CZ):

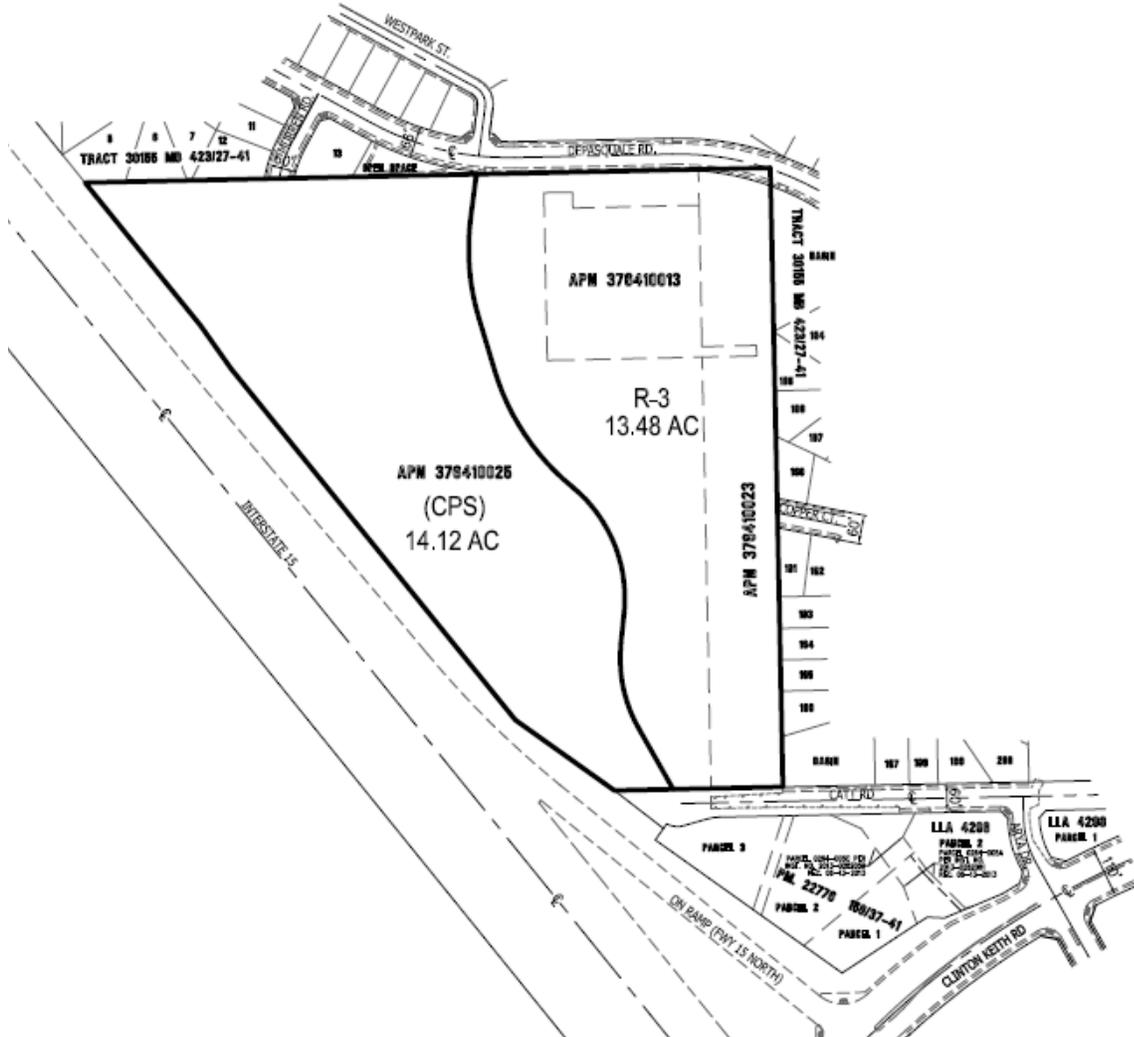
The existing zoning on the project site is C-P-S (Scenic Highway Commercial). The Applicant is requesting approval of a change of zone to change the existing zoning designation to R-3 (General Residential) on 13.48 acre portion to accommodate proposed project. The zoning will remain as C-P-S on the remaining 14.2 acres of the project site. The C-P-S zone allows a variety of commercial and retail uses. The type of commercial and retail uses proposed for the project are consistent with the C-P-S zone. The R-3 zoning designation permits single family attached residences (i.e., condominiums), thus, the 191 unit condominium development fits into the context of the R-3 zone.

The Planning Commission has the authority to review and recommend City Council approval of the proposed change of zone for the Westpark Promenade project. The findings for the change of zone is provided in the Findings section below. Staff is recommending the Planning Commission recommend City Council approval of Change of Zone No. 13-0082. The following two (2) exhibits reflect the existing and proposed zoning designations.

Existing Zoning Designation Exhibit



Proposed Change of Zone Exhibit



Tentative Map Proposals:

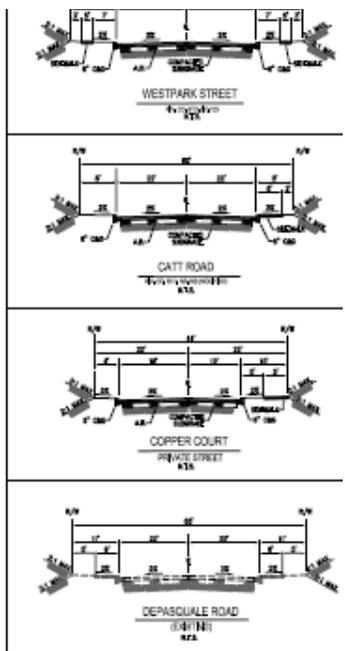
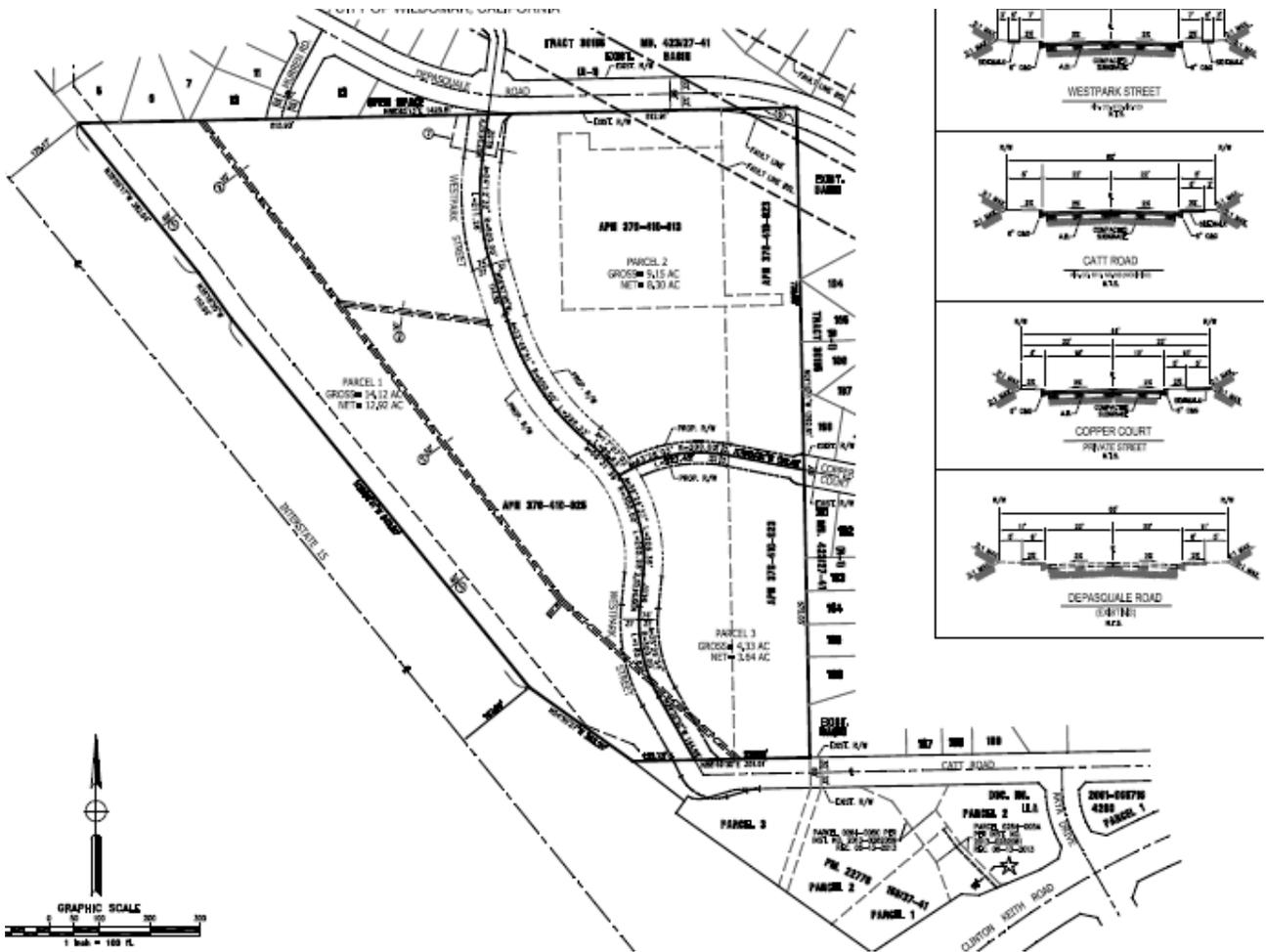
The proposed Westpark Promenade Mixed-Use project requires the approval of three separate tentative maps. The maps are described as follows:

