



CITY OF WILDOMAR PLANNING DIRECTOR HEARING AGENDA

Planning Director – Matthew C. Bassi

PLANNING DIRECTOR MEETING OF WEDNESDAY, October 7, 2014 AT 2:00 P.M.

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

CALL TO ORDER

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 Director 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 Director prior to the start of the meeting. Lengthy testimony should be presented to the Planning Director in writing (3 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Planning Director encourages citizens to address them so the questions and/or comments can be heard.

1.0 CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine. There will be no separate discussion of these items unless the Planning Director, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

1.1 July 9, 2014 Planning Director Meeting Hearing Minutes

Recommendation: Staff recommends that the Planning Director approve the Minutes as submitted.

2.0 PUBLIC HEARINGS:

- 2.1 Plot Plan No. 14-0032:** Planning Director consideration of a categorical exemption and Parcel Map (PM No. 36724) to subdivide 1.22 acres into two (2) single family residential parcels within the (R-R) Rural Residential Zone located at 34844 Glory Lane (APN: 367-220-043).

RECOMMENDATION:

The Planning Department recommends the Planning Director take the following action:

1. Adopt a Resolution entitled:

DH RESOLUTION NO. 14-04

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING TENTATIVE PARCEL MAP NO. 36724 (PLANNING APPLICATION NO. 14-0032) TO SUBDIVIDE 1.22 ACRES INTO TWO (2) SINGLE FAMILY RESIDENTIAL PARCELS, SUBJECT TO CONDITIONS, LOCATED AT 34844 GLORY LANE (APN: 367-220-043).

- 2.2 Plot Plan No. 14-0058:** Planning Director consideration of a categorical exemption and Plot Plan to construct a 1,200 square-foot accessory structure/ garage for storage purposes on 0.92 acres within the R-R (Rural Residential) zone located at 32611 Lone Lane (APN: 380-080-046).

RECOMMENDATION:

The Planning Department recommends the Planning Director take the following action:

1. Adopt a Resolution entitled:

DH RESOLUTION NO. 14-05

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0058, TO CONSTRUCT A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE SUBJECT TO CONDITIONS, ON 0.92 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 32611 IONE LANE (APN 368-080-046)

- 2.3 Plot Plan No. 14-0079:** Planning Director consideration of a categorical exemption and a Plot Plan to construct a 1,500 square foot accessory structure garage for storage purposes on 1.21 acres within the R-R (Rural Residential) zone located at 36534 Timber Lane (APN: 380-120-023).

RECOMMENDATION:

The Planning Department recommends the Planning Director take the following action:

1. Adopt a Resolution entitled:

DH RESOLUTION NO. 14-06

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0079 TO CONSTRUCT A 1,500-SQUARE-FOOT ACCESSORY STRUCTURE , SUBJECT TO CONDITIONS, ON 1.21 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 36534 TIMBER LANE (APN 380-120-023)

STAFF COMMUNICATIONS

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

FUTURE AGENDA ITEMS

ADJOURNMENT

The Planning Director meeting of October 7, 2014 is hereby adjourned.

RIGHT TO APPEAL:

Any decision of the Planning Commission may be appealed to the Planning Commission 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 special business hours. If you wish to be added to the special 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 or before October 2, 2014 a true and correct copy of this agenda was posted at 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.



Matthew C. Bassi
Planning Director

1.0 CONSENT CALENDAR



CITY OF WILDOMAR
OFFICIAL PLANNING DIRECTOR HEARING MINUTES
REGULAR DIRECTOR MEETING OF July 9, 2014

CALL TO ORDER: The Planning Director's Hearing was called to order by Planning Director, Matthew Bassi at 2:00 P.M. at the Wildomar City Hall, Council Chambers.

Staff Present: Matthew Bassi, Planning Director
 Alfredo Garcia, Assistant Planner

PUBLIC COMMENT: There were no public comments.

1.0 CONSENT CALENDAR:

1.1 April 30, 2014 Planning Director hearing minutes

2.0 PUBLIC HEARING ITEMS: The Director of Planning will review the proposed request, receive public input and consider action for the following items:

2.1 MINOR PLOT PLAN 14-0012: Planning Director consideration of a Plot Plan for the approval of a proposed 2,625 square-foot garage for storage purposes on 5 acres within the R-R (Rural Residential) zone located at 23742 Bundy Canyon Road (APN:366-320-043).

Assistant Planner Alfredo Garcia made a brief presentation regarding the site plan and architecture.

Arleen Storm , Applicant representative was present for the project presentation and did not provide comments.

PLANNING DIRECTOR ACTION:

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0012, SUBJECT TO CONDITIONS, FOR A 2,625-SQUARE-FOOT ACCESSORY STRUCTURE ON 5 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 23742 BUNDY CANYON ROAD (APN 366-320-043)

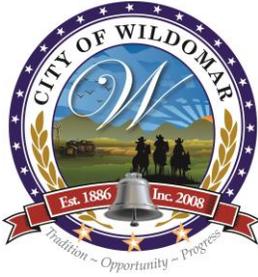
ADJOURNMENT

The Director's Hearing was adjourned at 2:16 PM by Planning Director Bassi.

Minutes Approved By:

Matthew Bassi, Planning Director

2.0 PUBLIC HEARINGS



CITY OF WILDOMAR – PLANNING DIRECTOR
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: October 7, 2014

TO: Matthew C. Bassi, Planning Director

FROM: Alfredo Garcia, Assistant Planner

SUBJECT: Parcel Map No. 36724 (PA:14-0032) – Glory Lane Parcel Map.

Planning Director consideration to adopt a Categorical Exemption and approval of a Parcel Map PM 36724 to divide 1.22 acres into two (2) single family residential parcels within the (R-R) Rural Residential Zone located at 34844 Glory Lane (APN:367-220-043).

RECOMMENDATION:

Staff recommends that the Planning Director adopt a Resolution entitled:

DH RESOLUTION No. 14-04

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING TENTATIVE PARCEL MAP NO. 36724 (PLANNING APPLICATION NO. 14-0032) TO SUBDIVIDE 1.22 ACRES INTO TWO (2) SINGLE FAMILY RESIDENTIAL PARCELS, SUBJECT TO CONDITIONS, LOCATED AT 34844 GLORY LANE (APN: 367-220-043).

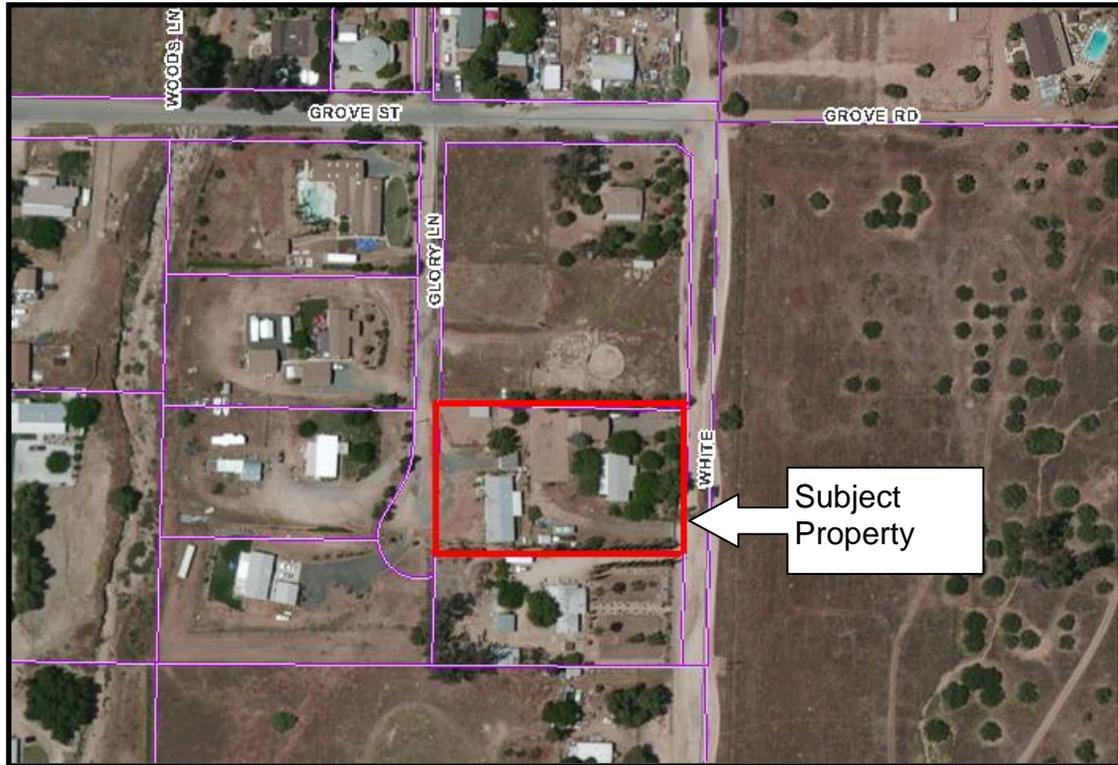
PROJECT DESCRIPTION

Parcel Map No. 36724 to divide 1.22 acres into two (2) single family residential parcels located at 34841 Glory Lane . A more detailed description of each application is provided in the following sections.

Project Location/Vicinity:

The project site encompasses approximately 1.22 acres and is located at the NWC of Baxter Road, between Glory Lane and White Street. . The site is currently developed with two single family residences with approved accessory structures. The aerial photo on the following page shows the project site and surrounding area.

Vicinity/Location Map



Surrounding Land Uses:

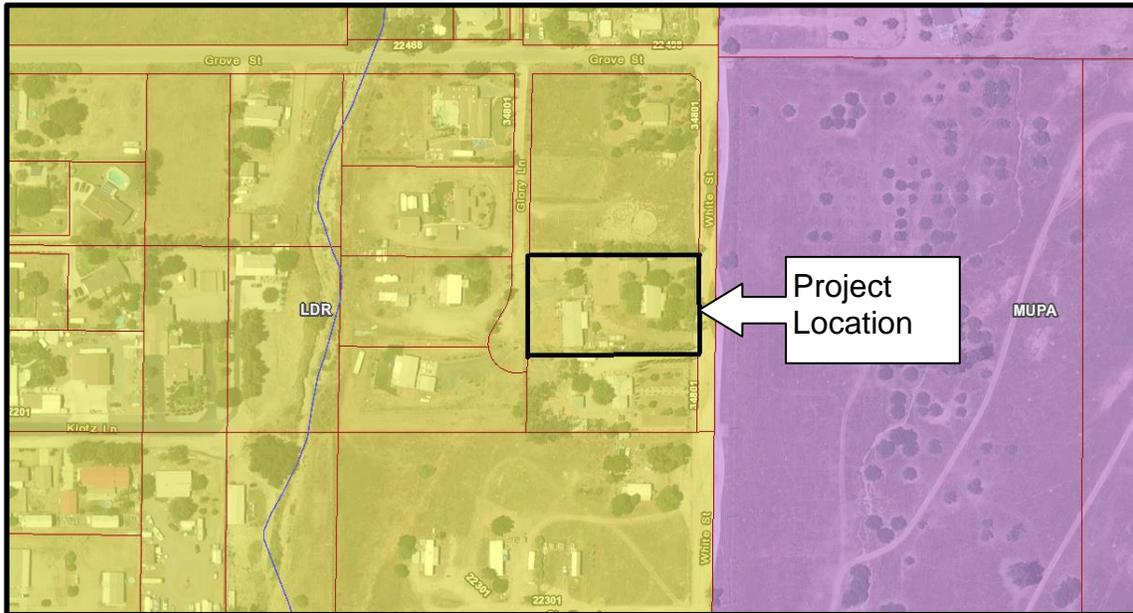
The summary table on the following page lists the current land uses, general plan land use and zoning designations for the site and abutting properties. Staff has also provided two exhibits (on the following pages) showing the general plan land use designation and zoning districts from our GIS data base.

