



## **CITY OF WILDOMAR PLANNING DIRECTOR HEARING AGENDA**

Planning Director – Matthew C. Bassi

---

### **PLANNING DIRECTOR MEETING OF WEDNESDAY, November 7, 2012 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.

- May 9, 2012 Planning Director hearing minutes

#### **2.0 PUBLIC HEARINGS:**

##### **2.1 Plot Plan No. 11-0323:**

Planning Director consideration of a Plot Plan for the approval of an as-built 1,500 square-foot accessory structure for garage/storage purposes and a 500 square-foot attached patio on 11.12 acres within the R-R (Rural Residential) zone located at 30010 Elsinore Heights Drive (APN 365-270-088).

**RECOMMENDATION:**

Staff recommends the Planning Director adopt Resolution No. 12-03 entitled:

**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 APPROVE PLOT PLAN NO. 11-0323 TO LEGALIZE AN AS BUILT 1,500 SQUARE-FOOT ACCESSORY STRUCTURE WITH A 500 SQUARE-FOOT PATIO ON 11.12 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 30010 ELSINORE HEIGHTS DRIVE (APN: 365-270-088)**

**PLANNING DIRECTOR 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 is hereby adjourned.

**RIGHT TO APPEAL:**

Any decision of the Planning Director 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 Director 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 the Planning Director regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

**ADDITIONS/DELETIONS:**

Items of business may be added to the agenda upon a decision of the Planning Director 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 Director.

**ADA COMPLIANCE:**

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

**POSTING STATEMENT:**

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

# 1.0 CONSENT CALENDAR



## CITY OF WILDOMAR PLANNING DIRECTOR HEARING AGENDA

Planning Director – Matthew C. Bassi

---

### PLANNING DIRECTOR MEETING OF WEDNESDAY, May 9, 2012 AT 2:00 P.M.

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

**CALL TO ORDER** The 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 February 29, 2012 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 12-0049:** Planning Director consideration of a proposed Plot Plan for the development of a 1,350 square-foot accessory structure for garage/storage purposes on 1.22 acres within the R-R (Rural Residential) zone located at 34844 Glory Lane (APN 367-220-035).

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

Director Bassi asked Assistant Planner Garcia if the adjacent properties where similar in size as the project site.

Assistant Planner Garcia responded in the affirmative.

Director Bassi asked Assistant Planner Garcia if the existing homes roof is also metal.

Assistant Planner Garcia responded that the existing homes roofing material is composition shingle.

Director Bassi asked Assistant Planner Garcia for clarification on the CEQA exception that the section 15303e is new construction but is related to accessory structures.

Assistant Planner Garcia responded in the affirmative.

Director Bassi asked Assistant Planner Garcia for confirmation that the other existing accessory structures on site have approvals.

Assistant Planner Garcia responded in the affirmative.

Director Bassi opened the public hearing.

With no other speakers Director Bassi closed the public hearing.

Director Bassi commented to Planning staff for clarification that the public hearing was advertised in the Californian News papers and notices were sent out to property owners within 300 feet from the project site.

Assistant Planner Garcia responded in the affirmative.

Director Bassi asked Assistant Planner Garcia if staff received phone call inquires regarding the meeting.

Assistant Planner Garcia responded that staff did receive two phone calls regarding the Director Hearing and returned the phone calls.

Director Bassi asked Assistant Planner Garcia what the phone conversations entailed.

Assistant Planner Garcia responded that the callers wanted more information about the meeting.

Director Bassi asked the applicant if she had read the conditions of approval and was in agreement with them.

**PLANNING DIRECTOR ACTION:**

Planning Director Bassi approved Minor Plot Plan 12-0049, subject to the findings and conditions for a proposed 1,350 square-foot detached accessory structure to

be used for personal storage on a 1.22 acre site located at 34844 Glory Lane (APN 367-220-035).

**PLANNING DIRECTOR COMMUNICATIONS**

Director Bassi asked Assistant Planner Garcia if he had anything ne information.

