



CITY OF WILDOMAR PLANNING DIRECTOR HEARING AGENDA

Planning Director – Matthew C. Bassi

**PLANNING DIRECTOR MEETING OF
WEDNESDAY, November 19, 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 October 7, 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. 14-0101 – Detached Garage/Storage

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 1.77 acres within the Rural Residential (R-R) zone located at 21156 Cielo Vista Way, Wildomar, CA 92595 (APN: 368-200-004)

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. 14-0101 TO CONSTRUCT A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS ON 1.77 ACRES WITHIN THE RURAL RESIDENTIAL (R-R) ZONE LOCATED AT 21156 CIELO VISTA WAY (APN 368-200-004)

2.2 Plot Plan No. 14-0096 – Navajo Springs Accessory Structure.

Planning Director consideration of a Categorical Exemption and a Plot Plan to construct a 2,000-square-foot accessory structure garage for storage purposes on 1.86 acres within the R-1 (One Family Dwelling Zone) zone located at 32355 Navajo Springs Road (APN 365-220-005).

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. 14-0096 TO CONSTRUCT A 2,000-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 1.86 ACRES WITHIN THE R-1 (ONE FAMILY DWELLING) ZONE LOCATED AT 32355 NAVAJO SPRINGS ROAD (APN 365-220-005)

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 November 19, 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 November 13, 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

2.0 **PUBLIC HEARINGS**

- 2.1 Parcel Map No. 36724 (Planning Application No. 14-0032):** Planning Director consideration of a categorical exemption and approval of Parcel Map 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).

Assistant Planner Alfredo Garcia made a brief presentation regarding the parcel map.

Planning Director Bassi opened the public hearing and asked the Applicant would like to make a statement or presentation.

Greg Griffin, Applicant representative was present for the hearing but declined to address the Planning Director and did not provide comments.

With no other public comments, Planning Director Bassi closed the public hearing and asked questions of staff.

With no further discussion, Planning Director Bassi adopted the following Resolution approving Parcel Map No. 36724 (Planning Application No. 14-0032):

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).

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

Lupita Perez, Applicant owner 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. 14-0058, 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).

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

Dean Morgan, Applicant owner 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. 14-0079 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)

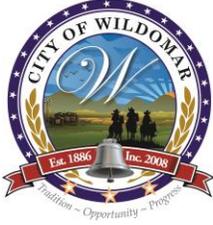
ADJOURNMENT

The Director's Hearing was adjourned at 2:25 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: November 19, 2014

TO: Matthew C. Bassi, Planning Director

FROM: Morgan Weintraub, Assistant Planner

SUBJECT: Plot Plan No. 14-0101 – Detached Garage/Storage

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 1.77 acres within the Rural Residential (R-R) zone located at 21156 Cielo Vista Way, Wildomar, CA 92595 (APN: 368-200-004)

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. 14-0101 TO CONSTRUCT A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS ON 1.77 ACRES WITHIN THE RURAL RESIDENTIAL (R-R) ZONE LOCATED AT 21156 CIELO VISTA WAY (APN 368-200-004)

PROJECT DESCRIPTION

On July 9, 2014, the applicant, Dave Carter, submitted a plot plan application to construct a 1,200-square-foot accessory structure on 1.77 acres to be utilized for storage/garage purposes located at 21156 Cielo Vista Way, Wildomar, CA.

Figure 1 – Aerial Photo of Subject Property



Plot Plan Description

The proposed accessory structure will be a metal building with a metal roof panel system, 15 feet in height, 30 feet wide, and 40 feet deep. A 10-foot-wide by 10-foot-tall (10' x 10') garage door will be located on both the front and rear end wall elevations. The rear elevation will also include two windows. The left and right side wall elevations will have architectural features including two windows. The garage will have an open floor to allow the maximum storage of the owner's personal property. The floor plan exhibit is provided in Attachment C, and the elevation design for the accessory structure is provided in Attachment D.

PROJECT ANALYSIS

General Plan and Zoning Consistency

The City of Wildomar General Plan designates this site for Very Low Density Residential (VLDR) use, which provides for the development of detached single-family residential dwelling units and ancillary structures on large parcels.

The zoning designation on this property is Rural Residential (R-R), which allows single-family residences and 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.

Table 1 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	Vacant and Residential	Very Low Density Residential	Rural Residential
North	Residential	Low Density Residential	Rural Residential
South	Residential	Very Low Density Residential	Rural Residential
East	Vacant and Residential	Low Density Residential	Rural Residential
West	Vacant and Residential	Very Low Density Residential	Rural Residential