The table below outlines adjacent land uses as well as General Plan and Zoning information for the subject and surrounding properties.

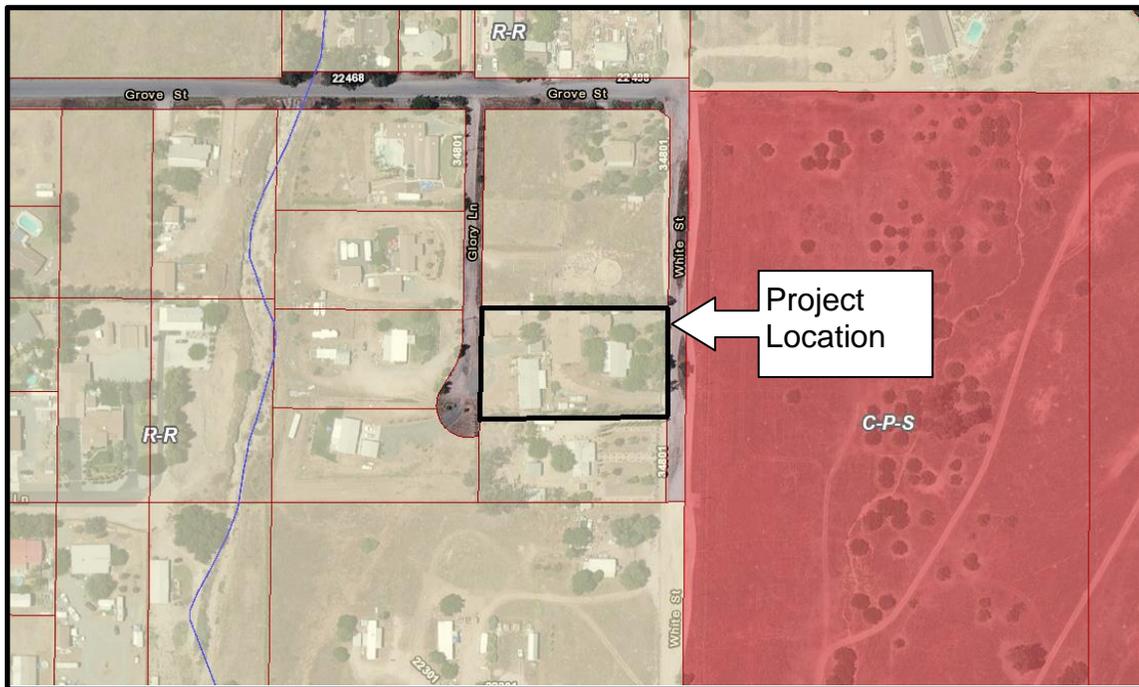
Table 2- Property Survey

ADJACENT ZONING AND LAND USE			
Location	Current Use	GPLUD	Zoning
Subject Property	Residential	LDR	R-R
North	Residential	LDR	R-R
South	Residential	LDR	R-R
East	Vacant	MUPA	C-P-S
West	Residential	LDR	R-R

General Plan Land Use Designation Exhibit:



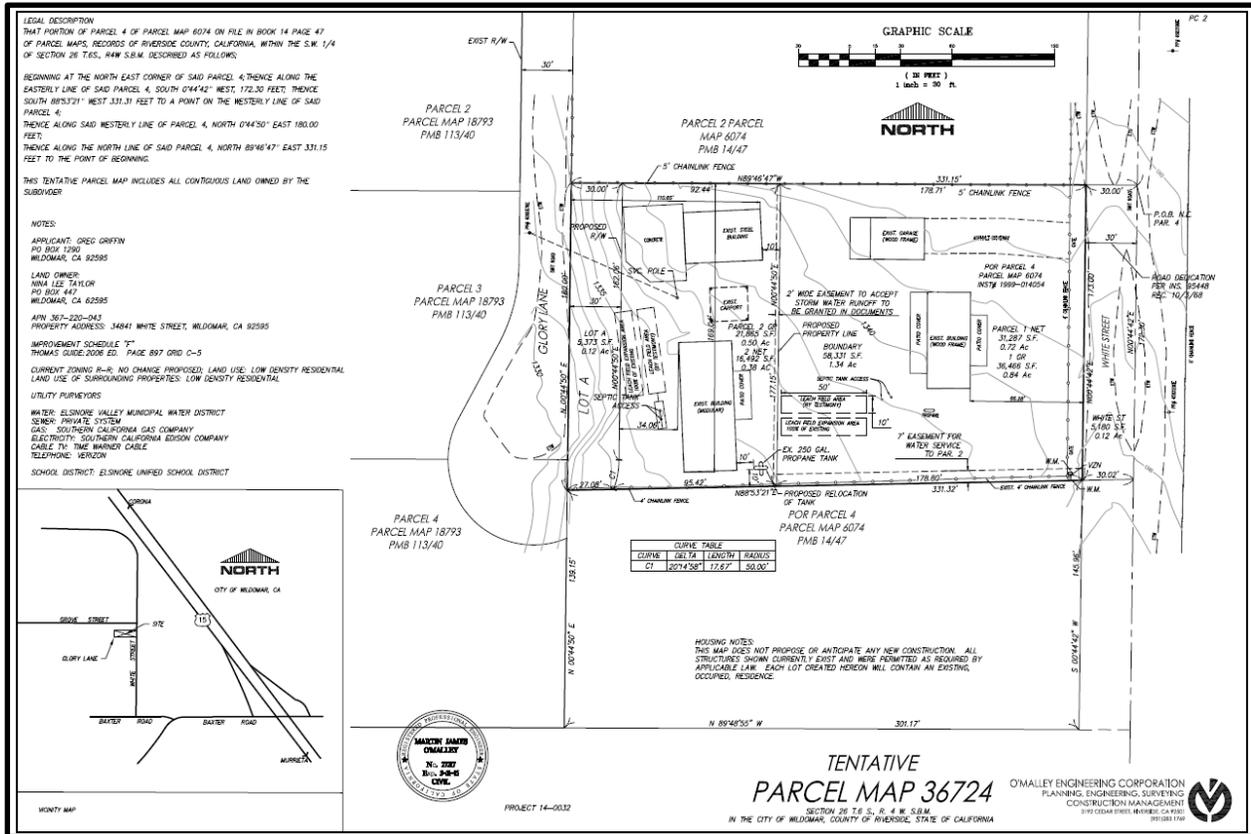
Zoning District Exhibit:



Tentative Parcel Map No. 36492:

The applicant is proposing a Parcel Map (PM No. 36724) to divide 1.22 acres into two (2) single family residential parcels. A full size copy of the proposed parcel map is provided in Attachment D. A reduced exhibit of the parcel map is shown below:

Parcel Map No. 36724 Exhibit



Proposed Lot Sizes

The parcel is currently 1.22 acres in size; which will be divided into two parcels. Parcel 1 will be 31,287 square with an existing 1,440 square foot residence and a 1,350 square foot garage. Parcel 2 will be 21,865 square feet with an existing 2,356 square foot residence with an existing 1,350 square foot garage. A summary table of the lot sizes is shown on the following page.

Parcel Map No. 36724 – Lot Summary Table

PARCEL	LOT SIZE (ACRES)
1	0.72
2	0.50

Vehicular Access/Streets:

Primary access to Parcel 1 will be provided from White Street (one driveway) which will remain as a private unpaved dirt road with 30 feet of road dedication. Access to Parcel 2 will be taken from Glory Lane which will also remain as a private unpaved dirt road with a 30 foot dedication for future road widening.

Environmental/CEQA:

A review of potential environmental impacts was conducted for Planning Application 14-0032. The Planning Department has determined that the approval of parcel map 36724 for the proposal to subdivide a 1.22 acre site into two (2) single family residential lots will not have a significant impact on the environment and that the proposed project meets the development standards of the Rural Residential zone. Therefore, the project can be determined to be Categorical Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15315 (Minor Land Division) of the CEQA Guidelines. In consideration, the Planning Department recommends that the Planning Director adopt a Categorical Exemption for the proposed project and direct staff to file a Notice of Exemption with the Riverside County Clerk within five (5) working days from this hearing.

PROJECT ANALYSIS

Tentative Parcel Map No. 36724:

The proposed Parcel Map is required to meet minimum development standards outlined in Section 17.16 of the R-R zone related to lot size and width. A summary of the two lot parcel map is provided in the table below. In terms of lot size and depth, the parcel map exceeds the minimum development standards of the R-R zone.

Parcel Map No. 36724– Development Standard Table

PARCELS	MINIMUM LOT SIZE REQUIRED (ACRES)	PROPOSED LOT SIZE (ACRES)	LOT SIZE PROPOSED (S.F.)	REQUIRED LOT WIDTH AND DEPTH (FEET)	PROPOSED LOT WIDTH (FEET)	PROPOSED LOT DEPTH	EXCEEDS MINIMUM STANDARDS
1	0.50	0.72	31,287	80 x 100	173	331	Yes
2	0.50	0.50	21,780	80 x 100	180	122	Yes

Tentative Parcel Map No. 36724 Findings of Fact:

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

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

Evidence: The proposed Tentative Parcel Map No. 36724 is consistent with the City's General Plan in that the existing land use designation of Low Density Residential (LDR) is intended for single family detached residences on large parcel of ½ to 1 acre. In reviewing the applicant's subdivision proposal, the parcels proposed meet the density requirements listed in the General Plan Land Designation in addition, there is no specific plan governing this project.

LU 3.1 (Community Design) – “Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map.”

LU 6.1 (Land Use Compatibility) – “Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.”

LU12.6 (Circulation) - “Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.”

- B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed parcel map has been designed to meet all City standards applicable to residential subdivisions which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. The map includes dedication of 30 feet for future street improvements in conformance with City standards. There is no specific plan governing this project.

- C. The site is physically suitable for the type and proposed density of development.

