



**CITY OF WILDOMAR
PC - SPECIAL MEETING
PUBLIC HEARING**

**Agenda Staff Report # 2.1
Meeting Date: November 20, 2024**

SUBJECT: Envision Wildomar 2040: General Plan and Development Code Updates (GPA 2024-01; ZOA 2024-01; CZ 2024-01): Planning Commission consideration of an environmental impact report, general plan amendment, zoning ordinance amendment and change of zone for the Envision Wildomar 2040 General Plan Update.

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2023090064), INCLUDING ADOPTION OF A FINAL EIR CONSISTING OF 1) FINDINGS OF FACT, 2) A STATEMENT OF OVERRIDING CONSIDERATIONS, 3) RESPONSE TO PUBLIC COMMENTS, AND 4) A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR GENERAL PLAN AMENDMENT NO. 2024-01 (GENERAL PLAN UPDATE), CHANGE OF ZONE NO. 2024-01 (CONSISTENCY ZONE CHANGES), AND ZONING ORDINANCE AMENDMENT NO. 2024-01 (WILDOMAR DEVELOPMENT CODE UPDATE)

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 2024-01 TO REPEAL THE CURRENT 2008 WILDOMAR GENERAL PLAN (AKA "COUNTY OF RIVERSIDE GENERAL PLAN/RCIP") AND ADOPT THE NEW "ENVISION WILDOMAR 2040 WILDOMAR GENERAL PLAN" IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65354

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR,

CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2024-01 TO REPEAL IN ITS ENTIRETY TITLE 17 (ZONING) OF THE CITY OF WILDOMAR MUNICIPAL CODE AND REPLACE IT WITH THE NEW WILDOMAR DEVELOPMENT CODE (TITLE 17)

4. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE NO. 2024-01 TO CHANGE THE ZONING DESIGNATIONS (ZONING CONSISTENCY) FOR 3,480 PARCELS TO BE CONSISTENT THE LAND USE CHANGES APPROVED IN GENERAL PLAN AMENDMENT NO. 2024-01 IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65860

Special Note:

For comments related to this Agenda Packet, Staff Report, or any of the Attachments contained herein, please send an email to: GPupdate@cityofwildomar.org. All comments received will be forwarded to the Planning Commission prior to the November 20, 2024 meeting.

PROJECT DESCRIPTION:

Introduction/Background:

State Planning and Zoning Law mandates that all counties and cities prepare and maintain a general plan to manage the land within their jurisdiction's boundaries. The General Plan is structured into "elements," each addressing specific topic areas. State law requires that the City's General Plan include elements covering land use, circulation, housing, conservation, open space, noise, and safety. Optional elements may also be included to address issues of community interest, such as economic development.

The General Plan is a tool that guides a local government in defining its vision for the future and determining the actions necessary to meet its evolving needs. It serves as a long-term strategic plan, projecting over the next 15-20 years and outlining specific goals and policies that align with the community's vision statement.

The Planning Commission's review of the Program EIR (Attachment A) and Envision Wildomar 2040 General Plan document (Attachment B) is the culmination of 2-1/2 years of community-driven planning for the City's future. The Plan being reviewed has been shaped by an extensive public outreach process (see below) that engaged community members, stakeholders, and decision-makers at every stage of the process. Based on their guidance and input, the new 2040 General Plan document defines the community's vision of the City for the next two decades and provides goals, policies and implementation actions that will direct the City's policies and decisions toward attaining that vision.

At the City Council's very first meeting upon Wildomar's incorporation, the Council adopted the 2003 Riverside County General Plan (RCIP), Elsinore Area Plan, County Zoning Code (Ordinance 360) and General Plan EIR (through Resolution No. 08-01). Since incorporation, the City has used these documents to guide development in the Wildomar community.

However, the current County General Plan is an unwieldy 1,000-page document that is difficult to use by the development community and public, only partially reflects the vision for Wildomar and only partially address local/community issues.

The County General Plan has been used for the past 16 years. On February 9, 2022, the City Council gave its support and approval to prepare a comprehensive update to the City's General Plan and Zoning Code; a General Plan and Zoning Code with intent and purpose to be specific to the City of Wildomar. To this end, Council approved a professional services agreement with PlaceWorks, Inc. to prepare the comprehensive update to the Wildomar General Plan (GPA 2024-01) and Wildomar Zoning Ordinance (ZOA 2024-01, hereinafter referred to as "Development Code"), including the associated Program Environmental Impact Report (EIR). The Envision Wildomar 2040 General Plan and Development Code update that has resulted from this work will be the City's very first General Plan and Development Code since incorporation in July 1, 2008.

