

# CITY OF WILDOMAR PLANNING COMMISSION AGENDA

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

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## REGULAR MEETING

**WEDNESDAY, DECEMBER 7, 2011 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.

**1.1. Planning Commission Meeting Minutes:**

- Approval of the November 2, 2011 Planning Commission Meeting Minutes.

**2.0 PUBLIC HEARINGS:**

**2.1 Zoning Ordinance Amendment No. 11-02:**

A City Initiated Zoning Ordinance Amendment amending Chapter 17.192 (Permit Applications) of the Zoning Ordinance to remove the procedures for the "Receive and File" process in accordance with City Council direction.

**RECOMMENDATION:**

Staff recommends the Planning Commission adopt PC Resolution No. 11-10 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. 11-02 AMENDING CHAPTER 17.192 (PERMIT APPLICATIONS) OF THE CITY OF WILDOMAR ZONING ORDINANCE"**

**2.2 Zoning Ordinance Amendment No. 11-03:**

A City Initiated Zoning Ordinance Amendment amend 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 as a Permitted Use within an enclosed building.

**RECOMMENDATION:**

Staff recommends the Planning Commission adopt PC Resolution No. 11-15 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.**

### **3.0 GENERAL BUSINESS ITEMS:**

#### **3.1 Plot Plan No. 09-0280 – Extension of Time:**

A request by Mr. Larry Aguilar (Applicant - Eagle Eye Investment Properties) for a One-Year Extension of Time for an approved Plot Plan (Project 09-0280) for the development of a 72,103 square-foot enclosed Mini-Storage facility for Boats and Recreational Vehicles on a 3.61 acre site located at the northeast corner of Bryant Avenue and Corydon Street in the C-1/C-P zone district (APN: 370-340-001).

#### **RECOMMENDATION:**

Staff recommends the Planning Commission adopt PC Resolution No. 11-11 entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING A ONE-YEAR EXTENSION OF TIME TO OCTOBER 21, 2012 FOR PLOT PLAN NO. 09-0280 SUBJECT TO THE CONDITIONS OF APPROVAL ADOPTED BY THE PLANNING COMMISSION ON OCTOBER 21, 2009 LOCATED AT THE NORTHEAST CORNER OF BRYANT AVENUE AND CORYDON STREET (APN: 370-340-001)”**

#### **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.

#### **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 scheduled for December 21, 2011.

**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 November 30, 2011, 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.



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**CITY OF WILDOMAR  
OFFICIAL MEETING MINUTES FROM THE  
REGULAR PLANNING COMMISSION  
MEETING OF NOVEMBER 2, 2011**

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**CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Dykstra at 7:20 P.M. at Wildomar City Hall, Council Chambers.

**ROLL CALL**

Present: Harv Dykstra, Chairman  
Stan Smith, Vice-Chairman  
Michael Kazmier, Commissioner  
Robert Devine, Commissioner  
Veronica Langworthy, Commissioner

Absent: None.

Staff Present Matthew Bassi, Planning Director  
Thomas Jex, Assistant City Attorney  
Alfredo Garcia, Assistant Planner  
Steve Palmer, Supervising Engineer

**FLAG SALUTE**

Commissioner Devine led the flag salute.

**PUBLIC COMMENTS**

None.

## **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.

### **1.1. Approval of the July 6, 2011 Planning Commission Minutes**

Commissioner Devine motioned to approve the July 6, 2011 Planning Commission Minutes as submitted. Motioned seconded by Vice-Chairman Smith Motioned Carried, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith  
NOES:  
ABSENT:  
ABSTAIN:

## **2.0 PUBLIC HEARINGS**

No Public Hearings were scheduled for this agenda.

## **3.0 GENERAL BUSINESS ITEMS**

### **3.1 City Trails Program**

Director Bassi made the recommendation to the Planning Commission to take the item off the agenda, but allow time for public testimony on the matter for public record.

Director Bassi informed the Planning Commission that there will be no action taken on their part at this time.

Assistant City Manager Gary Nordquist made a brief presentation on the agenda item.

Chairman Dykstra invited the public to comment on the agenda item.

Seeing no one, Chairman Dykstra closed the public comments.

Commissioner Devine asked Mr. Nordquist when will the Commission be discussing the trails map again.

Mr. Nordquist responded that the agenda item could be brought back to the Commission for review at its December 7 meeting

Commissioner Devine asked if there were significant changes to the trails map that resulted in staff's recommendation to pull the item from the agenda.

Mr. Nordquist responded that they were administrative changes that had to be made to the staff report and resolution before the Commission could take a formal action on the matter.

Chairman Dykstra asked if there was any opportunity for modifying the existing trails.

Mr. Nordquist responded that the current trails map is a replica of County trails map which the City adopted upon incorporation and that any change to the map would require a General Plan Amendment to the Circulation Element.

Commissioner Langworthy asked if the trails had public access.

Mr. Gary Andre spoke and responded that some trails do cross private property, but the majority of the trails are located in the open space areas.

Commissioner Langworthy asked if all trails will meet the same design criteria illustrated in the handout provided to the Commission in the agenda packet.

Mr. Gary Andre responded in the affirmative, but the design details will only apply to new developments that are adjacent to the trails and will be located within the right-of-way easement.

Chairman Dykstra asked Mr. Nordquist if the City has access to the wildlife corridor.

Mr. Nordquist responded that there are trails located in the open space BLM land.

Vice Chairman Smith commented that due to the lack of a topographical map it is difficult to make a determination as to where the trails are located.

Mr. Gary Andre responded that he has a topographical map which has the trails super-imposed.

Vice Chairman Smith commented that having topographical contours on the map would help make the trails map more efficient.

Mr. Gary Andre responded that the map was designed the way it is so it was more economical to reproduce.

Vice Chairman Smith asked if they will be approving a revised trails map. Mr. Nordquist responded that they will not be approving a revised trails map at this time to avoid having to prepare a General Plan Amendment to the Circulation Element.

No further discussion, Chairman Dykstra asked for a motion.

Vice Chairman Smith motioned to table item 3.1. the motion was Seconded by Commissioner Langworthy. The following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith  
NOES:  
ABSENT:  
ABSTAIN:

### **Planning Directors Report.**

Director Bassi reminded the Commission that there will be another joint meeting of the Council and Commission on December 7, 2011 to review the draft Housing Element, and that following the joint meeting, the Planning Commission will hold its regular meeting.

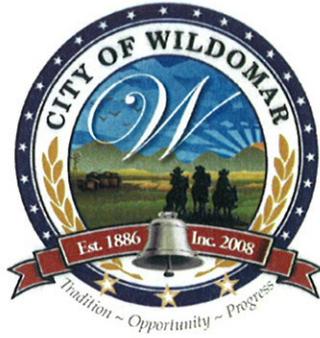
Director Bassi further commented that the Commission will review a proposed time extension and zoning ordinance amendment related to the "Receive and File" process at the December 7<sup>th</sup> meeting.

Chairman Dykstra asked what project is requesting a time extension.

Director Bassi responded that the applicant for the Eagle Eye Self-Storage facility has requested a one-year time extension.

### **Planning Commission Communications:**

With no Commission communication, Chairman Dykstra adjourned the November 2, 2011 Planning Commission meeting at 7:44 P.M.



## **AGENDA SECTION 2.0**

## **PUBLIC HEARING ITEMS**

CITY OF WILDOMAR – PLANNING COMMISSION

Agenda Item # 2.1  
PUBLIC HEARING

Meeting Date: December 7, 2011

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**TO:** Chairman and Members of the Planning Commission

**FROM:** Matthew C. Bassi, Planning Director 

**SUBJECT:** Zoning Ordinance Amendment No. 11-02:

A City Initiated Zoning Ordinance Amendment amending Chapter 17.192 (Permit Applications) of the Zoning Ordinance to remove the procedures for the "Receive and File" process in accordance with City Council direction.

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**RECOMMENDATION:**

Staff recommends the Planning Commission adopt PC Resolution No. 11-10 (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. 11-02 AMENDING CHAPTER 17.192 (PERMIT APPLICATIONS) OF THE CITY OF WILDOMAR ZONING ORDINANCE"**

**BACKGROUND/DISCUSSION:**

The City Council and Planning Commission at their joint meeting of November 2, 2011 gave direction to the Planning Department to prepare a zoning ordinance amendment to remove the "Receive and File" procedures from the City's Zoning Ordinance. This direction came as a result of discussion about the planning application approval authority matrix. The "Receive and File" process was adopted by Riverside County and inherited by Wildomar upon incorporation. A copy of the proposed changes to the Zoning Ordinance are outlined in Exhibit 1 of the PC Resolution 11-10. Staff has also included a strikeout version for comparison purposes (Attachment B).

Currently, there are four (4) project types/applications that are reviewed and approved by the Planning Director and/or Planning Commission that are subject to the "Receive and File" process. Staff has provided the Commission with a copy of the existing matrix for reference purposes (Attachment C). The four (4) development applications subject to the process are as follows:

- Conditional Use Permits
- Public Use Permits
- Tentative Tract Maps (Schedule A – D)
- Tentative Parcel Maps (Schedule F – I)

The “Receive and File” process involves preparing a staff report (with development plans) for City Council consideration once the Planning Director or Planning Commission has approved one of the four development applications listed above. The Council then has the option of accepting the decision of the Planning Director and/or Planning Commission, or they can decide to “call-up” the project for a more formal review at a future public hearing.

This process lengthens the time in which an applicant can submit construction drawings to the Building Department, and other city departments, for review. It also adds additional costs for the applicant to prepare a second set of development plans for the Council review. In general, there can be a delay of at least 30 to 60 days (depending on staff report and noticing deadlines) using the “Receive and File” process..

Staff believes that the direction from the City Council and Planning Commission to remove the “Receive and File” process will not negatively impact the development review process. The process was intended to address a specific need within the County of Riverside’s development review process, and is not specific to the City of Wildomar.

In staff’s experience, this process is not used by any other southern California local agency. It is important to point out that City’s appeal process will still be in full force and effect for “all” projects and will not be affected by this zoning ordinance amendment. A copy of the updated planning application approval authority matrix is provided for Commission reference (Attachment D).

#### **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 the City’s “Receive and File” 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.

**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. The proposed revision to eliminate the City's "Receive and File" procedures will not affect the review and processing of specific development applications as the approval authority for such projects will remain unchanged. In accordance with the City of Wildomar Zoning Ordinance, a person, or applicant, will still have the right to file an appeal on any decision related to the review and processing of development applications made by the Planning Director and Planning Commission. Further, the proposed revision to the Zoning Ordinance is consistent with and, will further the provisions of 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. 11-10 (Attachment A) recommending City Council adoption of an Exemption from CEQA per Section 15061(b)(3) and approval of Zoning Ordinance Amendment No. 11-02.