Evidence: The developed project site encompasses 1.22 acres. The tentative parcel map proposes to divide the project area into two (2) parcels for single

family residential homes. In reviewing the applicant's parcel map, the project site is physically suitable for the project, in that the site is not located within a flood plain and no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for its current residential. Further, the Project has been designed to meet all city standards related to setbacks, access, etc. Given this the proposed parcel map is physically suitable for the type and proposed density of development.

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

Evidence: A review of potential environmental impacts was conducted for Planning Application 14-0032 The Planning Department has determined that the approval of parcel map 36724 for the proposal to subdivide a 1.22 acre site into two (2) single family residential lots will not have a significant impact on the environment and that the proposed project meets the development standards of the Rural Residential zone. Therefore, the project can be determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15315 (Minor Land Division) of the CEQA Guidelines.

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

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

- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been

disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements. However, 30 foot dedication have been proposed for both parcels for ultimate road improvements.

PUBLIC NOTICING/COMMUNICATION:

In accordance with Government Code Sections 65090, the Planning Department on September 26, 2014, mailed a public hearing notice to all property owners within a 600-foot radius of the proposed project boundaries notifying them of the October 7, 2014 Planning Director public hearing. In addition, on September 23, 2014, a legal notice was published in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the October 7, 2014 Planning Director public hearing. In accordance with Section 16.12.140(A), a public hearing notice was also emailed provided to the EVMWD and LEUSD.

Respectfully Submitted,
Alfredo Garcia
Assistant Planner

Reviewed By,
Mark Teague
Planning Manager

ATTACHMENTS:

- A. PC Resolution No. 14-04 for Tentative Parcel Map No. 36724
- B. Condition of Approval Matrix
- C. Tentative Parcel Map No. 36724 Subdivision Map

ATTACHMENT A

PC Resolution No. 14-04

DH RESOLUTION NO. 14-04

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING TENTATIVE PARCEL MAP NO. 36724 (PLANNING APPLICATION NO. 14-0032) TO SUBDIVIDE 1.22 ACRES INTO TWO (2) SINGLE FAMILY RESIDENTIAL PARCELS, SUBJECT TO CONDITIONS, LOCATED AT 34844 GLORY LANE (APN: 367-220-043).

WHEREAS, an application for Tentative Parcel Map No. 36724 to divide 1.22 acres into two parcels for single family residential property uses has been filed by:

Applicant / Owner:	Greg Griffin
Authorized Agent:	Jim O'Malley
Project Location:	34844 Glory Lane
APN Number:	367-220-043
Lot Area:	1.22 acres

WHEREAS, the proposed Tentative Parcel Map applications is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and

WHEREAS, on September 23, 2014, the City gave public notice of a Planning Director hearing by mailing said notice to adjacent property owners within a 300-foot radius of the project site, notifying adjacent residents of the October 7, 2014, public hearing for the proposed Plot Plan No. 14-0032 to be considered by the Planning Director; and

WHEREAS, on September 26, 2014, the City published a legal notice in "The Press Enterprise," a newspaper of local circulation, notifying the public of the holding of a public hearing for proposed Plot Plan No. 14-0032 to be considered at the Planning Director hearing of October 7, 2014; and

WHEREAS, on October 7, 2014, the City of Wildomar held a noticed Planning Director public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, proposed Plot Plan No. 14-0032 and at which time the Planning Director considered the proposed Plot Plan.

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

SECTION 1. CEQA FINDINGS

A review of potential environmental impacts was conducted for Planning Application 14-0032. The Planning Department has determined that the approval of parcel map 36724 for the proposal to divide a 1.22 acre site into two (2) single family residential lots will not have a significant impact on the environment and that the proposed project meets the development standards of the Rural Residential zone. Therefore, the project can be determined to be Categorical Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15315 (Minor Land Division) of the CEQA Guidelines. In consideration, the Planning Department recommends that the Planning Director adopt a Categorical Exemption for the proposed project and direct staff to file a Notice of Exemption with the Riverside County Clerk within five (5) working days from this hearing.

- A. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

Evidence: The proposed Tentative Parcel Map No. 36724 is located in an urbanized area that is zoned Rural Residential and proposes to subdivide a 1.22 acre parcel into two (2) single family residential lots. Both parcels will be consistent with the General Plan Land Use Designation for Low Density Residential and will meet the development standards outlined in the Rural Residential Zone. The property is serviced by all utilities except for sewer and accessible from Glory Lane and White Street. In addition, the parcel has not been involved in a previous subdivision and is relative flat in regards to its topography.

Tentative Parcel Map No. 36724 Findings of Fact:

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

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

Evidence: The proposed Tentative Parcel Map No. 36724 is consistent with the City's General Plan in that the existing land use designation of Low Density Residential (LDR) is intended for single family detached residences on large

parcel of ½ to 1 acre. In reviewing the applicant's subdivision proposal, the parcels proposed meet the density requirements listed in the General Plan Land Designation in addition, there is no specific plan governing this project.

- a. LU 3.1 (Community Design) – “Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map.”
 - b. LU 6.1 (Land Use Compatibility) – “Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.”
 - c. LU12.6 (Circulation) - “Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.”
- B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed parcel map has been designed to meet all City standards applicable to residential subdivisions which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. The map includes dedication of 30 feet for future street improvements in conformance with City standards. There is no specific plan governing this project.

- C. The site is physically suitable for the type and proposed density of development.

Evidence: The developed project site encompasses 1.22 acres. The tentative parcel map proposes to divide the project area into two (2) parcels for single family residential homes. In reviewing the applicant's parcel map, the project site is physically suitable for the project, in that the site is not located within a flood plain and no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for its current residential. Further, the Project has been designed to meet all city standards related to setbacks, access, etc. Given this the proposed parcel map is physically suitable for the type and proposed density of development.

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

Evidence: A review of potential environmental impacts was conducted for Planning Application 14-0032 The Planning Department has determined that the approval of parcel map 36724 for the proposal to subdivide a 1.22 acre site into two (2) single family residential lots will not have a significant impact on the environment and that the proposed project meets the development standards of the Rural Residential zone. Therefore, the project can be determined to be

Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15315 (Minor Land Division) of the CEQA Guidelines.

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

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

- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements. However, 30 foot dedications have been proposed for both parcels for ultimate road improvements.

PLANNING DIRECTOR ACTIONS.

The Planning Director hereby takes the following actions:

1. Recommend Filing a Notice of Exemption: In compliance with Public Resources Code § 21152 and CEQA Guidelines § 15062, the Planning Director hereby directs the Planning Director to prepare and file a Notice of Exemption (NOE) with the Riverside County Clerk for posting concerning the approval and adoption of the Categorical Exemption for Tentative Parcel Map No. 36724 within five (5) working days of project approval.
2. Approval of Tentative Parcel Map: The Planning Director hereby approves Plot Plan No. 14-0032, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 7th day of October, 2014, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Matthew Bassi
Planning Director

ATTEST:

Alfredo Garcia
Assistant Planner /Minutes Secretary

ATTACHMENT B
Conditions of Approval

ATTACHMENT B
CONDITIONS OF APPROVAL – Glory Lane Parcel Map

Project Application: Tentative Parcel Map No. 36724

APN: 367-220-043

Planning Commission Approval Date:
Tentative Parcel Map No. 36724 – October 7, 2014

Project Expiration Date:
Tentative Parcel Map No. 36724 – October 7, 2017

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

PLANNING DEPARTMENT CONDITIONS

General Conditions

1.	No later than October 8, 2014, the applicant shall deliver to the Planning Department a cashier's check or money order made payable to the Riverside County Clerk in the amount of \$50.00 as required by the Riverside County Clerk's office to file the Notice of Exemption.	October 8, 2014	Planning Department	
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than October 21, 2014. <hr/> Applicant Signature: _____ Date: _____	Oct. 21, 2014	Planning Department	
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	On-Going	Planning Department	

ATTACHMENT B
CONDITIONS OF APPROVAL – Glory Lane Parcel Map

Project Application: Tentative Parcel Map No. 36724

APN: 367-220-043

Planning Commission Approval Date:
Tentative Parcel Map No. 36724 – October 7, 2014

Project Expiration Date:
Tentative Parcel Map No. 36724 – October 7, 2017

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

(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. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.

4. Approval of Tentative Parcel Map No. 36724 (Planning Application No. 12-0032) shall expire on October 7, 2017 if the final map has not been recorded. The applicant may file with the Planning Department a request for a one-year time extension as permitted in the Wildomar Subdivision Ordinance provided a written request is made with the required EOT application and fee no later than August 7, 2017 (60 days prior to expiration).

August 7, 2017

Planning Department

**ATTACHMENT B
CONDITIONS OF APPROVAL – Glory Lane Parcel Map**

Project Application: Tentative Parcel Map No. 36724

APN: 367-220-043

**Planning Commission Approval Date:
Tentative Parcel Map No. 36724 – October 7, 2014**

**Project Expiration Date:
Tentative Parcel Map No. 36724 – October 7, 2017**

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

5.	Within 30 days of approval by the Planning Commission of Tentative Parcel Map No. 36724, the applicant shall pay all outstanding deposit account balances, as applicable. Failure to pay the outstanding balance by the due date may result in delays in the processing of the final map.	Nov. 7, 2014	Planning Department	
6.	Tentative Parcel Map No. 36724 shall be subdivided in accordance with the tentative parcel map approved by the Planning Director on October 7, 2014. The applicant may request a modification/revision to the approved project as outlined in the Wildomar Subdivision Ordinance.	On-Going	Planning Department	

**ATTACHMENT B
CONDITIONS OF APPROVAL – Glory Lane Parcel Map**

Project Application: Tentative Parcel Map No. 36724

APN: 367-220-043

**Planning Commission Approval Date:
Tentative Parcel Map No. 36724 – October 7, 2014**

**Project Expiration Date:
Tentative Parcel Map No. 36724 – October 7, 2017**

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

7.	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 developer shall obtain a grading permit from the Building Department.	On-Going	Planning Department	
8.	If human remains are encountered during grading activities, 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.	On-Going	Planning & Engineering Depts.	

**ATTACHMENT B
CONDITIONS OF APPROVAL – Glory Lane Parcel Map**

Project Application: Tentative Parcel Map No. 36724

APN: 367-220-043

**Planning Commission Approval Date:
Tentative Parcel Map No. 36724 – October 7, 2014**

**Project Expiration Date:
Tentative Parcel Map No. 36724 – October 7, 2017**

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS

General Requirements/Conditions

1.	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.	On-Going	Engineering Dept.	
2.	All grading and drainage shall be designed in accordance with the included conditions of approval regarding this application.	On-Going	Engineering Dept.	
3.	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.	On-Going	Engineering Dept.	
4.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	
5.	All necessary measures to control stormwater and non-stormwater discharges from the project site shall be implemented by the developer during grading and construction activities to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	

Prior to Recordation of the Final Map

6.	Prior to final map approval, improvement plans shall be prepared, processed, approved and complete the improvements; or execute an Improvement Agreement and Improvement Security. This condition shall be in conformance with local regulations and the Subdivision	Prior to Final Map	Public Works Dept.	
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**ATTACHMENT B
CONDITIONS OF APPROVAL – Glory Lane Parcel Map**

Project Application: Tentative Parcel Map No. 36724

APN: 367-220-043

**Planning Commission Approval Date:
Tentative Parcel Map No. 36724 – October 7, 2014**

**Project Expiration Date:
Tentative Parcel Map No. 36724 – October 7, 2017**

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

Map Act. Should the developer execute an Improvement Agreement and Security, improvement plans will be required prior to issuance of Building Permit and construction complete prior to first certificate of occupancy.