PROJECT ANALYSIS:

General Plan Update Discussion (GPA No. 2024-01)

Public Outreach and Engagement:

The General Plan update process used many different approaches to gather input from the community. The process included six (6) public meetings of the eight-member General Plan Advisory Group (GPAG), four (4) community pop-up events, five (5) citywide community workshops, two (2) online surveys, and 15 stakeholder interviews/meetings. Regular updates and information on key milestones and public comments were posted to the project website and the City's social media platforms. Results of the public outreach activities can be found in various documents prepared as part of the General Plan update (refer to Attachments C - H).

The consultant team and Staff held four (4) study sessions with the Planning Commission and three (3) study sessions with the City Council during this period. The study sessions were intended to discuss and receive input from the Commission and Council regarding the draft Land Use and Circulation Plans, the draft Goals, Policies and Implementation Actions for all elements, and sometimes target areas (such as the Grand Avenue corridor). In addition, staff provided monthly updates to the City Council throughout the General Plan update process.

Vision and Guiding Principles:

In addition to providing input at each stage of the process, the outreach activities described above resulted in the establishment of a set of Guiding Principles that expand on the City's adopted 2008 Vision Statement and embodies the collective aspirations and outcomes for the future of Wildomar. Together, the Vision Statement and Guiding Principles encapsulate the expectations of what type of community Wildomar will be in 2040 and forms the basis for the goals, policies and implementation actions of the General Plan.

Vision Statement:

The following Vision Statement was adopted by the City Council in 2017:

"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

Guiding Principles:

The following Guiding Principles were developed based on feedback provided by the

community during public outreach activities and approved by the General Plan Advisory Group at their meeting on February 2, 2023.

Wildomar is a city that:

- Provides a welcoming, safe, and family-friendly environment with opportunities for healthy, self-sustaining lifestyles for all residents.
- Balances responsible growth with preservation of rural character, open spaces, and historical resources.
- Protects the visual and ecological value of its natural resources.
- Nurtures small businesses, attracts high-quality jobs, provides quality educational opportunities, and supports commercial services that capture local spending and generate revenues to support Wildomar's vision for the future.
- Maintains safe roadways and high-quality pedestrian, bicycle, multipurpose trail, and transit networks.
- Provides for social, physical, and mental health through arts and programs, entertainment, recreational opportunities, quality infrastructure, and gathering places for residents of all ages and abilities.

General Plan: Envision Wildomar 2040:

Wildomar's 2040 General Plan allows for the City's evolution while protecting those characteristics that are most important to residents. These characteristics achieved with the General Plan are as follows:

- It balances meeting the need for a greater diversity of housing types for different income levels and life stages with the continued supply of large-lot residences and opportunities for a degree of self-sufficiency that speak to the City's rural history;
- It provides for more amenities, improved infrastructure and expanded services that maintain a high quality of life for city residents;
- It protects the City's natural resources and scenic vistas to be enjoyed by future generations and sustain wildlife; and
- It envisions compact centers of community activity that enhance the City's economy, mobility and character without harming the rural environments most treasured by residents.

Draft General Plan Document:

The 2040 General Plan is comprised of various elements (i.e., chapters) covering topics specific to Wildomar. Seven (7) of these elements are required by State law and include: Land Use, Circulation (Mobility), Conservation, Open Space, Noise, Housing and Safety. Both the Housing and Safety elements were adopted by City Council in October 2021 and are included in the 2040 General Plan update without material revisions. The Safety element has been revised to incorporate references to Wildomar's Local Hazard Mitigation Plan (adopted in 2022) and updates to Figures 1-0, 5-0 and 8-0. These revisions are illustrated in the Final Environmental Impact Report.

The General Plan also includes two (2) additional elements of local importance to the community—Economic Development and Recreation and Community Services. A number of other important topics, while not required by law, are addressed in multiple sections of the General Plan including environmental sustainability, health and equity. The final chapter of the General Plan includes implementation actions and programs to implement the Plan's goals and policies. Additionally the final chapter identifies the corresponding policies, responsible city departments, and the time frame for implementation. A summary of each chapter is provided in the following. A summary of each chapter is provided in the following.

Chapter 1 - Introduction

The Introduction to the General Plan offers a comprehensive overview of both the community and the plan itself. It highlights key aspects such as the City of Wildomar's history, the forward-thinking Vision Statement and Guiding Principles, and the themes raised by the community that are addressed within the General Plan. Furthermore, the Introduction emphasizes the significance of community outreach in the planning process. Additionally, this section provides valuable guidance on how to navigate the General Plan, outlining its organizational structure and intended usage.

Chapter 2 - Land Use Element

The Land Use Element describes the goals, policies, and programs necessary to guide the City's development towards the Vision Statement and Guiding Principles. The Land Use Element also includes a Land Use Plan (Figure 2-2), which identifies specific land use designations for all properties within Wildomar.