Respectfully Submitted,



Matthew C. Bassi  
Planning Director

**ATTACHMENTS:**

- A. PC Resolution No. 11-10  
Exhibit 1 – Draft City Council Ordinance
- B. Strikeout Version of Section 17.192.060 & Section 17.192.070
- C. Existing Planning Approval Authority Matrix
- D. New/Updated Planning Approval Authority Matrix

# **ATTACHMENT A**

**PC Resolution No. 11-10**

## PC RESOLUTION NO. 11-10

### 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. 11-02 AMENDING CHAPTER 17.192 (PERMIT APPLICATIONS) OF THE CITY OF WILDOMAR ZONING ORDINANCE

**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. 11-02; and

**WHEREAS**, the Planning Department has received direction from the City Council and Planning Commission at a joint meeting held on November 2, 2011 to prepare a Zoning Ordinance Amendment to eliminate the "receive and File" process from Chapter 17.192 (Permit Applications); 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. 11-02, 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 related to the City's "Receive and File" 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. The proposed revision to eliminate the City's "Receive and File" procedures will not affect the review and processing of specific development applications as the approval authority for such projects will remain unchanged. In accordance with the City of Wildomar Zoning Ordinance, a person, or applicant, will still have the right to file an appeal on any decision related to the review and processing of development applications made by the Planning Director and Planning Commission. Further, the proposed revision to the Zoning Ordinance is consistent with and, will further the provisions of 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. 11-02 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. 11-02 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:

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Harv Dykstra  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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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. 11-02 AMENDING CHAPTER 17.192 (PERMIT APPLICATIONS) OF THE CITY OF WILDOMAR ZONING ORDINANCE

THE WILDOMAR CITY COUNCIL DOES ORDAIN AS FOLLOWS:

**SECTION 1: Environmental Findings.**

The City Council hereby finds and determines that the project consists of a Zoning Ordinance Amendment related to the City's "Receive and File" procedures has no potential to impact the environment. The proposed ordinance does not alter the existing requirements that specific development projects comply with the provisions of the California Environmental Quality Act. Consequently, the proposed ordinance 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. The proposed revision to eliminate the City's "Receive and File" procedures will not affect the review and processing of specific development applications as the approval authority for such projects will remain unchanged. In accordance with the City of Wildomar Zoning Ordinance, a person, or applicant, will still have the right to file an appeal on any decision related to the review and processing of development applications made by the Planning Director and Planning Commission. Further, the proposed revision to the Zoning Ordinance is consistent with and, will further the provisions of 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 - Chapter 17.192.060**

Section 17.192.060 of the City of Wildomar Zoning Ordinance is hereby deleted in its entirety and re-written to read as follows:

##### **“17.192.060 Hearing and Notice of Decision**

The hearing body shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing.”

#### **SECTION 5: Amendment to the Zoning Ordinance - Chapter 17.192.070**

Section 17.192.070 of the City of Wildomar Zoning Ordinance is hereby deleted in its entirety and re-written to read as follows:

##### **“17.216.070 Appeals.**

A. Appeal of the Planning Director Decision. Within ten (10) calendar days after the decision of the Planning Director, an appeal in writing to the City Clerk may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671. Upon receipt of a completed appeal application and filing fee, the City Clerk shall schedule the appeal for consideration and mail notice thereof to the applicant and the appellant. If the project application required a public hearing with the Planning Director, notice of the appeal shall be given in the same manner that notice was given for the original hearing. All appeals of a decision made by the Planning Director shall be heard by the Planning Commission no later than thirty (30) days after filing of said appeal.

B. Appeal of the Planning Commission Decision. Within ten (10) calendar days after the decision of the Planning Commission, an appeal in writing to the city Clerk may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671. Upon receipt of a completed appeal application and filing fee, the City Clerk shall schedule the appeal for consideration and mail notice thereof to the applicant and the appellant. If the project application required a public hearing with the Planning Commission, notice of the appeal shall be given in the same manner that notice was given for the original hearing. All appeals of a decision made by the Planning Commission shall be heard by the City Council no later than thirty (30) days after filing of said appeal.

C. Hearings on Appeals to the City Council. Upon receipt of a completed appeal application and filing fee of a decision by the Planning Commission, the City Clerk shall schedule the appeal for consideration before the City Council no later than thirty (30) days after filing of said appeal, and shall give written notice of the hearing to the applicant and appellant. If the project application required a public hearing with the Planning Commission, notice of the appeal shall be given in the same manner that notice was given for the original hearing. The City Council shall render its decision within thirty (30) days following the close of the hearing on the appeal.”

**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

# **ATTACHMENT B**

**Strikeout Version of Section 17.192.060 and Section 17.192.070**

## Strikeout Version for Comparison

### **Section 17.192.060 Hearing and notice of decision**

~~The hearing body shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing (*this sentence remains*). Notice of the decision shall be filed by the Planning Director with the clerk of the board of supervisors, together with a report of the proceedings, not more than fifteen (15) days after the decision. A copy of the notice of decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. If the hearing body is unable to make a decision, that fact shall be filed with the clerk of the board in the same manner for reporting decisions and shall be considered a notice of denial of the application by the hearing body. The clerk of the board shall place the notice of the decision on the next agenda of the board of supervisors held five or more days after the clerk receives the notice from the planning director. (Ord. 348.3928 § 2 (part), 2000; Ord. 348 § 18.26(e))~~

### **Section 17.192.070 Appeal-Proceeding before the board of supervisors**

~~The decision of the hearing body is considered final and no action by the board of supervisors is required unless, within ten (10) days after the notice of decision appeals on the board's agenda, the applicant the applicant or interested person files an appeal, accompanied by the fee set forth in county Ordinance No. 671, with the clerk of the board or unless the board assumes jurisdiction by ordering the matter set for public hearing. If a timely appeal is filed or the board assumes jurisdiction, the clerk of the board shall set the matter for public hearing before the board not less than thirteen (13) nor more than sixty (60) days thereafter and shall give notice of the time and place of the hearing on the same manner as notice was given of the hearing before the hearing body. (Ord. 348.3928 § 2 (part), 2000; Ord. 348 § 18.26(f))~~

New Text for Same section (taken from draft ordinance):

### **17.216.070 Appeals.**

A. Appeal of the Planning Director Decision. Within ten (10) calendar days after the decision of the Planning Director, an appeal in writing to the City Clerk may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671. Upon receipt of a completed appeal application and filing fee, the City Clerk shall schedule the appeal for consideration and mail notice thereof to the applicant and the appellant. If the project application required a public hearing with the Planning Director, notice of the appeal shall be given in the same manner that notice was given for the original hearing. All appeals of a decision made by the Planning Director shall be heard by the Planning Commission no later than thirty (30) days after filing of said appeal.

B. Appeal of the Planning Commission Decision. Within ten (10) calendar days after the decision of the Planning Commission, an appeal in writing to the city Clerk may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671. Upon receipt of a

completed appeal application and filing fee, the City Clerk shall schedule the appeal for consideration and mail notice thereof to the applicant and the appellant. If the project application required a public hearing with the Planning Commission, notice of the appeal shall be given in the same manner that notice was given for the original hearing. All appeals of a decision made by the Planning Commission shall be heard by the City Council no later than thirty (30) days after filing of said appeal.

C. Hearings on Appeals to the City Council. Upon receipt of a completed appeal application and filing fee of a decision by the Planning Commission, the City Clerk shall schedule the appeal for consideration before the City Council no later than thirty (30) days after filing of said appeal, and shall give written notice of the hearing to the applicant and appellant. If the project application required a public hearing with the Planning Commission, notice of the appeal shall be given in the same manner that notice was given for the original hearing. The City Council shall render its decision within thirty (30) days following the close of the hearing on the appeal.”

# ATTACHMENT C

Existing Planning Application Approval Authority Matrix (Dated 11/2/11)

**CITY OF WILDOMAR  
PLANNING APPLICATION APPROVAL AUTHORITY MATRIX (11/2/11)**

<b>Application Types</b>	<b>Zoning Code Chapter</b>	<b>Planning Director Admin. Review</b>	<b>Planning Director Hearing<sup>1</sup></b>	<b>Planning Commission Review<sup>1</sup></b>	<b>City Council Review<sup>1</sup></b>
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**CITY COUNCIL HEARING AUTHORITY**

Change of Zone	17.280			Recommendation to City Council	✓
General Plan Amendment	17.08			Recommendation to City Council	✓
Specific Plan/Specific Plan Amendment	17.08			Recommendation to City Council	✓
Reversion to Acreage	16.64			Recommendation to City Council	✓
Development Agreement	Gov. Code Sec. 65864				✓

**PLANNING COMMISSION HEARING AUTHORITY (WITH CEQA ND / MND / EIR)**

Conditional Use Permit	17.200			✓	☞
Plot Plan (large comm. projects)	17.216			✓ (30+ acres.)	
Public Use Permit	17.208			✓	☞
Tentative Tract Map (Schedules "A", "B", "C", "D")	16.12			✓	☞
Tentative Parcel Map (Schedule "E")	16.12			✓	☞
Variance	17.196			✓ <sup>3</sup>	✓ <sup>3</sup>

**PLANNING DIRECTOR HEARING (APPLICABLE CEQA ND / MND / EIR)**

Plot Plan	17.216		✓		
Variance	17.196		✓ <sup>3</sup>		
Tentative Parcel Map (Schedules "F", "G", "H", "I")	16.12		✓		☞
Crowing Fowl Permit	17.206		✓ <sup>2</sup>		

**PLANNING DIRECTOR/ADMINISTRATIVE REVIEW (CEQA CATEGORICAL EXEMPTION)**

Plot Plan (Categorical Exempt)	17.216	✓			
Second Unit Permit	17.204	✓			
Large Family Day Care Permit	17.212	✓ <sup>2</sup>	✓ <sup>2</sup>		
Lot Line Adjustment	16.68	✓			
Parcel Merger	16.64	✓			
Substantial Conformance Review	17.228	✓			
Setback Adjustments	17.172.220	✓			

- Public Hearings require a Notice to be published in the Californian or Press Enterprise at least 10 days prior to a hearing.
- A Notice of the City's intent to approve an application is sent to adjacent property owners. If a public hearing is requested by a resident, the application is scheduled for a Planning Director Hearing
- Variations are reviewed by the Approval Authority reviewing the underlying Entitlement Application Permit.
- ☞ Receive and File requirement pursuant to Section 17.192.060 & 070. According to County policy, this process applies to conditional use permits, public use permits and subdivision maps.

**Note:** Plot Plans, Parcel Maps, or Tract Maps that include a GPA and/or CZ are grouped together for review and consideration by the City Council upon a recommendation from the Planning Commission..

**Note:** All decisions of the Planning Director and Planning Commission are subject to the City's Appeal procedures, as outlined in Section 17.192.070.

# ATTACHMENT D

Revised Planning Application Approval Authority Matrix (Dated 12/7/11)

**CITY OF WILDOMAR  
PLANNING APPLICATION APPROVAL AUTHORITY MATRIX (12/7/11)**

<b>Application Types</b>	<b>Zoning Code Chapter</b>	<b>Planning Director Admin. Review</b>	<b>Planning Director Hearing<sup>1</sup></b>	<b>Planning Commission Review<sup>1</sup></b>	<b>City Council Review<sup>1</sup></b>
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**CITY COUNCIL HEARING AUTHORITY**

Change of Zone	17.280			Recommendation to City Council	✓
General Plan Amendment	17.08			Recommendation to City Council	✓
Specific Plan/Specific Plan Amendment	17.08			Recommendation to City Council	✓
Reversion to Acreage	16.64			Recommendation to City Council	✓
Development Agreement	Gov. Code Sec. 65864				✓

**PLANNING COMMISSION HEARING AUTHORITY (WITH CEQA ND / MND / EIR)**

Conditional Use Permit	17.200			✓	
Plot Plan (large commercial projects - 30+ acres)	17.216			✓	
Public Use Permit	17.208			✓	
Tentative Tract Map (Schedules "A", "B", "C", "D")	16.12			✓	
Tentative Parcel Map (Schedule "E")	16.12			✓	
Variance	17.196			✓ <sup>3</sup>	✓ <sup>3</sup>

**PLANNING DIRECTOR HEARING (APPLICABLE CEQA ND / MND / EIR)**

Plot Plan	17.216		✓		
Variance	17.196		✓ <sup>3</sup>		
Tentative Parcel Map (Schedules "F", "G", "H", "I")	16.12		✓		
Crowing Fowl Permit	17.206		✓ <sup>2</sup>		

**PLANNING DIRECTOR/ADMINISTRATIVE REVIEW (CEQA CATEGORICAL EXEMPTION)**

Plot Plan (Categorical Exempt)	17.216	✓			
Second Unit Permit	17.204	✓			
Large Family Day Care Permit	17.212	✓ <sup>2</sup>	✓ <sup>2</sup>		
Lot Line Adjustment	16.68	✓			
Parcel Merger	16.64	✓			
Substantial Conformance Review	17.228	✓			
Setback Adjustments	17.172.220	✓			

- Public Hearings require a Notice to be published in the Californian or Press Enterprise at least 10 days prior to a hearing.
  - A Notice of the City's intent to approve an application is sent to adjacent property owners. If a public hearing is requested by a resident, the application is scheduled for a Planning Director Hearing
  - Variances are reviewed by the Approval Authority reviewing the underlying Entitlement Application Permit.
- Note:** Plot Plans, Parcel Maps, or Tract Maps that include a GPA and/or CZ are grouped together for review and consideration by the City Council upon a recommendation from the Planning Commission.
- Note:** All decisions of the Planning Director and Planning Commission are subject to the City's Appeal procedures as outlined in Section 17.192.070.