- Tentative Parcel Map (TPM No. 36612) - The Applicant is requesting approval of a tentative parcel map to subdivide the 27.68± acre site into three (3) parcels for financing purposes to accommodate the proposed project. The commercial retail portion of the project will be constructed on Parcel 1 of PM No. 36612.
- Tentative Tract Map (TTM No. 36781) - The Applicant is requesting approval of a tentative tract map to subdivide Parcel 2 of PM 36612 (9.15 acres) into one (1) lot for condominium purposes to develop 124 single family attached dwelling units.

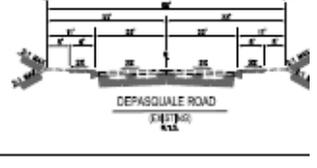
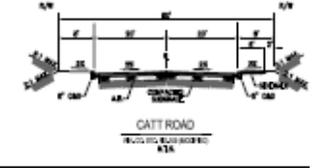
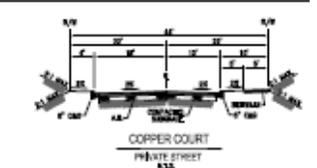
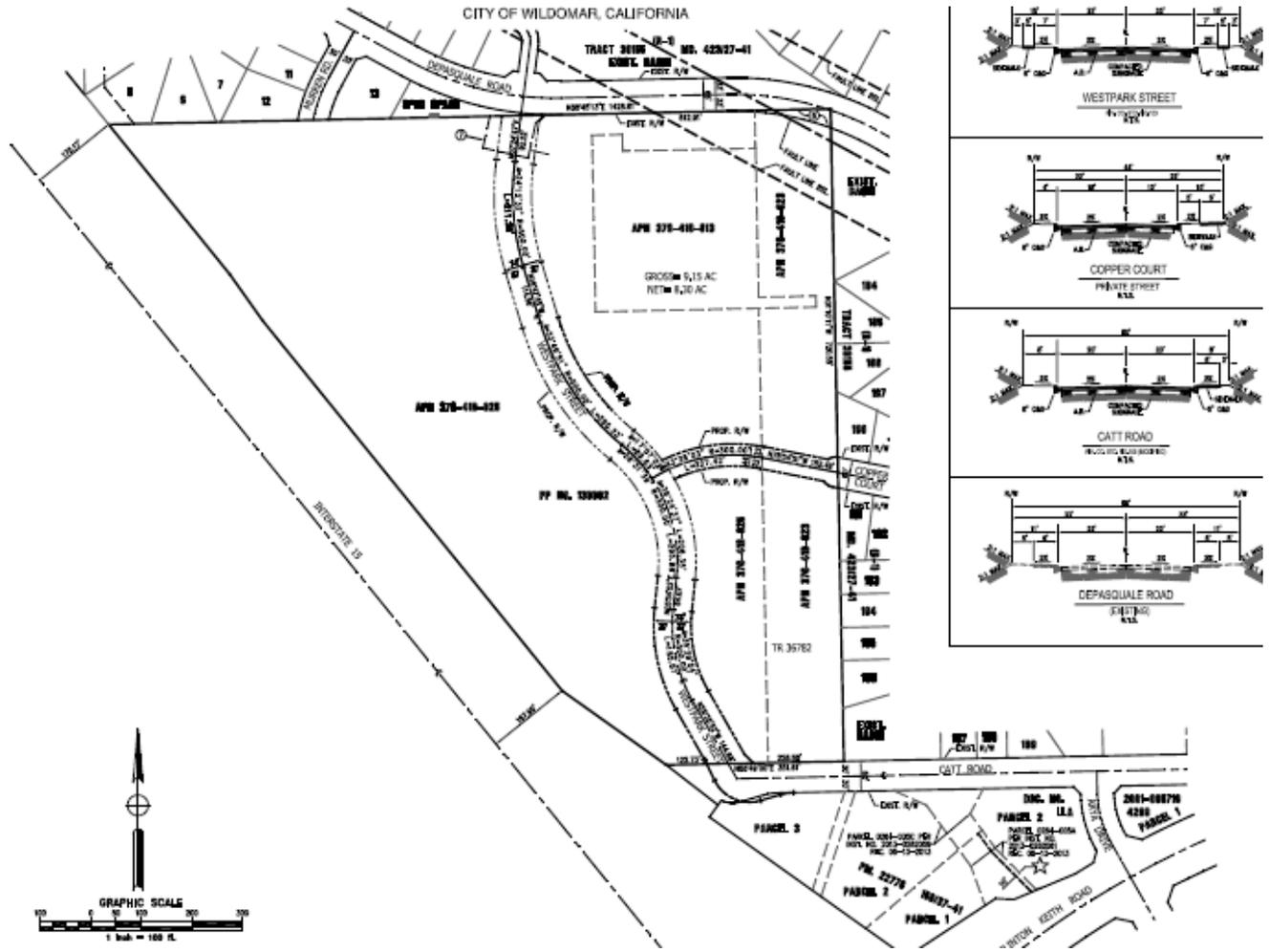
- Tentative Tract Map (TTM No. 36782) - The Applicant is requesting approval of a tentative tract map to subdivide Parcel 3 of PM 36612 (4.33 acres) into one (1) lot for condominium purposes to develop 67 single family attached dwelling units.

The Planning Commission has the authority to review and recommend City Council approval of the proposed subdivision maps for the Westpark Promenade project. The findings for each map is provided in the Findings section below. Staff is recommending the Planning Commission recommend City Council approval of all three (3) maps. The complete set of maps is provided for Commission consideration (Attachment H). Reduced exhibits of the maps are provided below.

Proposed Parcel Map No. 36612 Exhibit



Proposed Tract Map No. 36781 Exhibit



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 retail center is subject to the development standards of Chapter 17.76.030 of the C-P-S zone. This section establishes development 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)

| Development Standards | Minimum Development Standard | Proposed Project | Meets/Exceeds Requirements |
|---------------------------------------|-------------------------------------|-------------------------------|-----------------------------------|
| Building Height | 50 feet maximum | 38 feet (big box retail bld.) | Yes |
| <u>Required Setbacks</u> ¹ | | | |
| Front Setback | 6 feet minimum | 25 – 95 feet provided | Yes |
| Rear Setback | 6 feet minimum | 25 – 95 feet provided | Yes |
| Side Setback | 6 feet minimum | 25 – 95 feet provided | Yes |
| Freeway Setback | 50 feet minimum | 50 feet provided | Yes |

Off-Street Parking (Chapter 17.188):

The proposed 118,354 square-foot retail center is subject to the parking requirements outlined in Chapter 17.188.030 of the Wildomar Municipal Code. 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 with two restaurants, a total of 756 spaces are required. The proposed site plan provides a total of 797 parking spaces, including standard stalls, compact stalls and “green vehicle” stalls. The table on the next page summarizes the parking standards as well as other applicable parking standards.

¹ There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet.

Parking Standards Table (17.188)

| Parking Standards | Minimum Parking Requirement Standard | Proposed Project | Meets/Exceeds Requirements |
|--|---|------------------------------------|-----------------------------------|
| Commercial Retail Center (w/restaurants) | 756 spaces minimum | 797 spaces provided | Yes |
| CalGreen Car Spaces | 61 ² | 61 | Yes |
| CalGreen Bicycle | 32 bike lockers minimum | 32 bike lockers provided | Yes |
| Compact Stalls | 151 spaces maximum (20% of required) | 46 spaces provided | 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 |
| Landscaping | 15% of site | 15% provided | Yes |

Traffic / Roadway / Vehicular Access:

Primary vehicular access to and from the commercial retail site will be provided via a new roadway (Westpark Street) extending from Arya Drive and Catt Road and linking with Depasquale to the north. This primary access road leading into the site will also provide access for the future condominium developments. The project has been conditioned to make street improvements to Westpark Street, Arya Drive and Catt road in accordance with the city's road standards.

