



CITY OF WILDOMAR PLANNING COMMISSION AGENDA

Commission Members:
Chairman Stan Smith; Vice-Chairman Michael Kazmier;
Commissioners Robert Devine ; Veronica Langworthy; Harv Dykstra

REGULAR PLANNING COMMISSION MEETING OF WEDNESDAY, February 15, 2012 AT 7:00 P.M.

Council Chambers, Wildomar City Hall, 23873 Clinton Keith Road, Wildomar, CA 92595

CALL TO ORDER - 7:00 PM

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

This is the time for citizens to comment on issues not on the agenda. Under the provision of the Brown Act the Planning Commission is prohibited from discussing or taking action on items not on the agenda. Each speaker is asked to fill out a "Public Comments Card" (located on the table by the Chamber door) and give the card to the Planning Commission Chairperson prior to the start of the meeting. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Commission encourages citizens to address them so the questions and/or comments can be heard.

APPROVAL OF AGENDA AS SUBMITTED

1.0 CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

- No Consent Calendar Items for consideration on this Agenda.

2.0 PUBLIC HEARINGS:

2.1 Zoning Ordinance Amendment No. 11-03:

Re-consideration of a City Initiated Zoning Ordinance Amendment amending Chapters 17.72 (C-1 and C-P Zone), 17.100 (M-SC Manufacturing-Service Commercial Zone), and 17.104 (M-M Manufacturing-Medium Zone) of the City of Wildomar Zoning Ordinance to allow "Nano and Micro-Craft Manufacturing Brewers" as a Permitted Use within an enclosed building (Previously reviewed by the Commission on 12/18/11).

RECOMMENDATION:

Staff recommends the Planning Commission adopt PC Resolution No. 12-05 entitled:

"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 11-03 AMENDING CHAPTERS 17.72 (C-1 AND C-P ZONE), 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE) AND 17.104 (M-M MANUFACTURING MEDIUM ZONE) OF THE CITY OF WILDOMAR ZONING ORDINANCE TO ALLOW NANO AND MICRO-CRAFT MANUFACTURING BREWERS WITHIN AN EXISTING, ENCLOSED BUILDING AS A PERMITTED USE"

2.2 Zoning Ordinance Amendment No. 12-01:

A City Initiated Zoning Ordinance Amendment amending Chapter 17.72 (C-1/C-P Zone) to prohibit Mini-Warehouse/Self-Storage Facilities, and amending Chapters 17.96 (I-P Industrial-Park Zone), 17.100 (M-SC Manufacturing-Service Commercial Zone), and 17.104 (M-M Manufacturing-Medium Zone) and 17.108 (M-H Manufacturing-Heavy Zone) to allow Mini-Warehouse/Self-Storage Facilities with a Conditional Use Permit and subject to the development standards of Section 17.240 (Mini-Warehouses).

RECOMMENDATION:

Staff recommends the Planning Commission adopt PC Resolution No. 12-06 entitled:

"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 12-01 AMENDING CHAPTER 17.72 (C-1/C-P ZONE) TO PROHIBIT MINI-WAREHOUSE/SELF-STORAGE FACILITIES, AND AMENDING CHAPTERS 17.96 (I-P INDUSTRIAL-PARK ZONE), 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE), 17.104 (M-M MANUFACTURING-MEDIUM ZONE) AND 17.108 (M-H MANUFACTURING-HEAVY ZONE) TO ALLOW MINI-WAREHOUSE/SELF-STORAGE FACILITIES SUBJECT TO A CONDITIONAL USE PERMIT AND THE DEVELOPMENT STANDARDS OF SECTION 17.240"

3.0 GENERAL BUSINESS ITEMS:

3.1 City of Wildomar Multi- Use Trails Discussion:

Planning Commission review and consideration of the addition of trail names to the existing City of Wildomar Multi-Use Trails Map (Continued from the January 18, 2012 Commission meeting).

RECOMMENDATION:

Staff recommends the Planning Commission take the following three actions:

1. Adopt PC Resolution No. 12-02 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF THE ADDITION OF TRAIL NAMES TO THE EXISTING CITY OF WILDOMAR MULTI-USE TRAILS PLAN MAP.”

PLANNING DIRECTOR'S REPORT

This item is reserved for the Planning Director to comment or report on items not on the agenda. No action by the Planning Commission is needed.

ASSISTANT CITY ATTORNEY'S REPORT

This item is reserved for the Planning Director to comment or report on items not on the agenda. No action by the Planning Commission is needed.

PLANNING COMMISSION COMMUNICATIONS

This portion of the agenda is reserved for Planning Commission business, for the Planning Commission to make comments on items not on the agenda, and/or for the Planning Commission to request information from staff.

FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Wildomar Planning Commission hereby adjourns to its next regularly scheduled Planning Commission meeting on March 7, 2012.

RIGHT TO APPEAL:

Any decision of the Planning Commission may be appealed to the City Council provided the required appeal application and the \$964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Commission's action on any given project.

REPORTS:

All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

ADDITIONS/DELETIONS:

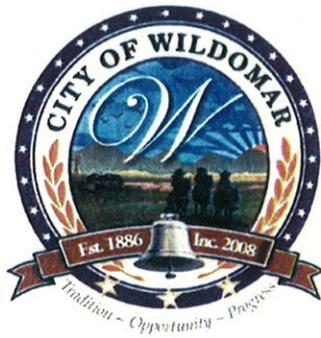
Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Planning Commission.

ADA COMPLIANCE:

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

POSTING STATEMENT:

On February 9, 2012, a true and correct copy of this agenda was posted at the three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.



AGENDA SECTION 2.0

PUBLIC HEARING ITEMS

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item # 2.1
PUBLIC HEARING
Meeting Date: February 15, 2012

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director 

SUBJECT: Zoning Ordinance Amendment No. 11-03:

Re-consideration by the Planning Commission of a City Initiated Zoning Ordinance Amendment amending Chapters 17.72 (C-1/C-P Zone), 17.100 (M-SC Manufacturing-Service Commercial Zone), and 17.104 (M-M Manufacturing-Medium Zone) of the City of Wildomar Zoning Ordinance to allow “Nano and Micro-Craft Manufacturing Brewers” as a Permitted Use within an enclosed building (Previously reviewed by the Commission on 12/18/11).

RECOMMENDATION:

Staff recommends the Planning Commission adopt PC Resolution No. 12-05 (Attachment A) entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 11-03 AMENDING CHAPTERS 17.72 (C-1 AND C-P ZONE), 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE) AND 17.104 (M-M MANUFACTURING MEDIUM ZONE) OF THE CITY OF WILDOMAR ZONING ORDINANCE TO ALLOW NANO AND MICRO-CRAFT MANUFACTURING BREWERS WITHIN AN EXISTING, ENCLOSED BUILDING AS A PERMITTED USE”

BACKGROUND:

The Planning Commission first reviewed Zoning Ordinance Amendment No. 11-03 at its December 7, 2011 meeting. A copy of the staff report which includes staff’s original analysis and justification is provided for Commission review (Attachment B). After opening the public hearing and deliberating on the proposed amendment, the Commission voted unanimously (5 – 0) recommending City Council approval of Zoning Ordinance Amendment No. 11-03.

The amendment was scheduled for the January 11, 2012 Council meeting; however, at the request of staff, the item was pulled from the agenda. It was the desire of staff to revise the draft Ordinance to expand the allowance for micro-craft breweries into the C-1/C-P zone, in addition to the original proposal of allowing them in the M-SC and M-M zones within enclosed buildings. Staff also was desirous to allow what is commonly referred to "nano-brewers" in the C-1/C-P and the M-SC and M-M zones under the same definition.

Since these changes were much different from the original proposal and involved a new zoning district, staff felt it would be best to bring a revised Ordinance back to the Commission for re-consideration rather than making changes at the Council meeting. This way it would go through the normal public hearing process and the Commission could make a recommendation to the City Council.

DISCUSSION:

The original draft Ordinance has now been revised to include "nano-and-micro-craft breweries" as an allowed use in the C-1/C-P zone. Staff's proposal is to allow these uses in the commercial zone by right provided they are located in an existing, enclosed retail building which is located within an existing retail center. Due to the small nature of the use, as defined in the draft Ordinance, staff believes this would be appropriate and compatible. It could be a sole use, or associated with an existing business, such as a pizza parlor.