The Land Use Plan, which was developed following significant community outreach and confirmed by the City Council on July 18, 2023, targets new development to limited "focus areas" of the City, balanced with the protection of open space and conserved lands and supported by the appropriate provision of services and infrastructure.

Notable changes from the existing Plan include new land use designations for mixed-use development that provide a gradual transition between existing low-density neighborhoods to more intensive land uses located along major thoroughfares and recognize that some areas have the potential for more intensive development while being flexible with land use types. Additional changes to the existing Plan include expanding the amount of land dedicated to parks and conserved for native habitats; allowing for greater variety of housing types, including the protection of large lot residences and ranches; and supporting the health of business and light industrial districts by allowing for a mix of complementary uses and amenities that make them attractive for employees and employers alike and keep them active throughout the day. The Land Use Plan also maintains the current General Plan land use designations for vacant residential sites included in Appendix A of the adopted and certified 2021-2029 Housing Element. Most recently, on June 10, 2024, the City Council made a final decision on the land use plan, including a decision to keep the Low Density Residential (LDR) for the "Grand Avenue East Side Area." The land use map within the General Plan document reflects this final decision.

Chapter 3 – Circulation Element

The Circulation Element provides detailed transportation and mobility plans and also addresses infrastructure needs for the circulation of people, goods, energy, water, sewage, storm drainage, and communications. The Element envisions residents and visitors having choices about how they can travel to and from their activities safely and efficiently. The update to the Circulation Element includes Figure 3-4 Planned Roadway Network Classifications, which identifies different roadways in Wildomar by their planned capacity and was confirmed by the City Council on July 18, 2023. The Circulation Element also includes conceptual design sections for each roadway type. This Element ensures that Wildomar's roadway network can accommodate automobile users in a safe and efficient manner. Non-vehicular transportation networks, like pedestrian, bicycle, and multi-purpose trail routes, will be enhanced and expanded to provide options for residents who want to improve their physical health, minimize their environmental impact, and control their transportation costs.

Chapter 4 – Economic Development Element

At the start of the General Plan update, the City of Wildomar expressed a desire for a new Economic Development Element to outline specific goals and policies that foster a strong and diverse local economy. The resulting chapter sets out four key objectives that aim to guide decision-making and ensure sustained economic growth and vitality. These goals include sustaining a vibrant local economy, establishing a long-term economic development program, supporting centers of economic activity, and maintaining a financially resilient local government.

The Economic Development Element is a crucial tool for boosting Wildomar's economic competitiveness and fostering a sustainable, inclusive economy. To achieve these goals, the Element proposes a long-term Economic Development Program that will support continued growth and attract private investment. One way of accomplishing this is through a strategic action plan that will clearly state the City's vision for economic development and establish strategies that will identify target sectors, partnerships, marketing, and communications.

Chapter 5 – Open Space and Conservation Element

During the General Plan update process, valuable input was received emphasizing the crucial role of open spaces and natural and cultural resources in shaping the character and enhancing the overall quality of life in Wildomar. The policies in this element recognize that Wildomar's unique natural and cultural resources are irreplaceable and seek to minimize impacts on them from the daily activities of its human inhabitants so that they can be enjoyed by subsequent generations of residents. The Open Space and Conservation Element describes Wildomar's natural resources and the benefits that these resources provide to the community. This includes vegetation communities, aquatic features, critical habitat areas, wildlife corridors, mineral resources, historic and cultural resources and paleontological/archaeological areas. The Element identifies goals and policies related to protecting biological resources, air quality, water quality, energy resilience, waste reduction, and greenhouse gas emission reduction.

Chapter 6 – Recreation and Community Services Element

The Recreation and Community Services Element is focused on nurturing the social, physical, and mental well-being of Wildomar's residents through an expanded network of parks and trails, enhanced recreation activities, and robust community services. The Element establishes the City's park service level goal and expectations for the design of new parks and recreational facilities. Goals and policies ensure public facilities and community services such as libraries, schools, and arts and cultural programs continue to enrich the mind and connect neighbors with each other. The Element also supports the partnerships that provide a backbone of public safety and medical services that maintain a high quality of life for the City's residents.

Chapter 7 – Noise Element

The purpose of the Noise Element is to ensure and maintain the community's desired quality of life and character with respect to noise and the compatibility of land uses. The element addresses key noise issues that include general community noise concerns, land use and noise compatibility – and addresses both stationary and mobile noise sources. The goals and policies included in this element provide the framework to achieve and maintain acceptable noise levels within the community.

Chapters 8 and 9 – Housing Element and Safety Element

The 2040 General Plan incorporates the 2021-2029 Housing Element and updated Safety Element, which were adopted by the City Council on October 13, 2021.