A detailed traffic study was prepared for the project as part of the EIR process. The proposed Westpark Promenade Mixed-Use project will generate traffic that will have impacts in the immediate area surrounding the project site. Based on the traffic analysis, several mitigation measures were required in the EIR. These measures are outlined in the Mitigation Monitoring and Reporting Program (Attachment A, Exhibit 5). The measures have also been included in the conditions of approval matrixes for the tentative maps and plot plan (refer to Attachment D - G, Exhibit 1. A summary of the required mitigation measures related to street/roadway improvements are summarized on the following pages:

² These spaces are included in the total parking space calculations.

| | |
|-----|--|
| 45. | <p>TRA-1: The following improvements are required to reduce impacts under the existing plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below.</p> <p><u>Catt Road-Arya Road/Clinton Keith Road</u></p> <ul style="list-style-type: none"> • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for the modification of the northbound striping to provide a dedicated left turn lane and a shared through/right turn lane. • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for a separate southbound left turn lane. <p><u>Inland Valley Drive/Prielipp Road</u></p> <ul style="list-style-type: none"> • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification of the westbound striping to provide one through lane and one right turn lane. <p><u>I-15 Southbound Ramps/Baxter Road</u></p> <ul style="list-style-type: none"> • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. <p>The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer.</p> |
| 46. | <p>TRA-2: The following improvements are required to reduce impacts under the existing plus ambient plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below.</p> <p><u>Catt Road-Arya Road/Clinton Keith Road</u></p> <ul style="list-style-type: none"> • Implementation of Mitigation Measure TRA 1 is required. <p><u>Inland Valley Drive/Prielipp Road</u></p> <ul style="list-style-type: none"> • Implementation of Mitigation Measure TRA 1 is required. <p><u>Monte Vista Drive/Baxter Road</u></p> <ul style="list-style-type: none"> • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. <p><u>I-15 Northbound Ramps/Baxter Road</u></p> <ul style="list-style-type: none"> • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. • The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer. |

| | |
|-----|---|
| | <p><u>I-15 Southbound Ramps/Baxter Road</u></p> <ul style="list-style-type: none"> • Implementation of Mitigation Measure TRA-1 is required. |
| 47. | <p><u>TRA-3:</u> The following improvements are required to reduce impacts under the existing plus ambient plus project plus cumulative (2017) conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below.</p> <p><u>Hidden Springs Road/Clinton Keith Road</u></p> <ul style="list-style-type: none"> • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. <p><u>Catt Road-Arya Road/Clinton Keith Road</u></p> <ul style="list-style-type: none"> • Implementation of Mitigation Measure TRA 1 is required. <p><u>Inland Valley Drive/Clinton Keith Road</u></p> <ul style="list-style-type: none"> • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) for a second westbound through lane. <p><u>Inland Valley Drive/Prielipp Road</u></p> <ul style="list-style-type: none"> • Implementation of Mitigation Measure TRA 1 is required. <p><u>Monte Vista Drive/Baxter Road</u></p> <ul style="list-style-type: none"> • Implementation of Mitigation Measure TRA 2 is required. <p><u>I-15 Northbound Ramps/Baxter Road</u></p> <ul style="list-style-type: none"> • Implementation of Mitigation Measure TRA 2 is required. <p><u>I-15 Southbound Ramps/Baxter Road</u></p> <ul style="list-style-type: none"> • Implementation of Mitigation Measure TRA 1 is required. <p><u>Northbound I-15 south of Clinton Keith Road</u></p> <ul style="list-style-type: none"> • No feasible mitigation is available. |
| 48. | <p><u>TRA-4:</u> The following improvements would mitigate the deficient intersections to operate at an acceptable level of service. The following improvements are required to reduce impacts under the Horizon Year (2035) with Project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below.</p> <p><u>Palomar Street/Clinton Keith Road</u></p> <ul style="list-style-type: none"> • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a separate eastbound right turn lane. |

| | |
|-----|---|
| | <ul style="list-style-type: none"> The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification to the traffic signal to provide a westbound right turn overlap phase. <p><u>Hidden Springs Road/Clinton Keith Road</u></p> <ul style="list-style-type: none"> Implementation of Mitigation Measure TRA-3 is required. The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the traffic signal to provide a westbound right turn overlap phase. <p><u>Catt Road-Arya Road / Clinton Keith Road</u></p> <ul style="list-style-type: none"> Implementation of Mitigation Measure TRA-1 is required. <p><u>Inland Valley Drive/Clinton Keith Road</u></p> <ul style="list-style-type: none"> Implementation of Mitigation Measure TRA-3 is required. The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the northbound striping to provide one left turn lane and one shared left/right turn lane. <p><u>Inland Valley Drive/Prielipp Road</u></p> <ul style="list-style-type: none"> Implementation of Mitigation Measure TRA-1 is required. <p>Monte Vista Drive/Baxter Road</p> <ul style="list-style-type: none"> Implementation of Mitigation Measure TRA-2 is required. <p><u>I-15 Northbound Ramps/Baxter Road</u></p> <ul style="list-style-type: none"> Implementation of Mitigation Measure TRA-1 is required. <p><u>I-15 Southbound Ramps/Baxter Road</u></p> <ul style="list-style-type: none"> Implementation of Mitigation Measure TRA-1 is required. <p><u>Northbound and Southbound I-15 mainline north and south of Clinton Keith Road</u></p> <ul style="list-style-type: none"> No feasible mitigation is available. |
| 49. | <p><u>TRA-5:</u> Prior to the issuance of a grading permit, the project applicant shall prepare and obtain City approval of a traffic management plan (TMP) to minimize potential impacts during construction. Included among the provisions, the project's contractor will coordinate with the City of Wildomar, Riverside County, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP may also limit construction activity during typical weekday morning and evening peak traffic hours that would adversely affect traffic flow along Clinton Keith Road. The TMP shall include contact information for the general public who may have questions concerning the project and access of their property. Two-way traffic flow through the construction zone shall be maintained throughout the construction period.</p> |

Proposed Architecture:

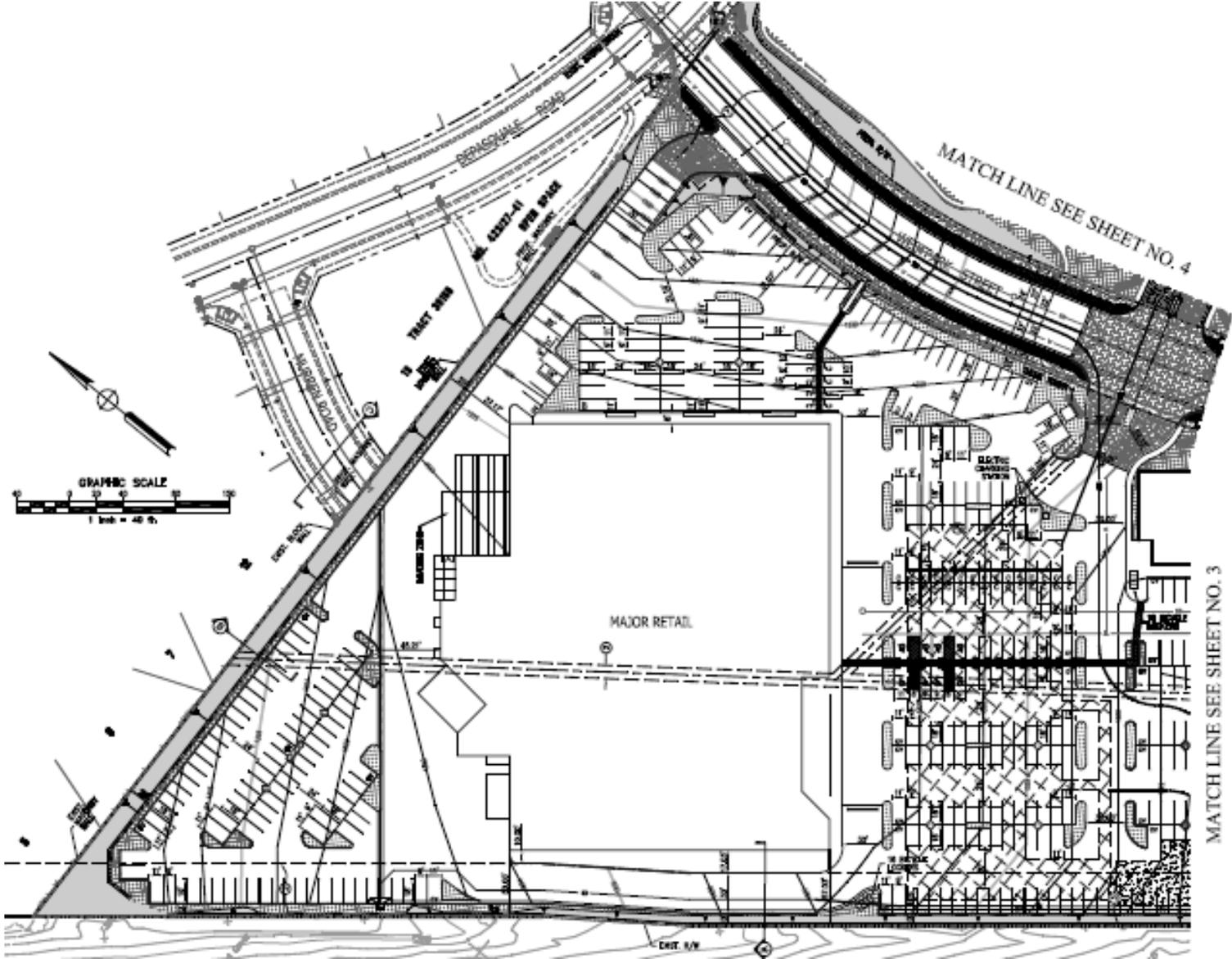
The architectural theme for the commercial retail center site can be characterized as “modern.” The primary building materials will be stucco with concrete roofs and accent materials such as trellis’s, wainscoting, etc. The full details of the commercial retail architectural elevations is provided for Commission consideration (Attachment K).