Staff is supportive of recommending approval of this amendment to the Planning Commission for the following reasons.

1. Under the current C-1/C-P (General Commercial) zone, there are similar uses more, or equally intensive, as brewing beer that do not require a CUP (i.e., bars and lounges). If you consider new commercial brewing business model, there doesn't seem to be a specific reason why brewing beer would require a CUP.
2. Under the current M-SC (Manufacturing Service Commercial) zone and M-M (Manufacturing-Medium) zone, there are similar uses more, or equally intensive, as brewing beer that do not require a CUP (i.e., Gas Stations). If you consider new commercial brewing business model, there doesn't seem to be a specific reason why brewing beer would require a CUP.
3. As stated above, commercial brewing operations that distribute to restaurants and retails outlets are not food serving facilities as defined, and now allowed, under Assembly Bill 1014. The requirements for a restaurant are very different than a commercial brewery. Therefore, there really isn't a need to condition the use as if you were building a new stand alone establishment.
4. The "manufacturing" of beer is a use that is consistent with a business park or manufacturing environment. In other words, uses such as beer production is

already contemplated when a business park is approved. There is nothing a commercial craft beer producer would be doing that would necessitate additional conditions so long as activities were indoors.

5. Tasting rooms are not considered bars. Craft beer tasting rooms are more like wine tasting rooms. Tasting rooms are filled with individuals ranging from first time consumers curious about craft beers to seasoned beer aficionados and everyone in between. At times it has a tourist feel like you might find at a winery. Patrons taste newly created beers, seasonal beers, and the standard beers of the establishment.
6. Craft breweries are regulated both at the State and Federal level. Consequently, their activities are prohibited in many ways with the threat of fines and loss of license. This existing regulatory framework guarantees that they will conduct business in a systemic and responsible manner.

ENVIRONMENTAL ASSESSMENT:

A review of the potential environmental impacts was conducted for the proposed Zoning Ordinance Amendment. This evaluation indicated no potential for impacts on the environment. As a result, the Planning Director recommends that the Planning Commission recommend the Council make a determination that the proposed Zoning Ordinance Amendment related to "Nano-and Micro-craft Brewers" has no potential to impact the environment. The proposed Zoning Ordinance Amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act, and the uses are compatible with similar uses in the same zone. Consequently, the proposed Zoning Ordinance Amendment is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

REQUIRED FINDINGS:

- A. The proposed Zoning Ordinance Amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan.

The proposed amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan, as the revision to allow nano-and-micro-craft breweries in the C-1/C-P (General Commercial) zone, M-SC (Manufacturing-Service Commercial) Zone and M-M (Manufacturing-Medium) Zone as a permitted use within an enclosed building meets the intent of these two industrial zone classifications. The C-1/C-P, is intended to promote and attract commercial activities and services that will provide jobs to local residents and strengthen the City's economic base. Similarly, the M-SC and M-M zones are also intended to

promote and attract industrial and manufacturing activities that will provide jobs to local residents and strengthen the City's economic base. The permitted use will be compatible with other commercial and industrial/service commercial uses in these zones. Further, the proposed amendment to the Zoning Ordinance is consistent with and, will further the goals and policies of the General Plan, and will not impact the public health, safety and general welfare of the residents of Wildomar.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt PC Resolution No. 12-05 (Attachment A) recommending City Council adoption of an Exemption from CEQA per Section 15061(b)(3) of CEQA, and approval of Zoning Ordinance Amendment No. 11-03.

Respectfully Submitted,



Matthew C. Bassi
Planning Director

ATTACHMENTS:

- A. PC Resolution No. 12-05
Exhibit 1 – Draft City Council Ordinance
- B. December 7, 2011 Planning Commission staff report

ATTACHMENT A

PC Resolution No. 12-05

PC RESOLUTION NO. 12-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 11-03 AMENDING CHAPTERS 17.72 (C-1 AND C-P ZONE), 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE) AND 17.104 (M-M MANUFACTURING MEDIUM ZONE) OF THE CITY OF WILDOMAR ZONING ORDINANCE TO ALLOW NANO AND MICRO-CRAFT MANUFACTURING BREWERS WITHIN AN EXISTING, ENCLOSED BUILDING AS A PERMITTED USE

WHEREAS, the City of Wildomar Planning Commission has the authority in accordance with the provisions of the Wildomar Zoning Ordinance to take action on the proposed Zoning Ordinance Amendment No. 11-03; and

WHEREAS, on November 26, 2011, the City published a legal notice in The Californian, a newspaper local circulation, notifying the public of the holding of a public hearing for the proposed Zoning Ordinance Amendment to be considered by the City of Wildomar Planning Commission; and

WHEREAS, on December 7, 2011, the City of Wildomar Planning Commission held a noticed public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Zoning Ordinance Amendment No. 11-03, and at which the Planning Commission considered the proposed Zoning Ordinance Amendment.

WHEREAS, on February 4, 2012, the City published a legal notice in The Californian, a newspaper local circulation, notifying the public of the holding of a public hearing for the proposed Zoning Ordinance Amendment to be considered by the City of Wildomar Planning Commission; and

WHEREAS, on February 15, 2012, the City of Wildomar Planning Commission held a noticed public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Zoning Ordinance Amendment No. 11-03, and at which the Planning Commission considered the proposed Zoning Ordinance Amendment.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

The Planning Commission hereby recommends that the City Council find and determine that the proposed Zoning Ordinance Amendment to allow nano- and micro-craft breweries in the C-1/C-P (General Commercial) zone, the M-SC (Manufacturing-Service Commercial) Zone and M-M (Manufacturing-Medium) Zone as a permitted use

within an enclosed building has no potential to impact the environment. The proposed Zoning Ordinance Amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Consequently, the proposed Zoning Ordinance Amendment is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. REQUIRED FINDINGS.

- A. The proposed Zoning Ordinance Amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan.

The proposed amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan, as the revision to allow nano- and micro-craft breweries in the C-1/C-P (General Commercial) zone, the M-SC (Manufacturing-Service Commercial) Zone and the M-M (Manufacturing-Medium) Zone as a permitted use within an enclosed building meets the intent of these two industrial zone classifications. The M-SC and M-M zones are intended to promote and attract industrial and manufacturing activities that will provide jobs to local residents and strengthen the City's economic base. Further, the permitted use will be compatible with other industrial and service commercial existing and allowed in these two industrial zone classifications. Further, the proposed amendment to the Zoning Ordinance is consistent with and, will further the goals and policies of the General Plan, and will not impact the public health, safety and general welfare of the residents of Wildomar.

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission recommends the City Council take the following actions:

1. Notice of Exemption. That the City Council make a determination that Zoning Ordinance Amendment No. 11-03 is exempt from environmental review in accordance with Section 15061(b)(3) of the CEQA Guidelines and direct the Planning Director to file a Notice of Exemption with the Riverside County Clerk; and
2. Adopt an Ordinance. That the City Council adopt an Ordinance approving Zoning Ordinance Amendment No. 11-03 attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 15th day of February, 2012 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Stan Smith
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Thomas Jex, Assistant City Attorney

EXHIBIT 1

Draft City Council Ordinance

ORDINANCE NO. ____

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVING ZONING ORDINANCE AMENDMENT NO. 11-03 AMENDING CHAPTERS 17.72 (C-1 AND C-P ZONE), 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE) AND 17.104 (M-M MANUFACTURING MEDIUM ZONE) OF THE CITY OF WILDOMAR ZONING ORDINANCE TO ALLOW NANO AND MICRO-CRAFT MANUFACTURING BREWERS WITHIN AN EXISTING, ENCLOSED BUILDING AS A PERMITTED USE

THE WILDOMAR CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1: Environmental Findings.

The City Council hereby that the proposed Zoning Ordinance Amendment to allow nano- and micro-craft breweries in the C-1/C-P (General Commercial) zone, the M-SC (Manufacturing-Service Commercial) Zone and M-M (Manufacturing-Medium) Zone as a permitted use within an enclosed building has no potential to impact the environment. The proposed Zoning Ordinance Amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Consequently, the proposed Zoning Ordinance Amendment is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. General Plan Consistency Findings.