Assistant Planner Garcia responded that currently staff has two other accessory structure pending their plan checks with the Engineering Department.

**FUTURE AGENDA ITEMS**

None.

**ADJOURNMENT**

The Planning Director meeting is hereby adjourned.

**ADJOURNMENT**

The Director's Hearing was adjourned at 2:12 PM by Planning Director Bassi.

Minutes Approved By:

\_\_\_\_\_  
Matthew Bassi, Planning Director

## **2.0 PUBLIC HEARINGS**

**CITY OF WILDOMAR – PLANNING DIRECTOR MEETING**  
**Agenda Item # 2.1**  
**PUBLIC HEARING**  
**Meeting Date: November 7, 2012**

---

**TO:** Planning Director, Matthew Bassi

**FROM:** Alfredo Garcia, Assistant Planner

**SUBJECT: Plot Plan No. 11-0323 (Archer Accessory Structure):**

Planning Director consideration of a Plot Plan for the approval of an as-built 1,500 square-foot accessory structure for garage/storage purposes and a 500 square-foot attached patio on 11.12 acres within the R-R (Rural Residential) zone located at 30010 Elsinore Heights Drive (APN 365-270-088).

---

**RECOMMENDATION:**

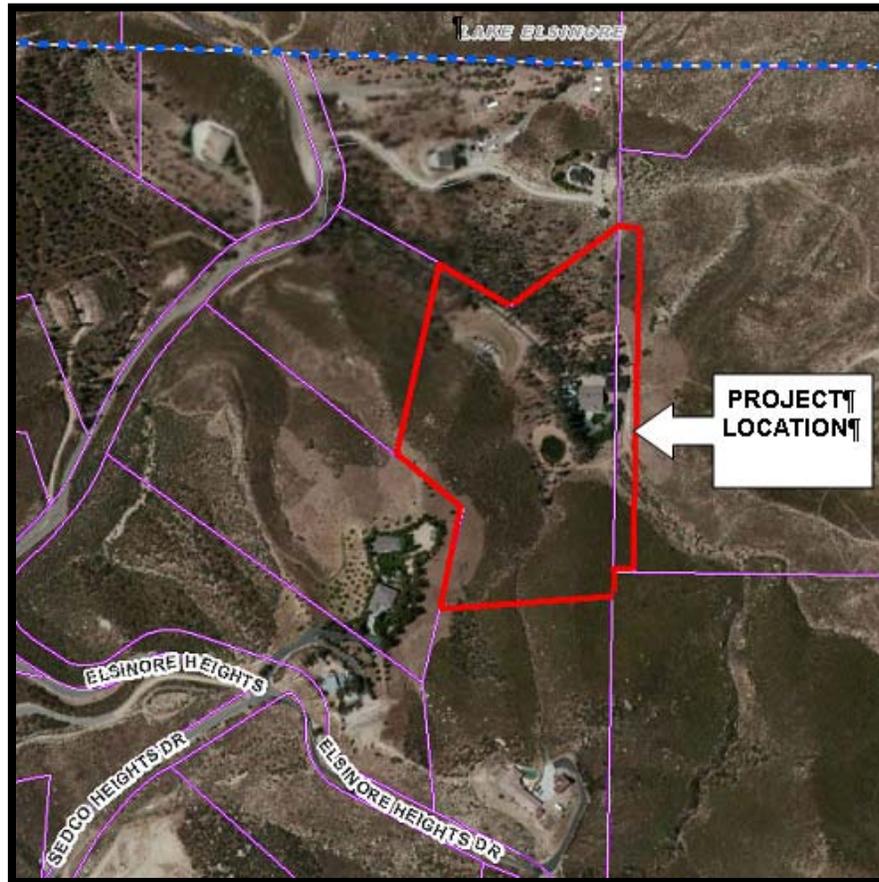
Staff recommends the Planning Director adopt Resolution No. 12-03 (Attachment A) entitled:

**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 APPROVE PLOT PLAN NO. 11-0323 TO LEGALIZE AN AS BUILT 1,500 SQUARE-FOOT ACCESSORY STRUCTURE WITH A 500 SQUARE-FOOT PATIO ON 11.12 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 30010 ELSINORE HEIGHTS DRIVE (APN: 365-270-088)**

**PROJECT DESCRIPTION:**

On November 07, 2011, the applicant Mr. Kelly Archer, submitted a plot plan application for an as-built 1,500 square-foot detached accessory structure with an attached 500 square-foot patio. The owner currently has an existing 2,528 square-foot dwelling on the property and is utilizing the as-built structure to store personal items and vehicles. The subject property is located at 30010 Elsinore Heights Drive Lane (Attachment B, Site Plan). The following is an aerial view of the project site for reference.

Aerial Photo Exhibit



The as-built accessory structure is 21 feet' tall and is located on a parcel which is 11.12 acres in size. The building is wood framed with stucco exterior. The exterior building is painted "light gray", the trim color is white and the roofing material is flat concrete tile that matches the existing home. A 8'x10'-garage door is provided on the north elevation, two garage doors (one 8' x 12' and one 10' x 10') are provided on the west elevation, and three 4' x 4' windows with two doors (one 36 inch and one 72 inch) are provided on the south elevation. The proposal also includes a 500 square-foot covered solid roof patio (10' x 50') . The patio is attached to the accessory structure. The elevation design for both structures are provided in attachment C.

**DISCUSSION:**

**General plan and zoning consistency:**

The City of Wildomar General Plan designates this site as Rural Mountainous (RM) which allows for single family residential dwellings at a density of one unit per 10 acres this designation also allows for residents to construct accessory structures on the same property with the main dwelling.

The zoning designation on this property is Rural residential which allows for single family residences as well as accessory structure to be placed on the property as long as they conform to the development standards of section 17.16 .010 and section 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- Property Survey**

<b>ADJACENT ZONING AND LAND USE</b>			
<b>Location</b>	<b>Current Use</b>	<b>GPLUD</b>	<b>Zoning</b>
Subject Property	Residential	RM	R-R
North	Residential	RM	R-R
South	Residential	RM	R-R
East	Vacant	RM	R-R
West	Residential	RM	R-R

**Proposed site plan:**

The applicant has submitted a plot plan application to legalize an as-built 1,500 square-foot detached accessory structure to be used for storage purposes. The site is zoned Rural Residential (R-R), and pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory structure is allowed in this zone subject to the required development standards. The accessory structure is setback 509 feet from the front property line, 40 feet from the rear property line, 350 feet and 515 feet from the side property lines All minimal setbacks have been exceeded. Additionally, the accessory structure is 21 feet high and exceeds the minimum requirements for height and distance from the main dwelling located 11 feet away from the main dwelling related to accessory structure:

The 500 square-foot patio is also attached to the south side of the accessory structure and is open on all sides with stuccoed columns. It is located 40 feet from the side property line and is 350 feet from the south property line and is 11 feet high all which exceed all minimum setbacks and development requirements.

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**

<b>Development standard</b>	<b>Zoning Ord. Standard</b>	<b>Proposed Project Specifics</b>	<b>Meets Dev. Standards</b>
Front setback	20 feet	509 feet	Yes
Side setback	5 feet	350 & 515 feet	Yes
Rear setback	10 feet	40 feet	Yes
Building height	35 feet	21 feet	Yes
Main dwelling and proposed building setback	10 feet	11 feet	yes

**REQUIRED PLOT PLAN FINDINGS:**

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

The proposed use is consistent with the City of Wildomar General Plan as the Rural Mountainous designation allows for single family residential dwellings at a density of 10 acre minimum. This designation also allows for residents to construct accessory structures on the same property. 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 an allowed in the Rural Residential (R-R) Zone provided that the proposed structure meets the development standards. The building is setback 509 feet from the front property line, 40 feet from the rear property line, 350 feet and 515 feet from the side property lines which exceeds the minimum zone requirements. Additionally, the structure is 21 feet high and is located 11 feet away from the main dwelling; both exceed code requirements.