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

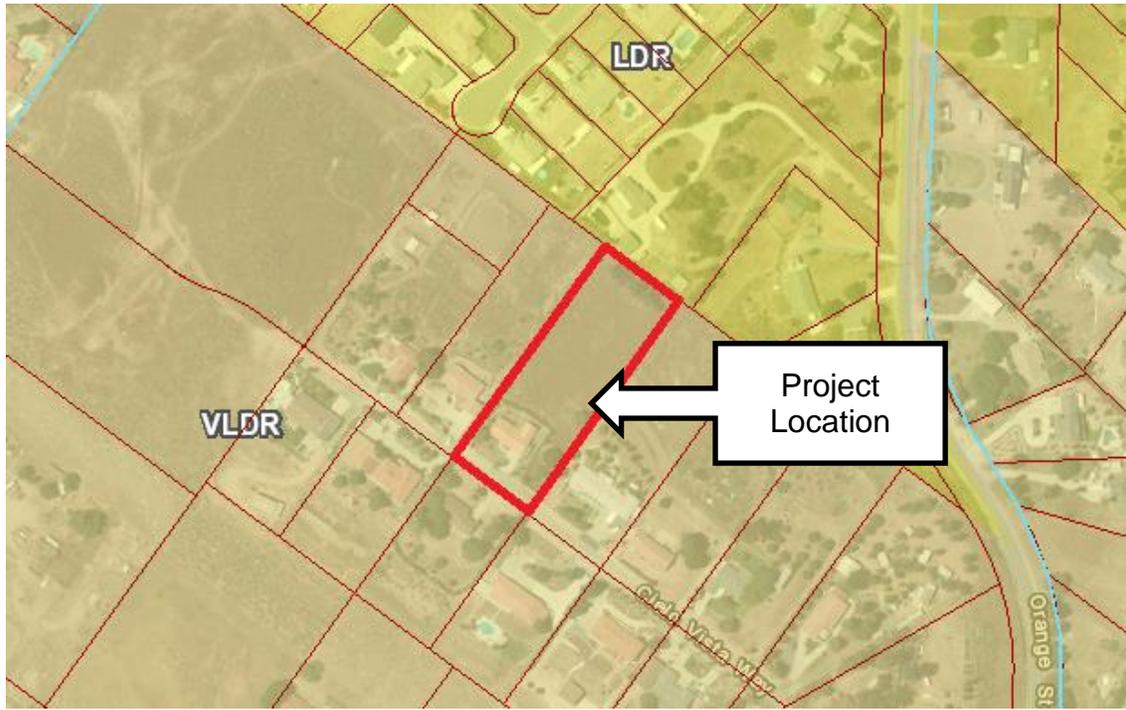
In terms of specific land use policies related to this project, the proposed project promotes (and is consistent with) the following residential-related land use policies:

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.”

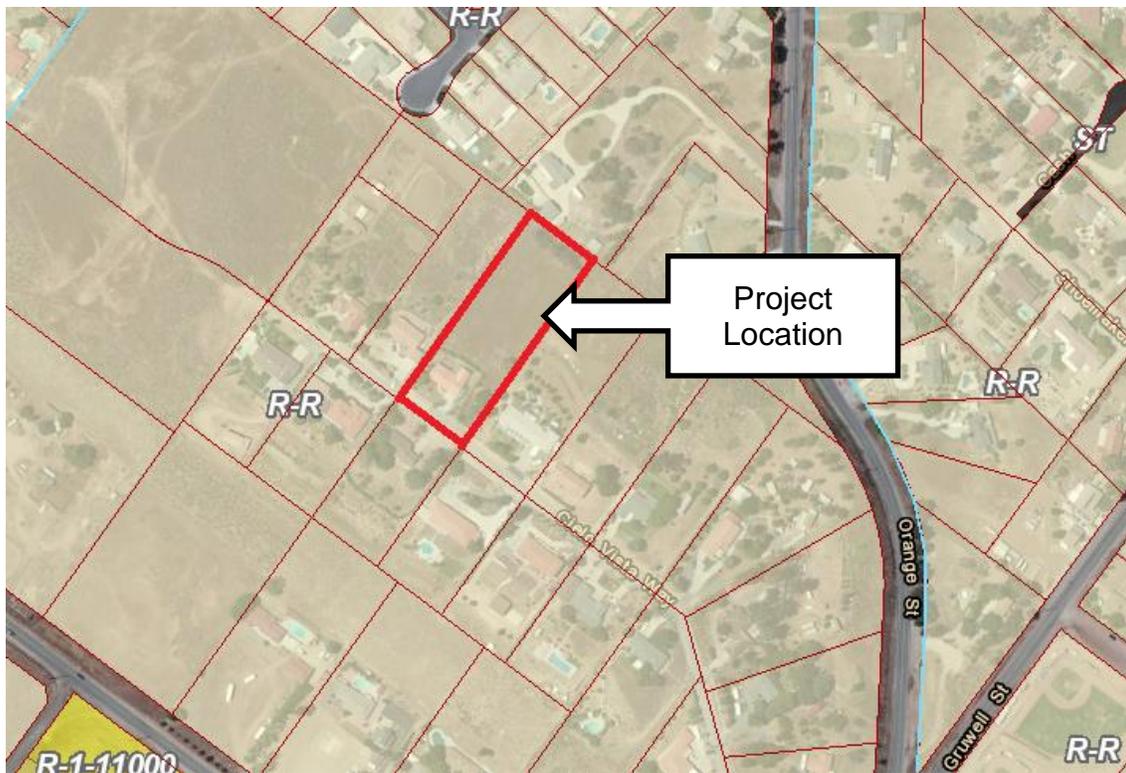
LU 6.1 (Land Use Compatibility) – “Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.”

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: Very Low Density Residential



Zoning Designation: Rural Residential



Proposed Site Plan

The property contains an existing one-story residence. The existing home is currently connected to an on-site septic system. The septic tank is located approximately 34 feet north of the home with leach lines running northeast approximately 260 feet away from the proposed structure.

The proposed accessory structure will be set back 175 feet from the front property line, 256 feet from the rear property line, 57 feet from the west property line, and 71 feet from the east property line. All building setbacks required by the R-R zone standards will be met and exceeded. The proposed accessory structure will be located 40 feet away from the dwelling unit and will not conflict with the use of the on-site septic system.