Chapter 10 - Implementation

The implementation chapter provides a working checklist of actions, programs procedures, and techniques for city staff and local decision-makers to ensure that the General Plan vision, goals, and policies are realized. The chapter includes a table describing each action, the policies addressed by the action, the department(s) responsible for implementation and a timeframe. The implementation plan will serve to inform the City Council's strategic planning discussions and direct the work of City staff.

Revisions to Public Review Draft General Plan:

A draft of the 2040 General Plan was published for public review on May 9, 2024 along with the draft EIR as part of the 45-day review period. The draft 2040 General Plan presented for review by the Planning Commission includes minor revisions to correct errors in the public review draft and integrate direction provided by the City Council after the public review draft was released. Most notable among these are the changes to the Land Use Plan made to maintain the current land use designation of several parcels where changes had been proposed in the public review draft. This includes: 1) reverting the designation of parcels on the east side of Grand Avenue extending from McVicar Street south to the SCE substation and east from Grand Avenue to Murrieta Creek to keep the current General Plan designation of Low Density Residential (LDR) and 2) reverting the designations for vacant residential sites included in Appendix A of the adopted and certified 2021-2029 Housing Element to their land use designations in the current General Plan.

Wildomar Development Code Update Discussion (ZOA No. 2024-01 and Change of Zone No. 2024-01):

Background:

As with the General Plan, upon incorporation the City adopted the Riverside County Zoning Ordinance (Ordinance No. 360) on July 1, 2008, that established zoning and development regulations for all property development in the City. The County Zoning ordinance has guided development decisions since incorporation, but it is outdated and soon to be inconsistent with the new Wildomar General Plan. Therefore, as part of the General Plan update, the City has also prepared a comprehensive update to Title 17 (Zoning) of the Wildomar Municipal Code establishing the new "Wildomar Development Code." The Development Code is the most important tool for implementing the General Plan.

The new Development Code is comprised of two main components: Zone Districts and Procedures.

Zone Districts. The zone district table includes uses that are recognizable to most property owners and linked directly to the land use designations in the new General Plan. Divided into allowable and conditional uses, the new development code has tables rather than extensive narrative. There are five (5) new zoning districts: Mixed Use Low, Mixed Use High, Residential Mountainous, Public Facilities, and Open Space. These new zoning districts were created to match similar land use designations in the General Plan.

The current zoning ordinance has 28 zoning districts in the document and these have been consolidated as part of the Wildomar Development Code update. It is important to remember that the current code was intended to regulate an entire Riverside County so many of the districts simply do not apply to the City any longer.

The new development code is focused specifically on Wildomar. For example, the current code contains several duplicative zones, such as R-2 (Multiple-Family Dwelling Zone) and R-2A (Limited Multiple-Family Dwelling Zone), or R-3 (General Residential Zone) and R-3A, Village Tourist Residential Zone. Other zones, such as M-SC (Manufacturing-Service Commercial Zone), M-M (Manufacturing-Medium Zone), M-H (Manufacturing Heavy), have been consolidated into a single Manufacturing-Industrial Zone. Other Zones, such as C/V (Citrus Vineyard Zone) and C-C/V (Commercial Citrus Vineyard Zone) have been removed entirely.

Procedures. In addition to simplifying the zone districts, the procedures for reviewing projects have been streamlined. Ministerial projects following objective design standards adopted by the Council and the provisions of the development code will largely be approved at the staff level. Most projects that require discretion also trigger CEQA and would likely be reviewed by the Planning Commission and/or the City Council.

In addition to these sections, the zoning definitions have been consolidated into a single section and referenced by the rest of the Development Code. This makes the definitions easy to find and update as needed. While seemingly mundane, many disagreements over interpretation hinge on the definition of a zoning term. Making definitions clear and easy to understand helps the property owner, staff and ultimately the Planning Commission address questions.

Wildomar Zoning Map:

As the new General Plan has changed land use designations throughout the City, the zoning map must also be changed to ensure consistency with the General Plan per State law. As a result, there is a total of 3,480 parcels in the city that will experience some form of rezoning as follows:

- 602 parcels are rezoned due to zone consolidation (such as the consolidation of multiple industrial zones into a single manufacturing/industrial zone, or the removal of qualifiers from the R-1 zoning designation, such as R-1-8000, R-1-11000, R-1-20000).
- 15 parcels rezoned to reflect a new General Plan land use designation name.
- 876 parcels rezoned due to General Plan update. (primarily through the addition of the Mixed-Use Low, Mixed-Use High, Residential Mountainous, Public Facilities, and Open Space zones).
- 1,987 parcels rezoned based due to Development Code consistency. This is where the underlying zone district doesn't currently match the land use designation and needs to be revised so that they are consistent. Under state law the general plan designation prevails when the zoning does not match. Our goal with this change is to make the two maps consistent so that there are no discrepancies.