ATTACHMENT C

Full Size Plans

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CITY OF WILDOMAR – PLANNING DIRECTOR
Agenda Item #2.2
PUBLIC HEARING
Meeting Date: October 7, 2014

TO: Matthew C. Bassi, Planning Director

FROM: Alfredo Garcia, Assistant Planner

SUBJECT: **Plot Plan No. 14-0058 – lone Accessory Structure.**

Planning Director consideration of a Categorical Exemption and a Plot Plan to construct a 1,200 square foot accessory structure/garage for storage purposes on 0.92 acres within the R-R (Rural Residential) zone located at 32611 lone Lane (APN:380-080-046).

RECOMMENDATION

Staff recommends that the Planning Director adopt Resolution No. 14-05 (Attachment A) entitled:

DH RESOLUTION No. 14-05

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0058 TO CONSTRUCT A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS ON 0.92 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 32611 IONE LANE (APN 368-080-046)

PROJECT DESCRIPTION

On May 27, 2014, the applicant, Ms. Lupita Perez submitted a plot plan application to construct 1,200 square-foot detached accessory structure (see Attachment B, Site Plan). The owner currently has an existing 1,800-square-foot dwelling on a 0.92- acre property. The subject property is located at 32611 lone Lane(see Figure 1).

Figure 1 – Aerial Photo of Subject Property



Plot Plan Description:

The accessory structure will be a steel building with a painted wall finish and a steel roof panel system. The dimensions are 14 feet in height 30 feet wide and 40 feet deep with an additional 12 x 20 attached open frame carport. Two, 10-foot-wide by 10-foot-tall (10' x 10') roll-up garage doors will be located on the south elevation, and an additional 36-inch access door on the east elevation. The north and west elevations will not have architectural features (doors, windows etc.). The walls will be painted "Sahara Tan" and the roll-up garage doors and access door will be painted white to match the color of the home. The roof of the accessory structure will match the color of the composition shingle roof of the existing home. In regards to the floor plan, it will consist of an open floor concept for maximum storage of the owner's personal property. The elevation design for the accessory structure is provided in Attachment D and the floor plan exhibit is provided in Attachment C.

PROJECT ANALYSIS

General Plan and Zoning Consistency:

The City of Wildomar General Plan designates this site for Low Density Residential (LDR) use, which provides for the development of detached single-family residential dwelling units and accessory structures.

The zoning designation on this property is Rural Residential (R-R), which allows single-family residences as well as accessory structures to be placed on the property as long as they conform to the development standards of Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance.

The table below outlines adjacent land uses as well as General Plan and Zoning information for the subject and surrounding properties.

Table 1 – Surrounding Land Use Designation, Zoning, and Existing Land Use

ADJACENT ZONING AND LAND USE			
Location	Current Use	General Plan LUD	Zoning
Subject Property	Residential	Low Density Residential	Rural Residential
North	Vacant	Low Density Residential	Rural Residential
South	Vacant	Medium Density Residential	R-A-20,000
East	Vacant	Low Density Residential	Rural Residential
West	Residential	Low Density Residential	Rural Residential

The proposed use is consistent with the City of Wildomar General Plan, as the Low Density Residential (LDR) designation provides for the development of detached single-family residential dwelling units and ancillary structures.

Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone provided that the proposed structure meets the development standards.

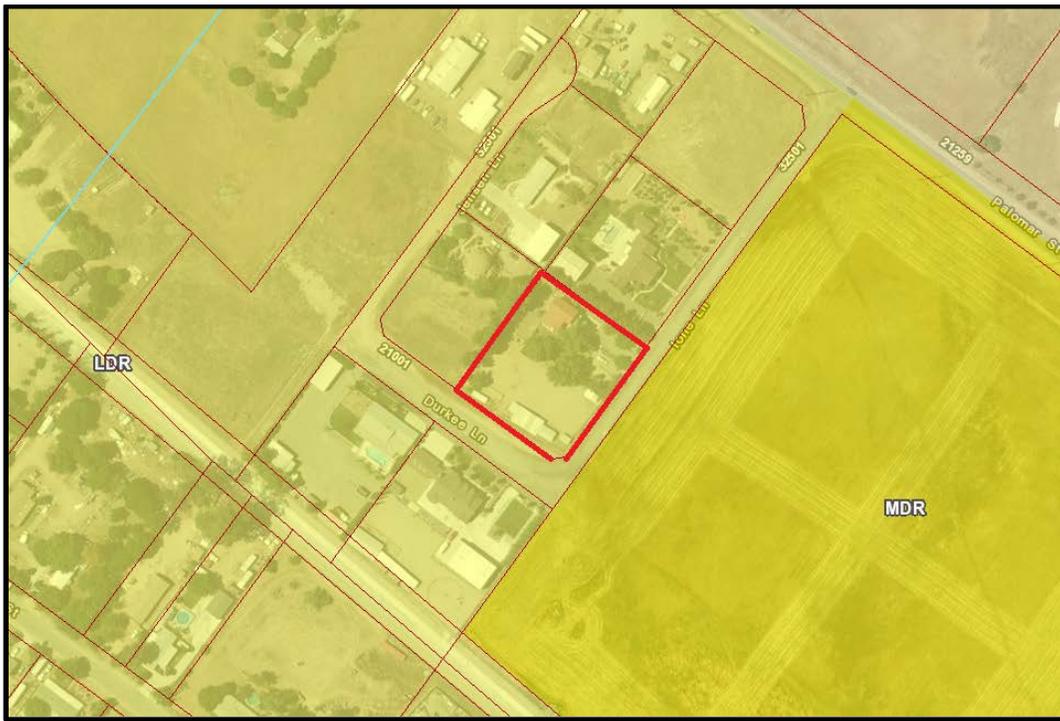
In terms of specific land use policies related to this project, the proposed project promotes (and is consistent with) the following residential related land use policies:

LU 3.1 (Community Design) – “Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map.”

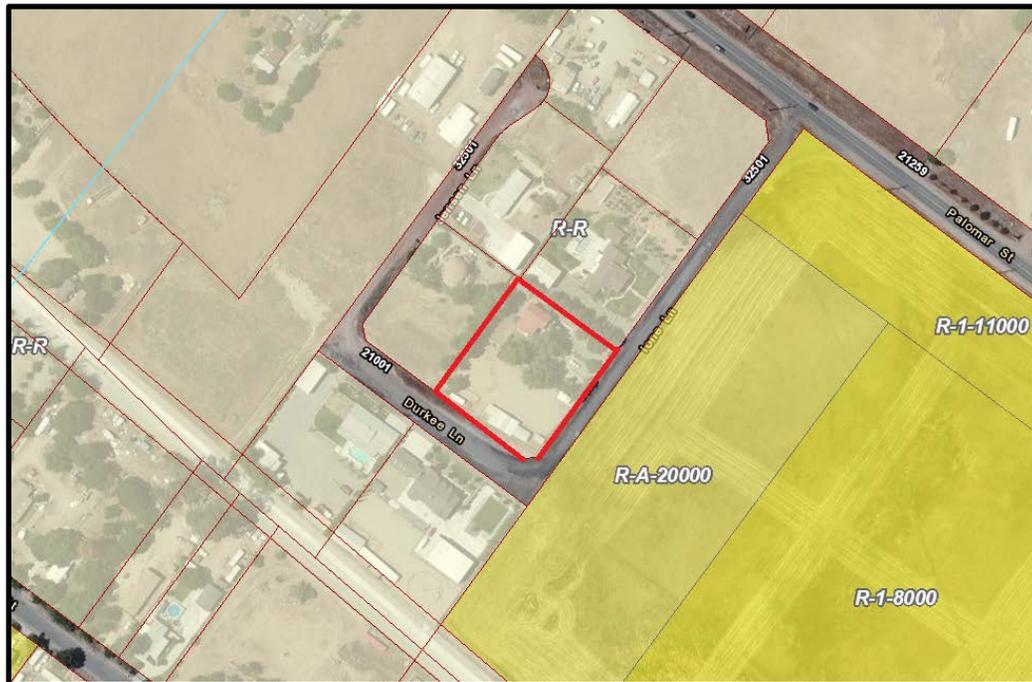
LU 6.1 (Land Use Compatibility) – “Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.”

LU12.6 (Circulation) - “Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.”

General Plan Land Use Designation: Low Density Residential



Zoning Designation: Rural Residential



Proposed Site Plan:

The property contains an existing 1,800-square-foot home with an existing attached 380-square-foot garage. The existing home is currently connected to a septic system that includes a septic tank located northwest of the home with leach lines running adjacent to the tank location approximately 60 feet away from the proposed structure. All of which are permitted uses described in the R-R zone development standards.

As shown on the site plan (Attachment B), the accessory structure will be set back 106 feet from the front property line, 10 feet from the rear property line, 30 feet from the west property line, and approximately 143 feet from the east property line. All building setbacks required by the R-R zone standards will be met and exceeded. The accessory structure will be located 82 feet away from the primary dwelling unit.

Table 2 below provides a compliance summary of the project as it relates to development standards for the R-R zone.

Table 2 – Development Standards

Development Standard	R-R Zoning Ordinance Standard	Proposed Project Specifics	Meets/ Exceeds Development Standards
Front setback	20 feet	106 feet	Yes
Interior side setback	5 feet	143 feet	Yes
Interior side setback	5 feet	30 feet	Yes
Rear setback	10 feet	10 feet	Yes
Building height	35 feet	14 feet	Yes
Main dwelling and proposed building setback separation	10 feet	82 feet	Yes

Proposed Architectural Elevations:

The proposed accessory structure will feature a painted wall finish with trim, doors and roof to be painted to match the existing exterior building material and color of the primary dwelling. The height of the accessory structure will be 14 feet high, which meets the requirements allowed for accessory structures in the R-R zone.

Views of the accessory structure from Lone Lane will be partially obscured by a fence and the vegetation located at the front and side of the property.

REQUIRED PLOT PLAN FINDINGS

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

Evidence: The proposed use is consistent with the City of Wildomar General Plan as the Low Density Residential (LDR) land use designation provides for the development of detached single-family residential dwelling units and ancillary structures. The applicant has submitted a plot plan application to approve a 1,200 -square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone provided that the proposed structure meets the development standards. The building will be set back 106 feet from the front property line, 10 feet from the rear property line, and 30 feet and approximately 143 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 14 feet high and is located 82 feet

away from the main dwelling, which meets or exceeds code requirements. In terms of specific land use policies related to this project, the proposed project promotes (and is consistent with) the following residential related land use policies:

LU 3.1 (Community Design) – “Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map.”