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

Table 2 – Development Standards

Development Standard	R-R Zoning Ordinance Standard	Proposed Project Specifics	Meets/Exceeds Development Standards
Front setback	20 feet	175 feet	Yes
Interior side setback	5 feet	57 feet	Yes
Interior side setback	5 feet	71 feet	Yes
Rear setback	10 feet	256 feet	Yes
Building height	35 feet	15 feet	Yes
Main dwelling and proposed building setback separation	10 feet	40 feet	Yes

Proposed Architectural Elevations

The proposed accessory structure will feature painted walls, doors, and roof matching the existing exterior building material and color of the residence. The height of the accessory structure will be 15 feet, which meets the requirements allowed for accessory structures in the R-R zone.

Views of the accessory structure from Cielo Vista Way will be partially obscured by the existing residence and trees located on the sides 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 Very Low Density Residential (VLDR) land use designation provides for the development of detached single-family residential dwelling units and ancillary structures on large parcels. The applicant has submitted a plot plan application to approve a 1,200-square-foot detached accessory structure to be used for garage/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 zone, provided the proposed structure meets the development standards. The building will be set back 175 feet from the front property line, 256 feet from the rear property line, and 57 feet and 71 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 15 feet high and is located 40 feet away from the 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. 14-0101 consists of a 1,200-square-foot detached accessory structure to be used for garage/storage purposes on a 1.77-acre site. The proposed project is designed to meet the development standards outlined in the Rural Residential zone and will be constructed to meet the California Building Standards Code for the protection of the public health, safety, and general welfare in 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, have a land use designation of Very Low Density Residential or Low Density Residential and are zoned Rural Residential (R-R). The construction of the proposed accessory structure will conform to the standards of the Very 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 western portion of the city where access to the site is provided by Cielo Vista Way. This street and the 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. 14-0101. The Planning Department has determined that the construction of the proposed 1,200-square-foot accessory structure at 21156 Cielo Vista Way 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 includes 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 November 4, 2014, mailed a public hearing notice to all property owners within a 300-foot radius of the proposed project boundaries notifying them of the Planning Director hearing for the proposed project to be held on November 19, 2014. In addition, on November 7, 2014, a legal notice was published in the *Press Enterprise*, a local newspaper of general circulation, notifying the general public of the November 19, 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. 14-0101, subject to conditions.

Respectfully Submitted,
Alfredo Garcia
Assistant Planner

ATTACHMENTS

- A. Resolution No. 14-05 for Plot Plan No. 14-0101
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. 14-0101 TO CONSTRUCT A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS ON 1.77 ACRES WITHIN THE RURAL RESIDENTIAL (R-R) ZONE LOCATED AT 21156 CIELO VISTA WAY (APN 368-200-004)

WHEREAS, the Planning Department has received an application for Plot Plan No. 14-0101 to construct a 1,200-square-foot accessory structure on a 1.77-acre site located at 21156 Cielo Vista Way filed by:

Applicant/Owner: Dave Carter
Project Location: 21156 Cielo Vista Way
APN: 368-200-004
Lot Area: 1.77 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. 14-0101; and

WHEREAS, on November 4, 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 November 19, 2014, public hearing for proposed Plot Plan No. 14-0101 to be considered by the Planning Director; and

WHEREAS, on November 7, 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. 14-0101 to be considered at the Planning Director hearing of November 19, 2014; and

WHEREAS, on November 19 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 the proposed Plot Plan No. 14-0101 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. 14-0101. The Planning Department recommends that the Planning Director hereby find

and determine that Plot Plan No. 14-0101, to approve a 1,200-square-foot accessory structure in the Rural Residential (R-R) 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.

SECTION 2. 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 Very Low Density Residential (VLDR) land use designation provides for the development of detached single-family residential dwelling units and ancillary structures on large parcels. The applicant has submitted a plot plan application to approve a 1,200-square-foot detached accessory structure to be used for garage/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 zone, provided the proposed structure meets the development standards. The building will be set back 175 feet from the front property line, 256 feet from the rear property line, and 57 feet and 71 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 15 feet high and is located 40 feet away from the 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. 14-0101 consists of a 1,200-square-foot detached accessory structure to be used for garage/storage purposes on a 1.77-acre site. The proposed project is designed to meet the development standards outlined in the Rural Residential zone and will be constructed to meet the California Building Standards Code for the protection of the public health, safety, and general welfare in 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, have a land use designation of Very Low Density Residential or Low Density Residential and are zoned Rural Residential (R-R). The construction of the proposed accessory structure will conform to the standards of the Very 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 western portion of the city where access to the site is provided by Cielo Vista Way. This street and the 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. 14-0101 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 November 20, 2014.