Landscaping/Water Efficient Standards (Section 17.276):

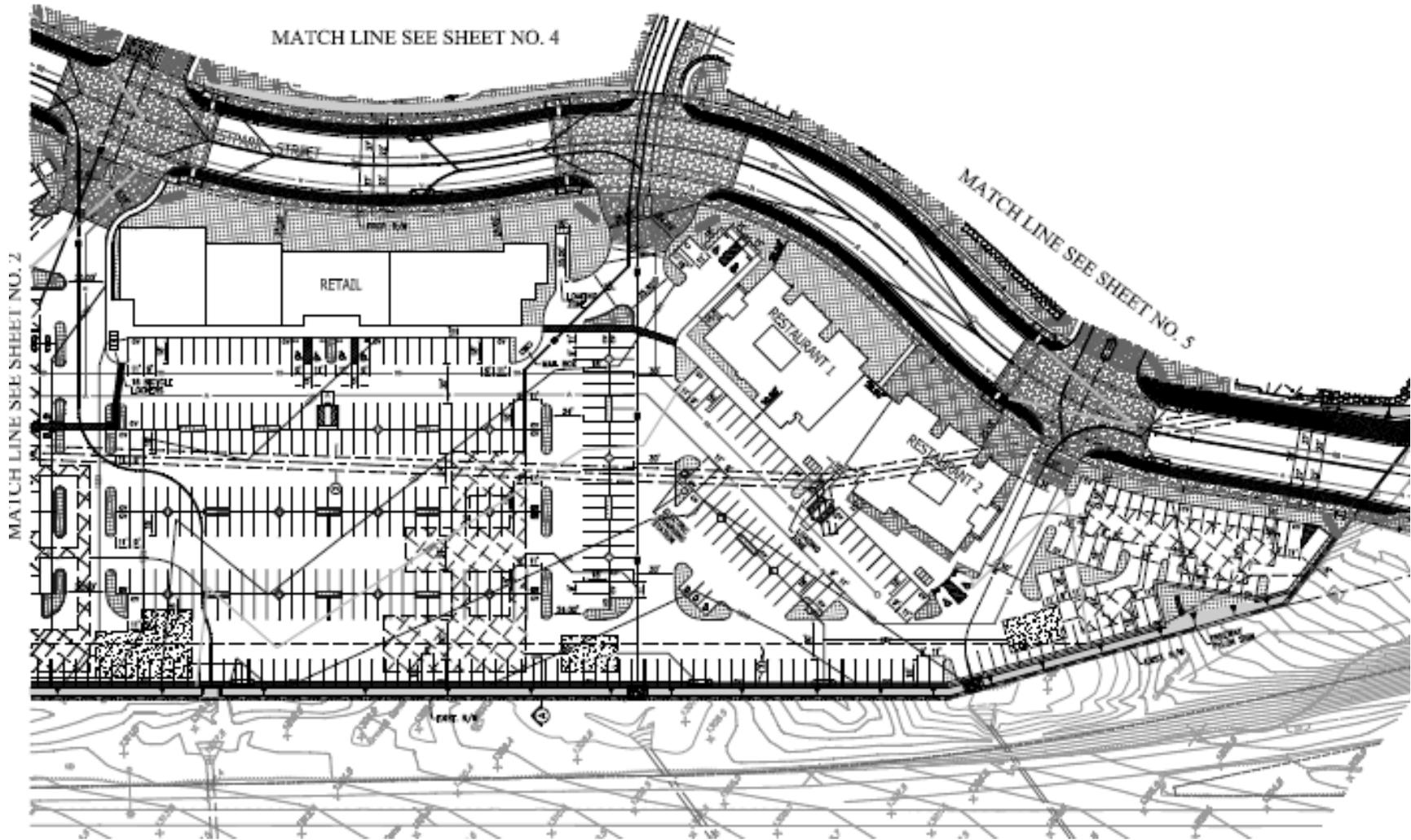
The Applicant has provided a detailed conceptual landscape plan for staff’s review. The purpose of Chapter 17.276 of the Zoning Ordinance is to establish water efficient landscape regulations that are “at least as effective in conserving water as” the State Model Water Efficient Landscape Ordinance in the context of conditions in the City in order to ensure that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. The intent of this chapter is to also encourage the cooperation between the City and local water purveyors to achieve irrigation efficiency and water conservation goals.

The landscape plans provide for a variety of landscape species (including drought tolerant turf) in varying sizes to accommodate the project. The landscape plans were reviewed by the City’s Landscape Architect in accordance with the provisions of this code section. Based on this review, the conceptual landscape plans are consistent with city standards. During the construction plan check process, staff will perform a detailed landscape and irrigation plan review to determine that the proposed water usage meets the requirements of Chapter 17.276. Based on the conceptual landscape plans, the project is consistent with city standards. A copy of the landscape plans is provided for Commission consideration in Attachment M.

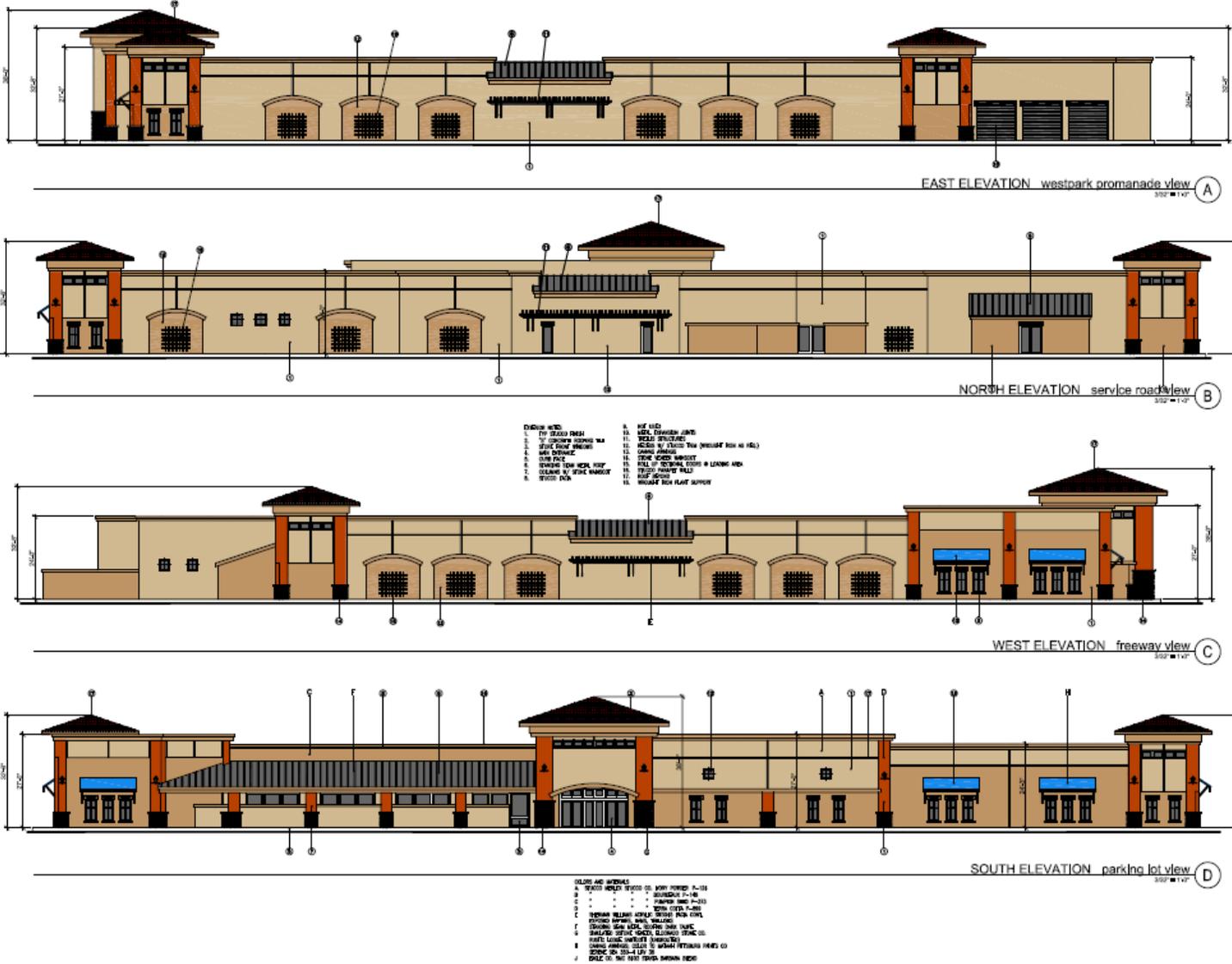
Commercial Center - Site Plan Exhibit – Northern Portion