LU 6.1 (Land Use Compatibility) – “Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.”

LU12.6 (Circulation) - “Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.”

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

Evidence: The proposed construction under Plot Plan No. 14-0058 consists of a 1,200-square-foot detached accessory structure to be used for storage purposes on a 0.92-acre site. The proposed project is designed to meet the development standards outlined in the Rural Residential zone 17.16 and to be constructed meet the California Building Code for the protection of the public health, safety, and general welfare of the City of Wildomar and the 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.

Evidence: The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The proposed project site, and all surrounding properties, are designated for Low Density Residential land use and zoned for Rural Residential (R-R) except for the property to the south; which has a land use for Medium Density Residential land use designation and is zoned for Rural Agriculture 20,000 square foot development. The construction of the proposed accessory structure will conform to the standards of the Low Density Residential land use designation as well as to all requirements included in Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance. Conformance with City of Wildomar architectural and development standards will ensure that the proposed accessory structure is compatible with any current and future logical development of surrounding property.

- D. 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.

Evidence: The project proposes to permit an accessory structure on a single parcel. In addition, any future sale of a portion of the site will require City approval of a subdivision or condominium map. The project fully complies with this requirement.

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

Evidence: The project is located at the southwestern portion of the City where access to the site is provided by Palomar Street and Lone Lane. These streets and the proposed interior driveways have all been designed in accordance with city regulations and standards and will be able to handle the traffic typically generated from the project.

ENVIRONMENTAL ASSESSMENT

A review of potential environmental impacts was conducted for Plot Plan No. 14-0058. The Planning Department has determined that the construction of the proposed 1,200-square-foot accessory structure at 32611 Lone Springs Lane will not have a significant impact on the environment and that the proposed project meets the development standards of the Rural Residential zone. Therefore, the project can be determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303(e) (New Construction) of the CEQA Guidelines which states accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. In consideration, the Planning Department recommends that the Planning Director adopt a Categorical Exemption for the proposed project and direct staff to file a Notice of Exemption with the Riverside County Clerk within five (5) working days from this hearing.

PUBLIC NOTICING

In accordance with Government Code Sections 65090 and 65091, the Planning Department on September 23, 2014, mailed a public hearing notice to all property owners within a 300-foot radius of the proposed project boundaries notifying them of the October 7, 2014 Planning Director hearing for the proposed project. In addition, on September 26, 2014, a legal notice was published in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the October 7, 2014 Planning Director hearing for the proposed project.

STAFF RECOMMENDATION

Based on the findings outlined in this report, staff recommends that the Planning Director adopt Resolution No. 14-05 adopting a Categorical Exemption in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines and approving Plot Plan No. 14-0058, subject to conditions.

Respectfully Submitted,
Alfredo Garcia
Assistant Planner

ATTACHMENTS

- A. Resolution No. 14-05 for Plot Plan No. 14-0058
Exhibit 1 – Conditions of Approval
- B. Site Plan
- C. Floor Plan
- D. Elevations
- E. Full size Plans

ATTACHMENT A

Resolution No. 14-05

DH RESOLUTION No. 14-05

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0058 TO CONSTRUCT A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS ON 0.92 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 32611 IONE LANE (APN 368-080-046)

WHEREAS, the Planning Department has received an application for Plot Plan No. 14-0058 to construct an 1,200 square-foot accessory structure on a 0.92 -acre site located at 32611 Ione Springs Lane filed by:

Applicant/Owner: Ms. Lupita Perez
Project Location: 32611 Ione Lane
APN: 368-080-046
Lot Area: 0.92 acre

WHEREAS, the City of Wildomar Planning Director has the authority in accordance with Section 17.216 of the Wildomar Zoning Ordinance to take action on Plot Plan No. 14-0058; and

WHEREAS, on September 23, 2014, the City gave public notice of a Planning Director hearing by mailing said notice to adjacent property owners within a 300-foot radius of the project site, notifying adjacent residents of the October 7, 2014, public hearing for the proposed Plot Plan No. 14-0058 to be considered by the Planning Director; and

WHEREAS, on September 26, 2014, the City published a legal notice in "The Press Enterprise," a newspaper of local circulation, notifying the public of the holding of a public hearing for proposed Plot Plan No. 14-0058 to be considered at the Planning Director hearing of October 7, 2014; and

WHEREAS, on October 7 2014, the City of Wildomar held a noticed Planning Director public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, proposed Plot Plan No. 14-0058 and at which time the Planning Director considered the proposed Plot Plan.

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

SECTION 1. ENVIRONMENTAL FINDINGS.

A review of the potential environmental impacts was conducted for Plot Plan No. 14-0058. The Planning Department recommends that the Planning Director hereby find

and determine that Plot Plan No. 14-0058, to approve 1,200-square-foot accessory structure in the R-R (Rural Residential) zone will not have a significant impact on the environment and is hereby Categorically Exempt in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

REQUIRED PLOT PLAN FINDINGS

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

Evidence: The proposed use is consistent with the City of Wildomar General Plan as the Low Density Residential (LDR) land use designation provides for the development of detached single-family residential dwelling units and ancillary structures. The applicant has submitted a plot plan application to approve a 1,200 -square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone provided that the proposed structure meets the development standards. The building will be set back 106 feet from the front property line, 10 feet from the rear property line, and 30 feet and approximately 143 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 14 feet high and is located 82 feet away from the main dwelling, which meets or exceeds code requirements. In terms of specific land use policies related to this project, the proposed project promotes (and is consistent with) the following residential related land use policies:

LU 3.1 (Community Design) – “Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map.”

LU 6.1 (Land Use Compatibility) – “Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.”

LU12.6 (Circulation) - “Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.”

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

Evidence: The proposed construction under Plot Plan No. 14-0058 consists of a 1,200-square-foot detached accessory structure to be used for storage purposes on a 0.92-acre site. The proposed project is designed to meet the development standards outlined in the Rural Residential zone 17.16 and to be constructed meet the California Building Code for the protection of the public health, safety, and general welfare of the City of Wildomar and the 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.

Evidence: The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The proposed project site, and all surrounding properties, are designated for Low Density Residential land use and zoned for Rural Residential (R-R) except for the property to the south; which has a land use for Medium Density Residential land use designation and is zoned for Rural Agriculture 20,000 square foot development. The construction of the proposed accessory structure will conform to the standards of the Low Density Residential land use designation as well as to all requirements included in Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance. Conformance with City of Wildomar architectural and development standards will ensure that the proposed accessory structure is compatible with any current and future logical development of surrounding property.

- D. 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.

Evidence: The project proposes to permit an accessory structure on a single parcel. In addition, any future sale of a portion of the site will require City approval of a subdivision or condominium map. The project fully complies with this requirement.

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

Evidence: The project is located at the southwestern portion of the City where access to the site is provided by Palomar Street and Lone Lane. These streets and the proposed interior driveways have all been designed in accordance with city regulations and standards and will be able to handle the traffic typically generated from the project.

SECTION 3. PLANNING DIRECTOR ACTION.

The Planning Director hereby takes the following actions:

1. Notice of Exemption. The Planning Director hereby determines that Plot Plan No. 14-0058 is Categorically Exempt in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, and directs the Planning Department to file a Notice of Exemption with the Riverside County Clerk, no later than October 8, 2014.
2. Approval of Plot Plan. The Planning Director hereby approves Plot Plan No. 14-0058, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED, AND ADOPTED this 7th day of October 2014, by the following:

ATTEST:

Approved as to form:

Alfredo Garcia
Minutes Secretary

Matthew C. Bassi
Planning Director

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0058

APN: 368-080-046

Approval Date: October 7, 2014

Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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PLANNING DEPARTMENT CONDITIONS

General Conditions

1.	No later than October 8, 2014, the applicant shall deliver to the Planning Department a cashier's check or money order made payable to the Riverside County Clerk in the amount of \$50.00 as required by the Riverside County Clerk's office to file the Notice of Exemption.	October 8, 2014	Planning Department	
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than October 7, 2014.	October 7, 2014	Planning Department	
	<hr/> <div style="display: flex; justify-content: space-between;"> Applicant Signature Date </div>			
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	Ongoing	Planning Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0058

APN: 368-080-046

Approval Date: October 7, 2014

Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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<p>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 Subdivision 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. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys'</p>			
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**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0058

APN: 368-080-046

Approval Date: October 7, 2014

Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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	fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.			
4.	Approval of Plot Plan No. 14-0058 shall expire on October 7, 2016 (2 years after project approval) if the building permits have not been issued for the accessory structure. The applicant may file for an Extension of Time provided a written request and required filing fee is submitted to the Planning Department at least 30 days prior to the expiration date (Aug. 7, 2014).	August 7, 2016	Planning Department	
5.	In accordance with Section 5.72.020 of the City of Wildomar Municipal Code, no home occupation or	Ongoing	Planning Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0058

APN: 368-080-046

Approval Date: October 7, 2014

Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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	any business activities may occur from the accessory structure.			
6.	The accessory structure's walls shall remain painted and the roof shall be painted to that match the existing homes roof material.	Ongoing	Planning Department	
7.	Prior to the issuance of building permits, all outstanding deposit account balances for this Plot Plan shall be paid in full.	Ongoing	Planning Department and Building and Safety Department	

BUILDING DEPARTMENT CONDITIONS

Prior to Issuance of Building Permits

8.	The applicant shall obtain all building permits prior to receiving a final certificate of occupancy.	Ongoing	Planning Department and Building and Safety Department	
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Prior to Certificate of Occupancy

9.	The site shall be developed in accordance with the approved site plan approved on October 7, 2014, on file in the Planning Department and the conditions contained herein. Any grading shall be in accordance with the California Building Code, the City Grading Ordinance, the approved grading plan, the soils report, and grading practices acceptable to the City.	Ongoing	Building and Safety Department	
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**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0058

APN: 368-080-046

Approval Date: October 7, 2014

Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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ENGINEERING DEPARTMENT CONDITIONS

Prior to the Issuance of Grading Permits

10.	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.	Ongoing	Engineering Department	
11.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer.	Ongoing	Engineering Department	
12.	All necessary measures to control stormwater and non-stormwater discharges from the project site shall be implemented by the developer during grading and construction activities to the satisfaction of the City Engineer.	Ongoing	Engineering Department	
13.	All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing	Ongoing	Engineering Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0058