The proposed amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan, as the revision to allow nano- and micro-craft breweries in the C-1/C-P (General Commercial) zone, the M-SC (Manufacturing-Service Commercial) Zone and the M-M (Manufacturing-Medium) Zone as a permitted use within an enclosed building meets the intent of these two industrial zone classifications. The M-SC and M-M zones are intended to promote and attract industrial and manufacturing activities that will provide jobs to local residents and strengthen the City's economic base. Further, the permitted use will be compatible with other industrial and service commercial existing and allowed in these two industrial zone classifications. Further, the proposed amendment to the Zoning Ordinance is consistent with and, will further the goals and policies of the General Plan, and will not impact the public health, safety and general welfare of the residents of Wildomar.

SECTION 3. Severability.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of

any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4: Amendment to the Zoning Ordinance

Section 17.72.010.A of the city of Wildomar Zoning Ordinance is hereby amended to add the following land use as a permitted use described as follows:

“17.72.010.A.96

“Nano-and-Micro-Craft Breweries” (allowed by right within an existing enclosed retail building located in an existing retail center as defined in Section 17.100.020.A.2 - no plot plan required).

SECTION 5: Amendment to the Zoning Ordinance

Section 17.100.020.A of the City of Wildomar Zoning Ordinance is hereby amended to add the following land use as a permitted use described as follows:

“17.100.020.A.2

“Nano-and-Micro-Craft Breweries” located within an existing enclosed building. A nano-and-micro-craft brewery is defined as a “small, independent and traditional” brewery that gives a production size of less than 6,000,000 U.S. beer barrels (or 700,000,000 Liters) per year. For purposes of this definition, brewing, tasting and selling of brew on the premises is permitted provided a license is obtained from the state of California Alcoholic Beverage Control (ABC).

SECTION 6: Amendment to the Zoning Ordinance

Section 17.104.020.A of the City of Wildomar Zoning Ordinance is hereby amended to add the following land use as a permitted use described as follows::

“17.104.020.A.2

“Nano-and-Micro-Craft Breweries” located within an existing enclosed building. A nano-and-micro-craft brewery is defined as a “small, independent and traditional” brewery that gives a production size of less than 6,000,000 U.S. beer barrels (or 700,000,000 Liters) per year. For purposes of this definition, brewing, tasting and selling of brew on the premises is permitted provided a license is obtained from the state of California Alcoholic Beverage Control (ABC).

SECTION 7. Effective Date of the Ordinance.

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

SECTION 8. City Clerk Action

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

ENACTED AND ADOPTED this ____ day of _____, 2012.

Ben J. Benoit
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

State of California)
County of Riverside)
City of Wildomar)

I, Debbie A. Lee, City Clerk of the City of Wildomar, do hereby certify that the foregoing Ordinance was introduced and first read on the ____ day of _____, 2012, and had its second reading at the regular meeting of the Wildomar City Council on the ____ day of _____, 2012, and was passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Debbie A. Lee, City Clerk

CITY OF WILDOMAR – PLANNING COMMISSION

Agenda Item # 2.2

PUBLIC HEARING

Meeting Date: December 7, 2011

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director
Frank Oviedo, City Manager

SUBJECT: Zoning Ordinance Amendment No. 11-03:

A City Initiated Zoning Ordinance Amendment amending Chapter 17.100 (M-SC, Manufacturing-Service Commercial Zone) and Section 17.104 (M-M Manufacturing-Medium Zone) of the City of Wildomar Zoning Ordinance to allow Micro-Craft Breweries within an existing enclosed building as a Permitted Use.

RECOMMENDATION:

Staff recommends the Planning Commission adopt PC Resolution No. 11-11 (Attachment A) entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 11-03 AMENDING CHAPTER 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE) AND 17.104 (M-M MANUFACTURING MEDIUM ZONE) OF THE CITY OF WILDOMAR ZONING ORDINANCE TO ALLOW MICRO-CRAFT BREWERIES WITHIN AN EXISTING ENCLOSED BUILDING AS A PERMITTED USE.

BACKGROUND:

Significant growth has occurred in the craft brewing industry in the last five years, and thus, has necessitated the need for cities with potential to host businesses in this segment of the economy to examine any barriers to entrance into the market place. By way of background, "craft brewing" is defined by an industry group (Brewers Associations) in Boulder Colorado in the following way:

"Small: Annual production of 6 million barrels (1 barrel=31 gallons) of beer or less. Beer production is attributed to a brewer according to the rules of alternating proprietorships. Flavored malt beverages are not considered beer for purposes of this definition."

“Independent: Less than 25% of the craft brewery is owned or controlled (or equivalent economic interest) by an alcoholic beverage industry member who is not themselves a craft brewer.”

“Traditional: A brewer who has either an all malt flagship (the beer which represents the greatest volume among that brewers brands) or has at least 50% of its volume in either all malt beers or in beers which use adjuncts to enhance rather than lighten flavor.

The following are some concepts related to craft beer and craft brewers:

- Craft brewers are small brewers.
- The hallmark of craft beer and craft brewers is innovation. Craft brewers interpret historic styles with unique twists and develop new styles that have no precedent.
- Craft beer is generally made with traditional ingredients like malted barley; interesting and sometimes non-traditional ingredients are often added for distinctiveness.
- Craft Brewers tend to be very involved in their communities through philanthropy, product donations, volunteerism, and sponsorship of events.
- Craft Brewers have distinctive, individualistic approaches to connecting with their customers.
- Craft Brewers maintain integrity by what they brew and their general independence, free from a substantial interest by a non-craft brewer.

DISCUSSION:

As an industry craft brewing grew 11% by volume in 2010. However, even with the growth craft beer only represent approximately 5% of the overall beer market, which demonstrates craft brewers are still a small minority in the larger beer market and their operations are small in comparison to large scale commercial mass produced beers. In fact, the beer industry is still dominated by the major brands such as Budweiser, Coors, and Miller.

Economically speaking craft brewing still represents one of the few areas of the economy that continues to see growth during this recessionary downturn. As a result, many new craft breweries are springing up around the country and specifically in California. In Wildomar alone, staff has had three inquires in just the last six months.

After the City has spoken to brewers interested in doing business in the City of Wildomar and reviewing the Zoning Ordinance for ideas on how the City might assist in

this growing business segment, it became clear that our Zoning Ordinance may be out of touch with the evolution of this growing industry.

For example, some of the early “microbrew” operations had restaurants attached as part of the overall experience and business model. Because of the use and the traditional planning process it was not uncommon, especially if it was being built from the ground up as a stand alone building, to go through the process of conditioning the project.

As the industry has evolved many brewers have left the restaurant style brewpub model and have evolved in to commercial operations that keg or bottle beer for distribution to restaurants and retail outlets much like a small commercial winery. The outgrowth of this business model has been to offer “tastings” of the craft beer on site, again much like a small commercial winery.

Further, many of these brewers are now finding homes in light industrial/manufacturing buildings. This evolution has come over time but has helped the industry to grow since building a restaurant and a brewery operation on its own is an expensive venture. Now brewers can go in to a building that was made specifically for small manufacturing so they can conduct business in an established business center.

The one obstacle in this model is that under the City of Wildomar (formerly the County of Riverside) Zoning Ordinance traditional brewers are required to process a Conditional Use Permit (CUP) in the M-SC (Manufacturing Service Commercial) zone, and a Plot Plan in the M-M (Manufacturing-Medium) zone. Yet, the operational model today is very different than a brewpub restaurant of old.

It is different enough that this year Governor Brown signed AB 1014 which overwhelmingly passed out of the California State Assembly on a bi-partisan vote. This new law puts the above styled breweries on par with wineries with regards to “tasting rooms”. The law relieved small craft brewers from the onerous health standards for equipment required for food facilities. Under the law the only “food” that can be served is pre-packaged foods such as pretzels. It was generally recognized you didn’t need restaurant grade equipment to pour a taste of a hand crafted beer.