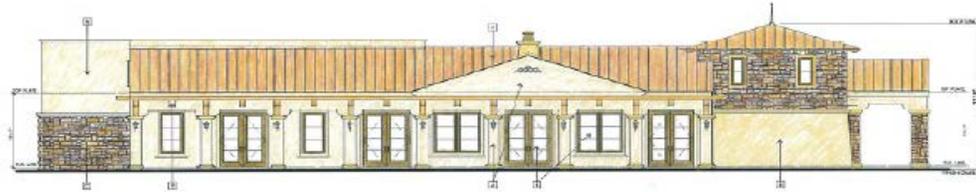
Commercial Center - Site Plan Exhibit – Southern Portion



Commercial Center - Architectural Elevation Exhibit – Big Box Building



Commercial Center - Architectural Elevation Exhibit – Restaurant 1 & 2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



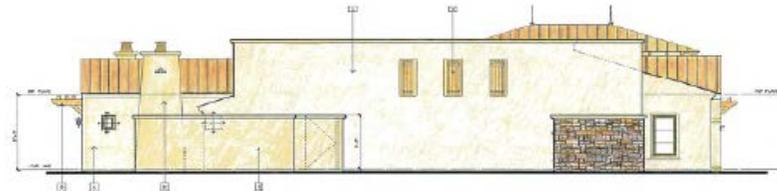
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



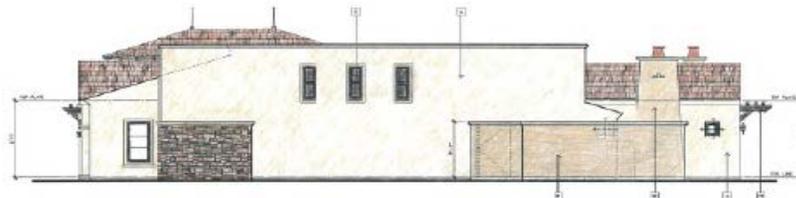
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

Residential Condominiums Site Plan Layout:

The proposed condominium complexes encompass two development areas with a total of 191 dwelling units. The northerly site (Pod 2) will include 124 units on 9.15 acres and the southerly site (Pod 3) will include 67 units on 4.33 acres. The site plan layout of the two residential areas is provided in Attachments H & I. The site also includes one recreation building/pool area and several tot-lot/play areas. The condominium development 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)

| Development Standards | Minimum Dev. Standard | Proposed Project | Meets/Exceeds Requirements |
|---|------------------------------|--|-----------------------------------|
| Minimum Lot Area | 7,200 square feet | Pod 2 = 9.15 acres Pod 3 = 4.33 acres | Yes Yes |
| <u>Required Setbacks</u> | | | |
| Front Setback – Living Space / Main Structure | 10 feet | 20 feet (at the closest point) | Yes |
| Rear Setback – Living Space / Main Structure | 10 feet | 20 – 27 feet (at closest point) | Yes |
| Side Setback – Living Space / Main Structure | 5 feet | 20 – 28 feet (at closest point) | Yes |
| Building Height | 50 feet maximum | 38 – 39 feet | Yes |
| Lot Coverage | 50% of net lot area | Pod 2 = 24% Pod 3 = 30% | Yes Yes |
| Density Range (VHDR) | 14 – 20 units/acre | 14.2 units/acre | Yes |

Off-Street Parking (Section 17.188):

The condominium development is subject to the multi-family parking requirements outlined in Chapter 17.188.030 of the Wildomar Municipal Code. Based on 124 units with 2 – 4 bedrooms, the northerly complex (Pod 2) is required to provide 322 total parking spaces. There are 322 parking spaces provided. Of these, 248 spaces are provided as attached 2-car garages to each unit in compliance with the parking code. The remaining 74 spaces are designated as visitor parking. Pod 3 (the southerly complex) based on 67 units with 2 – 3 bedroom units is required to provide a total of 160 spaces. There are 165 spaces provided. Of these, 134 are provided as attached 2-car garages to each unit in compliance with the parking code. The remaining 31 spaces are designated as visitor parking. The table on the following page summarizes compliance with the parking standards.

Pod 2 Parking Standards Table (17.188)

| Development Standards | Minimum Parking Requirement Standard | Proposed Project | Meets/Exceeds Requirements |
|---|---|------------------------------------|-----------------------------------|
| <u>Pod 2 - Condo Units</u> | | | |
| 2 bedroom/unit (39 units @ 2.25 sp./unit) | 88 spaces | 88 spaces | Yes |
| 3 bedroom/unit (31 units @ 2.75 sp./unit) | 85 spaces | 85 spaces | Yes |
| 4 bedroom/unit (54 units @ 2.75 sp./unit) | <u>149 spaces</u> | <u>149 spaces</u> | Yes |
| Total Spaces | 322 spaces³ | 322 spaces | Yes |
| Parking Stall Size (open/covered) | 9' x 18' 11' x 18' (end stalls) | 9' x 18' 11' x 18' (end stalls) | Yes |
| Garage Stall Size | 9' x 18' | N/A | N/A |
| On-site Drive Aisles | 28 feet | 30 feet | Yes |

Pod 3 Parking Standards Table (17.188)

| Development Standards | Minimum Parking Requirement Standard | Proposed Project | Meets/Exceeds Requirements |
|---|---|------------------------------------|-----------------------------------|
| <u>Pod 3 Condo Units</u> | | | |
| 2 bedroom/unit (48 units @ 2.25 sp./unit) | 108 spaces | 110 spaces | Yes |
| 3 bedroom/unit (19 units @ 2.75 sp./unit) | <u>52 spaces</u> | <u>55 spaces</u> | Yes |
| total spaces | 160 spaces | 165 spaces | Yes |
| Parking Stall Size (open/covered) | 9' x 18' 11' x 18' (end stalls) | 9' x 18' 11' x 18' (end stalls) | Yes |
| Garage Stall Size | 9' x 18' | N/A | N/A |
| On-site Drive Aisles | 28 feet | 30 feet | Yes |

³ 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 Pod 2 condominium development is comprised of 124, 3-story units with 2 – 4 bedrooms and ranging in size from 1,151 - 1,772 square feet. The Pod 3 condominium development is comprised of 67, 3-story units with 2 – 3 bedrooms and ranging in size 1,078 - 1,300 square feet. Each unit has an attached 2-car garage with interior access to the units. For reference purposes, the unit and floor plan information for Pod 2 & 3 is provided in the following tables.

Pod 2 Typical Unit Types / Floor Plan

| Unit Type | Unit Quantity | Unit Size (sq. ft.) | # of Bedrooms / Bathrooms |
|---------------------|----------------------|----------------------------|----------------------------------|
| Unit A (3-story) | 39 units | 1,151 sq. ft. | 2 bedroom / 2.5 bath |
| Unit B (3-story) | 31 units | 1,372 sq. ft. | 3 bedroom / 2.5 bath |
| Unit C (3-story) | 54 units | 1,772 sq. ft. | 4 bedroom / 3.0 bath |
| Total Counts | 124 Units | | |

Pod 3 Typical Unit Types / Floor Plan

| Unit Type | Unit Quantity | Unit Size (sq. ft.) | # of Bedrooms / Bathrooms |
|---------------------|----------------------|----------------------------|----------------------------------|
| Unit A (3-story) | 16 | 1,078 sq. ft. | 2 bedroom / 2.5 bath |
| Unit B (3-story) | 16 | 1,212 sq. ft. | 2 bedroom / 2.5 bath |
| Unit C (3-story) | 16 | 1,242 sq. ft. | 2 bedroom / 2.5 bath |
| Unit D (3-story) | 19 | 1,300 sq. ft. | 3 bedroom / 2.0 bath |
| Total Counts | 204 Units | | |

Proposed Architecture:

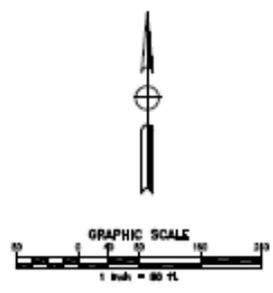
The architectural theme for the condominium developments can be characterized as a “Modern/Spanish” style. The design elements incorporate the typical features such as stucco walls, arches, balconies, shutters and window trim, etc. Staff has provided reduced size exhibits of the residential architectural elevations on the following pages. A full set of the colored architectural elevations are provided for Commission consideration (Attachment L).