CITY OF WILDOMAR – PLANNING COMMISSION

Agenda Item # 2.2

PUBLIC HEARING

Meeting Date: December 7, 2011

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**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.

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**RECOMMENDATION:**

Staff recommends the Planning Commission adopt PC Resolution No. 11-15 (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 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.
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 the City's "Receive and File" 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.

**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,



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Matthew C. Bassi  
Planning Director

**ATTACHMENTS:**

- A. PC Resolution No. 11-15  
Exhibit 1 – Draft City Council Ordinance

# ATTACHMENT A

PC Resolution No. 11-15

## PC RESOLUTION NO. 11-15

**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:

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Harv Dykstra  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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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:

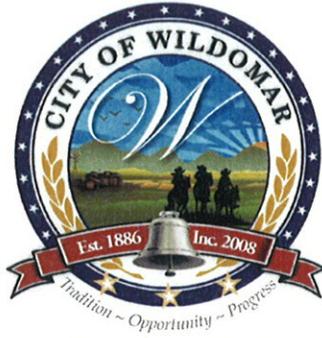
AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Debbie A. Lee, City Clerk



# **AGENDA SECTION 3.0**

## **GENERAL BUSINESS ITEMS**

CITY OF WILDOMAR – PLANNING COMMISSION

Agenda Item 3.1

GENERAL BUSINESS ITEM

Meeting Date: December 7, 2011

---

**TO:** Chairman and Members of the Planning Commission

**FROM:** Matthew C. Bassi, Planning Director 

**SUBJECT:** Extension of Time (EOT) for Plot Plan 09-0280:

A request by Mr. Larry Aguilar (Applicant - Eagle Eye Investment Properties) for a One-Year Extension of Time for an approved Plot Plan (Project 09-0280) for the development of a 72,103 square-foot enclosed Mini-Storage facility for Boats and Recreational Vehicles on a 3.61 acre site located at the northeast corner of Bryant Avenue and Corydon Street in the C-1/C-P zone district (APN: 370-340-001).

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**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 APPROVING A ONE-YEAR EXTENSION OF TIME TO OCTOBER 21, 2012 FOR PLOT PLAN NO. 09-0280 FOR THE DEVELOPMENT OF A 72,103 SQUARE-FOOT ENCLOSED MINI-STORAGE FACILITY FOR BOATS AND RECREATIONAL VEHICLES ON A 3.61 ACRE SITE SUBJECT TO THE CONDITIONS OF APPROVAL ADOPTED BY THE PLANNING COMMISSION ON OCTOBER 21, 2009 LOCATED AT THE NORTHEAST CORNER OF BRYANT AVENUE AND CORYDON STREET (APN: 370-340-001)**

**BACKGROUND:**

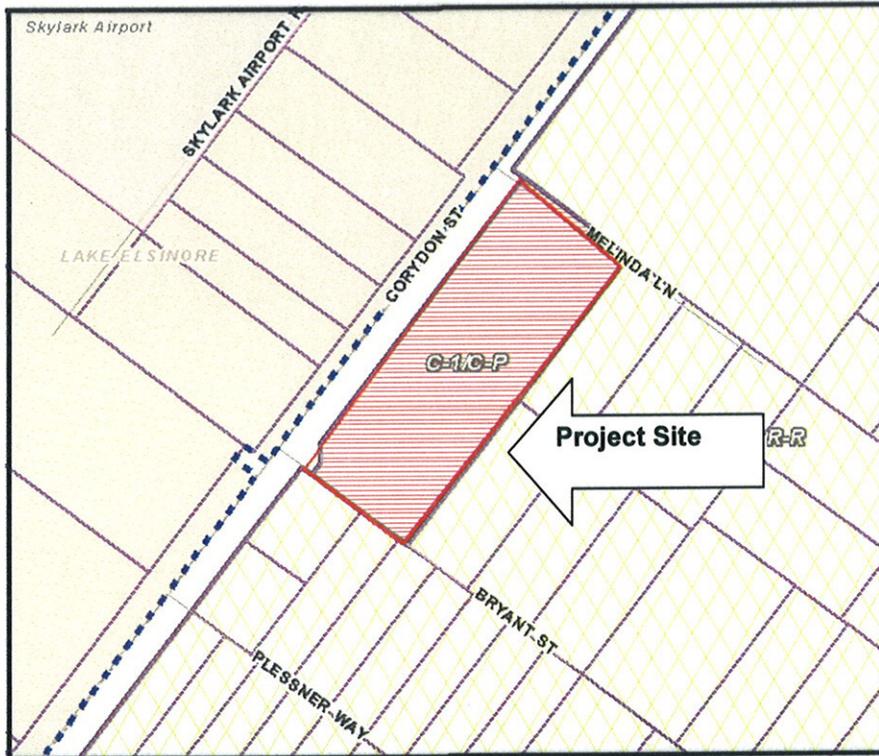
On October 21, 2009, the Planning Commission adopted a Mitigated Negative Declaration and approved Plot Plan No. 09-0280 and Tentative Parcel Map No. 35963 for the development of a 72,103 square-foot enclosed mini-storage facility for boats and recreational vehicles and subdivision of a 3.61 acre site into five (5) parcels. The project site is located at the northeast corner of Bryant Avenue and Corydon Street. The site is zoned C-1/C-P with a General Plan land use designation of Light Industrial (see exhibits on Page 2 and 3).

**Project Vicinity Map**

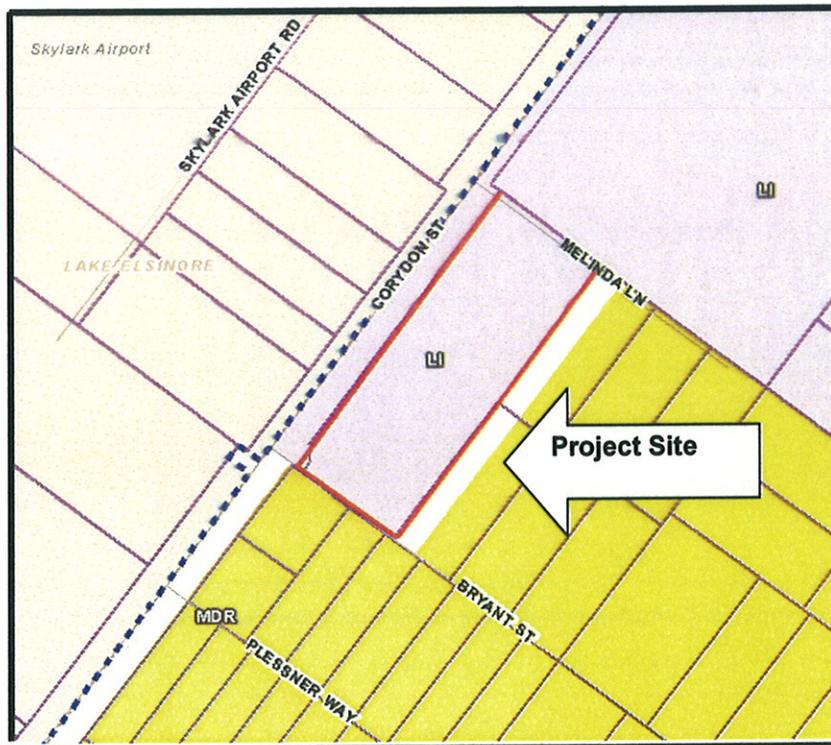


**Figure 2**  
Project Location  
PMC

**Exhibit 1 – Project Site/Zoning**



**Exhibit 2 – Project Site/General Plan Land Use**



**DISCUSSION:**

The proposed project was conditioned to pull building permits and start construction by October 21, 2011. However, the applicant has conveyed to staff that the current economic and financial challenges have kept him from moving forward with the project. Thus, his request for a one-year extension of time will keep his project approval valid until October 21, 2012. The Parcel Map (PM 35963) will expire on October 21, 2012 if the final map is not recorded. However, the map has received a automatic two-year time extension to October 21, 2014 in accordance with provisions of AB 208 passed by the State Legislature on July 1, 2011.

As the Commission knows, the City Council adopted an urgency ordinance on January 13, 2010 establishing a moratorium prohibiting mini-warehouses, recreational vehicle and boat/trailer storage uses from locating in the Rural Residential (R-R), C/1-C/P (Commercial Retail) and CPS (Scenic Highway Commercial) zones. The moratorium prohibits new applications from being submitted for these uses in these zones.

Plot Plan No. 09-0280 was approved by the Planning Commission prior to the effective date of the City Council's adoption of the moratorium, thus, the applicant's approved project is not affected by the moratorium, and can proceed with development of his project.

The Planning and Engineering staff have reviewed the applicant's time extension request and have determined that the project remains consistent with the approved Plot Plan as conditioned by the Planning Commission. Therefore, staff supports the applicant's request for a one-year extension of time subject to all project conditions approved by the Planning Commission on October 21, 2009 (conditions have been added to PC Resolution No. 11-11 as Exhibit 1).

Respectfully Submitted



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Matthew C. Bassi  
Planning Director

**ATTACHMENTS:**

- A. Resolution No. 11-11, Approving Extension of Time for Plot Plan No. 09-0280  
Exhibit 1 – Conditions of Approval (dated October 21, 2009)
- B. Original PC Staff Report (dated October 21, 2009)
- C. Reduced Copies of the Approved Site Plan and Elevation Exhibits

# ATTACHMENT A

PC Resolution No. 11-11

## PC RESOLUTION NO. 11-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING A ONE-YEAR EXTENSION OF TIME TO OCTOBER 21, 2012 FOR PLOT PLAN NO. 09-0280 FOR THE DEVELOPMENT OF A 72,103 SQUARE-FOOT ENCLOSED MINI-STORAGE FACILITY FOR BOATS AND RECREATIONAL VEHICLES ON A 3.61 ACRE SITE SUBJECT TO THE CONDITIONS OF APPROVAL ADOPTED BY THE PLANNING COMMISSION ON OCTOBER 21, 2009 LOCATED AT THE NORTHEAST CORNER OF BRYANT AVENUE AND CORYDON STREET (APN: 370-340-001)**

**WHEREAS**, the proposed Plot Plan No. 09-0280 and Parcel Map No. 35963 were considered and approved by the Planning Commission on October 21, 2009; and

**WHEREAS**, an application for the first extension of time for Plot Plan No. 09-0280 was filed by the applicant prior to the expiration date for said Plot Plan; and

**WHEREAS**, the Planning Commission has considered the applicant's request for a one-year time extension for Plot Plan No. 09-0280 at a regular meeting of the Planning Commission held on December 7, 2011.

**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 adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for Plot Plan No. 09-0280 on October 21, 2009 and a Notice of Determination was filed with the Riverside County Clerk in accordance with CEQA requirements. The Planning Commission hereby determines that the requested time extension for Plot Plan No. 09-0280 will not result in an increase in the intensity of the approved Plot Plan or propose any changes to the approved site plan and architecture previously reviewed with the original Mitigated Negative Declaration and Mitigation Monitoring Program adopted by the Planning Commission. As such, the time extension for Plot Plan No 09-0280, and any effects it may have on the environment, fall within the scope of, and were analyzed under the previously approved Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

Furthermore, based on the Planning Department knowledge of the project and surrounding developments, the Planning Commission concludes that there has been no change in circumstances under which the project is being undertaken that would require additional analysis under CEQA. Finally, the Planning Commission has not been presented with any information contrary to this conclusion nor any information from which it could be fairly argued that the time extension for Plot Plan No. 09-0280 does

not involve new significant effects on the environment or substantially increases the severity of a previously identified effect. Thus, the Planning Commission hereby makes the following findings in accordance with CEQA Guidelines Section 15162:

- A. The Extension of Time for Plot Plan No. 09-0280 does not propose substantial changes to the project that would require major revisions to the adopted Mitigated Negative Declaration and Mitigation Monitoring Program;
- B. No substantial changes have occurred in the circumstances under which Plot Plan No. 09-0280 was approved that would require major revisions to the Mitigated Negative Declaration and Mitigation Monitoring Program; and
- C. No new information has been presented from which it may be fairly argued that Plot Plan No. 09-0280 may involve a new significant environmental effect, or a substantial increase in the severity of previously identified significant effects, or demonstrating that a mitigation measure previously found to be infeasible is now feasible.