Knowing the industry has evolved toward this new model, it is staff’s recommendation that the Planning Commission consider an amendment to the M-SC (Manufacturing Service Commercial) zone and M-M (Manufacturing-Medium) zone to allow micro-craft breweries as a permitted use by right within an existing enclosed building. By doing this, it is anticipated the City would be assisting in the facilitation of this industry in the City of Wildomar. The old-style breweries would still be required to process a CUP as currently required in the Zoning Ordinance.

CONCLUSION:

Staff is supportive of recommending approval of this amendment to the Planning Commission for a number of reasons.

1. Under the current M-SC (Manufacturing Service Commercial) zone and M-M (Manufacturing-Medium) zone, there are similar uses more, or equally intensive, as brewing beer that do not require a CUP (i.e., Gas Stations). If you consider new commercial brewing business model, there doesn't seem to be a specific reason why beer would require a CUP.
2. As stated above, commercial brewing operations that distribute to restaurants and retail outlets are not food serving facilities as defined, and now allowed, under Assembly Bill 1014. The requirements for a restaurant are very different than a commercial brewery. Therefore, there really isn't a need to condition the use as if you were building a new stand alone establishment.
3. The "manufacturing" of beer is a use that is consistent with a business park or manufacturing environment. In other words, uses such as beer production is already contemplated when a business park is approved. There is nothing a commercial craft beer producer would be doing that would necessitate additional conditions so long as activities were indoors.
4. Tasting rooms are not considered bars. Craft beer tasting rooms are more like wine tasting rooms. Tasting rooms are filled with individuals ranging from first time consumers curious about craft beers to seasoned beer aficionados and everyone in between. At times it has a tourist feel like you might find at a winery. Patrons taste newly created beers, seasonal beers, and the standard beers of the establishment.
5. Craft breweries are regulated both at the State and Federal level. Consequently, their activities are prohibited in many ways with the threat of fines and loss of license. This existing regulatory framework guarantees that they will conduct business in a systemic and responsible manner.

ENVIRONMENTAL ASSESSMENT:

A review of the potential environmental impacts was conducted for the proposed Zoning Ordinance Amendment. This evaluation indicated no potential for impacts on the environment. As a result, the Planning Director recommends that the Planning Commission recommend the Council make a determination that the proposed Zoning Ordinance Amendment related to "Manufacturing Brewers" has no potential to impact the environment. The proposed Zoning Ordinance Amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Consequently, the proposed Zoning Ordinance Amendment is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the

environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

REQUIRED FINDINGS:

- A. The proposed Zoning Ordinance Amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan.

The proposed amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan, as the revision to allow micro-craft breweries M-SC (Manufacturing-Service Commercial) Zone, M-M (Manufacturing-Medium) Zone as a permitted use within an enclosed building meets the intent of these two industrial zone classifications. The M-SC and M-M zones are intended to promote and attract industrial and manufacturing activities that will provide jobs to local residents and strengthen the City's economic base. Further, the permitted use will be compatible with other industrial and service commercial existing and allowed in these two industrial zone classifications. Further, the proposed amendment to the Zoning Ordinance is consistent with and, will further the goals and policies of the General Plan, and will not impact the public health, safety and general welfare of the residents of Wildomar.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt PC Resolution No. 11-15 (Attachment A) recommending City Council adoption of an Exemption from CEQA per Section 15061(b)(3) of CEQA, and approval of Zoning Ordinance Amendment No. 11-03.

Respectfully Submitted,

Matthew C. Bassi
Planning Director

ATTACHMENTS:

- A. PC Resolution No. 11-11
Exhibit 1 – Draft City Council Ordinance

ATTACHMENT A

PC Resolution No. 11-11

PC RESOLUTION NO. 11-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 11-03 AMENDING CHAPTER 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE) AND 17.104 (M-M MANUFACTURING MEDIUM ZONE) OF THE CITY OF WILDOMAR ZONING ORDINANCE TO ALLOW MICRO-CRAFT BREWERIES WITHIN AN EXISTING ENCLOSED BUILDING AS A PERMITTED USE.

WHEREAS, the City of Wildomar Planning Commission has the authority in accordance with the provisions of the Wildomar Zoning Ordinance to take action on the proposed Zoning Ordinance Amendment No. 11-03; and

WHEREAS, on November 26, 2011, the City published a legal notice in The Californian, a newspaper local circulation, notifying the public of the holding of a public hearing for the proposed Zoning Ordinance Amendment to be considered by the City of Wildomar Planning Commission; and

WHEREAS, on December 7, 2011, the City of Wildomar Planning Commission held a noticed public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Zoning Ordinance Amendment No. 11-03, and at which the Planning Commission considered the proposed Zoning Ordinance Amendment.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

The Planning Commission hereby recommends that the City Council find and determine that the proposed Zoning Ordinance Amendment to allow micro-craft breweries in the M-SC (Manufacturing-Service Commercial) Zone, M-M (Manufacturing-Medium) Zone as a permitted use within an enclosed building procedures has no potential to impact the environment. The proposed Zoning Ordinance Amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Consequently, the proposed Zoning Ordinance Amendment is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. REQUIRED FINDINGS.

- A. The proposed Zoning Ordinance Amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan.

The proposed amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan, as the revision to allow micro-craft breweries M-SC (Manufacturing-Service Commercial) Zone, M-M (Manufacturing-Medium) Zone as a permitted use within an enclosed building meets the intent of these two industrial zone classifications. The M-SC and M-M zones are intended to promote and attract industrial and manufacturing activities that will provide jobs to local residents and strengthen the City's economic base. Further, the permitted use will be compatible with other industrial and service commercial existing and allowed in these two industrial zone classifications. Further, the proposed amendment to the Zoning Ordinance is consistent with and, will further the goals and policies of the General Plan, and will not impact the public health, safety and general welfare of the residents of Wildomar.

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission recommends the City Council take the following actions:

1. Notice of Exemption. That the City Council make a determination that Zoning Ordinance Amendment No. 11-03 is exempt from environmental review in accordance with Section 15061(b)(3) of the CEQA Guidelines and direct the Planning Director to file a Notice of Exemption with the Riverside County Clerk; and
2. Adopt an Ordinance. That the City Council adopt an Ordinance approving Zoning Ordinance Amendment No. 11-03 attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 7th day of December 2011, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Harv Dykstra
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Thomas Jex, Assistant City Attorney

EXHIBIT 1

Draft City Council Ordinance

ORDINANCE NO. ____

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVING ZONING ORDINANCE AMENDMENT NO. 11-03 AMENDING CHAPTER 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE) AND 17.104 (M-M MANUFACTURING MEDIUM ZONE) OF THE CITY OF WILDOMAR ZONING ORDINANCE TO ALLOW MICRO-CRAFT BREWERIES WITHIN AN EXISTING ENCLOSED BUILDING AS A PERMITTED USE.

THE WILDOMAR CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1: Environmental Findings.

The City Council hereby finds and determines that the proposed Zoning Ordinance Amendment to allow micro-craft breweries in the M-SC (Manufacturing-Service Commercial) Zone, M-M (Manufacturing-Medium) Zone as a permitted use within an enclosed building procedures has no potential to impact the environment. The proposed Zoning Ordinance Amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Consequently, the proposed Zoning Ordinance Amendment is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. General Plan Consistency Findings.

The proposed amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan, as the revision to allow micro-craft breweries M-SC (Manufacturing-Service Commercial) Zone, M-M (Manufacturing-Medium) Zone as a permitted use within an enclosed building meets the intent of these two industrial zone classifications. The M-SC and M-M zones are intended to promote and attract industrial and manufacturing activities that will provide jobs to local residents and strengthen the City's economic base. Further, the permitted use will be compatible with other industrial and service commercial existing and allowed in these two industrial zone classifications. Further, the proposed amendment to the Zoning Ordinance is consistent with and, will further the goals and policies of the General Plan, and will not impact the public health, safety and general welfare of the residents of Wildomar.