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

The proposed construction under Plot Plan 11-0323 consists of an as-built 1,500 square-foot detached accessory structure to be used for storage purposes on a 11.12 acre site. The proposed project is designed with consideration for the

protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area. As all zoning and building code standards will be met.

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

The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The properties to the north, south, east and west have a General Plan Land Use Designation of Rural Mountainous and are also zoned for Rural Residential. The "as-built" accessory structure has been constructed to match with the existing homes architectural. Construction and meets all the development requirements as stated in sections 17.16 .010 and section 17.172.130 of the Wildomar Zoning Ordinance.

- 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.

The project proposes to legalize an "as-built" 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.

#### **ENVIRONMENTAL ASSESSMENT:**

A review of the potential environmental impacts was conducted for Plot Plan No. 11-0323. The Planning Department has determined that the proposed project, to approve an "as-built" 1,500 square-foot accessory structure and 500 square-foot patio in the R-R (Rural Residential) zone, will not have a significant impact on the environment. The project meets the requirements of the Rural Residential zone in terms of the required development standards. Therefore, the project can be deemed as Categorically Exempted in accordance with Section 15303E. (New Construction) of the California Environmental Quality Act (CEQA) Guidelines. Given this the Planning Department recommends the Planning Director adopt a Categorical Exemption and direct staff to file a Notice of Exemption with the Riverside County Clerk within five (5) days from this hearing.

**STAFF RECOMMENDATION**

Based on the findings outlined in this report, staff recommends the Planning Director adopt Resolution No. 12-03 (Attachment A) adopting a Categorical Exemption in accordance with Section 15303.E (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

Respectfully Submitted,

---

Alfredo Garcia  
Assistant Planner

**ATTACHMENTS:**

- A. Resolution No. 12-03, for Plot Plan No. 11-0323  
Exhibit 1 – Conditions of Approval
- B. Site Plan
- C. Floor Plan
- D. Elevations

# **ATTACHMENT A**

**Resolution No. 12-03**

## DH RESOLUTION NO. 12-03

**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 APPROVE PLOT PLAN NO. 11-0323 TO LEGALIZE AN AS BUILT 1,500 SQUARE-FOOT ACCESSORY STRUCTURE WITH A 500 SQUARE-FOOT PATIO ON 11.12 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 30010 ELSINORE HEIGHTS DRIVE (APN: 365-270-088)**

**WHEREAS**, the Planning Department has received an application for Plot Plan No. 11-0323 to approve an as-built 1,500 square-foot accessory structure and an attached 500 square-foot patio on an 11.12 acre site located at 30010 Elsinore Heights Drive filed by:

Applicant/Owner: Kelly Archer  
Project Location: 30010 Elsinore Heights Drive  
APN: 365-270-088  
Lot Area: 11.12 acres

**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. 11-0323; and

**WHEREAS**, On October 24, 2012, using a method permitted under CEQA Guidelines Section 15303.E (New Construction) , the City shall process a Notice of Exemption with the Riverside County Clerk; and

**WHEREAS**, on October 24, 2012, the City gave public notice of having a Planning Director hearing by mailing said notice to adjacent property owners within 300-foot radius of the project site, notifying adjacent residents of a public hearing for the proposed Plot Plan No. 11-0323 to be considered at the Planning Director hearing; and

**WHEREAS**, on October 27, 2012, the City published a legal notice in "The Californian", a newspaper local circulation, notifying the public of the holding of a public hearing for the proposed Plot Plan No. 11-0323 to be considered at the Planning Director hearing; of November 7, 2012.

**WHEREAS**, on November 7, 2012, 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, the proposed Plot Plan No. 11-0323, 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. 11-0323. The Planning Department recommends that the Planning Director hereby find and determine that Plot Plan No. 11-0323, to approve an as-built 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 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

### **SECTION 2. REQUIRED PLOT PLAN FINDINGS.**

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

The proposed use is consistent with the City of Wildomar General Plan as the Rural Mountainous designation allows for single family residential dwellings at a density of 10 acre minimum. This designation also allows for residents to construct accessory structures on the same property. 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 an allowed in the Rural Residential (R-R) Zone provided that the proposed structure meets the development standards. The building is setback 509 feet from the front property line, 40 feet from the rear property line, 350 feet and 515 feet from the side property lines which exceeds the minimum zone requirements. Additionally, the structure is 21 feet high and is located 11 feet away from the main dwelling; both exceed code requirements.