## **SECTION 2. PLOT PLAN FINDINGS FOR EOT NO. 09-0280.**

Based on review of the proposed circumstances, as discussed and presented in the Planning Commission staff report dated December 7, 2011, the Planning Commission finds and determines that valid reasons exist for approval of a one-year extension of time for Plot Plan No. 09-0280, and that the project remains consistent with the original findings (as outlined below) adopted by the Commission on October 21, 2009.

- A. The proposed use remains consistent with the Zoning Code, General Plan, the Subdivision Ordinance and the City of Wildomar Municipal Code.

The proposed use remains consistent with the General Plan and the City of Wildomar Municipal Code. The Plot Plan 09-0280 would approve the development of four industrial buildings and a caretakers unit totaling 72,103 square feet Building A is 27,550 square feet and Building B(a) is 8,727 square feet, Building B(b) is 8,706 and Building C is 25,200 square feet on a 3.11 net (3.61 gross) acre site. The proposed Project is subject to the development standards of the proposed General Commercial (C-1/C-P) and has been designed to comply with such development standards. The project proposes 3 parking spaces which meets the Zoning Code requirements. The project also complies with development standards including, but not limited to: setbacks, building height, lot coverage, and landscaping as described in the staff report. Thus, the Extension of Time meets this finding.

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

The proposed construction by Plot Plan 09-0280 remains consistent with the original approval consisting of the development of four industrial buildings and a caretakers unit totaling 72,103 square feet Building A is 27,550 square feet and Building B(a) is 8,727 square feet, Building B(b) is 8,706 and Building C is 25,200 square feet on a 3.11 net (3.61 gross) acre site. The design of the site, access, circulation, street improvements, and drainage improvements are configured to address the development of a industrial/commercial use. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area. Thus, the Extension of Time meets this finding.

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

The proposed construction by Plot Plan 09-0280 remains consistent with the original approval consisting of the development of four industrial buildings and a caretakers unit totaling 72,103 square feet Building A is 27,550 square feet and Building B(a) is 8,727 square feet, Building B(b) is 8,706 and Building C is 25,200 square feet on a 3.11 net (3.61 gross) acre site. The proposed project site has a General Plan Land Use Designation of Light Industrial. The properties to the east have a General Plan Land Use Designation of Light Industrial. Additionally, properties in the north located in the City of Lake Elsinore have a General Plan Designation of Commercial with industrials to the north east of the subject site in the City of Lake Elsinore. The properties to the west and south have a General Plan Land Use Designation of Medium Density Residential. The development of the Boat and RV Storage facility in the proposed location is consistent with the present General Plan Land Use Designation (Light Industrial) of the area, and the General Commercial (C-1/C-P) Zoning. The project is also consistent with the future land use designation goals of the Wildomar General Plan for the area, which include further light industrial development along Corydon Street eastward to Mission Trail. Thus, the Extension of Time meets this finding.

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

The Plot remains the same as originally approved with two points of access that will be provided for the project site on Melinda Lane and Bryant Street, with primary access being provided from Bryant Street and secondary egress to Melinda Lane. Street improvements for Corydon Street, Bryant Street and Melinda Lane will also be required as part of the project. The project will be conditioned to improve Corydon Street, Bryant Street and Melinda Lane per the

City of Wildomar Road Improvement Standards & Specifications. The proposed street system design for Corydon Street, Bryant Street and Melinda Lane, including the proposed curb and gutters, is consistent with all City standards. A trail system is not a part of this project. Thus, the Extension of Time meets this finding.

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

The construction of the proposed Project as originally approved continues to be conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to: the City's Ordinances relating to Stormwater runoff management and other drainage controls. The project drainage design will capture storm runoff and pass it through a bio-swale filtration feature before retaining it in a 12,000 cubic foot sub-surface detention basin incorporated into the project design. Excess runoff will be released back into the existing drainage pattern along Corydon Street and without causing substantial erosion or siltation, on- or offsite. The City's ordinances, codes, and standards related to drainage have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare. Thus, the Extension of Time meets this finding.

- F. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, shall continue to be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

The proposed construction by Plot Plan 09-0280 remains consistent with the original approval consisting of the development of four industrial buildings and a caretakers unit totaling 72,103 square feet Building A is 27,550 square feet and Building B(a) is 8,727 square feet, Building B(b) is 8,706 and Building C is 25,200 square feet on a 3.11 net (3.61 gross) acre site. Parcel Map 35963 still proposes to subdivide the existing parcels into five (5) parcels to accommodate for the development of the Boat and RV Storage facility on separate parcels. Conditions of approval will prohibit the sale of that or any subsequent future structures which may be constructed on the subject property prior to the approval of a subdivision of the subject property to ensure that each building is located on a separate, legally divided parcel. Thus, the Extension of Time meets this finding.

**SECTION 3. PLANNING COMMISSION ACTION.**

Staff Recommends the Planning Commission take the following action:

1. Approve Extension of Time for Plot Plan No. 09-0280.

The Planning Commission hereby approves a One-Year Extension of Time to October 21, 2012 for Plot Plan No. 09-0280, subject to the Conditions of Approval adopted by the Planning Commission on October 21, 2009, 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:

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Harv Dykstra  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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Thomas Jex, Assistant City Attorney

**EXHIBIT 1**  
**CITY OF WILDOMAR**  
**CONDITIONS OF APPROVAL**

<b>Planning Application Number: Plot Plan 09-0280 (EOT #1 of 3 possible)</b>	
<b>Project Description:</b> Eagle Eye Storage for the development of a 72,103 square-foot enclosed Mini-Storage facility for Boats and Recreational Vehicles on a 3.61 acre site located at the northeast corner of Bryant Avenue and Corydon Street in the C-1/C-P zone district.	
<b>Assessor's Parcel Number(s):</b> 370-340-001	
Original Project Approval Date: October 21, 2009	Original Project Expiration Date: October 21, 2011
<b>EOT #1 Approval Date: December 7, 2011</b>	<b>EOT #1 Expiration Date: October 21, 2012</b>

**General Requirements**

1. The applicant/developer shall deliver to the Planning Department a cashier's check or money order made payable to the County Clerk in the amount of Two Thousand Fifty Seven Dollars (\$2,057.00) which includes the One Thousand Nine Hundred Ninety Three Dollars (\$1,993.00) fee, required by Fish and Game Code Section 711.4(d)(3) plus the Sixty-Four Dollar (\$64.00) County administrative fee, to enable the City to file the Notice of Determination for the Mitigated or Negative Declaration required under Public Resources Code Section 21152 and California Code of Regulations Section 15075. If within said 48 hour period the applicant/developer has not delivered to the Planning Department the check as required above, the approval for the project granted shall be void due to failure of condition [Fish and Game Code Section 711.4(c)]. (***Condition has already been satisfied***)
2. The applicant shall review and sign the Acceptance of Conditions of Approval dated December 7, 2011 provided by the Planning Department and return the document with an original signature to the Planning Department no later than December 14, 2011.

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Signature of Applicant

Date

3. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable,

declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

4. The approval of the zone change and plot plan shall comply with the provisions of Title 17 – Zoning (Ordinance 348), unless modified by the conditions listed herein. This approval shall expire in two (2) years unless an application for an extension is filed at least 30 days prior to the expiration date. The City, for good cause, may grant up to two (2) one-year extensions of time, one year at a time.
5. The project and all subsequent projects within this site shall comply with all mitigation measures identified in Environmental Assessment 09-0280.
6. The project shall substantially conform to the approved site plan and elevations for the Zone Change and Plot Plan Application 09-0280 and contained on file with the Planning Department.
7. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
8. The Conditions of Approval specified in this resolution, to the extent specific items, materials, equipment, techniques, finishes or similar matters are specified, shall be deemed satisfied by staff's prior approval of the use or utilization of an item, material, equipment, finish or technique that City staff determines to be the substantial equivalent of that required by the Conditions of Approval. Staff may elect to reject the request to substitute, in which case the real party in interest may appeal, after payment of the regular cost of an appeal, the decision to the Planning Commission for its decision.

**Materials & Locations**

**Colors**

Tile Roof

'Eagle' Capistrano Roof Tile  
Product #3125, Terracotta

Stucco Building

'La Habra' 3X-25 Meadowbrook Field  
Stucco

Stone Veneer

Cultured Stone, "Wisconsin Weathered  
Edge LedgeStone" CVS-2091

Wrought Iron Metal Trellis

Black Powder Coated

9. The Applicant shall submit to the Planning Department for the permanent files 8" X 10" glossy photographic color prints of the approved color and materials board and the colored architectural elevations. All labels on the color and materials board and Elevations shall be readable on the photographic prints.
10. Landscaping installed for the project shall be continuously maintained to the satisfaction of the Planning Director. If it is determined that the landscaping is not being maintained, the Planning Director shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.
11. If construction is phased, a construction staging area plan or phasing plan for construction equipment and trash shall be approved the Planning Director and City Engineer.
12. The Applicant shall design and construct American with Disabilities Act (ADA) access from the public right of way to the main building entrance and van accessible parking in accordance with all appropriate City of Wildomar Standards and Codes, and ADA requirements and to the satisfaction of the City Engineer.
13. Any building signage is subject to the approval of a sign permit. The applicant shall submit a comprehensive signage package for the commercial retail center.
14. Tribal monitors from the Pechanga Tribe shall be allowed to monitor all grading, excavation and groundbreaking activities, including all archaeological surveys, testing, and studies, to be compensated by the developer.
15. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native

American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

16. If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the Pechanga Tribe shall be retained by the project sponsor to investigate the find, and make recommendations as to treatment and mitigation.
17. If during ground disturbance activities unique cultural resources are discovered, that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. (1) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. (2) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. (3) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.
18. The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition.
19. All driveway surfaces shall be paved with asphalt.
20. Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by Riverside County Fire Department.
21. Minimum required fire flow shall be 3000 GPM for a 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CBC and Building(s) having a fire sprinkler system.
22. A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

The required fire flow shall be available from any adjacent hydrants(s) in the system.

23. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.
24. Gate(s) shall be automatically operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.
25. The CC&Rs shall include language which prevents the overnight habitation of the storage units.
26. No grading shall be performed without the prior issuance of a grading permit by the City.
27. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
28. The applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.
29. Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".
30. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.
31. The Applicant shall design and construct American with Disabilities Act (ADA) access from the public right of way to the main building entrance and van accessible parking in accordance with all appropriate City of Wildomar Standards and Codes, and ADA requirements and to the satisfaction of the City Engineer and Building Official.

32. The Applicant shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.
33. The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
34. Improvements such as grading, filling, over excavation and re-compaction, and base or paving which require a grading permit are subject to the included Building Department conditions of approval.
35. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building Department.
36. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.
37. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.
38. All paved off-street parking areas shall conform to Ordinance 457 base and paving design and inspection requirements.
39. All grading and drainage shall be designed in accordance with the included conditions of approval regarding this application.
40. Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building Department.
41. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

#### **Prior to the issuance of Grading Permits**

42. The following requirements shall be included in the Notes Section of the Grading Plan: *"No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move*

*forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."*

43. The following requirement shall be included in the Notes Section of the Grading Plan: *"If at any time during excavation/construction of the site, paleontological/archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of paleontological, cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an paleontological/archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an paleontological/archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director."*
44. Prior to the issuance of a grading permit, it shall be the sole responsibility of the Applicant to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.
45. Prior to any grading, fill, or other earth-moving activities within the onsite ephemeral channel, the developer shall obtain all required regulatory permits or waivers from the U. S. Army Corps of Engineers, California Department of Fish and Game, and the Santa Ana Regional Water Quality Control Board.
46. Prior to issuance of any grading or construction permits - whichever comes first the applicant shall provide the City Engineer with evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger.