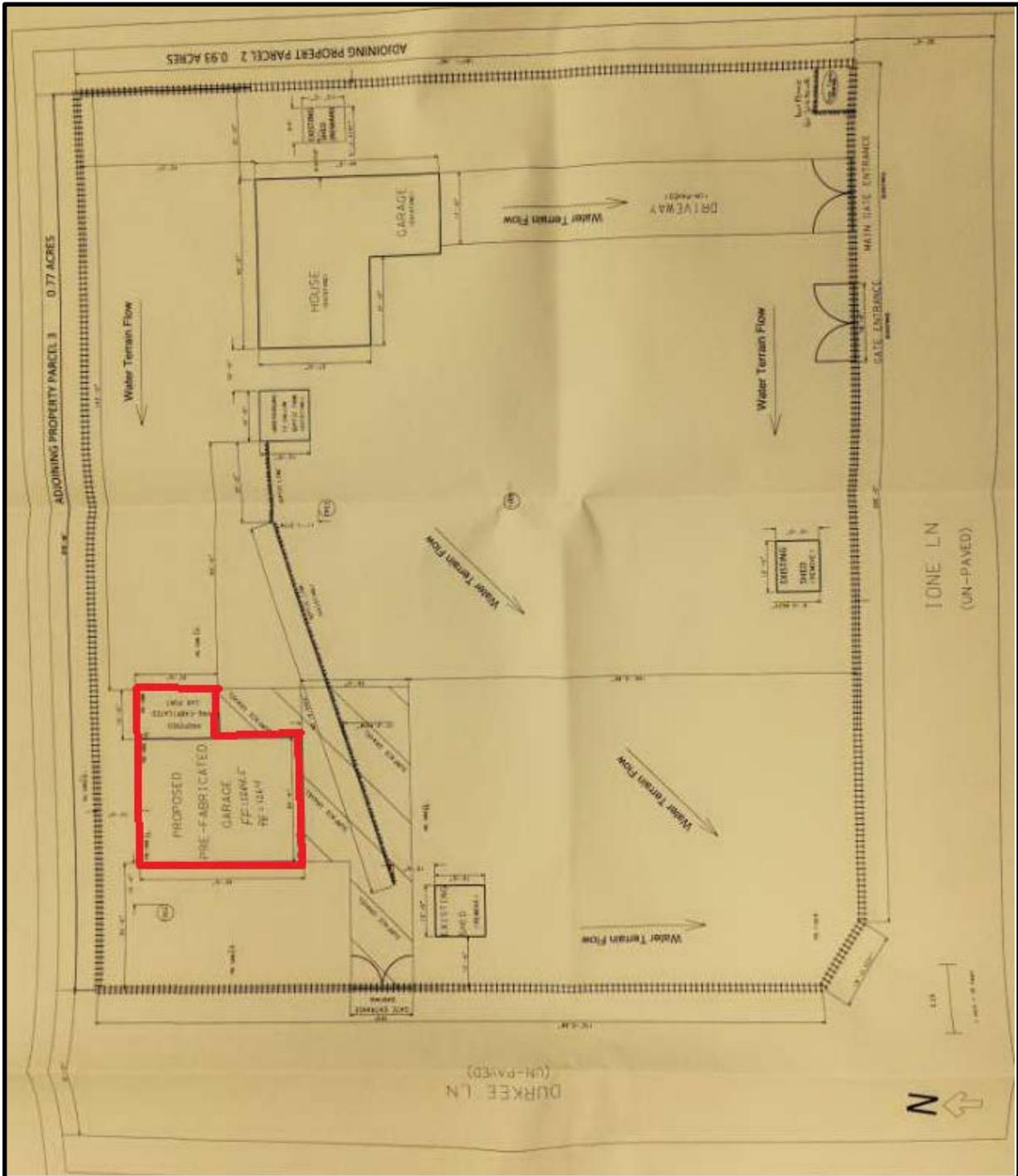
APN: 368-080-046

Approval Date: October 7, 2014

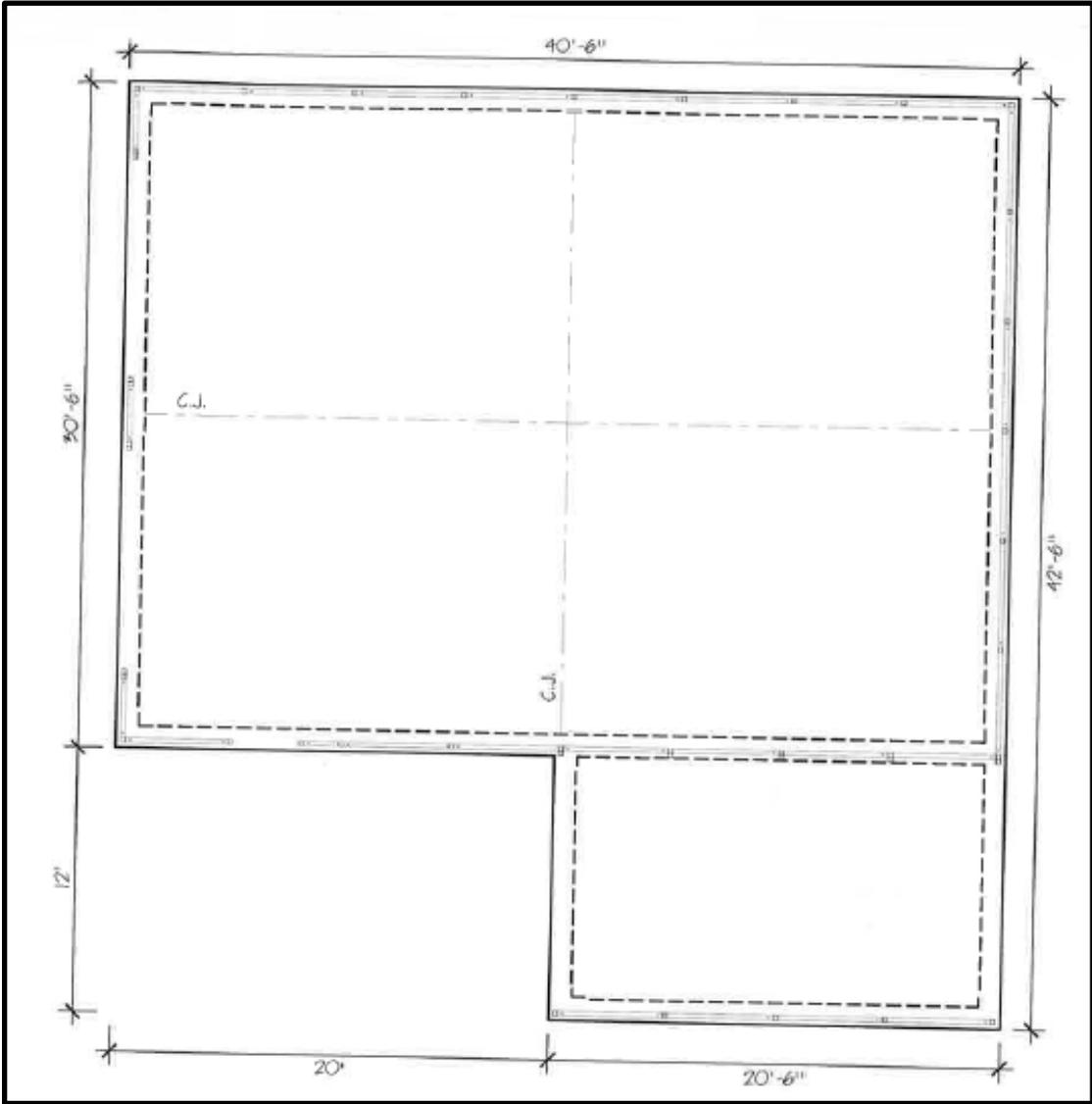
Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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.			
14. All grading and drainage shall be designed in accordance with the included conditions of approval regarding this application.	Ongoing	Engineering Department	

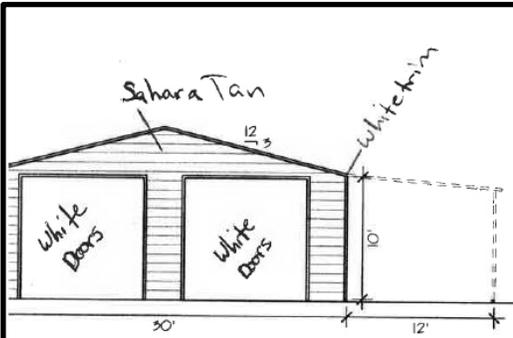
ATTACHMENT B SITE PLAN



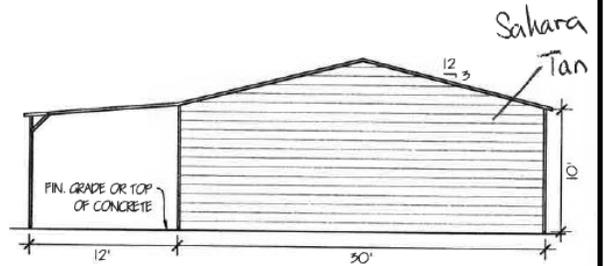
ATTACHMENT C FLOOR PLAN



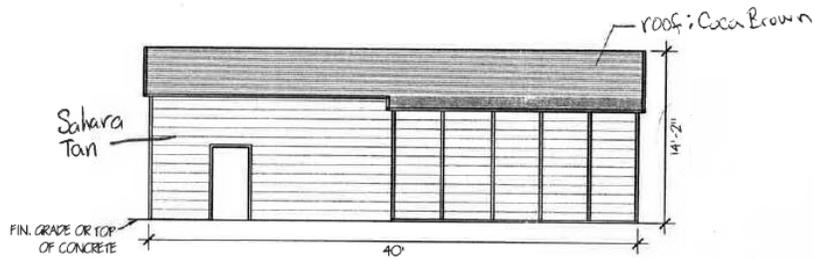
ATTACHMENT D ELEVATIONS



FRONT END WALL ELEVATION
SCALE: 3/32" : 1'



BACK END WALL ELEVATION
SCALE: 3/32" : 1'



RIGHT SIDE WALL ELEVATION
SCALE: 3/32" : 1'

**ATTACHMENT E
FULL SIZE PLANS**



CITY OF WILDOMAR – PLANNING DIRECTOR
Agenda Item #2.3
PUBLIC HEARING
Meeting Date: October 7, 2014

TO: Matthew C. Bassi, Planning Director

FROM: Alfredo Garcia, Assistant Planner

SUBJECT: Plot Plan No. 14-0079 – Morgan Accessory Structure.

Planning Director consideration of a Categorical Exemption and a Plot Plan to construct a 1,500 square foot accessory structure/garage on 1.21 acres within the R-R (Rural Residential) zone located at 36534 Timber Lane (APN:380-120-023).

RECOMMENDATION

Staff recommends that the Planning Director adopt Resolution No. 14-06 (Attachment A) entitled:

DH RESOLUTION No. 14-06

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0079 TO CONSTRUCT A 1,500-SQUARE-FOOT ACCESSORY STRUCTURE , SUBJECT TO CONDITIONS, ON 1.21 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 36534 TIMBER LANE (APN 380-120-023)

PROJECT DESCRIPTION

On July 22, 2014, the applicant, Mr. Dean Morgan submitted a plot plan application to construct a 1,500 square foot detached accessory structure (see Attachment B, Site Plan). The owner currently has an existing 1,196-square-foot dwelling on a 1.21- acre property. The subject property is located at 36534 Timber Lane (see Figure 1).

