

**REGULAR MEETING  
CITY OF WILDOMAR  
PLANNING COMMISSION  
September 2, 2009**

**1.0 CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Devine at 7:00 P.M. at Wildomar City Hall, Council Chambers.

**1.1 ROLL CALL OF PLANNING COMMISSION**

Present:        Robert Devine, Chairman  
                 Gary Andre, Commissioner  
                 Harv Dykstra, Vice-Chairman  
                 Scott Nowak, Commissioner  
                 Miguel Casillas, Commissioner

Absent:         None.

Staff Present: David Hogan, Planning Director  
                 Thomas Jex, Assistant City Attorney  
                 Jon Crawford, Supervising Engineer  
                 Alia Kanani, Planner  
                 Sean del Solar, Planner

**1.2 PLEDGE OF ALLEGIANCE:**

Commissioner Nowak led the flag salute.

**2.0 COMMUNICATIONS FROM THE PUBLIC:**

None.

**3.0 APPROVAL OF MINUTES:**

Commissioner Nowak moved to approve the Minutes of August 19, 2009. The motion was seconded by Commissioner Andre. Motion carried, the following vote resulted:

AYES:            Devine, Dykstra, Nowak, Casillas, and Andre.

NOES:

ABSENT:

ABSTAIN:

**4.0 CONTINUED PUBLIC HEARING ITEMS:**

None.

**5.0 PUBLIC HEARING ITEMS:**

**5.1 CHANGE OF ZONE AND PLOT PLAN NO. 08-0133.**

Applicant:	LNT Development LLC.
Location:	35951 Salida del Sol (APN: 362-250-014).
Proposals:	The project proposes the construction of a 6,000 square foot Veterinary Hospital, a 4,500 square foot rough graded pad and a change of zone from Rural Residential (R-R) to Industrial Park (I-P).
Environmental Action:	In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been recommended for adoption.

Planner Kanani made the staff report.

Vice-Chairman Dykstra asked why the County Board of Supervisors originally denied the project.

Planner Kanani replied that the County originally denied the project because it was not consistent with the General Plan at that time.

Vice-Chairman Dykstra asked if the project was now consistent with General Plan.

Planner Kanani responded in the affirmative.

Vice-Chairman Dykstra noted the site of a future Community College across the street from the subject site and asked about street improvements for pedestrians at the subject site.

Supervising Engineer Crawford responded that the project was required to develop sidewalks or pay an in-lieu fee so that sidewalks could be installed at a later date when other street improvements were to be made to Salida del Sol.

Commissioner Andre stated that he agreed with Staff's recommendation that the project should connect to the sanitary sewer system. He went on to ask about the materials composing the driveway.

Planner Kanani indicated that the front driveway was paved and the driveway in the rear was composed of Decomposed Granite.

Chairman Devine asked about the location of a parcel zoned industrial near the subject site.

Planner Kanani referenced a zoning map exhibit for the project.

Chairman Devine then inquired if the development of the parcel south of the subject site, adjacent to Clinton Keith was imminent.

Planner Kanani responded that the City was not processing any development applications for that parcel.

Chairman Devine asked about the landscaping proposed for the project.

Planner Kanani responded that the project would include ornamental landscaping near the buildings and driveways and native landscapes on the other large undeveloped portions of the property to reduce weeds, nuisance vegetation and enhance the visual appearance of the property.

Chairman Devine opened the Public Hearing.

Applicant Jack Monroe addressed the Commission. He discussed the project and provided details about the use of native landscaping, the placement of the septic system, driveway materials to be used, and right-of-way widths for Salida del Sol. Mr. Monroe went on to explain the expense of bringing water and sanitary sewer infrastructure north to the project site from Clinton Keith Road and characterized these expenses as preventing the applicant from connecting to the water and sewer system. Mr. Monroe concluded by accepting the majority of the Conditions of Approval but objected those requiring the project to connect to water, citing costs.

Commissioner Nowak asked the applicant if preventative measures would be implemented to preclude the erosion of the Decomposed Granite (DG) driveways into the street.

Applicant Monroe responded that the Water Quality Management Plan outlined the use of riprap transitions between DG driveways and paved surfaces to contain any DG particles.