The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146. Additionally, at the time the City of Wildomar adopts, as part of any ordinance, new regulations specific to the N.P.D.E.S., this project shall comply with them.

47. Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season.
48. This project grading plan involves import or export, prior to obtaining a grading permit. The Applicant shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.
49. Prior to the issuance of a grading permit, the applicant shall submit, and the City approve the Final Water Quality Management Plan which ensures that post-construction flows do not exceed pre-construction levels and that the specified BMPs will minimize any water quality impacts. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.
50. Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.
51. Grading in excess of 199 cubic yards will require performance security to be posted with the City.

#### **Prior to Issuance of Building Permit(s)**

52. Prior to the issuance of Building Permits, the applicant shall submit to the Planning Director for approval revised elevations of the Corydon Street building elevation. The elevations must enhance the appearance of the building and utilize elements such as (but not limited to) shed roofs, roof tiles, and earth tone colors. [Condition added at 10/21/09 PC Hearing]
53. Prior to the issuance of a building permit, the developer shall submit a photometric plan, including the parking lot to the Planning Department, which meets the requirements of the Title 17 of the Wildomar Municipal Code and Chapter 8.80 (Light Pollution). The parking lot light standards shall be placed in

such a way as to not adversely impact the growth potential of the parking lot trees.

54. Prior to the approval of improvement plans, the developer shall submit to the City Engineer a traffic control plan for the project frontages to ensure the continued flow of traffic during construction.
55. Prior to Improvement Plan approval, a separate street light plan is required for this project. Street lighting shall be designed and installed in accordance with City of Wildomar Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use City of Wildomar Ordinance 461, Standard No's 1000 or 1001.
56. Prior to the issuance of the first building permit, the Applicant shall quit claim the 'Easement in favor of South Elsinore Mutual Water Company, a Corporation recorded February 6, 1962 as instrument number 11582 O.R.'.
57. Improvement plans shall be approved by The City Engineer prior to issuance of the 1st building permit.
58. Proposed retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits unless otherwise approved by the City Engineer. The walls shall be designed by a Registered Civil Engineer unless they conform to the City of Wildomar Standard Retaining Wall designs shown on the Building Department form 284-197.
59. Prior to the issuance of the first building permit, the Applicant shall execute a maintenance agreement for stormwater quality control treatment device to the satisfaction of the City Engineer.
60. Prior to the first Improvement Plan submittal, the Applicant shall show all easements per the title report to the satisfaction of Public Works. Any conflicts with existing easements shall result in the site being redesigned.
61. Prior to the issuance of the first building permit, the Applicant shall dedicate the southerly half section of Corydon Street, measured, 64' from the approved centerline. Improvements will be based on a 128' Arterial Highway in accordance with the City of Wildomar Improvement Standards and to the satisfaction of the City Engineer. All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.
62. Prior to the issuance of the first building permit, the Applicant shall dedicate the westerly half - section of Melinda Lane, measured 30' from the approved centerline. Improvements will be based on a 60' local in accordance with the City of Wildomar Improvement Standards and to the satisfaction of the City Engineer.

All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.

63. Prior to the issuance of the first building permit, the Applicant shall dedicate the easterly half - section of Bryant Street, measured 30' from the approved centerline. Improvements will be based on a 60' local in accordance with the City of Wildomar Improvement Standards and include 12' of additional pavement west of centerline. All improvements shall be done to the satisfaction of the City Engineer. All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.
64. Prior to the issuance of a building permit, the Applicant shall design and improve Corydon Street, Melinda Lane and Bryant Street per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. Improvements may require off-site transitions to adequately facilitate the movement of traffic. The Applicant shall acquire all required off-site transitions.
65. The Applicant shall dedicate, design and improve the intersection of Corydon Street / Bryant Street and Corydon Street / Melinda Lane in accordance with the City of Wildomar Improvement Plan Check Policies and Standards and to the satisfaction of The City Engineer.
66. The Applicant shall dedicate a public utility easement adjacent to all public or private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.
67. The Applicant shall design and install electrical power, telephone, communication, and cable television lines to be placed underground, including existing overhead lines, 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site, in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances, and to the satisfaction of the City Engineer. The Applicant shall submit to the City Engineer, for verification purposes, written proof for initiating the design and/or application of the relocation issued by the utility company.
68. The Applicant shall design and install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.

69. Prior to the issuance of a building permit, the developer shall annex into all applicable County Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place.
70. The Applicant shall design and install street lighting in accordance with the appropriate City Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer.
71. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Citywide Design Guidelines.
72. All median islands shall be either landscaped or decorative concrete/hardscaped to the satisfaction of The City Engineer.
73. Prior to the issuance of a building permit, the Applicant shall demonstrate compliance with the California Title 24.
74. Prior to the issuance of the first building permit improvement plans shall be approved by the City Engineer and improvements constructed or secured by the Applicant.
75. The Applicant shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.
76. The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."
77. The Applicant shall obtain the appropriate clearance letters to the satisfaction of the City Engineer for any sign(s) located within an easement, including a Public Utility Easement.
78. The Applicant shall dedicate visibility easements for all driveways per the City of Wildomar Improvement Standards and to the satisfaction of the City Engineer.

79. The Applicant shall dedicate a public utility easement adjacent to all public or private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.
80. At all street intersections adjacent to the project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Wildomar Standard Details.
81. Prior to the issuance of a building permit, the developer shall annex into all applicable County Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place
82. All flood control plans to be reviewed shall be submitted though the City of Wildomar, unless otherwise directed by the City Engineer.
83. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer.
84. Prior to the issuance of a building permit, the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.
85. Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District. The developer shall pay the appropriate fee for Zone A of the Southwest Road and Bridge Benefit District.
86. Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.
87. Prior to the issuance of building permit, the Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), and Development Impact Fees.

88. Prior to the issuance of a building permit, the improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.
89. The RV septic dump shall be designed and improved to drain onto itself and shall be covered such that there is no rain water on the septic dump area. The septic dump will require a permit from Environmental Health.
90. The trash enclosure area shall be covered such that there is no rain water on the trash enclosure area.
91. The water from the RV wash shall be designed and improved to flow to the sewer system, unless permitted for discharge into the on-site drainage system.
92. All entrance gates shall be located such that a RV can pull onto the site without blocking public right-of-way and shall be designed and improved to the satisfaction of the City Engineer.

**Prior to Release of Power, Building Occupancy, or Any Use Allowed by This Permit**

For this section, the terms final inspection, release of power, and building occupancy are used interchangeably to signify compliance with all conditions of approval, applicable codes and requirements necessary for the safe and lawful occupation or use of a structure or site.

93. Prior to release of occupancy, the Applicant shall demonstrate that all development impact and mitigation fees have been paid.
94. Prior to release of occupancy, the Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with the Transportation Uniform Mitigation Fee (TUMF), and Development Impact Fees.
95. The off-site rights-of-way required for said improvement road shall be accepted to vest title in the name of the public if not already accepted for Corydon Street, Melinda Lane and Bryant Street as conditioned and to the satisfaction of the City Engineer.
96. The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.
97. Install a complete fire sprinkler system per NFPA 13 2002 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater sprinkler system (s) with pipe size in excess of 4" inch diameter will

require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is \$164.00 per riser).

98. Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact Fire Department for guideline handout (current monitoring plan check deposit base fee is \$192.00).
99. Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current plan check deposit base fee \$627.00).
100. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (Inches) to enter above the floor level with Maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.
101. Electrical power, telephone, communication, street lighting, and cable television lines shall be designed and placed underground in accordance with ordinance 460 and 461, or as otherwise approved by the City Engineer. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or less along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the City Engineer for verification purposes.
102. Prior to final inspection, install streetlights along the streets associated with development in accordance with the approved street lighting plan and Ordinance 460 and 461.
103. Prior to the final inspection, all outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan and the provisions of Chapter 8.08 of the Wildomar Municipal Code.
104. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall

not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning (951) 245-3300"

In addition to the above requirements, the surface of each parking place shall have a surface identification sign duplicating the Symbol of Accessibility in blue paint of at least three square feet in size.

105. The flood control facilities shall be constructed with this project in accordance with applicable standards. The City Engineer shall determine if the facility will be maintained by Flood Control District or the City of Wildomar. The Applicant shall execute a maintenance agreement with the appropriate agency and the City Engineer shall determine if an easement or a parcel is taken in fee title. The plans cannot be signed prior to execution of the agreement.

# **ATTACHMENT B**

**Planning Commission Staff Report (October 21, 2009 - Without Attachments)**

**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item 5.1**  
**PUBLIC HEARING**  
**Meeting Date: October 21, 2009**

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**TO:** Chairman Devine, Members of the Planning Commission  
**FROM:** Sean del Solar, Planner  
**SUBJECT:** Eagle Eye Storage

**Tentative Parcel Map 35963 and Plot Plan 09-0280 (PP22811)** – The project proposes a Tentative Parcel Map and Plot Plan for the development of a 72,103 square foot enclosed mini-storage facility for Boats and Recreational Vehicles on a 3.61 acre site located Southerly of Corydon Street, Easterly of Bryant Street and Westerly of Melinda Lane in the City of Wildomar, County of Riverside, California.

APN: 370-340-001

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**RECOMMENDATION:**

It is recommended that the Planning Commission:

1. Adopt a resolution entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 09-0280 THAT IS LOCATED SOUTHERLY OF CORYDON STREET, EASTERLY OF BRYANT STREET AND WESTERLY OF MELINDA LANE KNOWN AS ASSESSOR'S PARCEL NO. 370-340-001**

2. Adopt a resolution entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING PARCEL MAP 35963 TO SUBDIVIDE THE 3.61-ACRE SITE LOCATED SOUTHERLY OF CORYDON STREET, EASTERLY OF BRYANT STREET AND WESTERLY OF MELINDA LANE INTO FIVE PARCELS AND PROVIDE FOR ADDITIONAL ROAD DEDICATION ALONG CORYDON STREET, BRYANT STREET AND MELINDA LANE, KNOWN AS ASSESSOR'S PARCEL NO. 370-340-001 (PROJECT NO. 09-0280)**

3. Adopt a resolution entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING PLOT PLAN 09-0280 TO ALLOW FOR THE DEVELOPMENT OF FOUR BUILDINGS TOTALING 72,103 SQUARE FEET ON A 3.61-ACRE SITE LOCATED SOUTHERLY OF CORYDON STREET, EASTERLY OF BRYANT STREET AND WESTERLY OF MELINDA LANE INTO FIVE PARCELS AND PROVIDE FOR ADDITIONAL ROAD DEDICATION ALONG CORYDON STREET, BRYANT STREET AND MELINDA LANE, KNOWN AS ASSESSOR'S PARCEL NO. 370-340-001**

**BACKGROUND:**

The applicant is proposing the construction of an enclosed personal storage facility intended for Boat and RV Storage with a Condominium ownership structure. The facility would consist of four industrial buildings and an office/caretaker's residence totaling 72,103 square feet. The project includes a Parcel Map and Road Improvements to Corydon Street, Bryant Street and Melinda Lane.

The proposed Boat and RV Storage facility would occupy a 3.61 acre (gross area or 3.11 net acres) vacant property located in the northwest area of town. More specifically, the site is located south of Corydon Street, east of Bryant Street and West of Melinda Lane.

The subject site appears to be partially graded and has non-native annual grass and weed species scattered throughout the site. The site gently slopes from a high point in the southwest of 1,280 to 1,271 feet above mean sea level in the northeast. Grading activities at the site would result in the import of 3,834 cubic yards of soil from sites yet to be determined. Drainage of the site would not significantly change after development and the site would still discharge runoff at the northeast corner of the property.