PARKING EXHIBIT PLAN

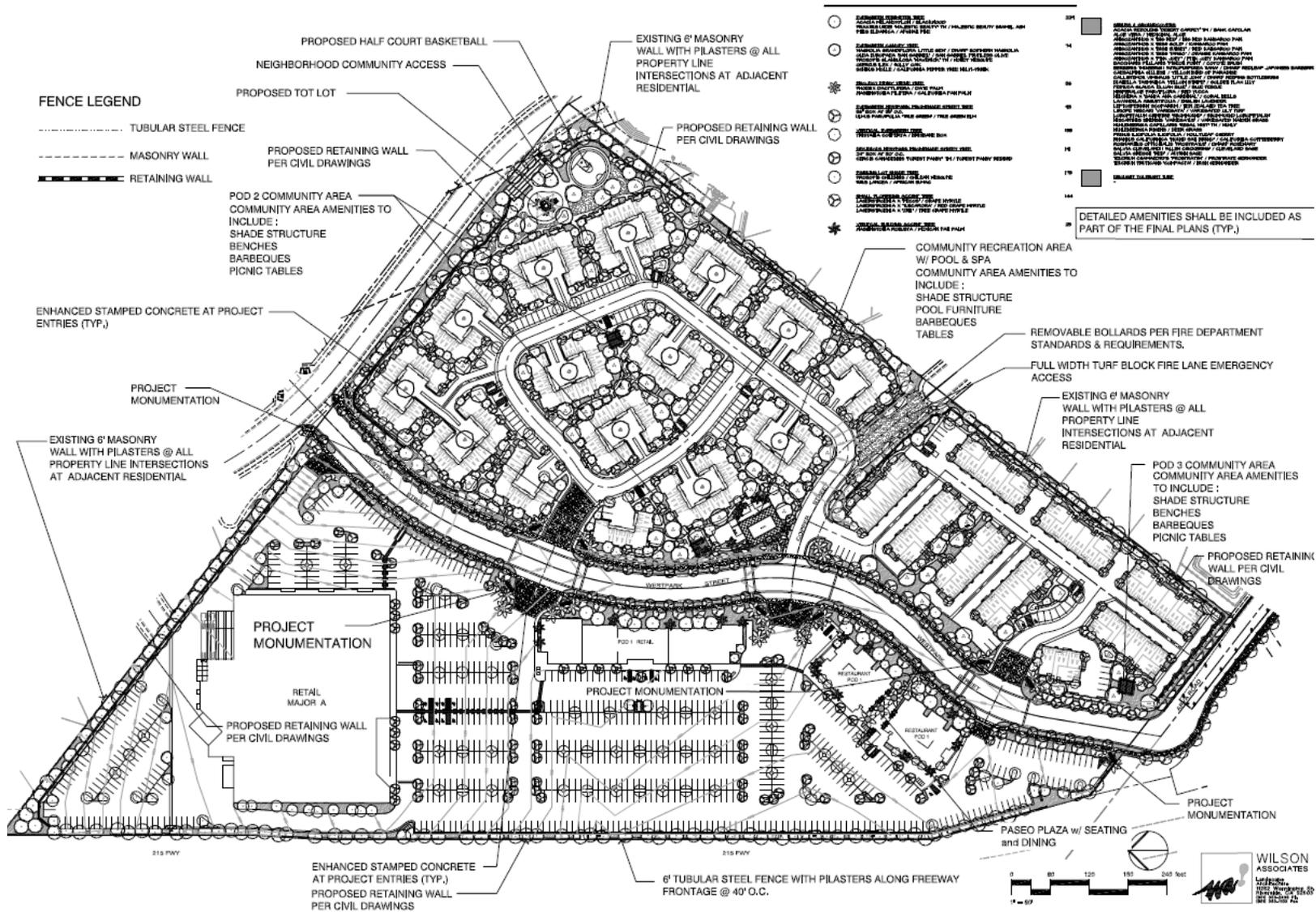
CITY OF WILDOMAR, CALIFORNIA



- LEGEND:**
- PROPERTY LINE/ PARCEL LINE
 - - - PROPOSED FRONT OF WAY
 - OPEN PAVING
 - TERMINUS
 - DEVELOP DRIVE
 - DEVELOP (STAND) CONCRETE PAVEMENT
 - GRASS/LANDSCAPE
 - POLE/UTILITY OR BUILDING TYPE



Overall Landscape Plan Exhibit



Colored Landscape Plan Exhibit- Pod 2/Northern Portion



Colored Landscape Plan Exhibit- Pod 3/Southern Portion



Architectural Elevations Exhibits



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

Pedestrian Circulation/Connectivity:

Pedestrian circulation is an important element of a mixed-use project. It is staff's opinion that the project provides adequate onsite circulation for pedestrians that allow residents in this condominium development to walk throughout the site. A colored exhibit of the pedestrian pathways is provided in Attachment J.

Traffic / Roadway / Vehicular Access:

Refer to the discussion under the commercial site plan for details.

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. A full set of the landscape plans is provided for Commission consideration in Attachment K.

PROJECT ANALYSIS / FINDINGS OF FACT:

EIR Findings of Fact:

Staff is recommending the Planning Commission recommend the City Council, in light of the whole record before it, including but not limited to, the DEIR (w/technical appendices), FEIR, Findings of Fact, Statement of Overriding Considerations, and MMRP (PC Resolution No. 2016-33, Attachment A, Exhibits 1 - 5) 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 Westpark Promenade 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 May 5, 2016 and concluding on June 20, 2016.
4. Response to Comments: The City has responded to all seven (7) 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 included as Exhibit 3 to this Resolution. 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 16 of the significant environment project related and cumulative 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 included as Exhibit 5 to this Resolution to track compliance with these changes, alterations, and mitigation measures identified in the Westpark Promenade Mixed-Use development project EIR.

- e) For the 16 significant and unavoidable project related and cumulative impacts (i.e., AQ 3.2-2 (Project and Cumulative), AQ 3.2-5 (Project and Cumulative), GHG 3.6-1 (Project and Cumulative), GHG 3.6-2 (Project and Cumulative), NOI 3.10-3 (Project and Cumulative), TRANS 3.14-1 (Project), TRANS 3.14-2 (Project), TRANS 3.14-3 (Cumulative), TRANS 3.14-4 (Cumulative), and TRANS 3.14-7 (Project and Cumulative)., specific economic and legal considerations make infeasible the mitigation measures identified in the FEIR, as set forth in Exhibit 4 to the Resolution.
6. Statement of Overriding Considerations: Approval of the project will result in 16 significant and unavoidable project related and cumulative environmental impacts (i.e., AQ 3.2-2 (Project and Cumulative), AQ 3.2-5 (Project and Cumulative), GHG 3.6-1 (Project and Cumulative), GHG 3.6-2 (Project and Cumulative), NOI 3.10-3 (Project and Cumulative), TRANS 3.14-1 (Project), TRANS 3.14-2 (Project), TRANS 3.14-3 (Cumulative), TRANS 3.14-4 (Cumulative), and TRANS 3.14-7 (Project and Cumulative), 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 as set forth in Exhibit 4 to the Resolution.
7. Independent Judgment: The EIR reflects the independent judgment and analysis of the City.

General Plan Amendment (GPA) Analysis:

The Westpark Promenade 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 Commercial Office (CO) to Commercial Retail (CR) and Very High Density Residential. The proposed retail center falls within the floor area ratio requirement as described above.

In addition, the single family attached condominium development density falls within the allowable density range of the VHDR land use category as described above. The CR and VHDR land use designations is intended for the development of a variety of commercial retail uses and single family attached and/or multi-family dwellings. The proposed commercial retail center fits perfectly into the CR land use designation, while the residential condominiums fit into the VHDR land use category.

Staff is recommending approval of the proposed general plan amendment to CR 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. The findings to support staff's recommendation is provided below.