2. Approval of Plot Plan. The Planning Director hereby approves Plot Plan No. 14-0101, subject to conditions attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED, AND ADOPTED this 19th day of November 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. 14-0101

APN: 368-200-004

Approval Date: November 19, 2014

Expiration Date: November 19, 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 November 20, 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.	November 20, 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 November 20, 2014.	November 26, 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. 14-0101

APN: 368-200-004

Approval Date: November 19, 2014

Expiration Date: November 19, 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' fees, costs</p>			
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**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0101

APN: 368-200-004

Approval Date: November 19, 2014

Expiration Date: November 19, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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	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. 14-0101 shall expire on November 19, 2016 (2 years after project approval) if building permits have not been issued for the accessory structure. The applicant may file for an Extension of Time provided a written request and the required filing fee are submitted to the Planning Department at least 30 days prior to the expiration date (October 19, 2016).	November 19, 2016	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	Ongoing	Planning Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0101

APN: 368-200-004

Approval Date: November 19, 2014

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Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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	accessory structure.			
6.	The walls, doors, and roof of the accessory structure shall be painted and maintained to match or complement the existing single-family home.	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; 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; 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 November 19, 2014, on file in the Planning Department and the conditions contained herein. Any grading shall be in accordance with the California Building Standards 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. 14-0101

APN: 368-200-004

Approval Date: November 19, 2014

Expiration Date: November 19, 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 applicant 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 applicant 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 applicant during grading and construction activities to the satisfaction of the City Engineer.	Ongoing	Engineering Department	
13.	All grading shall conform to the California Building Standards Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building Department.	Ongoing	Engineering Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0101