The General Plan Land Use and Zones designations, as well as the existing land uses for the project site and surrounding properties are provided in the following table.

<b>ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS</b>			
<b>Location</b>	<b>Current Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning</b>
<b>Subject Property</b>	Vacant	Light Industrial (LI)	General Commercial (C-1/C-P)
<b>North*</b>	Residential	General Commercial (City of Lake Elsinore)	Specific Plan (City of Lake Elsinore)

Location	Current Use	General Plan Land Use Designation	Zoning
South*	Residential	Medium Density Residential (MDR)	Rural Residential (R-R)
East*	Agricultural	Light Industrial (LI)	Rural Residential (R-R)
West*	Residential	Medium Density Residential (MDR)	Rural Residential (R-R)

\* Corydon Street is assumed to run east-west.

As seen above, the subject site is zoned C-1/C-P, General Commercial with a General Plan Land Use Designation of Light Industrial. Per section 17.72.010(B)(16), Trailer and Boat Storage is allowed, provided a Plot Plan application has been approved. The proposed project is also consistent with the General Plan Land Use Designation of Light Industrial, which describes intended uses as: Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.

**DISCUSSION:**

The proposed project consists of two applications, a Parcel Map and Plot Plan which are discussed in the subsequent sections:

**Parcel Map 35963**

To enable the development of the site, the applicant has requested the approval of a tentative parcel map. Currently, the subject site is 3.61 gross (3.17 net) acres. Parcel Map 35963 would subdivide the existing parcel into five new parcels.

PROPOSED PARCEL	LOT SIZE	USE
Lot 1	1.56 acres	Caretakers Unit and Common Areas

PROPOSED PARCEL	LOT SIZE	USE
Lot 2	0.63 acres	Site of Building "A"
Lot 3	0.19 acres	Site of Building "B(a)"
Lot 4	0.21 acres	Site of Building "B(b)"
Lot 5	0.58 acres	Site of Building "C"

The General Commercial (C-1/C-P) Zone does not contain minimum lot requirements since commercial lot patterns are entirely dependent on the proposed use and the configuration of the buildings.

Parcel Map 35963 also includes areas to be dedicated for right-of-way. Along Corydon Street, the project would dedicate a 64 foot, half width Right-of-Way. Corydon Street will also be improved with an additional 34 feet of pavement, curb, gutter, meandering sidewalks and a landscaped parkway. The project would dedicate half of the required 60 foot Right-of-Way (30 feet), to Bryant Street and provide paving curb, gutter and sidewalks plus 12 feet of additional paving west of midline. Similarly, the project would dedicate half of the required 60 foot Right-of-Way (30 feet), to Melinda Lane and provide paving curb, gutter and sidewalks plus 10 feet of additional paving east of midline.

### **Plot Plan 09-0280**

The proposed project consists of the construction of four industrial buildings which would provide 70,183 square feet of storage for recreational vehicles, boats, or other personal items on a 3.61-acre site Building A would be 27,550 square feet. Building B would consist of two sections, the first B(a), would be 8,727 square feet, and the other B(b) would be 8,706 square feet. Building C would be 25,200 square feet. Additionally, a 1,920 square foot office/caretakers unit would be constructed to the west of Building C at the entrance to the facility. A total of 99 condo units would be available for rental. The proposed project also includes a 1,920-square foot, two-story office and caretaker's residence (25 feet in height), an RV wash and sewage dump area.

The project site will be primarily accessed from Bryant Street, with secondary access provided via Melinda Lane. Corydon Street would be improved with 30 feet of additional paving and curb gutter and sidewalk improvements. Additionally, the project would pay an in-lieu fee for a future median to be installed on Corydon Street. A 30 foot dedication and full street improvements from midline of the street, plus 12 feet of paving (west of midline) would be provided to Bryant Street. Similarly, a 30 foot dedication and full

street improvements from midline of the street, plus 10 feet of paving would be provided to Melinda Lane.

Building A would be 27,550 square feet. Building B would consist of two sections, the first B(a), would be 8,727 square feet, and the other B(b) would be 8,706 square feet. Building C would be 25,200 square feet and the Caretaker’s Residence and Office would be approximately 1,920 square feet. The building information is also identified below.

<b>PROPOSED BUILDING</b>	<b>BUILDING SIZE</b>
Building A	27,550 square feet
Building B(a)	8,727 square feet
Building B(b)	8,706 square feet
Building C	25,200 square feet
Caretaker’s Residence/Office	1,920 square feet
<b>Total Building Area:</b>	<b>72,103 square feet (total)</b>

Per Section 17.72.030(C) of the Wildomar Municipal Code, the maximum building height in the General Commercial (C-1/C-P) zone is 50 feet. No buildings associated with the project will exceed the maximum building height of the zone. All buildings will be no higher than 19 feet with the exception of the Caretaker’s Residence/Office, which will be approximately 25 feet in height. Skylark Field is located at the south end of Lake Elsinore; approximately 500 feet northeast of the project site. The proposed project site does not align with the approach or take off patterns of the existing runway. Furthermore, the location of the project is approximately 1,000 feet southwest of the runway, perpendicular to the flight path. Copies of the Initial Study were sent to the Airport Administrative offices at Cereal Street and to the Riverside County Airport Land Use Commission. The City was contacted by the Engineer of Record for Skylark Field who indicated that the project did not pose a hazard to the operation or future operation of the airfield.

The proposed project would have 19 foot high building walls fronting Corydon Street and similarly the residences to the south of the project site. The project’s exterior walls would be finished with Stucco facades and utilize cornice and other architectural features, including staggered heights to enhance the appearance of the facility and break up any sense of massing or monotony created by the long walls. Additionally, wrought iron trellises with climbing ivy will be incorporated in the design and rhythmically positioned along both Corydon Street and the south side of the project site to again break up any sense of massing or monotony. Along Corydon Street, two tiers of landscaping separated with a small retaining wall (approximately 3 feet) would create a significant mass of landscaping (about 21 feet in width behind the edge of pavement) along Corydon Street. The project also proposes a landscaped area between the residential areas to the south which would provide a 15 foot buffer between the two different land uses.

The proposed project would be gated with a combination of fencing types. Along both Bryant Street and Melinda Lane, 6 foot Split Face CMU block walls will enclose the site. Additionally, tubular steel mechanically retractable gates will secure the access points. Finally, along the south side of the property, a tubular steel and pilaster fence will provide security, allow for the observation of landscaping and enhance air circulation between the proposed project and the adjacent homes.

The conceptual landscaping plan shows London Plane Tree (*Platanus acerifolia* 'Columbia') and Australian Willow (*Geijera Parvifolia*) along Palomar Street. Along both Bryant Street and Melinda Lane, Red Crape Myrtle (*Lagerstoemia Faueri* 'Tuscarora') and Fern Pine (*Podocarpus Gracilior*) would be planted. Along the south side of the property, Fern Pine (*Podocarpus Gracilior*) would be planted. Throughout the landscaped areas, layers of shrubs would be planted and consist of the following species: Dwarf Lily of the Nile, (*Agapanthus Africanus* 'Peter Pan'), Fortnight Iris (*Dietes Vegeta*), Escallonia (*Escaionia Fradesi*), Prostrate Myoporum (*Myoporum Parvifolium*), Photinia (*Photinia Fraserih*), Variegated Tobira (*Pittosporum Tobira* 'Variegata'), and Indian Hawthorn (*Raphiolepis Indica* 'Clara'). In the northeast corner of the property near Corydon Street and Melinda Lane, the bioswale would be planted with Prostrate Myoporum (*Myoporum Parvifolium*), otherwise around the site a 3" layer of Fir chip mulch would be used as groundcover.

The project proposes to construct three parking spaces adjacent to the office/caretaker building near the entrance to the facility. These parking spaces would include one handicapped and two parking spaces for use by the general public. Within the facility, extra wide drive isles at 35 feet would allow vehicles to parallel park for the load/unload materials from storage units while not obstructing the vehicular circulation within the facility. The caretaker's residence requires the development of two parking spaces (400 square feet) and would be provided by the first storage unit located adjacent to the office/caretaker's building.

The project site is located 30 miles from the Mt. Palomar Observatory and according to the General Plan, falls within the Mt. Palomar Observatory special lighting district (Zone B). As such, all exterior lighting must be in compliance with Chapter 8.80 of the Wildomar Municipal Code which restricts the use of certain light fixtures to limit light pollution from projects around the Mount Palomar Observatory.

Based upon the design of the facility, staff believes that the proposed project would not be detrimental to the health, safety or general welfare of the community and will comply with the General Plan and thus recommends approval of Tentative Parcel Map 35963 and Plot Plan 09-0280.

## FINDINGS:

### Parcel Map

1. Tentative Parcel Map 35963 is consistent and compatible with the objectives, policies, general land uses, and programs specified the City's General Plan in that:

*The General Plan land use designation for the site is LI (Light Industrial) typically results in project densities from 0.25 to 0.6 FAR. The proposed Map will result in the development of 4 industrial buildings and a caretakers unit with an overall FAR of 0.44. This density level does not exceed the range permitted under the General Plan land use designation for this site. One of the primary applicable policies stated in the Land Use Element of the General Plan is to accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (Policy LU 24.1). The proposed parcel map will achieve this objective by accommodating new industrial uses to meet the needs of the both regional and local residents. Considering all of these aspects, Parcel Map 35963 furthers the objectives and policies of the General Plan and is compatible with the general land uses specific in the General Plan.*

2. The design and improvement of the subdivision proposed under Tentative Parcel Map 35963 is consistent with the City's General Plan in that:

*The proposed subdivision has been designed to meet City standards which provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on site improvements, such as streets, utilities, and drainage facilities have been designed and are conditioned to be constructed in conformance with City standards.*

3. The site is physically suitable for the type of development proposed under Tentative Parcel Map 35963, in that:

*The site is gently sloping north easterly, but grading of the site will create a relatively level site of approximately 3.17 acres. The site is not located within a flood plain and contains no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for industrial development.*

4. The site is physically suitable for the density of development proposed under Tentative Parcel Map 35963, in that:

*The site is has gentle slopes but proposed grading will create a relatively level site of approximately 3.61 acres with finished building pad elevations at several*

*elevations from 1,279 to 1,274 feet above mean sea level. The subdivision has been designed to accommodate the development four industrial buildings and a caretakers unit, considering the shape and topography of the site. The project as proposed has a FAR of 0.44. According to the density ranges provided in the Land Use Element of the City's General Plan for the LI land use designation and in the City's Zoning Ordinance for the C-1/C-P zone, a FAR of 0.44 is appropriate for a site of this size and configuration.*

5. The design of the subdivision and improvements proposed under Tentative Parcel Map 35963 is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that:

*The site is currently vacant and does not contain any significant vegetation or habitat for wildlife. There is no evidence that any endangered, threatened or listed species of plant or animal, or its habitat, is located on the site. There is no evidence that vernal pool complex, similar bodies of water, or conditions suitable for forming such bodies of water exist on the site. This project has been conditioned to comply with the environmental policies and regulations of the City of Wildomar and those of all local and regional governmental agencies having jurisdiction over the site.*

6. The design of the subdivision and improvements proposed under Tentative Parcel Map 35963 is not likely to cause serious public health problems in that:

*The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance, the construction of all improvements on the site has been conditioned to comply with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare. Finally, the proposed street system throughout the subdivision will improve emergency vehicular access in the immediate neighborhood.*

7. The design of the subdivision and improvements proposed under Tentative Parcel Map 35963, will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that:

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

8. The design of the subdivision proposed Tentative Parcel Map 35963, adequately provides for future passive or natural heating and cooling opportunities in the subdivision in that:

*Taking into consideration local climate and the existing contour and configuration of the site and its surroundings, the size and configuration of parcels within the proposed subdivision have been arranged to permit orientation of structures to take advantage of natural shade, or to take advantage of prevailing breezes.*

### **Plot Plan**

- A. The proposed use is consistent with the Zoning Code, General Plan, the Subdivision Ordinance and the City of Wildomar Municipal Code.