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

The proposed construction under Plot Plan 11-0323 consists of an as-built 1,500 square-foot detached accessory structure to be used for storage purposes on a 11.12 acre site. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area. As all zoning and building code standards will be met.

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

The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The properties to the north, south, east and west have a General Plan Land Use Designation of Rural Mountainous and are also zoned for Rural Residential. The “as-built” accessory structure has been constructed to match with the existing homes architectural. Construction and meets all the development requirements as stated in sections 17.16 .010 and section 17.172.130 of the Wildomar Zoning Ordinance.

- 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.

The project proposes to legalize an “as-built” 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.

### **SECTION 3. PLANNING DIRECTOR ACTION.**

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

1. Notice of Exemption. That the Planning Director make a determination that Plot Plan No. 11-0323 is Categorically Exempt in accordance with Section 15303.E (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, and direct the Planning Department to file a Notice of Exemption with the Riverside County Clerk; no later than Monday, October 29, 2012.
2. Approval of Plot Plan. That the Planning Director approve Plot Plan No. 11-0323, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

**PASSED, APPROVED AND ADOPTED** this 7th day of November, 2012 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

**ATTEST:**

---

Alfredo Garcia  
Minutes Secretary

---

Matthew C. Bassi  
Planning Director



**EXHIBIT 1  
CONDITIONS OF APPROVAL**

**Project Application: Plot Plan Application No. 11-0323**

**APN: 365-270-088**

**Approval Date: November 7, 2012**

**Expiration Date: November 7, 2014**

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (Date and Signature)
------------------------	----------------------------	--------------------------	---

**PLANNING DEPARTMENT CONDITIONS**

**General Conditions**

1.	No later than November 8, 2012, 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 <b>\$64.00</b> as required by the Riverside County Clerk's office to file the Notice of Exemption.	November 8, 2012	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 November 14, 2012.  <hr/> Applicant Signature: _____ Date: _____	November 14, 2012	Planning Department	
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents,	On-Going	Planning Department	

**EXHIBIT 1  
CONDITIONS OF APPROVAL**

**Project Application: Plot Plan Application No. 11-0323**

**APN: 365-270-088**

**Approval Date: November 7, 2012**

**Expiration Date: November 7, 2014**

<b>Conditions of Approval</b>	<b>Timing / Implementation</b>	<b>Enforcement / Monitoring</b>	<b>Verification (Date and Signature)</b>
-------------------------------	------------------------------------	---------------------------------	--

<p>departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation,</p>			
---	--	--	--

**EXHIBIT 1  
CONDITIONS OF APPROVAL**

**Project Application: Plot Plan Application No. 11-0323**

**APN: 365-270-088**

**Approval Date: November 7, 2012**

**Expiration Date: November 7, 2014**

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (Date and Signature)
------------------------	----------------------------	--------------------------	---

	or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
4.	Approval of Plot Plan No. 11-0323 shall expire on November 7, 2014 (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.	November 7, 2014	Planning Department	
5.	In accordance with Section 5.72.020 of the City of Wildomar Municipal Code, no home occupation or any business activities may occur from the accessory structure.	On-Going	Planning Department	

**EXHIBIT 1  
CONDITIONS OF APPROVAL**

**Project Application: Plot Plan Application No. 11-0323**

**APN: 365-270-088**

**Approval Date: November 7, 2012**

**Expiration Date: November 7, 2014**

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (Date and Signature)
------------------------	----------------------------	--------------------------	---

6.	The garage walls shall stay painted "light grey", the fascia shall remain "White" and the roofing material will match with the existing flat tile roof to match the existing dwelling.	On-Going	Planning Department	
----	--	----------	---------------------	--