General Plan Amendment (GPA) Findings:

Pursuant to Government Code Section 65350 – 65362 and Chapter 17.08.040(F)(2) of the Wildomar Municipal Code, staff recommends the Planning Commission recommend 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 Westpark Promenade Mixed-Use 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 proposed land use designations of Commercial Retail (CR) and Very High Density Residential (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 Westpark Promenade Mixed-Use 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) 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 land use designations of Commercial Retail (CR) and Very High Density Residential (VHDR) 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 furthers 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 attached condominiums 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 attached condominiums will utilize energy conservation measures in that each enclosed garage space has been conditioned to provide an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

- 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 proposed land use designation change from Commercial Office (CO) to Commercial Retail (CR) and Very High Density Residential (VHDR) will result in a well-planned mixed-use project that includes a commercial retail center and condominium development within the project area. Approving the proposed General Plan Amendment would result in a contribution to the City's economic base and job-generating uses within close proximity to the condominium site. This in turn will create employment opportunities for city residents living in Westpark Promenade. The end result is a positive benefit to the City's jobs/housing balance consistent with general plan policies.

Change of Zone (CZ) Analysis:

The existing zoning for the entire project site is C-P-S (Scenic Highway Commercial). While the C-P-S zone allows commercial retail centers, it does not allow residential uses. Thus, to achieve the mixed use concept, the applicant has proposed a change of zone from C-P-S to R-3 (General Residential) on a 13.48 acre portion of the project site (i.e., Parcel 2 & 3 of PM 36612). According to the general plan zoning consistency table, the R-3 zone is highly consistent with the VHDR and land use designation. As the R-3 zone allows single family attached residences, the zone change to R-3 is the most appropriate zoning designation. Further, the C-P-S zone is highly consistent with the proposed CR land use designation so no further change is needed for this parcel (Parcel 1 of PM 36612).

Staff is recommending approval of the proposed change of zone from C-P-S to R-3 for the residential portion of the Westpark Promenade project. This zoning designation is intended to promote and encourage the development of residential uses within a mixed use concept, as well as it meets many of the goals and policies of the Housing Element that encourages a variety of housing types within the Wildomar community. The findings to support staff's recommendation is provided below.

Change of Zone Findings:

In accordance with the State of California, Government Code Sections 65855, and Chapter 17.280 of the Wildomar Zoning Ordinance, staff recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein,

the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommend the City Council find and determine as follows:

- A. The proposed 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 and VHDR to accommodate the commercial retail and single-family attached condominium project. The proposed zone changes to C-P-S (Scenic Highway Commercial) and R-3 (General Residential) for the Westpark Promenade 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 and residential development 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 and residential development 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 and residential development 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 and condominium areas of the project is properly located and designated for commercial and residential development in accordance with the General Plan.
- LU23.6 The proposed commercial and residential development project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic , parking and operational hazards, etc., as outlined in the DEIR.
- LU23.7 The proposed commercial and residential development project will be served by water and sewer along provided by EVMWD to meet the project demands.
- LU 23.8 The proposed commercial and residential development project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

- H-1.1 The proposed single family condominium 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 condominium 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 commercial retail development has been designed to meet the Green Building code standards.

Tentative Parcel / Tract Maps Analysis:

The Westpark Promenade Mixed-Use development project requires the approval of three (3) separate subdivision maps. Each has been analyzed with respect to the proposed land use and zoning designations.

Tentative Parcel Map No. 36612 – this subdivision map is needed to subdivide the 27.68± acre project site into three (3) parcels for financing purposes which means the Applicant can sell each individual parcel. The commercial retail development area will be constructed on Parcel 1 which is 14.12 acres in size. In accordance with Chapter 17.76.030 of the Wildomar Municipal Code, there is no minimum lot size, thus, this parcel meets the C-P-S zone development standards. Parcel 2 and 3 are designated for development of the two single family attached condominium areas which are 9.15 and 4.33 acres in size, respectively. In accordance with Chapter 17.44.020 of the Wildomar Municipal Code, the R-3 zone states the minimum lot size must be 7,200 square feet and the minimum width and depth must be 60 and 100 feet, respectively. Based on the parcel design, both Parcel 2 and 3 meet these minimum standards, thus they are consistent with the R-3 zone.

Tentative Tract Map No. 36781 – this map subdivision map proposed to further subdivide Parcel 2 of PM No. 36612 (9.15 acres) into one (1) lot to accommodate the 124-unit single family attached condominium development. As these units are proposed to be sold as condominiums only one parcel is necessary to meet the state Subdivision Map Act. All other portions of the site will be held in common between the home owners and managed by their respective home owners association. As this tract map falls within the R-3 zone development standards, it must meet the minimum lot size of 7,200 square feet and minimum average width and depth of 60 and 100 feet, respectively as outlined in Chapter 17.44.020 of the Wildomar Municipal Code. Based on the parcel design, the proposed tract map meets these minimum standards, thus it is consistent with the R-3 zone.

Tentative Tract Map No. 36782 - this map subdivision map proposed to further subdivide Parcel 3 of PM 36612 (4.33 acres) into one (1) lot to accommodate the 67-unit single family attached condominium development. As these units are proposed to be sold as condominiums only one parcel is necessary to meet the state Subdivision Map Act. All other portions of the site will be held in common between the home owners and managed by their respective home owners association. As this tract map falls within the R-3 zone development standards, it must meet the minimum lot size of 7,200 square feet and minimum average width and depth of 60 and 100 feet, respectively as outlined in Chapter 17.44.020 of the Wildomar Municipal Code. Based on the parcel design, the proposed tract map meets these minimum standards, thus it is consistent with the R-3 zone.

Staff is recommending approval of the all three subdivision maps for the Westpark Promenade project. Development of the commercial retail center and condominium units, meet the general plan policies of the CR and VHDR land use designations, as well as intent of the C-P-S and R-3 zoning designations. Further, the maps will facilitate the proper development of the Westpark Promenade mixed use project which will provide jobs, sales tax revenues and housing for Wildomar residents. The findings to support staff's recommendation is provided below for each subdivision map.

Tentative Parcel Map No. 36612 Findings of Fact:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Department recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, recommend the City Council hereby find and determine as follows:

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

Evidence: The proposed Tentative Parcel Map No. 36612 is consistent with the City's General Plan in that the land use designations of CR and VHDR is intended to provide for the development of commercial retail and single family attached uses. With its close proximity to residential neighborhoods, the Westpark Promenade 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 development within the project area, is consistent with the General Plan in that the VHDR land use designation specifically allows residential development including single family attached dwellings. As these residences are proposed as condominium ownership units, the project will provide important housing opportunities to Wildomar residents. Further, the residential land uses will be built at a density of 14.2 units/acre which is in compliance with the VHDR density range of 14 – 20 units/acre. Thus, the

proposed Parcel Map is consistent with the General Plan. There is no specific plan governing this project or the general area.

The project also promotes the following land use policies:

- LU 4.1 The proposed retail and 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 condominium development 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 condominium development 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 commercial retail development has been designed to meet the 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 27.68± acres and the tentative map proposes to subdivide the project area three (3) parcels for financing purposes to accommodate the proposed project. Given the density allowed by the VHDR land use designation (i.e., 14 - 20 units/acre), the proposed condominium development at 14.2 units/acre falls within the allowed density range. Further, the condominium project site with its proposed R-3 zoning has a minimum lot size of 7,200 square feet, so the site size of 13.48 acres meets the R-3 standards. In terms of the 118,354 square-foot commercial retail center (Parcel 1 of PM 36612), the C-P-S zone does not have a minimum lot size so this Parcel Map is physically suitable for the project as the parcel size is 14.2 acres in size. Given these facts, the proposed Parcel Map is physically suitable for the type and proposed density of development.

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

Evidence: The City has prepared an Environmental Impact Report (EIR) for the Westpark Promenade Mixed-Use project which includes an analysis of Tentative Parcel Map No. 36612. 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 Parcel Map meets this finding.

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

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

Tentative Tract Map No. 36781 Findings of Fact:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Department recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, recommend the City Council hereby find and determine as follows:

- A. The proposed 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. 36781 is consistent with the City's General Plan in that the land use designation of VHDR is intended to provide for the development of single family attached condominium uses. With its close proximity to residential neighborhoods, the Westpark Promenade Mixed-Use project is consistent with the General Plan in that the VHDR land use designation specifically allows residential development including single family attached dwellings. As these residences are proposed as condominium ownership units, the project will provide important housing opportunities to Wildomar residents. Further, the residential land uses will be built at a density of 14.2 units/acre which is in compliance with the VHDR density range of 14 – 20 units/acre. Thus, the

proposed Parcel Map is consistent with the General Plan. There is no specific plan governing this project or the general area.