*The proposed use is consistent with the General Plan and the City of Wildomar Municipal Code. The Plot Plan 09-0280 would approve the development of four industrial buildings and a caretakers unit totaling 72,103 square feet Building A is 27,550 square feet and Building B(a) is 8,727 square feet, Building B(b) is 8,706 and Building C is 25,200 square feet on a 3.11 net (3.61 gross) acre site. The proposed Project is subject to the development standards of the proposed General Commercial (C-1/C-P) and has been designed to comply with such development standards. The project proposes 3 parking spaces which meets the Zoning Code requirements. The project also complies with development standards including, but not limited to: setbacks, building height, lot coverage, and landscaping as described in the staff report.*

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

*The proposed construction by Plot Plan 09-0280 consists of the development of four industrial buildings and a caretakers unit totaling 72,103 square feet Building A is 27,550 square feet and Building B(a) is 8,727 square feet, Building B(b) is 8,706 and Building C is 25,200 square feet on a 3.11 net (3.61 gross) acre site. The design of the site, access, circulation, street improvements, and drainage improvements are configured to address the development of a industrial/commercial use. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area.*

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

*The proposed construction by Plot Plan 09-0280 consists of the development of four industrial buildings and a caretakers unit totaling 72,103 square feet Building A is 27,550 square feet and Building B(a) is 8,727 square feet, Building B(b) is*

8,706 and Building C is 25,200 square feet on a 3.11 net (3.61 gross) acre site. The proposed project site has a General Plan Land Use Designation of Light Industrial. The properties to the east have a General Plan Land Use Designation of Light Industrial. Additionally, properties in the north located in the City of Lake Elsinore have a General Plan Designation of Commercial with industrials to the north east of the subject site in the City of Lake Elsinore. The properties to the west and south have a General Plan Land Use Designation of Medium Density Residential. The development of the Boat and RV Storage facility in the proposed location is consistent with the present General Plan Land Use Designation (Light Industrial) of the area, and the General Commercial (C-1/C-P) Zoning. The project is also consistent with the future land use designation goals of the Wildomar General Plan for the area, which include further light industrial development along Corydon Street eastward to Mission Trail.

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

*Two points of access will be provided for the project site on Melinda Lane and Bryant Street, with primary access being provided from Bryant Street and secondary egress to Melinda Lane. Street improvements for Corydon Street, Bryant Street and Melinda Lane will also be required as part of the project. The project will be conditioned to improve Corydon Street, Bryant Street and Melinda Lane per the City of Wildomar Road Improvement Standards & Specifications. The proposed street system design for Corydon Street, Bryant Street and Melinda Lane, including the proposed curb and gutters, is consistent with all City standards. A trail system is not a part of this project.*

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

*The construction of the Project has been conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to: the City's Ordinances relating to Stormwater runoff management and other drainage controls. The project drainage design will capture storm runoff and pass it through a bioswale filtration feature before retaining it in a 12,000 cubic foot sub-surface detention basin incorporated into the project design. Excess runoff will be released back into the existing drainage pattern along Corydon Street and without causing substantial erosion or siltation, on- or offsite. The City's ordinances, codes, and standards related to drainage have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare.*

- F. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map

recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

*The proposed construction by Plot Plan 09-0280 consists of the development of four industrial buildings and a caretakers unit totaling 72,103 square feet Building A is 27,550 square feet and Building B(a) is 8,727 square feet, Building B(b) is 8,706 and Building C is 25,200 square feet on a 3.11 net (3.61 gross) acre site. Parcel Map 35963 would subdivide the existing parcels into four new (five total) parcels to accommodate for the development of the Boat and RV Storage facility on separate parcels. Conditions of approval will prohibit the sale of that or any subsequent future structures which may be constructed on the subject property prior to the approval of a subdivision of the subject property to ensure that each building is located on a separate, legally divided parcel.*

#### **ENVIRONMENTAL ASSESSMENT:**

The Planning Department prepared and circulated an Initial Study for the Mitigated Negative Declaration for Planning Application 09-0280. Notice was published in The North County Times Californian Newspaper, and was mailed to all property owners within a 300 foot radius of the project site. A copy of the environmental review document was also circulated to potentially interested agencies and was available for public review at City Hall. The document was available for review from October 1, 2009 to October 20, 2009. No "Potentially Significant" impacts were identified in the Initial Study. However, there were impacts determined to be "Less than Significant" with mitigating factors and mitigation measures identified in the Initial Study. During the public review period, the City received oral comments concerning the proposed Mitigated Negative Declaration from The Engineer of Record for Skylark Field who inquired about the height of the project. The City also received oral comments from a resident who discussed a drainage course through the property from Bryant Street. Both parties provided comments that will be included in the conditions of approval for the project. As such, mitigation measures and monitoring have been incorporated into the proposed conditions of approval. The Initial Study and Mitigated Negative Declaration are contained in Attachment Exhibit G.

#### **ATTACHMENTS:**

- A. Resolution for Mitigated Negative Declaration
- B. Resolution of Approval of Tentative Parcel Map 35963  
Exhibit A – Conditions of Approval
- C. Resolution of Approval for Plot Plan 09-0280  
Exhibit A – Conditions of Approval
- D. Location Map
- E. Tentative Parcel Map/Plot Plan
- F. Elevations and Floorplans
- G. Initial Study/Mitigated Negative Declaration

Approved by:

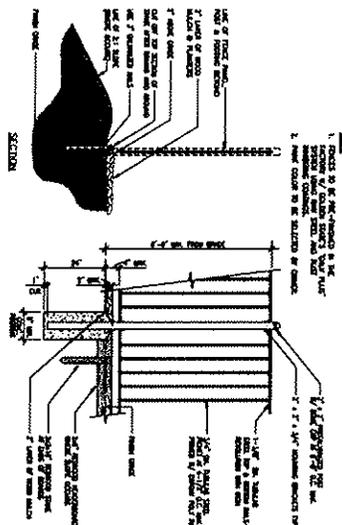
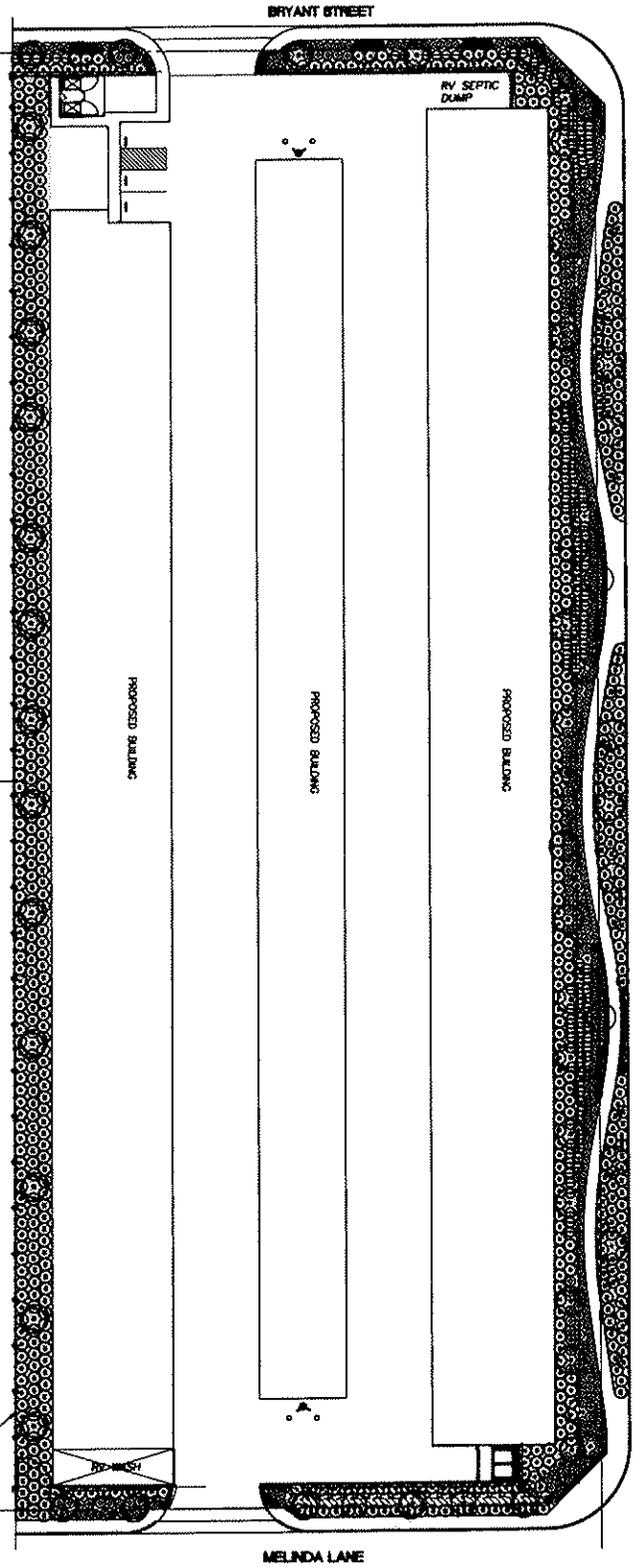
\_\_\_\_\_  
David Hogan  
Planning Director

# **ATTACHMENT C**

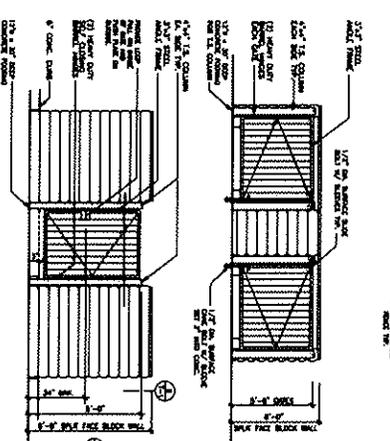
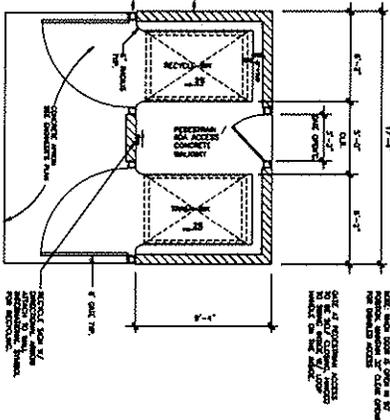
**Reduced Exhibits of Approved Site Plan and Elevations**



CANTON STREET



TUBULAR STEEL FENCE  
GALV. PLUS REVOLUTION N.T.S.

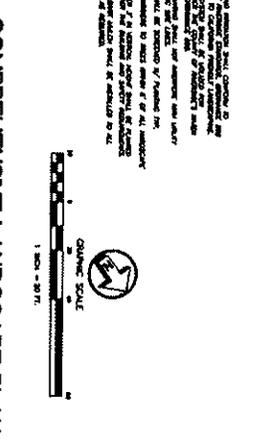


**PLANTING SPECIES**

NO.	SYMBOL	COMMON NAME	HEIGHT	SPACING	REMARKS
1	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
2	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
3	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
4	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
5	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
6	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
7	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
8	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
9	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
10	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
11	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
12	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
13	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
14	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
15	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
16	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
17	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
18	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
19	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB
20	(Symbol)	DOGWOOD	15'	12'	PLANT 1/2' FROM CURB

**Notes:**

1. All plants are to be installed in accordance with the planting schedule provided.
2. All plants are to be installed in accordance with the planting schedule provided.
3. All plants are to be installed in accordance with the planting schedule provided.
4. All plants are to be installed in accordance with the planting schedule provided.
5. All plants are to be installed in accordance with the planting schedule provided.
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16. All plants are to be installed in accordance with the planting schedule provided.
17. All plants are to be installed in accordance with the planting schedule provided.
18. All plants are to be installed in accordance with the planting schedule provided.
19. All plants are to be installed in accordance with the planting schedule provided.
20. All plants are to be installed in accordance with the planting schedule provided.