The majority of these rezones do not affect the existing allowable uses or development standards for these parcels. Instead, these rezones generally involve changes in each zone's nomenclature, the consolidation of multiple former zones into a single zone, or shifting the

boundaries of similar zones to align with the General Plan update and to reflect the City's vision and values. Of the 3,480 parcels being rezoned, a total of 364 parcels will experience a rezoning that involves a change in the underlying use, such as commercially or residentially zoned parcels being rezoned for mixed uses or open space uses. 173 of these parcels will be included in the City's two new mixed-use zones, Mixed Use Low (MUL) and Mixed Use High (MUH), while 48 parcels will be rezoned for residential uses, while 78 parcels will be rezoned for nonresidential uses. These parcels are primarily located along the I-15 freeway and at key gateways to the city, such as Grand Avenue, Corydon Road, Mission Trail, Bundy Canyon Road, and Clinton Keith Road. A total of 65 parcels will be rezoned as open space, preserving 1,589 acres of land for active and passive recreational uses.

Required Findings of Fact:

General Plan Amendment No. 2024-01 Findings:

Pursuant to Government Code Section 65350 – 65362 and Chapter 17.08 of the Wildomar Municipal Code, the City Council, upon recommendation of the Planning Commission, must make specific findings based on substantial evidence in the record to approve General Plan Amendment (GPA) No. 2024-01. The Planning Commission recommends the following findings in support of staff's recommendation for approval of GPA No. 2024-01. The Planning Commission's recommended findings can also be found in PC Resolution No. 2024-20 (Attachment B).

A. The City Council, based upon substantial evidence in the record, hereby makes the following findings in support of adoption of the Envision Wildomar 2040 General Plan Update:

Evidence:

1. State law requires that each city adopt a general plan to describe its long-term goals and policies and programs to achieve those goals. The general plan is often referred to a city's "constitution" for future growth and development as land use decisions, the development code, development approvals, and other policies of the City must be consistent with the General Plan. The 2040 General Plan outlines a vision for Wildomar's long-term physical and economic development and community enhancement and sets forth goals, policies and implementation programs that will allow this vision to be accomplished. The 2040 General Plan also provides the basis for establishing City priorities for implementing plans and programs, including the Development Code, the Capital Improvement Program, and Specific Plans.
2. It is in the best interest of public health, safety, and welfare to update the City's current General Plan (i.e., Riverside County General Plan) to incorporate current conditions and community goals and to extend the planning horizon to 2040. The 2040 General Plan is centered around a Vision Statement and six (6) Guiding Principles about the quality, character, development, sustainability, and public services within the City of Wildomar.
3. The 2040 General Plan is consistent with the requirements of the California Government Code regarding General Plans and the General Plan guidelines in effect as of the date of this Resolution, and the General Plan is internally consistent with all of the objectives, policies, general land uses, programs, and actions of all elements of the 2040 General Plan. Further, the 2040 General Plan is a comprehensive update to the Riverside County General Plan adopted upon city incorporation on July 1, 2008 and includes an update of the existing elements as well as the addition of new elements. The 2040 General Plan includes the seven (7) state mandated elements (Land Use, Circulation (Mobility), Noise, Open Space, Conservation, Housing and Safety) and two (2) optional

elements (Economic Development and Recreation and Community Services).

4. The 2040 General Plan is in compliance with the provisions of CEQA. A Program EIR (SCH#: 2023090064) has been prepared for the 2040 General Plan that provides a description of potential environmental impacts of the 2040 General Plan, includes mitigation measures to reduce impacts to less than significant levels where feasible, and evaluates alternatives to the 2040 General Plan. All interested parties and members of the public were permitted to comment on the Draft EIR during the 45-day public comment period, and the City prepared written responses to comments in accordance with CEQA, which were included in the Final EIR. Neither the changes to the Proposed Project nor the Final EIR constitute significant new information triggering recirculation of the EIR. Pursuant to CEQA Guidelines 15092 and 15093, the City Council finds that it may approve the Proposed Project despite the remaining significant effects on the environment that are unavoidable as the City Council has determined in its Resolution Certifying the EIR for the 2040 General Plan that any remaining significant effects on the environment that are unavoidable are acceptable due to overriding considerations.
5. The 2040 General Plan will promote the public health, safety, and welfare by establishing goals and policies to guide the City's development within the Planning Area, to ensure an attractive built environment, to protect the natural environment and promote sustainability, and to ensure provision of adequate infrastructure and services.