SECTION 3. Severability.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would

have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4: Amendment to the Zoning Ordinance

Section 17.100.020.A of the City of Wildomar Zoning Ordinance is hereby amended to add the following land use as a permitted use described as follows::

“17.100.020.A.2

“Micro-Craft Breweries within an existing enclosed building. A micro-craft brewery is defined as a "small, independent and traditional" brewery that gives a production size of less than 6,000,000 U.S. beer barrels (or 700,000,000 Liters) per year. For purposes of this definition, brewing, tasting and selling of brew on the premises is permitted provided a license is obtained from the state of California Alcoholic Beverage Control (ABC).

SECTION 5: Amendment to the Zoning Ordinance

Section 17.104.020.A of the City of Wildomar Zoning Ordinance is hereby amended to add the following land use as a permitted use described as follows::

“17.104.020.A.2

“Micro-Craft Breweries within an existing enclosed building. A micro-craft brewery is defined as a "small, independent and traditional" brewery that gives a production size of less than 6,000,000 U.S. beer barrels (or 700,000,000 Liters) per year. For purposes of this definition, brewing, tasting and selling of brew on the premises is permitted provided a license is obtained from the state of California Alcoholic Beverage Control (ABC).

SECTION 6. Effective Date of the Ordinance.

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

SECTION 7. City Clerk Action

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

ENACTED AND ADOPTED this ____ day of _____, 2011.

Marcia Swanson
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

State of California)
County of Riverside)
City of Wildomar)

I, Debbie A. Lee, City Clerk of the City of Wildomar, do hereby certify that the foregoing Ordinance was introduced and first read on the ___ day of _____, 2012, and had its second reading at the regular meeting of the Wildomar City Council on the ___ day of _____, 2012, and was passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Debbie A. Lee, City Clerk

CITY OF WILDOMAR – PLANNING COMMISSION

Agenda Item # 2.2

PUBLIC HEARING

Meeting Date: February 15, 2012

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director 

SUBJECT: Zoning Ordinance Amendment No. 12-01:

Planning Commission consideration of a City Initiated Zoning Ordinance Amendment to amend Chapter 17.72 (C-1/C-P Zone) to prohibit Mini-Warehouse/Self-Storage Facilities; and to amend Chapters 17.96 (I-P Industrial-Park Zone), 17.100 (M-SC Manufacturing-Service Commercial Zone), and 17.104 (M-M Manufacturing-Medium Zone) and 17.108 (M-H Manufacturing-Heavy Zone) to allow Mini-Warehouse/Self-Storage Facilities with a Conditional Use Permit subject to the development standards of Section 17.240 (Mini-Warehouses)

RECOMMENDATION:

Staff recommends the Planning Commission adopt PC Resolution No. 12-06 (Attachment A) entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 12-01 AMENDING CHAPTER 17.72 (C-1/C-P ZONE) TO PROHIBIT MINI-WAREHOUSE/SELF-STORAGE FACILITIES, AND AMENDING CHAPTERS 17.96 (I-P INDUSTRIAL-PARK ZONE), 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE), 17.104 (M-M MANUFACTURING-MEDIUM ZONE) AND 17.108 (M-H MANUFACTURING-HEAVY ZONE) TO ALLOW MINI-WAREHOUSE/SELF-STORAGE FACILITIES SUBJECT TO A CONDITIONAL USE PERMIT AND THE DEVELOPMENT STANDARDS OF SECTION 17.240”

BACKGROUND/DISCUSSION:

At the January 11, 2012 City Council meeting, the Planning Department presented an update to the City Council regarding the RV/Boat Storage and Mini-warehouse moratorium. A copy of the briefing report is attached for Commission review (Attachment B).

The moratorium that had been in effect for the past two years expired on January 13, 2012. The expiration meant that RV/Boat storage and Mini-warehouse uses would be allowed under the current zoning provisions that existed at the time the moratorium went into effect. In order to address this matter, staff sought direction from the Council regarding a draft Ordinance that could accomplish four things:

- 1) Prohibit RV/boat storage uses in R-R, C-1/C-P and C-P-S zones; and
- 2) Require a Conditional Use Permit for RV/boat storage uses in the I-P, M-SC, M-M and M-H zones.
- 3) Prohibiting Mini-warehouses (e.g., self-storage buildings) from locating in the C-1/C-P zone (currently allowed via a Conditional Use Permit); and
- 4) Require a Conditional Use Permit for Mini-warehouses (e.g., self-storage buildings) in the I-P, M-SC, M-M and M-H zones (currently allowed via a Plot Plan).

After deliberating the alternatives, the Council decided that there was not an pressing need at this time to amend the zoning ordinance related to RV/Boat storage uses currently allowed in the R-R, C-1/C-P and C-P-S zones and in the I-P, M-SC, M-M and M-H zones. The Council gave direction for staff to monitor the inquiries and application submittals over the next few months. If the need arises, staff could at that time MOVE forward with a draft amendment.

On the other hand, the Council did directed staff to bring forward an amendment that would revise the zoning provisions related to Mini-warehouses in the commercial and industrial zones. Under the current zoning regulations, this use requires approval of a conditional use permit in the C-1/C-P zone, approval of a plot plan in the I-P, M-SC, M-M and M-H zones.

The proposed amendment (outlined in the draft Council Ordinance attached as Exhibit 1 of Attachment A to this report) will prohibit Mini-warehouses in the C-1/C-P zone, and require approval of a conditional use permit in the I-P, M-SC, M-M and M-H zones. The reasoning behind prohibiting this use in the C-1/C-P zone is that mini-warehouses generate very little jobs for city residents and retail sales tax revenues, both which are primary goals of the commercial zones.

The reasoning behind requiring a conditional use permit in the four industrial zones is that it gives the City greater flexibility to condition operational aspects of a project and impose standards to ensure high quality site and architectural design. It will also ensure a greater opportunity for neighborhood/public input through the public hearing process. In addition, mini-warehouse uses will be required to comply with the development standards outlined in Section 17.240 of the Zoning Ordinance.

If the proposed amendment is supported by the Commission and, approved by the City Council, it will result in a "legal non-conforming status" for existing mini-warehouse uses (and those approved but not yet constructed). The non-conforming status for these uses in the C-1/C-P zone means that they will legally be allowed to operate as they currently are for an indefinite time period, including maintenance upgrades. However, they will not be able to expand or modify the size of the building/project. In addition, if an existing use ceases to operate for a six-month period or greater, the building could not be used for a mini-warehouse because the use will be prohibited.

Upon adoption of the proposed amendments, existing mini-warehouses in the I-P, M-SC, M-M and M-H zones will also have a "legal non-conforming status. The same non-conforming provisions outlined in the above paragraph will be applicable to these uses in the four industrial zones. However, they will be able to request an expansion provided a conditional use permit is submitted to the Planning Department and approved by the Planning Commission.

ENVIRONMENTAL ASSESSMENT:

A review of the potential environmental impacts was conducted for the proposed Zoning Ordinance Amendment. The Planning Commission hereby finds and determines that the proposed Zoning Ordinance Amendment No. 12-01 to prohibit mini-warehouses/self-storage facilities in the C-1/C-P (General Commercial) zone, and allow these uses in the I-P (Industrial-Park), M-SC Manufacturing-Service Commercial), M-M Manufacturing-Medium) and M-H Manufacturing-Heavy) zones with a Conditional Use Permit subject to the development standards of Section 17.240 (Mini-Warehouses) has no potential to impact the environment. Further, the proposed Zoning Ordinance Amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Therefore, the proposed Zoning Ordinance Amendment is exempt from CEQA pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

REQUIRED FINDINGS:

- A. The proposed Zoning Ordinance Amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan.

The proposed amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan, as the revision to prohibit mini-warehouses/self-storage facilities in the C-1/C-P (General Commercial) zone will further the goal of the General Plan to encourage commercial retail development opportunities to increase the sales tax base of the City. Further, allowing these uses in the I-P (Industrial-Park), M-SC Manufacturing-Service Commercial), M-M Manufacturing-

Medium) and M-H Manufacturing-Heavy) zones with a Conditional Use Permit subject to the development standards of Section 17.240 (Mini-Warehouses) will further the goals of the General Plan to protect the health, safety and welfare of the citizens of Wildomar and ensure the highest quality of development in the industrial zones.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt PC Resolution No. 12-06 (Attachment A) recommending City Council adoption of an Exemption from CEQA per Section 15061(b)(3) of CEQA, and approval of Zoning Ordinance Amendment No. 12-01.