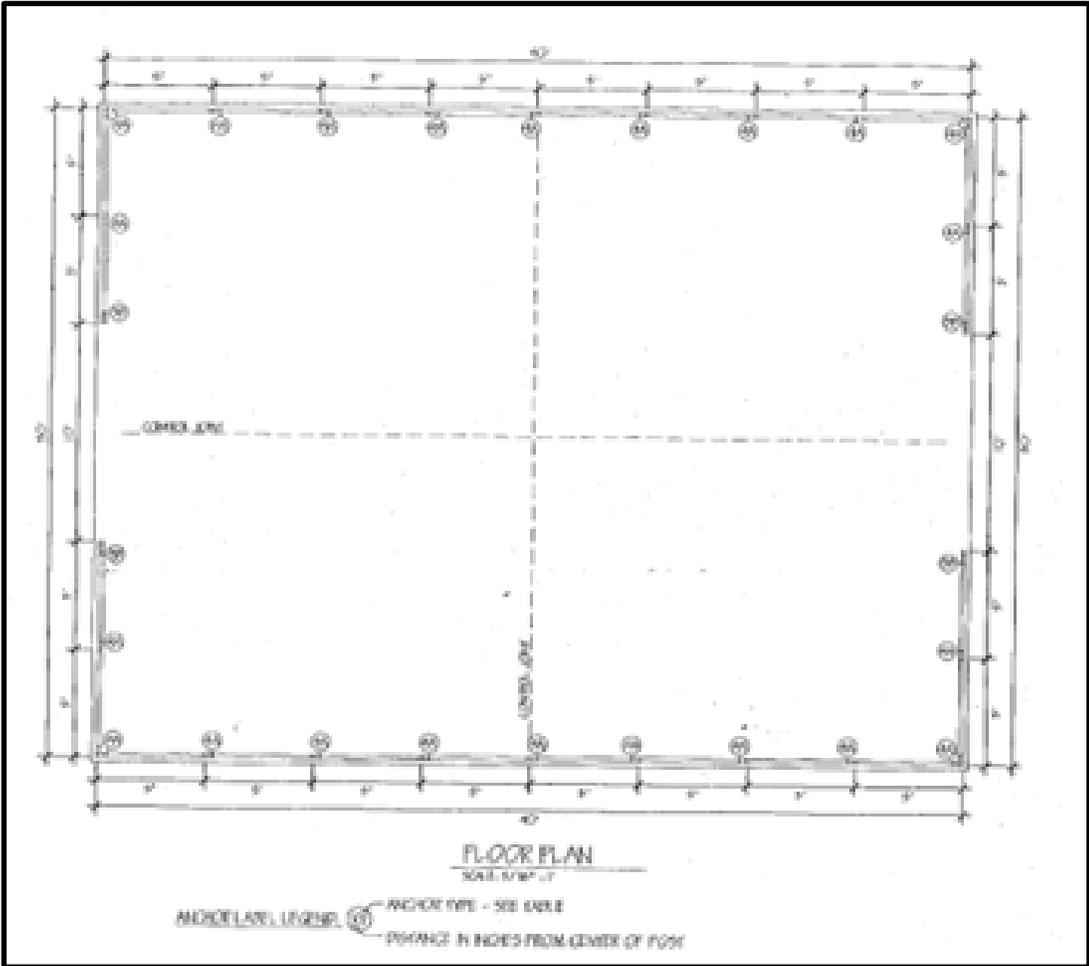
APN: 368-200-004

Approval Date: November 19, 2014

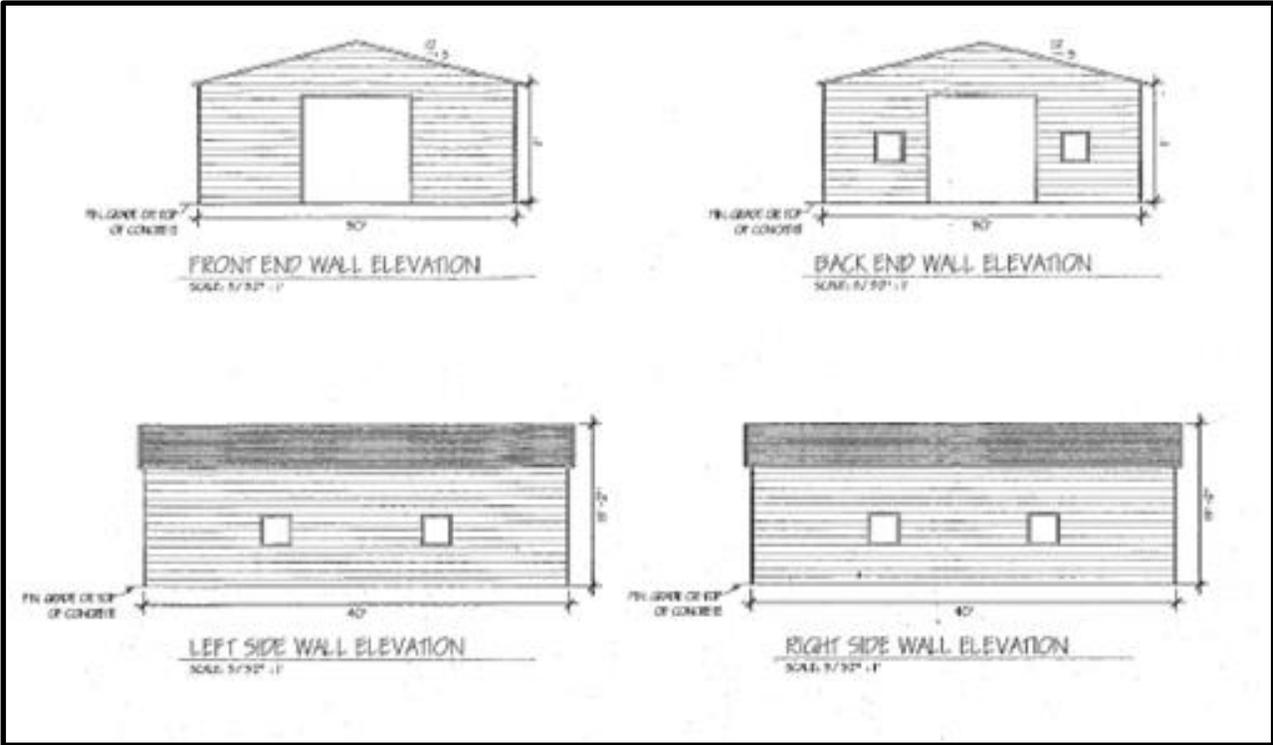
Expiration Date: November 19, 2016

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



CITY OF WILDOMAR – PLANNING DIRECTOR
Agenda Item #2.2
PUBLIC HEARING
Meeting Date: November 19, 2014

TO: Matthew C. Bassi, Planning Director

FROM: Yvette Noir, Assistant Planner

SUBJECT: Plot Plan No. 14-0096 – Navajo Springs Accessory Structure.
Planning Director consideration of a Categorical Exemption and a Plot Plan to construct a 2,000-square-foot accessory structure garage for storage purposes on 1.86 acres within the R-1 (One Family Dwelling Zone) zone located at 32355 Navajo Springs Road (APN 365-220-005).

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. 14-0096 TO CONSTRUCT A 2,000-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 1.86 ACRES WITHIN THE R-1 (ONE FAMILY DWELLING) ZONE LOCATED AT 32355 NAVAJO SPRINGS ROAD (APN 365-220-005)

PROJECT DESCRIPTION

On September 15, 2014, the applicant, Mr. Victor Curl, submitted a plot plan application to construct a 2,000-square-foot detached accessory structure (see Attachment B, Site Plan). The owner currently has an existing 3,218-square-foot single-family dwelling on the 1.86-acre property. The subject property is located at 32355 Navajo Springs Road (see Figure 1).

Figure 1 – Aerial Photo of Subject Property



Building Description:

The accessory structure will be finished with stucco and have painted walls and a tile roof. The building dimensions are 20 feet in height, 40 feet wide, and 50 feet deep. Two roll-up doors, one measuring 12 feet wide by 14 feet tall and the other one measuring 9 feet wide by 9 feet tall, will be located at the front (south) elevation. The north and west elevations will not have architectural features (doors, windows, etc.). The east elevation will feature an access door. The roof of the accessory structure will match in color the tile roof of the existing home. In regard to the floor plan, it will consist of two separate rooms, one measuring 19 feet, 9 inches wide by 50 feet deep, and the other one measuring 20 feet, 3 inches wide by 50 feet deep. Two doors (one toward the front elevation and the other toward the rear elevation) will provide access between the two rooms. The elevation design for the accessory structure is provided in Attachment D and the floor plan exhibit is provided in Attachment C.

Proposed Site Plan:

The property contains an existing 3,218-square-foot home. The existing home is currently connected to a septic system that includes a 2,000-gallon septic tank located 7.5 feet to the northwest of the main home.

As shown on the site plan (Attachment B), the accessory structure will be set back 25 feet from the front property line and 28 feet from the west property line on a property