Zone Ordinance Amendment No. 2024-01 Findings:

In accordance with Chapter 17.280 of the Wildomar Municipal Code (WMC), the City Council, upon recommendation of the Planning Commission, must make specific findings based on substantial evidence in the record to approve Zoning Ordinance Amendment No. 2024-01. The findings in support of staff's recommendation for approval of ZOA No. 2024-01 are outlined below. The Planning Commission's recommended findings can also be found in PC Resolution No. 2024-21 (Attachment C).

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed amendment to adopt the new Wildomar Development Code is consistent with the new Wildomar General Plan in that the proposed amendment will establish updated land use and development standards, as well as administrative streamlining processes consistent with the goals and policies of the new general plan. Further, the new development code will simplify implementation of the zone districts and procedures for reviewing projects leading to a more streamlined development review process. For example, ministerial projects will largely be approved at the staff level (administrative) following newly created objective design standards. In addition, the new development code will not result in a reduction or create any impediments in the development intensity of the existing zones, thereby, maintaining compliance with the requirements of SB 330.

Change of Zone No. 2024-01 Findings:

In accordance with California Government Code, Section 65860 and Chapter 17.280 of the Wildomar Municipal Code, the City Council, upon recommendation of the Planning Commission, must make specific findings based on substantial evidence in the record to approve Change of Zone No. 2024-01. The findings in support of staff's recommendation for approval of Zone Change No. 2024-01 are outlined below. The Planning Commission's recommended findings can also be found in PC Resolution No. 2024-22 (Attachment D).

A. The proposed change of zone is consistent with the City of Wildomar General Plan.

Evidence: The proposed change of zone is consistent with the new City of Wildomar General Plan Land Use Plan in that the proposed zone changes for the properties proposed herein are necessary to be consistent with the new land use map approved with General Plan Amendment No. 2024-01. Once these zone changes are approved and are effective, each of the goals and policies in the land use designation will be supported by the new zoning designations.

ENVIRONMENTAL ANALYSIS:

CEQA/EIR Discussion:

In the course of the preliminary review of the proposed general plan update project, the Community Development Director determined that there was substantial evidence that the General Plan Amendment No. 2024-01, Zone Change No. 2024-01, and Zoning Ordinance Amendment No. 2024-01 may have one or more significant effects on the environment.

Therefore, in accordance with Public Resources Code § 21080(d) and § 21082.2(d) and the CEQA Guidelines, 14 CCR §§ 15000-15387, the proposed project requires the preparation of an Environmental Impact Report (EIR). The Draft Program EIR (DPEIR) prepared by staff evaluates the potential adverse impacts of the implementation of the proposed General Plan update, Consistency Zone Changes and Wildomar Development Code update. The DPEIR must be certified by the City Council, upon recommendation of the Planning Commission, prior to the approval of the project.

The DPEIR is intended to inform decision makers and the public of the potentially significant impacts of a project and to provide an opportunity for meaningful public input prior to a decision. The DPEIR (State Clearinghouse Number 2023090064) fully describes the project, existing conditions within the City of Wildomar, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts to a less than significant level. The DPEIR Appendices include thorough documentation of the technical studies and surveys that provide the basis for the findings described in the DPEIR.

For the purposes of the DPEIR analysis, staff projected a potential increase of 8,992 housing units and 27,999 residents, 2,965,538 square feet of non-residential space, and 6,274 jobs through 2040. This projection is intended to serve as a liberal (worst case scenario) estimate of what may happen in the future for the purposes of a complete environmental analysis.

Realistically, what will transpire in Wildomar over the next 20 years following approval of the General Plan update will overwhelmingly be driven by the real estate market and other economic factors.

DPEIR Public Review process:

Preparation of the DPEIR has gone through an extensive public review process in accordance with CEQA guidelines. A copy of the DPEIR and Technical Appendices are provided for Commission consideration in PC Resolution No. 2024-19, Attachment A, Exhibit 1 and 2.

SB 18/AB 52 Tribal Consultation Compliance:

AB 52 requires early consultation in the CEQA process to ensure that local and Tribal governments, public agencies, and project proponents have information available, early in the CEQA environmental review process, for the purpose of identifying and addressing potential adverse impacts to tribal cultural resources. Since the project includes a general plan

amendment, early consultation under SB 18 is also required. Both can, and have been, be accomplished simultaneously.

The Planning Department contacted (in writing) all culturally affiliated tribes that could be affected by a project within 14 days of starting the EIR process. The notice commences a 30-day period for the tribe to request consultation. The City has complied with notification requirements and has initiated consultation as required under SB 18 and AB 52. Staff has met with Soboba and Pechanga Band of Luiseno Indians to discuss the general plan update project, and a series of standard mitigation measures intended to protect tribal cultural resources were agreed to. These have been placed into the EIR as mitigation measures and are outlined in the Mitigation Monitoring and Reporting Program (MMRP). As a result, consultation has been completed.