Respectfully Submitted,



Matthew C. Bassi
Planning Director

ATTACHMENTS:

- A. PC Resolution No. 12-06
Exhibit 1 – Draft City Council Ordinance

ATTACHMENT A

PC Resolution No. 12-06

PC RESOLUTION NO. 12-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 12-01 AMENDING CHAPTER 17.72 (C-1/C-P ZONE) TO PROHIBIT MINI-WAREHOUSE/SELF-STORAGE FACILITIES, AND AMENDING CHAPTERS 17.96 (I-P INDUSTRIAL-PARK ZONE), 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE), 17.104 (M-M MANUFACTURING-MEDIUM ZONE) AND 17.108 (M-H MANUFACTURING-HEAVY ZONE) TO ALLOW MINI-WAREHOUSE/SELF-STORAGE FACILITIES SUBJECT TO A CONDITIONAL USE PERMIT AND THE DEVELOPMENT STANDARDS OF SECTION 17.240

WHEREAS, the City of Wildomar Planning Commission has the authority in accordance with the provisions of the Wildomar Zoning Ordinance to take action on the proposed Zoning Ordinance Amendment No. 12-01; and

WHEREAS, on February 4, 2012, the City published a legal notice in The Californian, a newspaper local circulation, notifying the public of the holding of a public hearing for the proposed Zoning Ordinance Amendment to be considered by the City of Wildomar Planning Commission; and

WHEREAS, on February 15, 2012, the City of Wildomar Planning Commission held a noticed public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Zoning Ordinance Amendment No. 12-01, and at which the Planning Commission considered the proposed Zoning Ordinance Amendment.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

Comp to report

The Planning Commission hereby recommends that the City Council find and determine that the proposed Zoning Ordinance Amendment No. 12-01 to prohibit mini-warehouses/self-storage facilities in the C-1/C-P (General Commercial) zone, and allow these uses in the I-P (Industrial-Park), M-SC Manufacturing-Service Commercial), M-M Manufacturing-Medium) and M-H Manufacturing-Heavy) zones with a Conditional Use Permit subject to the development standards of Section 17.240 (Mini-Warehouses) has no potential to impact the environment. Further, the proposed Zoning Ordinance Amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Therefore, the proposed Zoning Ordinance Amendment is exempt from CEQA pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA

applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. REQUIRED FINDINGS.

- A. The proposed Zoning Ordinance Amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan.

The proposed amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan, as the revision to prohibit mini-warehouses/self-storage facilities in the C-1/C-P (General Commercial) zone will further the goal of the General Plan to encourage commercial retail development opportunities to increase the sales tax base of the City. Further, allowing these uses in the I-P (Industrial-Park), M-SC Manufacturing-Service Commercial), M-M Manufacturing-Medium) and M-H Manufacturing-Heavy) zones with a Conditional Use Permit subject to the development standards of Section 17.240 (Mini-Warehouses) will further the goals of the General Plan to protect the health, safety and welfare of the citizens of Wildomar and ensure the highest quality of development in the industrial zones.

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission recommends the City Council take the following actions:

1. Notice of Exemption. That the City Council make a determination that Zoning Ordinance Amendment No. 12-01 is exempt from environmental review in accordance with Section 15061(b)(3) of the CEQA Guidelines and direct the Planning Director to file a Notice of Exemption with the Riverside County Clerk; and
2. Adopt an Ordinance. That the City Council adopt an Ordinance approving Zoning Ordinance Amendment No. 12-01 attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 15th day of February, 2012 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Stan Smith
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Thomas Jex, Assistant City Attorney

EXHIBIT 1

Draft City Council Ordinance

ORDINANCE NO. ____

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVING ZONING ORDINANCE AMENDMENT NO. 12-01 AMENDING CHAPTER 17.72 (C-1/C-P ZONE) TO PROHIBIT MINI-WAREHOUSE/SELF-STORAGE FACILITIES, AND AMENDING CHAPTERS 17.96 (I-P INDUSTRIAL-PARK ZONE), 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE), 17.104 (M-M MANUFACTURING-MEDIUM ZONE) AND 17.108 (M-H MANUFACTURING-HEAVY ZONE) TO ALLOW MINI-WAREHOUSE/SELF-STORAGE FACILITIES SUBJECT TO A CONDITIONAL USE PERMIT AND THE DEVELOPMENT STANDARDS OF SECTION 17.240

THE WILDOMAR CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1: Environmental Findings.

The City Council hereby finds and determines that the proposed Zoning Ordinance Amendment No. 12-01 to prohibit mini-warehouses/self-storage facilities in the C-1/C-P (General Commercial) zone, and allow these uses in the I-P (Industrial-Park), M-SC Manufacturing-Service Commercial), M-M Manufacturing-Medium) and M-H Manufacturing-Heavy) zones with a Conditional Use Permit subject to the development standards of Section 17.240 (Mini-Warehouses) has no potential to impact the environment. Further, the proposed Zoning Ordinance Amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Therefore, the proposed Zoning Ordinance Amendment is exempt from CEQA pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. General Plan Consistency Findings.

The proposed amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan, as the revision to prohibit mini-warehouses/self-storage facilities in the C-1/C-P (General Commercial) zone will further the goal of the General Plan to encourage commercial retail development opportunities to provide jobs and increase the sales tax base of the City. Further, allowing these uses in the I-P (Industrial-Park), M-SC Manufacturing-Service Commercial), M-M Manufacturing-Medium) and M-H Manufacturing-Heavy) zones with a Conditional Use Permit subject to the development standards of Section 17.240 (Mini-Warehouses) will further the goals of the General Plan to protect the health, safety and welfare of the citizens of Wildomar and ensure the highest quality of development in the industrial zones.

SECTION 3. Severability.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4: Amendment to the Zoning Ordinance

Section 17.72.010.C.9 "Mini-Warehouse structures" is hereby deleted in its entirety from the list of uses allowed by conditional use permit.

SECTION 5: Amendment to the Zoning Ordinance

Section 17.96.010.A of the City of Wildomar Zoning Ordinance is hereby amended to read as follows:

"A.1.g.ii, Industrial Warehousing and distribution, excluding mini-warehouses."

SECTION 6: Amendment to the Zoning Ordinance

Section 17.96.010.B of the City of Wildomar Zoning Ordinance is hereby amended to add the mini-warehouses to the list of uses permitted by conditional use permit to read as follows:

"B.4, Mini-warehouses, subject to the development standards of Section 17.240 (Mini-warehouses)."

SECTION 7: Amendment to the Zoning Ordinance

"Section 17.100.020.B.1.m.v, Mini-warehouses, is hereby deleted in its entirety from the list of permitted uses."

SECTION 8: Amendment to the Zoning Ordinance

Section 17.100.020.C of the City of Wildomar Zoning Ordinance is hereby amended to add the mini-warehouses to the list of uses permitted by conditional use permit to read as follows:

"C.18, Mini-warehouses, subject to the development standards of Section 17.240 (Mini-warehouses)."

SECTION 9: Amendment to the Zoning Ordinance

“Section 17.104.020.B.1.n.vii, Mini-warehouses, is hereby deleted in its entirety from the list of permitted uses.”

SECTION 10: Amendment to the Zoning Ordinance

Section 17.104.020.C of the City of Wildomar Zoning Ordinance is hereby amended to add the mini-warehouses to the list of uses permitted by conditional use permit to read as follows:

“C.22, Mini-warehouses, subject to the development standards of Section 17.240 (Mini-warehouses).”

SECTION 11: Amendment to the Zoning Ordinance

“Section 17.108.020.B.1.o.vi, Mini-warehouses, is hereby deleted in its entirety from the list of permitted uses.”

SECTION 12: Amendment to the Zoning Ordinance

Section 17.108.020.C of the City of Wildomar Zoning Ordinance is hereby amended to add the mini-warehouses to the list of uses permitted by conditional use permit to read as follows:

“C.18, Mini-warehouses, subject to the development standards of Section 17.240 (Mini-warehouses).”