Figure 1 – Aerial Photo of Subject Property



Plot Plan Description:

The accessory structure will be a steel building with a painted wall finish and a steel roof panel system. The dimensions are 14 feet in height, 30 feet wide and 50 feet deep with one 10-foot-wide by 10-foot-tall (10' x 10') roll-up garage door and a 3 x 6 window on the west elevation, three (3) 3 x 3 windows and a 10-foot-wide by 10-foot-tall (10' x 10') roll-up garage door with an additional 36 inch access door that will be located on the south elevation. The north and east elevations will not have architectural features (doors, windows etc.) . The walls will be painted "beige" and the roll-up garage doors and access door will be painted white to match the color of the home. The roof of the accessory structure will match in color the composition shingle roof of the existing homes. In regards to the floor plan, it will consist of an open floor concept for maximum storage of the owner's personal property with skylights to take advantage of natural lighting. The elevation design for the accessory structure is provided in Attachment D and the floor plan exhibit is provided in Attachment C.

PROJECT ANALYSIS

General Plan and Zoning Consistency:

The City of Wildomar General Plan designates this site for Medium Density Residential (MDR) use, which provides for the development of detached single-family residential dwelling units and accessory structures.

The zoning designation on this property is Rural Residential (R-R), which allows single-family residences as well as accessory structures to be placed on the property as long as they conform to the development standards of Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance.

The table below outlines adjacent land uses as well as General Plan and Zoning information for the subject and surrounding properties.

Table 1 – Surrounding Land Use Designation, Zoning, and Existing Land Use

ADJACENT ZONING AND LAND USE			
Location	Current Use	General Plan LUD	Zoning
Subject Property	Residential	Medium Density Residential	Rural Residential
North	Vacant	Medium Density Residential	Rural Residential
South	Vacant	Medium Density Residential	Rural Residential
East	Vacant	Commercial Retail	Rural Residential
West	Residential	Medium Density Residential	Rural Residential

The proposed use is consistent with the City of Wildomar General Plan, as the Medium Density Residential (MDR) land use designation provides for the development of detached single-family residential dwelling units and ancillary structures.

Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone provided that the proposed structure meets the development standards.

In terms of specific land use policies related to this project, the proposed project promotes (and is consistent with) the following residential related land use policies:

LU 3.1 (Community Design) – “Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map.”

Proposed Site Plan:

The property contains an existing 1,196-square-foot home with an existing detached 650-square-foot barn. The existing home is currently connected to a septic system that includes a septic tank located to the west of the main home with leach lines running south to the tank location which is 20 feet from the existing residence.

As shown on the site plan (Attachment B), the accessory structure will be set back 235 feet from the front property line, 35 feet from the rear property line, 14 feet from the north property line, and approximately 175 feet from the south property line. All building setbacks required by the R-R zone standards will be met or exceeded. The accessory structure will be located 33 feet away from the primary dwelling unit.

Table 2 provides a compliance summary of the project as it relates to development standards for the R-R zone.

Table 2 – Development Standards

Development Standard	R-R Zoning Ordinance Standard	Proposed Project Specifics	Meets/ Exceeds Development Standards
Front setback	20 feet	235 feet	Yes
Interior side setback	5 feet	14 feet	Yes
Interior side setback	5 feet	175 feet	Yes
Rear setback	10 feet	35 feet	Yes
Building height	35 feet	14 feet	Yes
Main dwelling and proposed building separation	10 feet	33 feet	Yes

Proposed Architectural Elevations:

The proposed accessory structure will feature a painted wall finish with trim, doors and roof to be painted to match the existing exterior building material and color of the primary dwelling. In addition, meet the development requirements for structures in the R-R zone.

Views of the accessory structure from Timber Lane will be partially obscured by a fence and the existing barn which is located at the front of the property. In addition the parcel slopes to the north and has a relatively low slope percentage. The views of the accessory structure from the neighboring residences will be obscured due to the abundance of tree vegetation on the land.

REQUIRED PLOT PLAN FINDINGS

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

Evidence: The proposed use is consistent with the City of Wildomar General Plan as the Medium Density Residential (MDR) land use designation provides for the development of detached single-family residential dwelling units and ancillary structures. The applicant has submitted a plot plan application to approve a 1,500 - square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone provided that the proposed structure meets the development standards. The building will be set back 235 feet from the front property line, 35 feet from the rear property line, and 14 and 175 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 14 feet high and is located 33 feet away from the main dwelling, which meets or exceeds code requirements. In terms of specific land use policies related to this project, the proposed project promotes (and is consistent with) the following residential related land use policies:

LU 3.1 (Community Design) – “Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map.”

LU 6.1 (Land Use Compatibility) – “Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.”

LU12.6 (Circulation) - “Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.”

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

Evidence: The proposed construction under Plot Plan No. 14-0079 consists of a 1,500-square-foot detached accessory structure to be used for storage purposes on a 1.21-acre site. The proposed project is designed to meet the development standards outlined in the Rural Residential zone 17.16 and to be constructed meet the California Building Code for the protection of the public health, safety, and general welfare of the City of Wildomar and the 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.

Evidence: The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The proposed project site, and all surrounding properties, are designated for Medium Density Residential land use and

zoned for Rural Residential (R-R) except for the property to the east, which has a land use for Commercial Retail designation .The construction of the proposed accessory structure will conform to the standards of the Medium Density Residential land use designation as well as to all requirements included in Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance. Conformance with City of Wildomar architectural and development standards will ensure that the proposed accessory structure is compatible with any current and future logical development of surrounding property.

- D. 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.

Evidence: The project proposes to permit an accessory structure on a single parcel. In addition, any future sale of a portion of the site will require City approval of a subdivision or condominium map. The project fully complies with this requirement.

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

Evidence: The project is located at the southwestern portion of the City where access to the site is provided by Palomar Street and Timber Lane. These streets and the proposed interior driveways have all been designed in accordance with city regulations and standards and will be able to handle the traffic typically generated from the project.

ENVIRONMENTAL ASSESSMENT

A review of potential environmental impacts was conducted for Plot Plan No. 14-0079. The Planning Department has determined that the approval of the proposed 1,500 square-foot accessory structure at 36534 Timber Lane will not have a significant impact on the environment and that the proposed project meets the development standards of the Rural Residential zone. Therefore, the project can be determined to be Categorical Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303(e) (New Construction) of the CEQA Guidelines. In consideration, the Planning Department recommends that the Planning Director adopt a Categorical Exemption for the proposed project and direct staff to file a Notice of Exemption with the Riverside County Clerk within five (5) working days from this hearing.

PUBLIC NOTICING

In accordance with Government Code Sections 65090 and 65091, the Planning Department on September 23, 2014, mailed a public hearing notice to all property owners within a 300-foot radius of the proposed project boundaries notifying them of the October 7, 2014 Planning Director hearing for the proposed project. In addition, on September 26, 2014, a legal notice was published in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the October 7, 2014 Planning Director hearing for the proposed project.

STAFF RECOMMENDATION

Based on the findings outlined in this report, staff recommends that the Planning Director adopt Resolution No. 14-06 adopting a Categorical Exemption in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines and approving Plot Plan No. 14-0079, subject to conditions.

Respectfully Submitted,
Alfredo Garcia
Assistant Planner

ATTACHMENTS

- A. Resolution No. 14-06 for Plot Plan No. 14-0079
Exhibit 1 – Conditions of Approval
- B. Site Plan
- C. Floor Plan
- D. Elevations
- E. Full size Plans

ATTACHMENT A

Resolution No. 14-06

DH RESOLUTION No. 14-06

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0079 TO CONSTRUCT A 1,500-SQUARE-FOOT ACCESSORY STRUCTURE , SUBJECT TO CONDITIONS, ON 1.21 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 36534 TIMBER LANE (APN 380-120-023)

WHEREAS, the Planning Department has received an application for Plot Plan No. 14-0079 to construct a 1,500 square-foot accessory structure on a 1.21 -acre site located at 36534 Timber Lane filed by:

Applicant/Owner: Dean Morgan
Project Location: 36534 Timber Lane
APN: 380-120-23
Lot Area: 1.21 acre

WHEREAS, the City of Wildomar Planning Director has the authority in accordance with Section 17.216 of the Wildomar Zoning Ordinance to take action on Plot Plan No. 14-0079; and

WHEREAS, on September 23, 2014, the City gave public notice of a Planning Director hearing by mailing said notice to adjacent property owners within a 300-foot radius of the project site, notifying adjacent residents of the October 7, 2014, public hearing for the proposed Plot Plan No. 14-0079 to be considered by the Planning Director; and

WHEREAS, on September 26, 2014, the City published a legal notice in "The Press Enterprise," a newspaper of local circulation, notifying the public of the holding of a public hearing for proposed Plot Plan No. 14-0079 to be considered at the Planning Director hearing of October 7, 2014; and

WHEREAS, on October 7, 2014, the City of Wildomar held a noticed Planning Director public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, proposed Plot Plan No. 14-0079 and at which time the Planning Director considered the proposed Plot Plan.

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

SECTION 1. ENVIRONMENTAL FINDINGS.

A review of the potential environmental impacts was conducted for Plot Plan No. 14-0079. The Planning Department recommends that the Planning Director hereby find

and determine that Plot Plan No. 14-0079, to approve 1,500-square-foot accessory structure in the R-R (Rural Residential) zone will not have a significant impact on the environment and is hereby Categorically Exempt in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

REQUIRED PLOT PLAN FINDINGS

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

Evidence: The proposed use is consistent with the City of Wildomar General Plan as the Medium Density Residential (MDR) land use designation provides for the development of detached single-family residential dwelling units and ancillary structures. The applicant has submitted a plot plan application to approve a 1,500 - square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone provided that the proposed structure meets the development standards. The building will be set back 235 feet from the front property line, 35 feet from the rear property line, and 14 and 175 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 14 feet high and is located 33 feet away from the main dwelling, which meets or exceeds code requirements. In terms of specific land use policies related to this project, the proposed project promotes (and is consistent with) the following residential related land use policies:

LU 3.1 (Community Design) – “Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map.”

LU 6.1 (Land Use Compatibility) – “Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.”

LU12.6 (Circulation) - “Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.”

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

Evidence: The proposed construction under Plot Plan No. 14-0079 consists of a 1,500-square-foot detached accessory structure to be used for storage purposes on a 1.21-acre site. The proposed project is designed to meet the development standards outlined in the Rural Residential zone 17.16 and to be constructed meet the California Building Code for the protection of the public health, safety, and general welfare of the City of Wildomar and the 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.

Evidence: The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The proposed project site, and all surrounding properties, are designated for Medium Density Residential land use and zoned for Rural Residential (R-R) except for the property to the east, which has a land use for Commercial Retail designation. The construction of the proposed accessory structure will conform to the standards of the Medium Density Residential land use designation as well as to all requirements included in Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance. Conformance with City of Wildomar architectural and development standards will ensure that the proposed accessory structure is compatible with any current and future logical development of surrounding property.