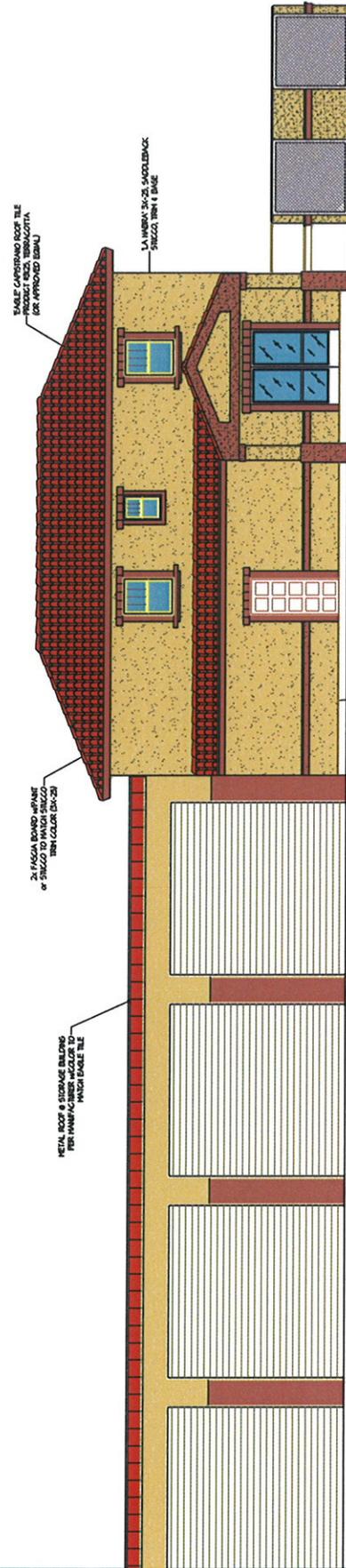
**COMPREHENSIVE LANDSCAPE PLAN**

DATE: 4/1/2020

PROJECT NO.:

DATE: 4/1/2020

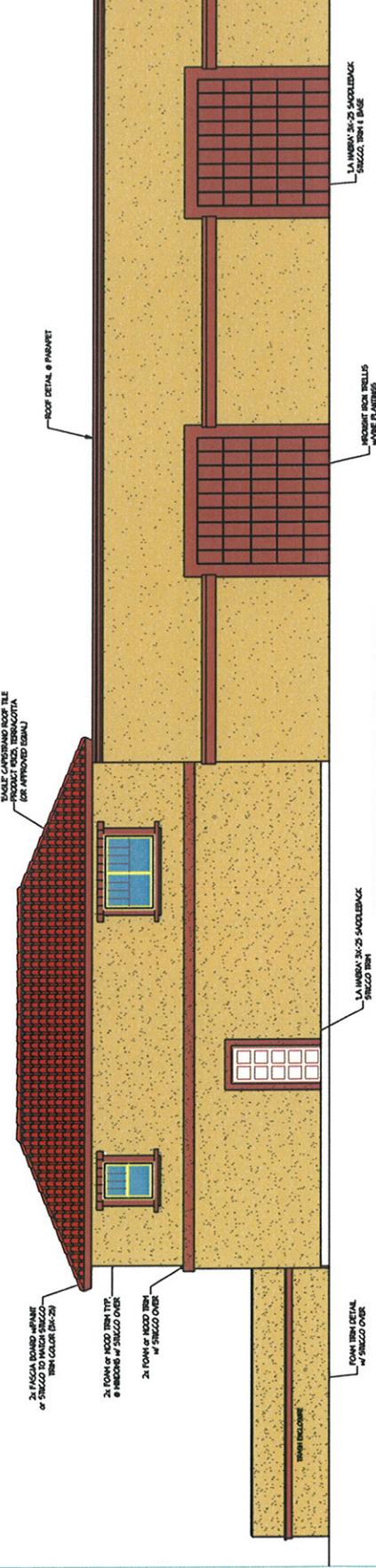
**BUILDING 'C' / OFFICE NORTH-WEST (CORYDON STREET) ELEVATION**  
SCALE: 1/8" = 1'-0"



**BUILDING 'C' / OFFICE NORTH-WEST (CORYDON STREET) ELEVATION**  
SCALE: 1/8" = 1'-0"



**BUILDING 'C' / OFFICE SOUTH-EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**BUILDING 'C' / OFFICE SOUTH-EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**JONATHAN T. ZANE ARCHITECTURE**  
JONATHAN T. ZANE ARCHITECT - CA LIC. #C-10146  
450 NORTH LA CAYENA DRIVE  
COLTON, CA 92324 (909) 823-7500



**EAGLE EYE RV & BOAT STORAGE**  
EAGLE EYE RV & BOAT STORAGE  
10000 W. 10TH STREET  
LAKE MERRITT, CA 94598

**NOTICE:**  
The drawings and specifications prepared by Jonathan T. Zane Architecture are the property of Jonathan T. Zane Architecture. They shall remain the property of Jonathan T. Zane Architecture. No part of these drawings or specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Jonathan T. Zane Architecture.

**ARCHITECT:** JONATHAN T. ZANE  
**DATE:** 6-18-08  
**SCALE:**  
**DRAWN BY:** JAM ZANE  
**JOB #:** 0873  
**SHEET #:**





REVISIONS	BY:	
DATE:		

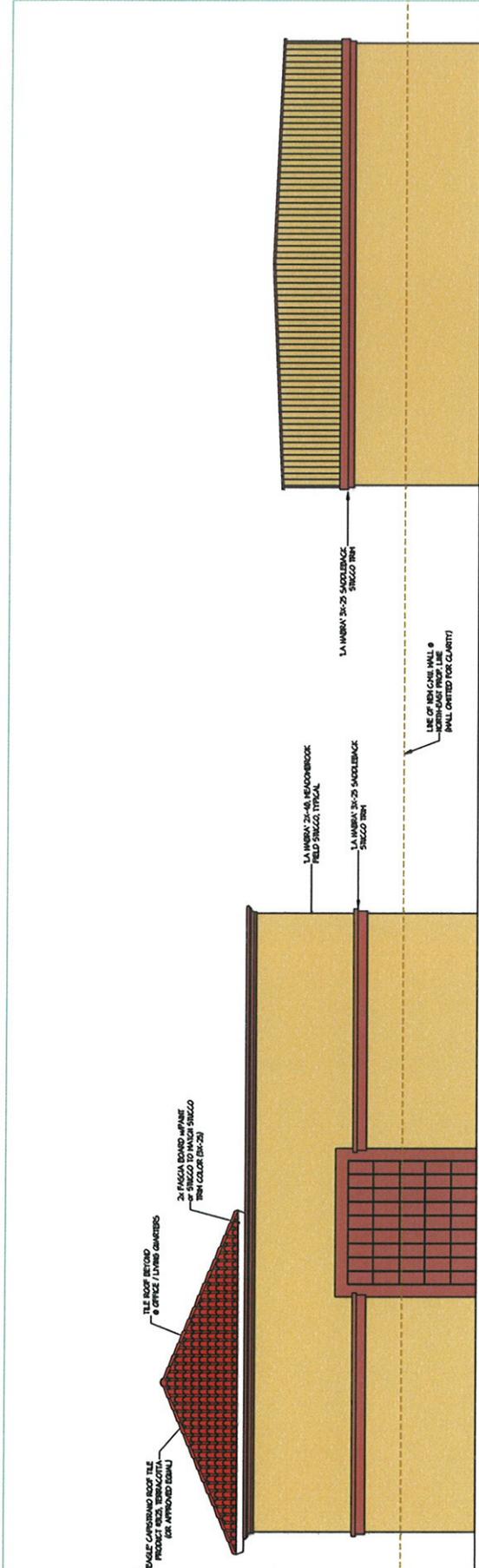
**JONATHAN L. ZANE ARCHITECTURE**  
 JONATHAN L. ZANE, ARCHITECT - CA LIC. #C-11046  
 450 NORTH LA CADENA DRIVE  
 COLTON, CA 92324 (909) 827-7500



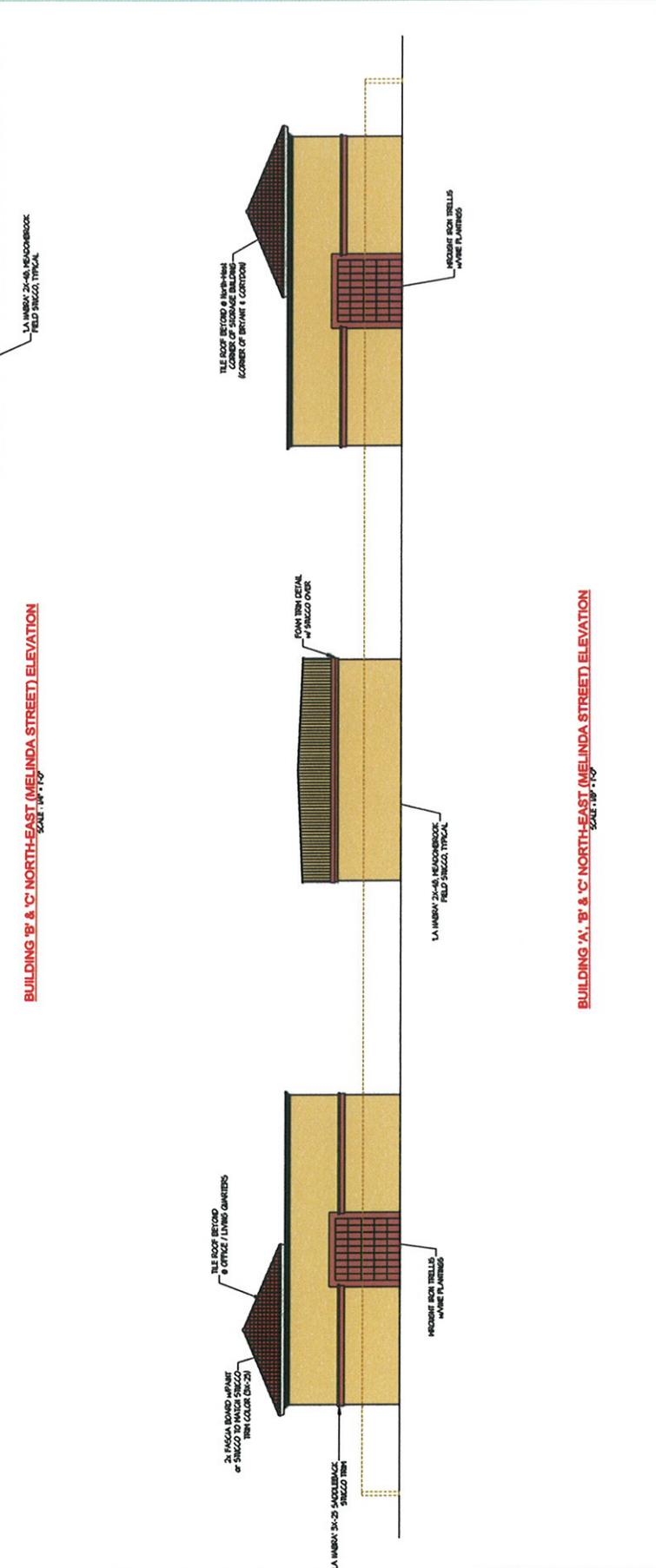
**EAGLE EYE RV & BOAT STORAGE**  
 100-700 AVENUE 100  
 COLTON, CALIFORNIA 92324  
 DATE: 07/20/2008

**NOTICE:**  
 The design has been prepared by the architect and is intended for the use of the contractor. It is the contractor's responsibility to verify all dimensions and conditions of materials in the field. The architect is not responsible for any errors or omissions in the design or for any conditions not shown. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The architect's office is located at 450 North La Cadena Drive, Colton, California 92324. Phone: (909) 827-7500. Fax: (909) 827-7501. Website: www.jlza.com

**A-2.3**  
 SHEET: 0073  
 DRAWN: Ryan Paul  
 SCALE: 1/8" = 1'-0"



**BUILDING 'B' & 'C' NORTH-EAST (MELINDA STREET) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**BUILDING 'A', 'B' & 'C' NORTH-EAST (MELINDA STREET) ELEVATION**  
 SCALE: 1/8" = 1'-0"