Commissioner Nowak went on to state that he would prefer the driveway be paved all the way north to the employee parking facilities.

Commissioner Andre again stated that he would prefer to have the project connected to both sewer and water. He then referred the applicant to Rob Hicks at the Santa Rosa Plato for more information about native species of plants.

Vice-Chairman Dykstra inquired about the voltage of the power lines which cross the site. The applicant responded that they were investigating that matter with Southern California Edison.

Vice-Chairman Dykstra stated that the proposed street improvements were acceptable and then inquired about the location of the well on the site. The applicant responded that the location of the well was still yet to be determined. Vice-Chairman Dykstra then stated that he was uncomfortable approving a project without the inclusion of a well on the plot plan.

Vice-Chairman Dykstra asked if a fire hydrant would be located within 500 feet of the proposed site. The applicant responded that he was meeting with the Fire Department next week to resolve this issue.

Commissioner Casillas asked about signage for the project.

Planning Director Hogan responded that the applicant has indicated that only building signage would be used.

Chairman Devine asked if anyone in the audience would like to provide testimony for the project before the Public Hearing was closed.

Chairman Devine closed the Public Hearing.

Chairman Devine disclosed that the project applicant was his family Veterinarian.

Commissioner Andre indicated that he was uncomfortable with the use of a DG driveway, the location of the septic tank and the timing of the construction of the sidewalk. He concluded by complimenting the applicant on the appearance of the proposed building.

Chairman Devine asked about the use of riprap to prevent erosion of the DG materials.

Applicant Monroe responded that the construction plans would address these issues in greater detail.

Supervising Engineer Crawford discussed water quality issues associated with paved and DG surfaces.

Commissioner Nowak commented that he would prefer that the project pave the rear employee parking lot so that the conditions were better for employees. He then suggested to the applicant that the use of fire resistant materials may mitigate some of the fire hazards in the area.

Chairman Devine asked the Commission to comment on the placement of the well on the site and the connection to sewer and water services.

Vice-Chairman Dykstra indicated that he felt favorably about the use of pervious surfaces but acknowledge that Commissioner Andre's concerns about the erosion of DG materials at the project site were valid. He then suggested that the applicant be required to connect to water and sewer services when they become available on Salida del Sol. Vice-Chairman Dykstra concluded by confirming that sidewalks will need to be provided at an appropriate time and requested that the power lines at the site be undergrounded.

Commissioner Andre asked about the location of the well and asked the applicant about the cost of the well. The applicant responded that in total, the proposed system would cost about \$45,000 and a connection to water and sewer would cost in excess of \$200,000.

Commissioner Andre then discussed flooding issues near the location of the leach field site and suggested that the placement of the system should be reconsidered.

Commissioner Nowak asked if there was any potential of alleviating the cost of installing the sewer and water infrastructure.

Supervising Engineer Crawford stated that he would need to direct that question to the Elsinore Valley Municipal Water District (EVMWD).

Commissioner Nowak stated that he would prefer that the project connects to EVMWD sewer and water, however he recognized the significant cost. He concluded by stating he felt favorably about Vice-Chairman Dykstra's suggestion that the applicant be conditioned to connect to sewer and water services when available.

Chairman Devine asked whom would bear the costs of installing water and sewer infrastructure along Salida del Sol.

Supervising Engineer Crawford responded that it was based on a project by project basis, incrementally advancing.

Commissioner Andre asked when the Department of Environmental Health would check the septic system and well. Supervising Engineer Crawford responded that the Department of Environmental Health would be involved if and when the applicant pulls permits for the well and septic system.

Vice-Chairman Dykstra expressed a reluctance to require that the applicant connect to the EVMWD water and sewer system citing the significant cost. He then asked if the applicant could be required to connect at a future time when the infrastructure was installed on Salida del Sol. Supervising Engineer Crawford responded that the City could condition for a future connection, but pointed out that it would be difficult to implement.

Commissioner Nowak added that when the connection would occur in the future, the construction and installation of the line would be very disruptive to the business.

Vice-Chairman Dykstra asked if the applicant could bond for the water and sewer improvements with the City. Supervising Engineer Crawford responded that it would be difficult because the City did not control the water and sewer systems and that he was unaware of EVMWD engaging in such an arrangement.