SECTION 13: Amendment to the Zoning Ordinance

Section 17.240.020.A “C-1/C-P zone with an approved conditional use permit” is hereby deleted in its entirety.

SECTION 14: Amendment to the Zoning Ordinance

Section 17.240.B of the City of Wildomar Zoning Ordinance is hereby amended to read as follows:

B, I-P, M-SC, M-M AND M-H zones subject to the approval of a conditional use permit pursuant to Section 17.200 and the requirements and standards contained in this section.

SECTION 15. Effective Date of the Ordinance.

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

SECTION 16. City Clerk Action

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

ENACTED AND ADOPTED this ____ day of _____, 2012.

Ben J. Benoit
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

State of California)
County of Riverside)
City of Wildomar)

I, Debbie A. Lee, City Clerk of the City of Wildomar, do hereby certify that the foregoing Ordinance was introduced and first read on the ____ day of _____, 2012, and had its second reading at the regular meeting of the Wildomar City Council on the ____ day of _____, 2012, and was passed by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Debbie A. Lee, City Clerk

ATTACHMENT B

(City Council Briefing Memo – dated January 11, 2012)

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.2
PUBLIC HEARING
Meeting Date: January 11, 2012

TO: Mayor and City Council Members

FROM: Matthew C. Bassi, Planning Director

SUBJECT: City Council Update on RV/Boat Storage and /Mini-Warehouse Moratorium: - City Council briefing on the current moratorium related to boat storage, recreational vehicle storage, self-storage facilities and mini-warehouse uses in commercial and residential zones.

STAFF REPORT

RECOMMENDATION:

That the City Council discuss the current moratorium related to boat storage, recreational vehicle storage, self-storage facilities and mini-warehouse uses in commercial and residential zones, and provide staff with direction on whether to proceed with a Zoning Ordinance Amendment.

BACKGROUND/ANALYSIS:

On December 8, 2010, the City Council adopted Ordinance No. 58 extending the existing urgency ordinance moratorium for one-year on the review and processing of development applications related to the establishment land uses related to boat storage, recreational vehicle storage, self-storage facilities and mini-warehouses in the Rural Residential (R-R), General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) zones. The Council's action did not affect these uses in the Manufacturing Service Commercial (M-SC), Industrial Park (I-P), Manufacturing Medium (M-M), and Manufacturing Heavy (M-H) zones.

The current one-year moratorium extension, which represents the final extension, will expire on January 13, 2012. At that time, the Planning Department will legally be required to accept land use development applications for boat storage, recreational vehicle storage, self-storage facilities and/or mini-warehouses. Since a zoning ordinance amendment has not been adopted as originally envisioned, these land uses will fall under the current provisions of the R-R, C-1/C-P and CPS zones.

Currently, recreational vehicle trailer and boat storage uses require a Conditional Use Permit application when proposed in the R-R and C-P-S zones, and a Plot Plan application in the C-1/C-P zone. In the I-P zone, these uses are permitted with a Plot Plan application provided they are located in an enclosed building. In the M-SC, M-M and M-H zones, these uses are permitted with a Plot Plan application and are not

restricted to enclosed buildings. Further, there are no special development standards for these uses related to screening walls, lighting, parking, gates, roofing and landscaping, however, there are standards related to setbacks and building height.

Mini-warehouse & self-storage uses require a Conditional Use Permit application in the C-1/C-P zone and a Plot Plan application in the I-P, M-SC, M-M and M-H zones. They are prohibited in the R-R and C-P-S zones. As outlined in Section 17.240 of the Zoning Ordinance, mini-warehouses and self-storage uses have specific development standards related to screening walls, lighting, parking, gates, roofing and landscaping.

The primary issue resulting in the moratorium being adopted was that staff had received numerous inquiries regarding development applications. Further, there was a concern whether recreational vehicle trailer and boat storage uses are appropriate in the R-R, C-1/C-P and C-P-S zones. The R-R zone is primarily intended as a residential zone but does allow a wide-variety of other uses. The C-1/C-P and C-P-S zones are primarily intended for commercial retail uses. In all three zones, these uses do not generate much general fund revenue for the City.

Now that the moratorium is due to expire on January 13, 2012, staff has once again begun to receive inquiries about these uses. Recently, staff was in a position to prepare a zoning ordinance amendment that would propose prohibiting recreational vehicle trailer and boat storage uses in R-R, C-1/C-P and C-P-S zones (for the reasons stated in the above paragraph), and allow them via a Conditional Use Permit only in the I-P, M-SC, M-M and M-H zones. The amendment also proposed prohibiting mini-warehouses and self-storage facilities from locating in the C-1/C-P zone (currently allowed via a Conditional Use Permit) and requiring a Conditional Use Permit in the I-P, M-SC, M-M and M-H zones (currently allowed via a Plot Plan).

This amendment was presented to the Council's Economic Development subcommittee a few weeks ago. The Subcommittee raised some concern about the amendment as proposed by staff because, if approved, it could result in existing uses becoming "legal non-conforming" uses. Based on this, staff was directed to prepare a briefing report for the Council so the issue could be discussed at a public meeting.

Staff is requesting Council discussion on this item and formal direction on whether to prepare a zoning ordinance amendment as proposed to the Subcommittee, a variation of the proposed amendment or to let the current moratorium expire. If there is no direction to prepare the amendment for Planning Commission and City Council consideration, then the Planning Department will follow the current zoning ordinance provisions as discussed above. If there is direction to bring forth a zoning ordinance amendment, staff can bring that forward to the Planning Commission in February 2012 and Council in March 2012.

STAFF RECOMMENDATION

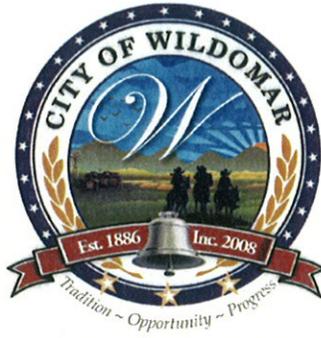
That the City Council discuss the current moratorium related to boat storage, recreational vehicle storage, self-storage facilities and mini-warehouse uses in commercial and residential zones, and provide staff with direction on whether to proceed with a Zoning Ordinance Amendment.

Submitted by:

Approved by:

Matthew C. Bassi
Planning Director

Frank Oviedo
City Manager



GENERAL BUSINESS ITEMS

CITY OF WILDOMAR – PLANNING COMMISSION

Agenda Item # 3.1

GENERAL BUSINESS

Meeting Date: February 15, 2012

TO: Chairman and Members of the Planning Commission

FROM: Gary Nordquist, Assistant City Manager

SUBJECT: City Trails Program:
Planning Commission re-consideration of the City's Trails Program to recommend City Council approval of Trail Names (Continued from the January 18,2012 Commission meeting).

RECOMMENDATION:

Staff recommends the Planning Commission take the following three actions:

1. Adopt PC Resolution No. 12-02 (Attachment A) entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF THE ADDITION OF TRAIL NAMES TO THE EXISTING CITY OF WILDOMAR MULTI-USE TRAILS PLAN MAP.”

BACKGROUND/DISCUSSION:

On January 18, 2012 at Planning Commission meeting staff made a presentation to the Planning Commissioners on several issues dealing with the existing trails within the City limits. Staff was seeking input on recommended Trail Names, Establishing a City “Adopt-A-Trail” program and the creation of a “Trails Coordinator” volunteer position. The Planning Commission, by resolutions, recommended the Adopt-A-Trail program and the Trails Coordinator position takes the next step and is presented to the City Council for consideration. Staff received numerous recommendations from the Commission on the Trail Map with Names and staff was directed to incorporate the recommended changes and return to the Planning Commission at a later date.

Staff has implemented the recommended changes and is presenting the Trail Map with Names, revision date 2-1-2012 for the Commissions Review.

ENVIRONMENTAL ASSESSMENT:

A review of the potential environmental impacts was conducted for the recommendation of the City Council to approve Trail Names. This evaluation indicated no potential for

impacts on the environment. The Planning Department therefore, recommends the Planning Commission recommend the City Council find and determine that the proposed action on the City's Trails Plan has no potential to impact the environment, and is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt PC Resolution No. 12-02 (Attachment A) recommending City Council adoption of an Exemption from CEQA per Section 15061(b)(3) and approval of Trail Names for the existing City Trails Map.