Notice of Preparation (NOP):

In accordance with Section 15082 of the CEQA Guidelines, the City is required to prepare and distribute an NOP letting resource agencies and interested person know that the city has begun preparation of the DPEIR. The Planning Department on September 7, 2023 released the NOP notice starting the required 30-day public review/comment period which concluded on October 6, 2023. During this time, the City received six (6) public comment letters. As part of the NOP process, the Planning Department also conducted a public scoping meeting which was held on September 25, 2023. The purpose of the scoping meeting was to receive input from the public on what environmental issues should be addressed in the DPEIR for the General Plan update.

DPEIR Preparation:

In the months following the NOP review period and scoping meeting, the City prepared and completed the DPEIR for the General Plan update. A Notice of Completion (NOC) was provided to the State Clearinghouse (OPR) on May 9, 2024 notifying the State of the availability of the DPEIR (SCH# 2023090064). In accordance with CEQA Guidelines §15087 and §15105(a), the DPEIR was also circulated to the state responsible agencies, general public and other interested parties, including the City's local distribution list for a 45-day public review/comment period commencing on May 9, 2024 and concluding on June 24, 2024.

The Planning Department also posted a Notice of Availability (NOA) with the Riverside County Clerk in accordance with CEQA regulations and published a legal notice in the Press Enterprise, a local newspaper of general circulation, on May 9, 2024 giving notice to the general public and all interested parties about the 45-day review period for the General Plan Update/Zoning Ordinance Amendment project (GPA/ZOA 2024-01). During the 45-day public review period, the City received seven (7) public comment letters, with five (5) provided by public agencies and organizations, and two (2) from individuals.

In reviewing the public comments, staff concluded that none of the comment letters offered any new evidence or evidence that any fact, analysis, or determination in the DPEIR is incorrect or unsupported. Some minor revisions have been made in response to the comments received. These revisions are fully outlined and in the Final DPEIR packet (refer to PC Resolution No. 2024-11, Attachment A, Exhibits 3 - 5) and serve to correct, clarify, or amplify the text of the DPEIR, as appropriate. The revisions do not alter any of the conclusions of the DPEIR and no new environmental impacts or mitigation measures or identified or required. In accordance with CEQA regulations, staff has prepared detailed responses to each comment letter received and is part of the final DPEIR package. In

accordance with CEQA requirements, the Final DPEIR was mailed out to each commenter on July 25, 2024 meeting the requirement of providing the FEIR at least 10 days prior to the August 8, 2024 City Council meeting.

Project Impacts and Mitigation Measures:

Pursuant to the requirements of CEQA, the DPEIR analyzes a broad range of 20 potential impact categories associated with the implementation of the Proposed General Plan. These impacts are organized into three distinct categories to determine the degree of environmental disturbance: 1) no impact/less than significant impact; 2) less than significant impact with mitigation; and 3) significant and unavoidable impacts. The summary of impacts associated with the project is outlined below in Table 2, Summary of Project Impacts. Mitigation measures are specific and measurable technical requirements imposed on the proposed project that are designed to reduce specific environmental impacts. The Final Program EIR includes the full Mitigation Monitoring and Reporting Program (MMRP) necessary to reduce the impacts listed below to less than significant levels. Please refer to Attachment N (Table 2) for a summary of the project impacts

Significant and Unavoidable Impacts:

Even with the inclusion of designed mitigation measures, the DPEIR identifies significant and unavoidable impacts associated with the proposed project in the categories of Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation. These findings are not unusual for a DPEIR, which evaluates broad development over a longer period of time. Alternatively, a DPEIR typically considers a specific development site and is usually able to identify and mitigate these specific impacts at a lower level. The following impacts were determined to be significant and unavoidable:

- Agriculture and Forestry Resources:
 - o Impact 5.2-1: The proposed project would convert farmland to nonagricultural uses.

- Air Quality
 - o Impact 5.3-1: Buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP.
 - o Impact 5.3-2: Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria.
 - o Impact 5.3-3: Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations.
 - o Impact 5.3-4: The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations.

- Biological Resources
 - o Impact 5.4-1: Buildout of the proposed Land Use Plan could impact sensitive or special-status plant and animal species known to occur in the City of Wildomar.

- Cultural Resources
 - o Impact 5.5-1: Future development under the proposed project could impact an identified historic resource.

- Greenhouse Gas Emissions

- o Impact 5.8-1: Implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal.

- Noise

- o Impact 5.13-1: Construction activities would result in temporary noise increases in the vicinity of the proposed project.

- o Impact 5.13-2: Project implementation would result in temporary construction and long-term operation-related noise that would exceed local standards.