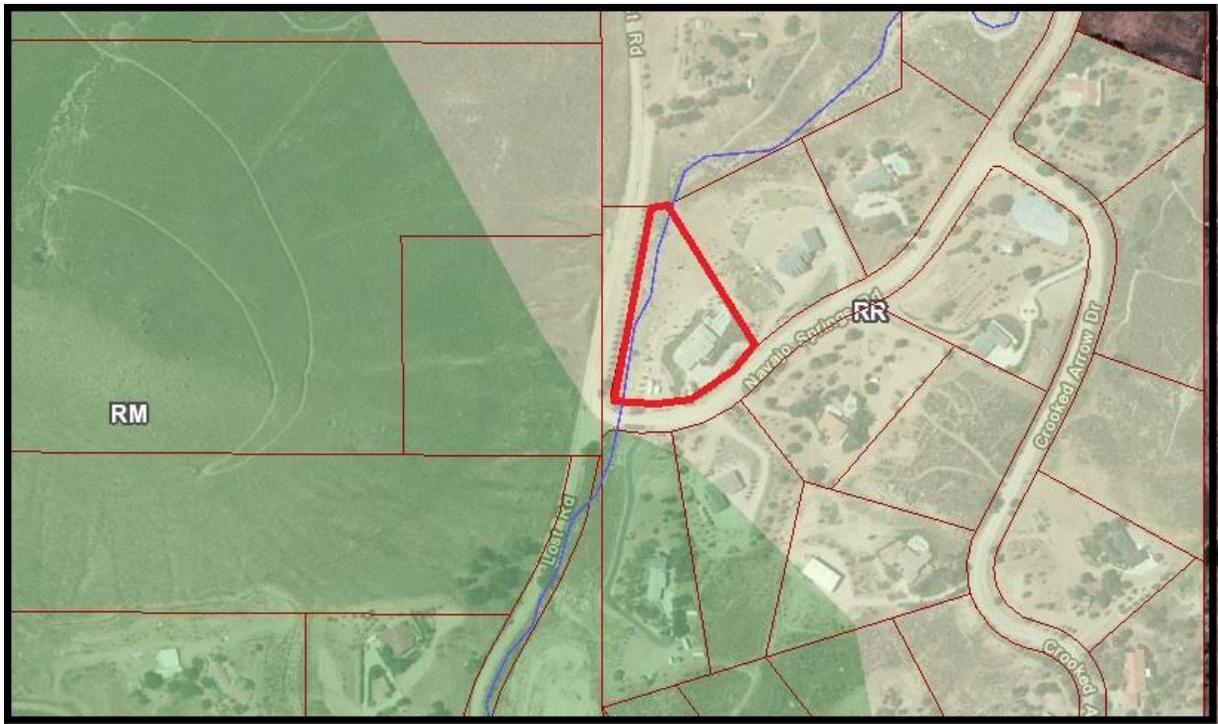
located on a corner lot. All building setbacks required by the R-1 zone standards will be met or exceeded (see Table 2). The accessory structure will be located 65 feet away from the primary dwelling unit.

PROJECT ANALYSIS

General Plan Consistency:

The City of Wildomar General Plan Land Use Element designates this site as Rural Residential (RR), which allows for detached single-family residential dwelling units and accessory structures. Both the existing single family and the proposed accessory land use are consistent with RR land use designation.

Figure 2. Land Use Designation: Rural Residential



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	Rural Residential	One Family Dwelling
North	Residential	Rural Residential	Rural Residential
South	Residential	Rural Residential/ Rural Mountainous	One Family Dwelling
East	Residential	Rural Residential	One Family Dwelling
West	Vacant	Rural Residential	Rural Residential

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.”

There are other accessory buildings in the area as observed from the roadway and aerial photographs, and the scale, location, and size of the building is consistent with the larger parcel size and other accessory buildings. The design of the building is consistent with the appearance of the existing single-family dwelling. As no new traffic is anticipated with the accessory building, access will be from the existing driveway to Navajo Springs Road which remains adequate for the single-family dwelling.

Zoning Consistency

The zoning district on this property is R-1 (One Family Dwelling), 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 17.24.020 and 17.172.130 of the Wildomar Zoning Ordinance. The maximum lot coverage for R1 designations is 50-percent. When the accessory structure size is

added to the existing home, the total coverage is 6.6 - percent which is below the maximum lot coverage.