Respectfully Submitted,



Gary Nordquist
Assistant City Manager

Reviewed by:



Matthew C. Bassi
Planning Director

Attachments

- A) PC Resolution No. 12-02
Exhibit A - City of Wildomar- Multi-Use Trail System with Trail Names
- B) Planning Commission Staff Report (dated January 18, 2012 – w/out attachments)

Attachment A

(PC Resolution No. 12-02)

PC RESOLUTION NO. 12-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF THE ADDITION OF TRAIL NAMES TO THE EXISTING CITY OF WILDOMAR MULTI- USE TRAILS PLAN MAP

WHEREAS, on July 1, 2008 the Wildomar Community of Riverside County incorporated as a City and adopted Riverside Ordinances and General Plan and ;

WHEREAS, the circulation element of the General Plan included unidentified multipurpose trails throughout the City of Wildomar and;

WHEREAS, the residents, Wildomar Civic groups, the Wildomar Historical Society, and the Pechanga Cultural Resources have participated in providing names to the trails within the city as attached in Exhibit A.

WHEREAS, on January 18, 2012, the City of Wildomar Planning Commission held a public meeting at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed City Trails Program, and which time the Planning Commission considered such action, and continued the naming of Trail Names to the February 15, 2012 meeting; and

WHEREAS, on February 15, 2012, the City of Wildomar Planning Commission held a public meeting at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed City Trails Program, and which time the Planning Commission considered such action,

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

A review of the potential environmental impacts was conducted which indicated no potential for impacts on the environment. Therefore, the Planning Commission hereby recommends the City Council find and determine that the proposed addition of names to the City's Trails Map has no potential to impact the environment, and is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. PLANNING COMMISSION ACTIONS.

The Planning Commission recommends the City Council take the following actions:

1. Notice of Exemption. That the City Council make a determination that adding names to the existing City of Wildomar Multi-Use Trails Plan map is exempt from environmental review in accordance with Section 15061(b)(3) of the CEQA Guidelines and direct the Planning Director to file a Notice of Exemption with the Riverside County Clerk; and
2. Adopt a Resolution. That the City Council adopt PC Resolution No. 12-02 recommending City Council approve the addition of trail names to the existing City of Wildomar Multi-Use Trails Plan Map as described in Exhibit A attached hereto and incorporated herein.

PASSED, APPROVED AND ADOPTED this 15th day of February, 2012, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Stan Smith
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Thomas Jex, Assistant City Attorney

Exhibit A, Resolution 12-02

City of Wildomar

Historic Trail Names and Designation

- 1 Alma Patterson Trail (HT-E-04)
- 2 Alvin Jamieson Trail (HT-E-09)
- 3 Andrew Difani Trail (HT-W-08)
- 4 'Ataaxum Trail (HT-W-06)
- 5 Ben and Fanny Taylor Family Trail (HT-W-13)
- 6 Brown Family Trail (HT-W-12)
- 7 De Jong Family Trail (HT-E-07)
- 8 Embree Family Trail (HT-W-17)
- 9 Forbes-McGee Trail (HT-W-15)
- 10 Hampton-Hirst Trail (HT-E-03)
- 11 Henry Lillie Trail (HT-E-05)
- 12 Iva Keegan Trail (HT-E-06)
- 13 Joseph Nichols Trail (HT-W-10)
- 14 Madison Chaney Trail (HT-W-16)
- 15 Margaret C. Graham Trail (HT-W-14)
- 16 Mary Simmons Trail (HT-E-02)
- 17 Mary Soules Trail (HT-W-07)
- 18 Matthews Family Trail (HT-W-19)
- 19 Old Cemetery Trail (HT-W-21)
- 20 Paa\$uku Trail (HT-W-05)
- 21 Payoomik Trail (HT-W-04)
- 22 Pearson Family Trail (HT-W-11)
- 23 Torbett Family Trail (HT-W-03)
- 24 Tukwut Trail (HT-W-02)
- 25 Turner Family Trail (HT-W-18)
- 26 Veterans Memorial Trail (HT-E-08)
- 27 Whitney Water Trail (HT-E-01)
- 28 Wibel Family Trail (HT-W-20)
- 29 Wildon Trail (HT-W-01)
- 30 Wilks Family Trail (HT-W-09)

Patron Trail Names and Designation

- 31 Bob Buster Trail (WPT-E-02)
- 32 Castanon Family Trail (WPT-W-02)
- 33 Cody Diep Trail (WPT-E-05)
- 34 Ec Studor Trail (WPT-E-01)
- 35 Jerry Jolliffe Trail (WPT-E-04)
- 36 Jon Rodarne Trail (WPT-E-06)
- 37 Justin T. Hunt Memorial Trail (WPT-W-01)
- 38 Pieter van de Bovenkamp (WPT-E-03)
- 39 Wildomar Independence Trail (WPT-E-07)

Attachment B

(Planning Commission Staff Report from January 18, 2012)

CITY OF WILDOMAR – PLANNING COMMISSION

Agenda Item # 3.1

GENERAL BUSINESS

Meeting Date: January 18, 2012

TO: Chairman and Members of the Planning Commission

FROM: Gary Nordquist, Assistant City Manager

SUBJECT: City Trails Program:

Planning Commission consideration of the City's Trails Program to recommend City Council approval of Trail Names, Adopt-A-trails Program, and Criteria for the Trails Commissioner.

RECOMMENDATION:

Staff recommends the Planning Commission take the following three actions:

2. Adopt PC Resolution No. 12-02 (Attachment A) entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF THE ADDITION OF TRAIL NAMES TO THE EXISTING CITY OF WILDOMAR MULTI-USE TRAILS PLAN MAP.”

3. Adopt PC Resolution No. 12-03 (Attachment B) entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF THE ADOPT-A-TRAILS PROGRAM”

4. Adopt PC Resolution No. 12-04 (Attachment C) entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF THE CRITERIA FOR THE TRAILS COMMISSIONER”

BACKGROUND/DISCUSSION:

As part of the City's incorporation process, the City adopted the County's General Plan which included planned trails within the Wildomar community. The map presented to the commission for review is this original planned trails system and there are no

changes to the existing trails map. This version of the map has been enhanced to designate which trails are "open" from the "planned" trails. The open trails are currently available for usage and maintenance. Additionally, this map has been enhanced with "Trail Names" as recommended by the Wildomar Historical Society, the Pechanga Committee and the Wildomar Community Council Trails sub-committee. No new trails are included in this map as that would require a general plan amendment to the circulation element. Future additions/expansions to the trail system will be presented for consideration as general plan amendments.

While under control of the Riverside County Regional Park and Open-Space District system, the Wildomar Community participated in the Adopt-A-Trail program. With the incorporation of the City, the County no longer administers this program and it recommended by the community that the program be reinstated and administered by the City. This program was designed to engage community organizations that want to make a difference by volunteering their time to help keep trails safe and clean.

Organizations that provide maintenance and clean up to a segment of a trail for a one-year period were rewarded with a sign posted on their portion of the trail which recognizes the organization and the appreciation of their efforts.

As the City develops the various facets of this Trails program, the usage and special events could best be coordinated by the City with the City Council appointing a Trail Commissioner to oversee the trails program and the Adopt-A-Trails program.

ENVIRONMENTAL ASSESSMENT:

A review of the potential environmental impacts was conducted for the recommendation of the City Council to approve Trail Names, Adopt-A-trails Program, and Criteria for the Trails Commissioner. This evaluation indicated no potential for impacts on the environment. The Planning Department therefore, recommends the Planning Commission recommends the City Council find and determine that the proposed action on the City's Trails Plan has no potential to impact the environment, and is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt PC Resolution No. 12-02, 12-03 and 12-04 (Attachment A, B & C) recommending City Council adoption of an Exemption from CEQA per Section 15061(b)(3) and approval of Trail Names, Adopt-A-trails Program, and Criteria for the Trails Commissioner.

Respectfully Submitted,

Gary Nordquist
Assistant City Manager

Reviewed by:

Tom Jex
Assistant City Attorney