- D. 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.

Evidence: The project proposes to permit an accessory structure on a single parcel. In addition, any future sale of a portion of the site will require City approval of a subdivision or condominium map. The project fully complies with this requirement.

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

Evidence: The project is located at the southwestern portion of the City where access to the site is provided by Palomar Street and Timber Lane. These streets and the proposed interior driveways have all been designed in accordance with city regulations and standards and will be able to handle the traffic typically generated from the project.

SECTION 3. PLANNING DIRECTOR ACTION.

The Planning Director hereby takes the following actions:

1. Notice of Exemption. The Planning Director hereby determines that Plot Plan No. 14-0079 Categorically Exempt in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, and directs the Planning Department to file a Notice of Exemption with the Riverside County Clerk, no later than October 8, 2014.
2. Approval of Plot Plan. The Planning Director hereby approves Plot Plan No. 14-0079, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED, AND ADOPTED this 7th day of October 2014, by the following:

ATTEST:

Approved as to form:

Alfredo Garcia
Minutes Secretary

Matthew C. Bassi
Planning Director

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0079

APN: 380-120-023

Approval Date: October 7, 2014

Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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PLANNING DEPARTMENT CONDITIONS

General Conditions

1.	No later than October 8, 2014, the applicant shall deliver to the Planning Department a cashier's check or money order made payable to the Riverside County Clerk in the amount of \$50.00 as required by the Riverside County Clerk's office to file the Notice of Exemption.	October 8, 2014	Planning Department	
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than October 7, 2014. <hr style="width: 30%; margin-left: 0;"/>	October 7, 2014	Planning Department	
	Applicant Signature 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	Ongoing	Planning Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0079

APN: 380-120-023

Approval Date: October 7, 2014

Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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<p>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 Subdivision 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. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys'</p>			
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**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0079

APN: 380-120-023

Approval Date: October 7, 2014

Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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	fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.			
4.	Approval of Plot Plan No. 14-0079 shall expire on October 7, 2016 (2 years after project approval) if the building permits have not been issued for the accessory structure. The applicant may file for an Extension of Time provided a written request and required filing fee is submitted to the Planning Department at least 30 days prior to the expiration date (August 7, 2016).	August 7, 2016	Planning Department	
5.	In accordance with Section 5.72.020 of the City of Wildomar Municipal Code, no home occupation or	Ongoing	Planning Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0079

APN: 380-120-023

Approval Date: October 7, 2014

Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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	any business activities may occur from the accessory structure.			
6.	The accessory structure's walls shall remain painted and the roof shall be painted to that match the existing homes roof material.	Ongoing	Planning Department	
7.	Prior to the issuance of building permits, all outstanding deposit account balances for this Plot Plan shall be paid in full.	Ongoing	Planning Department and Building and Safety Department	

BUILDING DEPARTMENT CONDITIONS

Prior to Issuance of Building Permits

8.	The applicant shall obtain all building permits prior to receiving a final certificate of occupancy.	Ongoing	Building and Safety Department	
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Prior to Certificate of Occupancy

9.	The site shall be developed in accordance with the approved site plan approved on October 7, 2014, on file in the Planning Department and the conditions contained herein. Any grading shall be in accordance with the California Building Code, the City Grading Ordinance, the approved grading plan, the soils report, and grading practices acceptable to the City.	Ongoing	Building and Safety Department	
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**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0079

APN: 380-120-023

Approval Date: October 7, 2014

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Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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ENGINEERING DEPARTMENT CONDITIONS

Prior to the Issuance of Grading Permits

10.	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.	Ongoing	Engineering Department	
11.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer.	Ongoing	Engineering Department	
12.	All necessary measures to control stormwater and non-stormwater discharges from the project site shall be implemented by the developer during grading and construction activities to the satisfaction of the City Engineer.	Ongoing	Engineering Department	
13.	All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing	Ongoing	Engineering Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0079

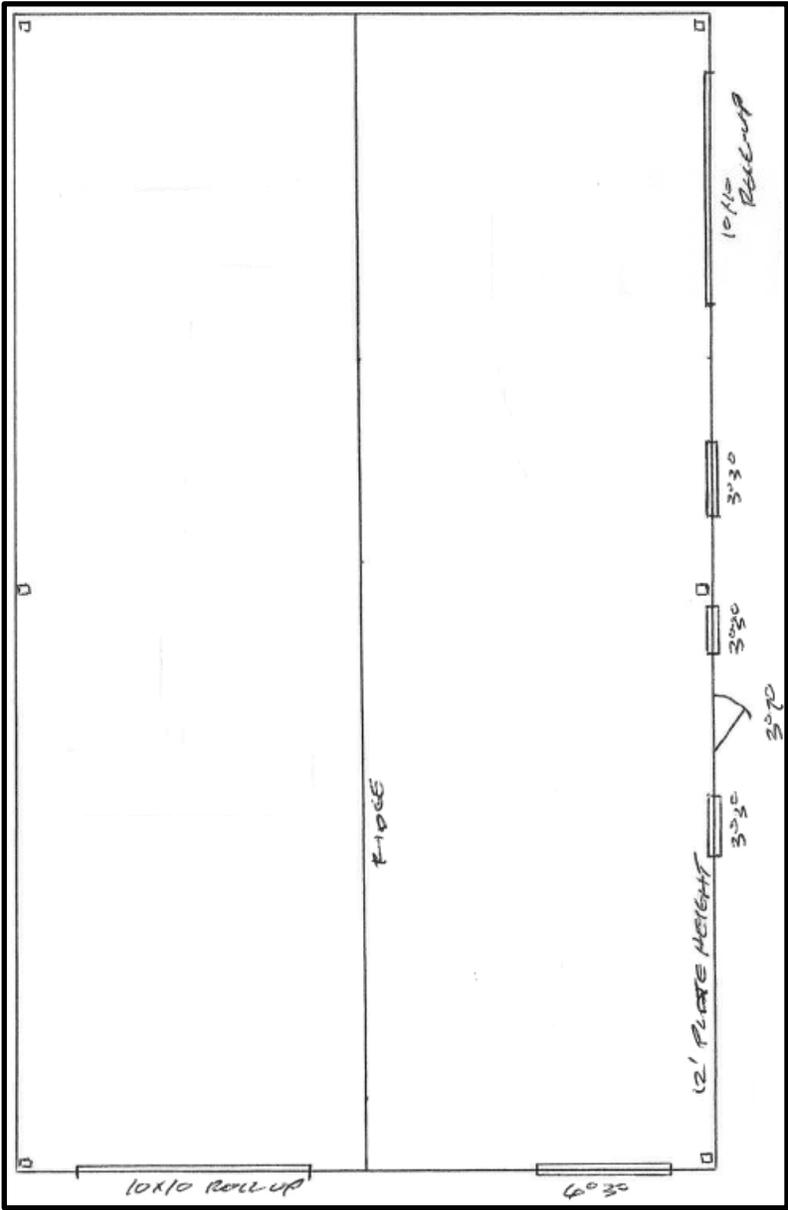
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Approval Date: October 7, 2014

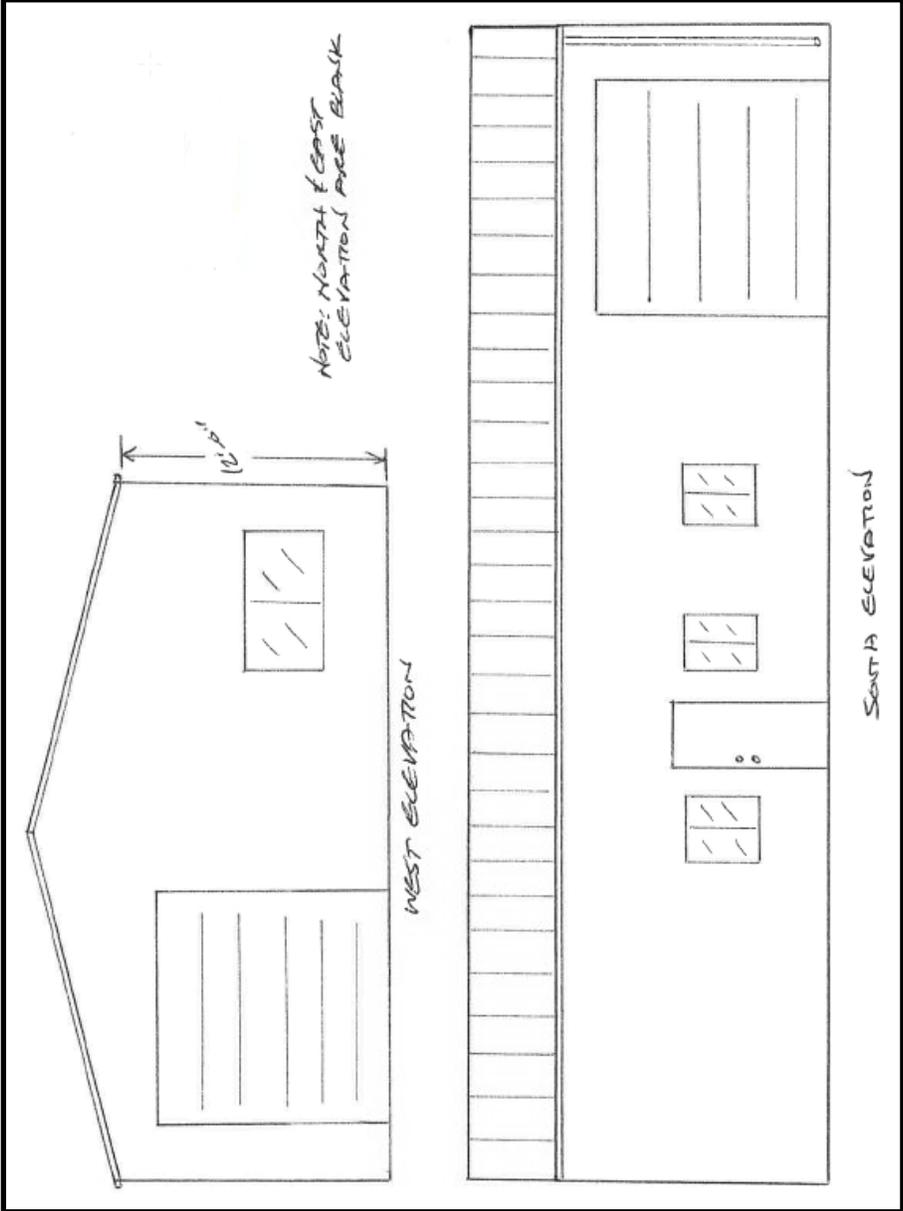
Expiration Date: October 7, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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.			
14. All grading and drainage shall be designed in accordance with the included conditions of approval regarding this application.	Ongoing	Engineering Department	

ATTACHMENT C FLOOR PLAN



ATTACHMENT D ELEVATIONS



**ATTACHMENT E
FULL SIZE PLANS**