- Transportation

- o Impact 5.17-2: The proposed project would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).

Findings of Fact and Statement of Overriding Considerations (SOC):

In order to certify the DPEIR and approve the proposed GPA 2024-01/ZOA 2024-01 and CZ 2024-01, the City Council, upon recommendation of the Planning Commission, must adopt a SOC which is included in the Final DPEIR packet (PC Resolution No. 2024-17, Attachment A, Exhibit 3). The SOC outlines detailed rationale in support of the decision to adopt a statement of overriding considerations. These specific findings, that the Proposed General Plan includes substantial benefits that outweigh its adverse environmental impacts, are required by CEQA.

It is very common for cities to adopt an SOC and DPEIR for a comprehensive General Plan update, specifically in light of the public input that is reflected in the Proposed General Plan and benefits outlined in the SOC. The City Council is the final decision making body on all documents associated with the certification of the Final DPEIR.

CEQA Findings:

Staff is recommending the Planning Commission recommend to the City Council certification of the DPEIR for General Plan Amendment No. 2024-01, Zoning Ordinance Amendment No. 2024-01, Zone Change No. 2024-01, and adoption of the FEIR, including Findings of Fact, Statement of Overriding Considerations, Response to Comments and Mitigation Monitoring and Reporting Program. The required findings are provided for Commission consideration in PC Resolution No. 2024-19.

PUBLIC NOTICE:

In accordance with Chapter 17.08 of the Wildomar Municipal Code, the Planning Department on November 10, 2024 published a public hearing legal notice (Attachment S) in the "Press Enterprise", a local newspaper of general circulation, notifying the general public of the November 20, 2024 Planning Commission meeting where the Commission will review and make a recommendation to the City Council regarding Certification of the Program Environmental Impact Report, and approval of General Plan Amendment No. 2024-01, Zoning Ordinance Amendment No. 2024-01 and Change of Zone No. 2024-01. In accordance with State CEQA laws, the Planning Department also sent said public hearing notice to each person requesting such notice notifying them of the November 20, 2024 Planning Commission meeting.

ATTACHMENTS:

Attach A - PC Reso 2024-19-Env Impact Report.pdf
Attach A-Ex1-Gen Plan Update Draft Program EIR Doc.pdf
Attach A-Ex2-Appdx 2-1 NOP-NOP Comments.pdf
Attach A-Ex2-Appdx 3-1 Draft General Plan Doc.pdf
Attach A-Ex2-Appdx 5.3-1 AQ-GHG Modeling.pdf
Attach A-Ex2-Appdx 5.4-1 Biol Resources Assessment.pdf
Attach A-Ex2-Appdx 5.5-1 Cultural Resources Assessment.pdf
Attach A-Ex2-Appdx 5.13-1 Noise Monitoring-Modeling.pdf
Attach A-Ex2-Appdx 5.15-1 Service Provider Questionnaires.pdf
Attach A-Ex2-Appdx 5.17-1 Transportation Impact Study.pdf
Attach A-Ex2-Appdx 5.18-1 SB 18 Consultation Docs.pdf
Attach A-Ex3-Final EIR-RTC Document [w-App].pdf
Attach A-Ex4-EIR Findings of Fact-SOC Doc.pdf
Attach A-Ex5-EIR-MMRP Document.pdf
Attach B - PC Reso 2024-20-General Plan Amendment.pdf
Attach B-Ex1 - Envision Wildomar 2040 General Plan Document.pdf
Attach C - PC Reso 2024-21-Zoning Ordinance Amendment.pdf
Attach C-Ex1 - Wildomar Development Code Document.pdf
Attach D - PC Reso 2024-22-Change of Zone.pdf
Attach D-Ex1 - Wildomar Zoning Map.pdf
Attach D-Ex2 - Consistency Zone Change Table.pdf
Attach E_Pop_Up_Summaries.pdf
Attach F_Workshop_1_Summary.pdf
Attach G_Workshop_2_Summary.pdf
Attach H_Survey_1_Summary_W_Appendix.pdf
Attach I_Survey_2_Summary_W_Appendix.pdf
Attach J_Pub_Comments_Draft_Goals-Policies-Actions.pdf
Attach K_Wildomar_Buildout_Methodology.pdf
Attach L_Market Study Technical Memorandum.pdf
Attach M_Wildomar GPU - Goods Movement Memo.pdf
Attach N_Wildomar HCA Memo.pdf
Attach O - Summary of Project CEQA Impacts (Table 2).pdf
Attach P -Public Outreach Meetings Summary.pdf
Attach Q - Staff Power Point PC Presentation.pdf
Attach R - General PC Agenda Announcement Notice.pdf
Attach S - Notice of Public Hearing PC Mtg.pdf