Chairman Devine indicated that he was in favor of Vice-Chairman Dykstra's suggestion that a future connection to the water and sewer system be required.

Applicant Monroe discussed the design of the project and how after-the-fact construction of water and sewer connections could be accomplished.

Chairman Devine asked what the approval process would be for the second building proposed at the site.

Planning Director Hogan responded that if anything was built, the project would be considered a substantial conformance and would not need to come before the Commission. Mr. Hogan went on to suggest to the Commission that since their actions on this item would be a recommendation to the City Council, the Commission could require the connection to sewer and water and the City Council could consider the

condition of approval with additional information at the City Council hearing on September 9.

Commissioner Nowak asked which resolution contained the condition to connect to the water system. Planning Director Hogan responded that it was contained in the resolution for the plot plan.

Chairman Devine recognized the uncertainty about the connection to water and sewer but suggested that the Commission should vote and provide a recommendation to the City Council. Planning Director Hogan advised the Commission, that a condition for the project addressing the connection to the water and sewer systems may be altered at the City Council hearing based on additional information from the Fire Department.

Vice-Chairman Dykstra complimented the quality of the project.

Chairman Devine asked for clarification on the logistics of the vote and Planning Director Hogan responded.

MOTION: Commissioner Nowak motioned to approve resolution PC09-016 recommending the City Council adopt Mitigated Negative Declaration number 08-0133. The motion was seconded by Vice-Chairman Dykstra. Motion carried, the following vote resulted:

AYES: Devine, Andre, Dykstra, Nowak and Casillas.  
NOES:  
ABSENT:  
ABSTAIN:

MOTION: Vice-Chairman Dykstra motioned to approve resolution PC09-017 recommending the City Council approve Change of Zone 08-0133. The motion was seconded by Commissioner Andre. Motion carried, the following vote resulted:

AYES: Devine, Andre, Dykstra, Nowak and Casillas.  
NOES:  
ABSENT:  
ABSTAIN:

Commissioner Nowak asked for clarification on the adoption of the resolution and Planning Director Hogan discussed the options available to the Commission.

Chairman Devine noted that the Fire Department had not yet provided comprehensive comments yet and then commented that while although a well and septic system might

be acceptable now, it would not be ideal later, especially when the second structure is constructed at the site.

MOTION: Commissioner Nowak motioned to approve resolution PC09-018 recommending the City Council approve plot plan 08-0133 as amended at the hearing (to allow septic and well systems until sewer and water connections were available). The motion was seconded by Vice-Chairman Dykstra. Motion carried, the following vote resulted:

AYES: Devine, Andre, Dykstra, Nowak and Casillas.

NOES:

ABSENT:

ABSTAIN:

## **6.0 GENERAL BUSINESS ITEMS:**

### 6.1 PRESENTATION ON THE WILDOMAR RECYCLED WATER PROJECT BY EVMWD.

EVMWD Engineering Director Paul Carver made the presentation on the project.

Commissioner Andre asked when the reclaimed water plant was constructed. EVMWD engineer Carver responded it was constructed 10 years ago.

Vice-Chairman Dykstra asked about other sites in the City that could connect to the recycled water line. EVMWD engineer Carver responded that the sites were limited to ones located in close proximity to the pipeline.

Commissioner Nowak asked for confirmation that all the sites were west of the Freeway. EVMWD engineer Carver responded in the affirmative.

Supervising Engineer Crawford informed the Commission that he and the Planning Director had copies of the Plans available at City Hall.

## **7.0 ADMINISTRATIVE HEARINGS REPORT:**

None.

## **8.0 PLANNING DIRECTOR'S REPORT:**

Director Hogan noted the move to the new Council Chambers and commended the Commission for the deliberation and decision made pertaining to project 08-0133.

**9.0 PLANNING COMMISSION COMMENTS:**

Chairman Devine agreed with Director Hogan and thanked the Commission.

**10.0 ADJOURNMENT:**

The September 2, 2009 regular meeting of the Wildomar Planning Commission adjourned at 8:50 P.M.

Respectfully submitted:

David Hogan  
Commission Secretary