**Building and Safety Department Conditions  
Prior to building permits**

7.	Prior to the issuance of Building Permits and final inspection, all outstanding balances with the City of Wildomar must be paid in full.	On-Going	Planning & Building Department.	
8.	The site shall be developed in accordance with the approved site plan dated approved on November 7, 2012, 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.	On-Going	Planning Department	

**EXHIBIT 1  
CONDITIONS OF APPROVAL**

**Project Application: Plot Plan Application No. 11-0323**

**APN: 365-270-088**

**Approval Date: November 7, 2012**

**Expiration Date: November 7, 2014**

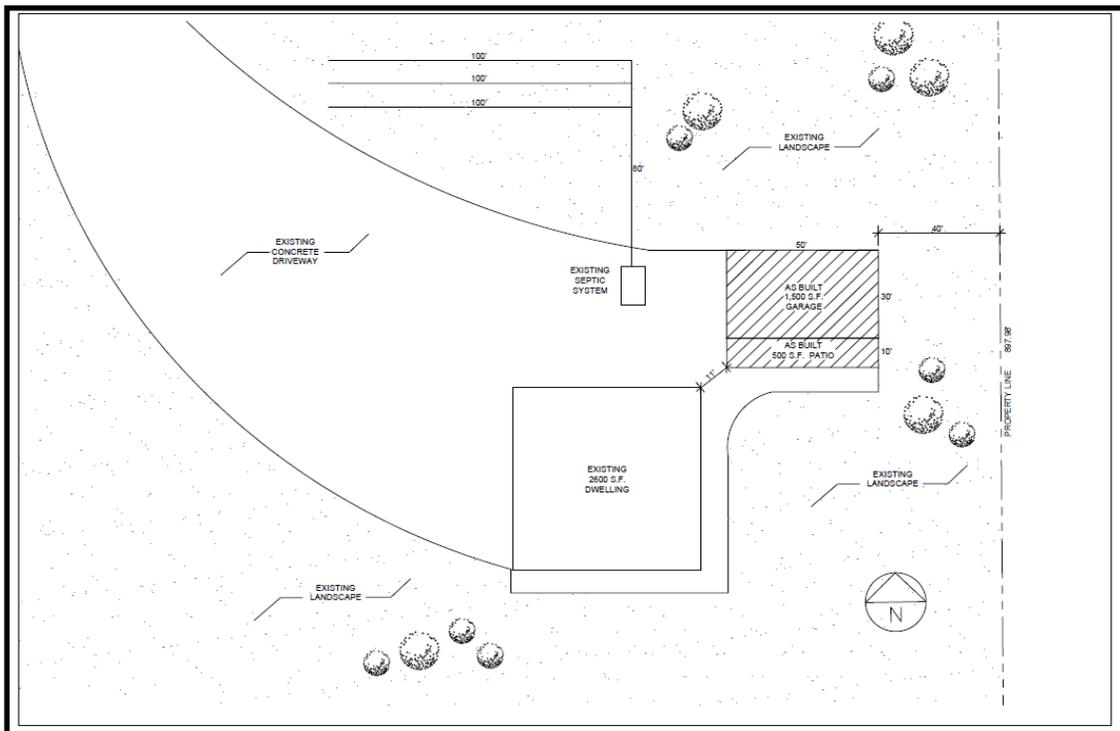
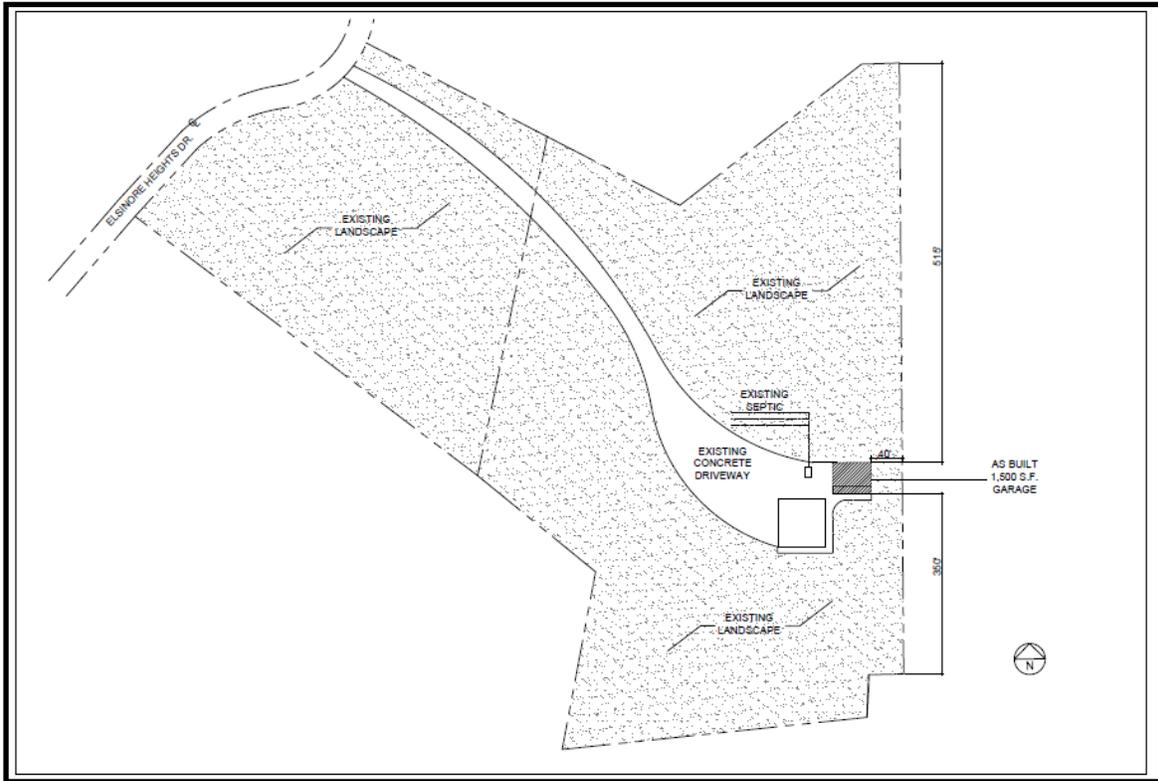
Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (Date and Signature)
------------------------	----------------------------	--------------------------	---