The project also promotes the following land use policies:

- LU 4.1 The proposed retail and 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 condominium development 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 condominium development 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 commercial retail development has been designed to meet the 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 27.68± acres and the tentative map proposes to subdivide Parcel 2 of PM 36612 (9.15 acres) into one (1) lot for condominium purposes to develop 124 single family attached dwelling units. Given the density allowed by the VHDR land use designation (i.e., 14 - 20 units/acre), the proposed condominium development within this tract map at 14.2 units/gross acre falls within the allowed density range. Further, the condominium project site with its proposed R-3 zoning has a minimum lot size of 7,200 square feet, so the site size of 9.15 acres meets the R-3 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 Westpark Promenade Mixed-Use project which includes an analysis of Tentative Tract Map No. 36781. 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 DEIR 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.

Tentative Tract Map No. 36782 Findings of Fact:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Department recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, recommend the City Council hereby find and determine as follows:

- A. The proposed 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. 36782 is consistent with the City's General Plan in that the land use designations of VHDR is intended to provide for the development of single family attached condominium uses. With its close proximity to residential neighborhoods, the Westpark Promenade Mixed-Use project is consistent with the General Plan in that the VHDR land use designation specifically allows residential development including single family attached dwellings. As these residences are proposed as condominium ownership units, the project will provide important housing opportunities to Wildomar residents. Further, the residential land uses will be built at a density of 14.2 units/acre which is in compliance with the VHDR density range of 14 – 20 units/acre. 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 condominium development 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 condominium development 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 commercial retail development has been designed to meet the 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 27.68± acres and the tentative tract map proposes to subdivide Parcel 3 of PM 36612 (4.33 acres) into one (1) lot for condominium purposes to develop 67 single family attached dwelling units. Given the density allowed by the VHDR land use designation (i.e., 14 - 20 units/acre), the proposed condominium development within this tract map at 15.5 units/gross acre falls within the allowed density range. Further, the condominium project site with its proposed R-3 zoning has a minimum lot size of 7,200 square feet, so the site size of 4.33 acres meets the R-3 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 Westpark Promenade Mixed-Use project which includes an analysis of Tentative Tract Map No. 36782. 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 DEIR 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 plot plan to accommodate the Westpark Promenade project is comprised of three (3) components; a 118,354 square-foot commercial retail center and two single family attached condominium developments totaling 191 units. Each are analyzed below.

Commercial Retail Center (Pod 1):

The retail center will be developed on Parcel 1 of PM No. 36612. The 118,354 square feet of retail space will be developed on a 14.2 acre site. The portion of the development is located in the C-P-S zone and development of the site must conform to the standards and requirements of the Chapter 17.76.030 of the Wildomar Municipal Code. The plot plan was analyzed in detail as part of the city's development review process as described above in the Project Description section of the staff report.

Based on staff's evaluation, the proposed retail center meets and exceeds the minimum development standards relating to, but not limited to, setbacks, building height, parking, pedestrian and vehicular access, landscaping, architecture, street improvements, environmental impacts, etc. Retail uses are permitted in the C-P-S zone and the CR land use designation encourages retail uses as it creates job opportunities and sales tax revenue for the city.

Condominium Development (Pod 2 & 3):

This single family attached condominium development of the Westpark Promenade mixed use project encompasses 191 residences. The northerly portion contains 124 units constructed within 15 buildings. The southerly portion contains 67 units constructed within seven (7) buildings. All units have attached garages with interior access. Both areas also have independent recreation and open space facilities and are linked with a well signed pedestrian pathway. Development of the residences must

conform to the standards and requirements of the proposed R-3 zone as outlined in Chapter 17.44.020 of the Wildomar Municipal Code. The plot plan was analyzed in detail as part of the city's development review process described above in the Project Description section of the staff report. Based on staff's evaluation, the proposed condominium development within Pod 2 and 3 of the site plan meets and exceeds the minimum development standards relating to, but not limited to, setbacks, building height, parking, pedestrian and vehicular access, landscaping, architecture, street improvements, environmental impacts, etc. Further, single family attached residences are encouraged within the VHDR land use designation which allows a density range of 14 – 20 units/acre.

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. The findings for support of the Plot Plan are provided below for Commission consideration.

Plot Plan Findings:

Pursuant to Section 17.216.040 of the Wildomar Zoning Ordinance, staff recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommend the City Council find and determine as follows:

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

Evidence: The proposed plot plan to develop the Westpark Promenade Mixed-Use project consisting of a 118,354 square-foot commercial retail center (Parcel 1 of PM 36612) and 191 single family attached dwelling units (Parcel 2 and 3 of PM 36612) with related on-site/off-site improvements and amenities is consistent with the intent of the General Plan land use designation of CR and VHDR as these land use designations are intended to accommodate commercial retail and residential uses in a mixed use design concept. The commercial retail center is an allowed use in the C-P-S zone subject to the approval of a plot plan and all development standards of Chapter 17.76.030. 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 CR land use designation and C-P-S zone designation.

The proposed 191-unit single family attached condominium development is consistent with the intent of the General Plan land use designation of VHDR as this land use is intended to accommodate single family and multi-family condominium projects within a density range of 14 – 20 units/acre. The proposed project density has been established at 14.2 units/acre, thus, the project is consistent with the

VHDR designation. Further, the condominium development is an 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 191-unit single family attached condominium development meets the purpose and intent of the R-3 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 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 condominium 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 attached condominium 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 commercial retail development has been designed to meet the Green Building code standards.

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

Evidence: The proposed project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project site, upon approval of the general plan amendment to CR and VHDR and the change of zone to C-P-S and R-3, will result in the proposed Westpark Promenade Mixed Use project meeting 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 and single family condominium 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 Westpark Street via Catt Road, Aria Drive, Clinton Keith Road and Depasquale Road in accordance with Public Works and Fire Department standards. All streets within the project area 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 (Planning Conditions No. 45 – 49), will require street improvements and/or payment of development impact fees to mitigate traffic congestion. As a result, the proposed Westpark Promenade 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 Westpark Promenade 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 three tentative maps (TPM 36612, TTM 36781 & TTM 36772) to subdivide the property to accommodate the proposed Westpark Promenade Mixed-Use project. The tentative maps have been properly conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Westpark Promenade Mixed-Use project meets this finding.

FISCAL IMPACTS:

The Westpark Promenade project will not have a fiscal impact on the city's general fund. In accordance with the Development Impact Fee (DIF) ordinance adopted by Council (including parkland acquisition and park improvement fees), along with the required regional impact fees (i.e., TUMF, MSHCP, etc.), this project is required to pay approximately \$6,074,000. These fees are paid typically prior to the issuance of building permits.

In addition, the residential portion of the project (191 condominium units) is conditioned to be annexed into the city-wide CFD 2013-1 (refer to Public Works – Plot Plan Condition No. 19). The residential development will pay its full share of park maintenance through the CFD services and the equivalent share of the Measure Z tax of \$28/year. The CFD revenue will be determined and finalized based on final plans and the level of maintenance required.

PUBLIC COMMUNICATION / NOTICING:

In accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code section 17.08.100, 17.216.050, and 07.280.040, the City of Wildomar Planning Department, on October 19, 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 Westpark Promenade Mixed-Use project (PA No. 13-0082) would be considered by the Planning Commission. In accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code section 17.08.100, 17.216.050, and 07.280.040, the City of Wildomar Planning Department, on October 21, 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 Westpark Promenade Mixed-Use project (PA No. 13-0082) would be considered by the Planning Commission.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS:

- A. PC Resolution No. 2016-33 – DEIR Resolution
 - Exhibit 1 - Westpark Draft Environmental Impact Report (DEIR)
 - Exhibit 2 - Westpark DEIR Technical Appendices
 - Exhibit 3 - Westpark Final Environmental Impact Report (FEIR)
 - Exhibit 4 - Westpark Findings of Facts / Overriding Considerations
 - Exhibit 5 - Westpark Mitigation Monitoring & Reporting Program (MMRP)
- B. PC Resolution No. 2016-34 - GPA Resolution
- C. PC Resolution No. 2016-35 – Change of Zone Resolution
 - Exhibit 1 - Draft Council Ordinance
- D. PC Resolution No. 2016-36 – Tentative Parcel Map No. 36612
 - Exhibit 1 - Conditions of Approval
- E. PC Resolution No. 2016-37 – Tentative Tract Map No. 36781
 - Exhibit 1 - Conditions of Approval
- F. PC Resolution No. 2016-38 – Tentative Tract Map No. 36782
 - Exhibit 1 - Conditions of Approval
- G. PC Resolution No. 2016-39 – Plot Plan Resolution
 - Exhibit 1 - Conditions of Approval
- H. Westpark Promenade Parcel Map/Tract Map Exhibits
- I. Westpark Promenade Grading Plan Exhibits
- J. Westpark Promenade Plot Plan Exhibits
- K. Westpark Promenade Architectural Plans – Commercial Retail Exhibits
- L. Westpark Promenade Architectural Plans – Residential Exhibits
- M. Westpark Promenade Landscape Plans

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)