Figure 3. Zoning Designation: One Family Dwelling

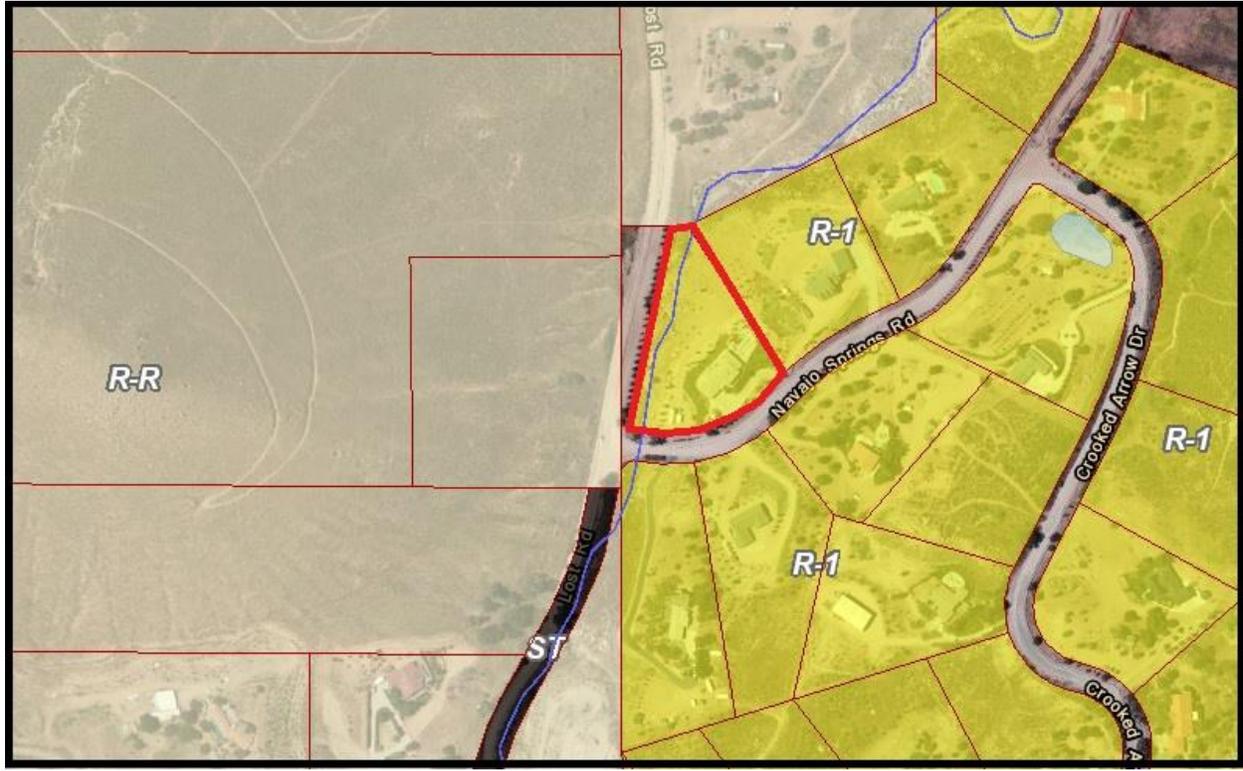


Table 2 – R-1 Zone District Development Standards

Development Standard	R-1 Zoning Ordinance Standard	Proposed Project Specifics	Meets/Exceeds Development Standards
Front setback	20 feet	25 feet	Yes
Interior side setback (corner lot)	10 feet	28 feet	Yes
Rear setback	10 feet	345 feet	Yes
Building height	40 feet	20 feet	Yes
Main dwelling and proposed building separation	10 feet	65 feet	Yes

As shown in Table 2, the proposed accessory building meets or exceeds the development standards for the R-1 zone district. Additionally, the proposed building will increase the lot coverage on the site from 4-percent to 6.6-percent which is still below the 50-percent maximum for the RR land use designation.

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 Rural Residential (RR) 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 2,000-square-foot detached accessory structure to be used for storage purposes in the One Family Dwelling (R-1) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the One Family Dwelling (R-1) zone provided that the proposed structure meets the development standards. The building will be set back 25 feet from the front property line, greater than 345 feet from the rear property line, and 28 feet from the side property line, all of which exceed the minimum requirements. Additionally, the structure is 20 feet high and is located 65 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. 14-0096 consists of a 2,000-square-foot detached accessory structure to be used for storage purposes on a 1.86-acre site. The proposed project is designed to meet the development standards outlined in the Rural Residential zone 17.16 and to be constructed to 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 Rural Residential land use, except for the property to the south, which has a land use designation of Rural Residential/Rural Mountainous. The proposed project site and the properties to the south and east are zoned for One Family Dwelling (R-1) while the properties to the north and west are zoned Rural Residential (RR). The construction of the proposed accessory structure will conform to the standards of the Rural Residential land use designation as well as to all requirements included in Sections 17.24.020 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 northeastern portion of the city where access to the site is provided by Navajo Springs Road. 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. 14-0096. The Planning Department has determined that the approval of the proposed 2,000-square-foot accessory structure at Navajo Springs Road will not have a significant impact on the environment and that the proposed project meets the development standards of the One Family Dwelling 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. 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 November 5, 2014, mailed a public hearing notice to all property owners within a 300-foot radius of the proposed project boundaries notifying them of the November 19, 2014, Planning Director hearing for the proposed project. In addition, on November 7, 2014, a legal notice was published in the *Press Enterprise*, a local newspaper of general circulation, notifying the general public of the November 19, 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. 14-0096, subject to conditions.

Respectfully Submitted,
Yvette Noir
Assistant Planner

ATTACHMENTS

- A. Resolution No. 14-06 for Plot Plan No. 14-0096
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. 14-0096 TO CONSTRUCT A 2,000-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 1.86 ACRES WITHIN THE R-1 (ONE FAMILY DWELLING) ZONE LOCATED AT 32355 NAVAJO SPRINGS ROAD (APN 365-220-005)

WHEREAS, the Planning Department has received an application for Plot Plan No. 14-0096 to construct a 2,000-square-foot accessory structure on a 1.86-acre site located at 32355 Navajo Springs Road filed by:

Applicant/Owner: Victor Curl
Project Location: 32355 Navajo Springs Road
APN: 365-220-005
Lot Area: 1.86 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. 14-0096; and

WHEREAS, on November 5, 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 November 19, 2014, public hearing for the proposed Plot Plan No. 14-0096 to be considered by the Planning Director; and

WHEREAS, on November 7, 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. 14-0096 to be considered at the Planning Director hearing of November 19, 2014; and

WHEREAS, on November 19, 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 the proposed Plot Plan No. 14-0096 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. 14-0096. The Planning Department recommends that the Planning Director hereby find

and determine that Plot Plan No. 14-0096, to approve a 2,000-square-foot accessory structure in the R-1 (One Family Dwelling) 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 CEQA Guidelines.