**Engineering Department Conditions**

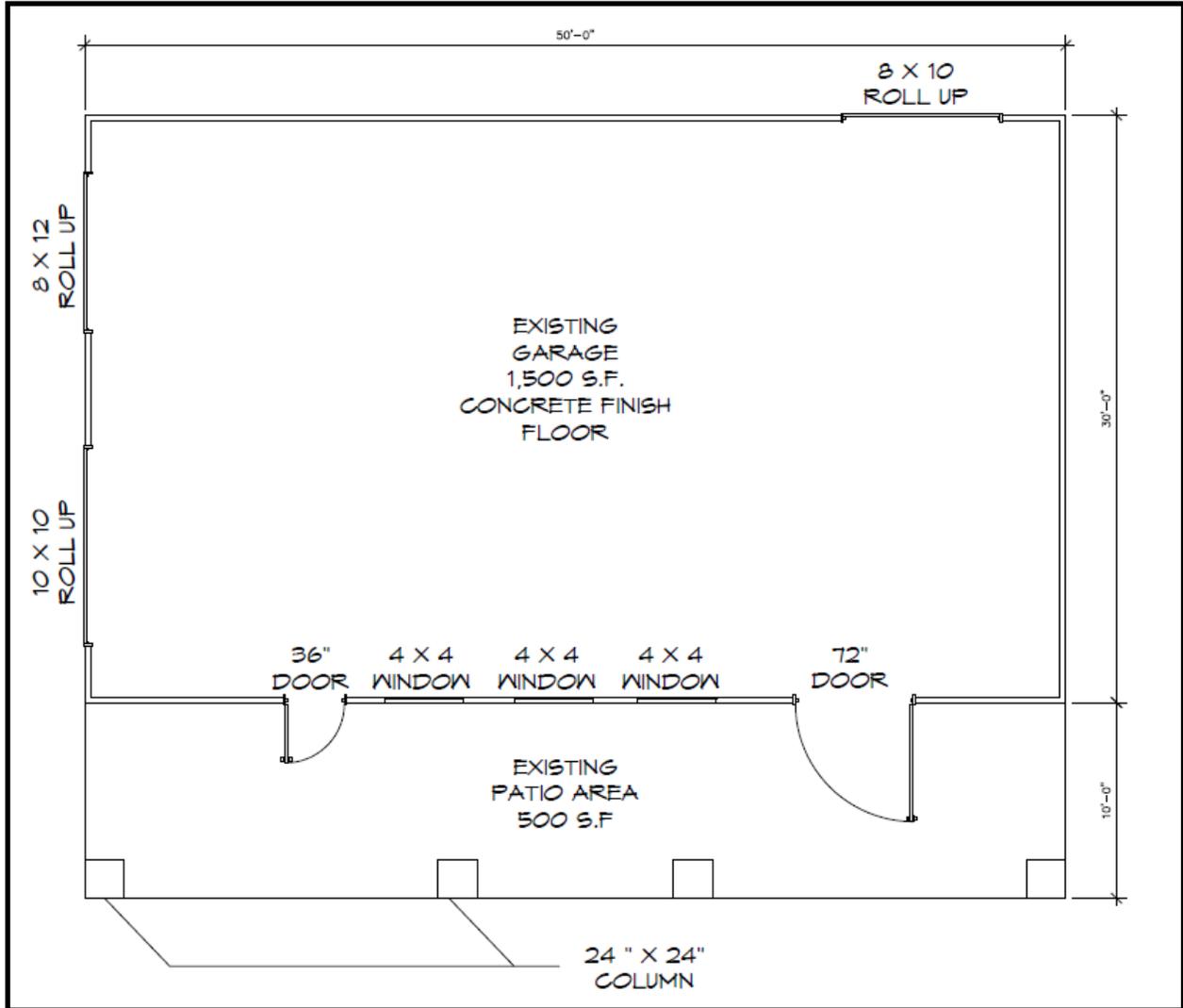
**Prior to the issuance of grading permits**

9.	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.	Prior to Issuance of a Grading Permit	Engineering Department	
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.	Prior to Issuance of a Grading Permit	Engineering Department	

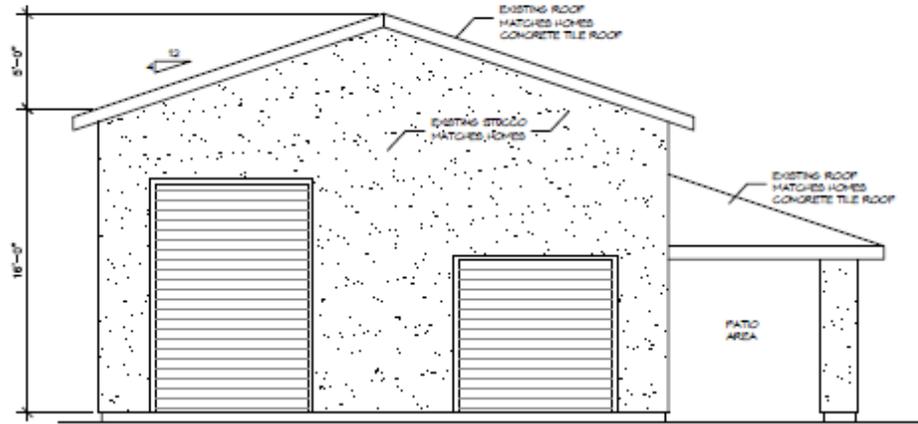
# ATTACHMENT B SITE PLAN



# ATTACHMENT C FLOOR PLAN



# ATTACHMENT D ELEVATION PLAN



FRONT ELEVATION



SIDE ELEVATION