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 Residential (RR) 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 2,000-square-foot detached accessory structure to be used for storage purposes in the One Family Dwelling (R-1) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the One Family Dwelling (R-1) zone provided that the proposed structure meets the development standards. The building will be set back 25 feet from the front property line, more than 10 feet from the rear property line, and 28 feet from the side property line, all of which exceed the minimum requirements. Additionally, the structure is 20 feet high and is located 65 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:

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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. 14-0096 consists of a 2,000-square-foot detached accessory structure to be used for storage purposes on a 1.86-acre site. The proposed project is designed to meet the development standards outlined in the Rural Residential zone 17.16 and to be constructed to 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 Rural Residential land use, except for the property to the south, which has a land use designation of Rural Residential/Rural Mountainous. The proposed project site and the properties to the south and east are zoned for One Family Dwelling (R-1) while the properties to the north and west are zoned Rural Residential (RR). The construction of the proposed accessory structure will conform to the standards of the Rural Residential land use designation as well as to all requirements included in Sections 17.24.020 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.

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. 14-0096 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 November 20, 2014.
2. Approval of Plot Plan. The Planning Director hereby approves Plot Plan No. 14-0096, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED, AND ADOPTED this 19th day of November 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. 14-0096

APN: 365-220-005

Approval Date: November 19, 2014

Expiration Date: November 19, 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 November 20, 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.	November 20, 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 November 26, 2014.	November 26, 2014	Planning Department	
	<hr style="width: 80%; margin-left: 0;"/> <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. 14-0096

APN: 365-220-005

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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' fees, costs</p>			
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	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. 14-0096 shall expire on November 19, 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 (October 19, 2016).	October 19, 2016	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	Ongoing	Planning Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0096

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Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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	accessory structure.			
6.	The accessory structure's walls shall remain painted and the roof shall be painted to match the existing home's 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 November 19, 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. 14-0096

APN: 365-220-005

Approval Date: November 19, 2014

Expiration Date: November 19, 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 grading in the City	Ongoing	Engineering Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0096

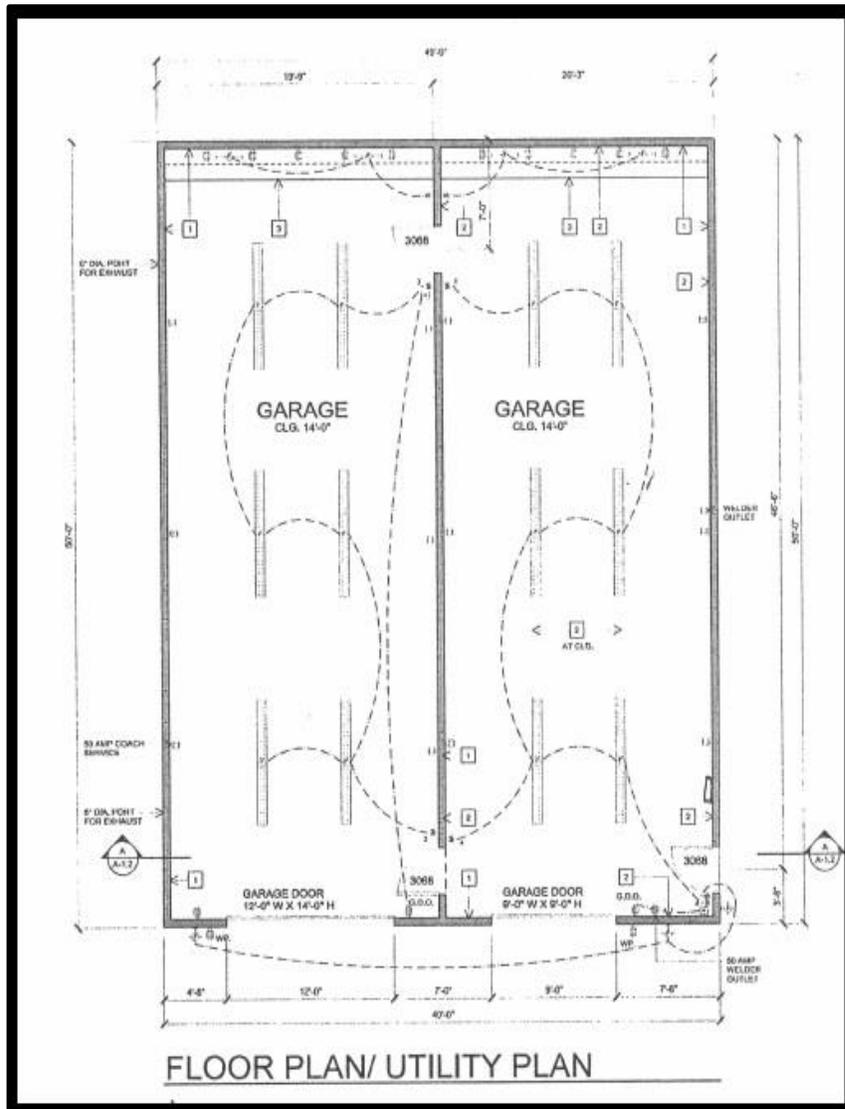
APN: 365-220-005

Approval Date: November 19, 2014

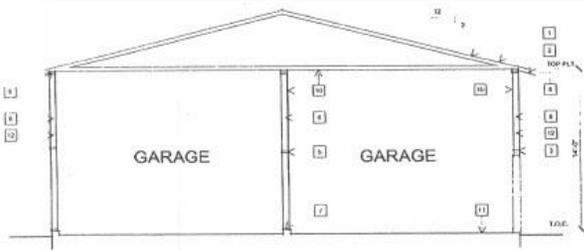
Expiration Date: November 19, 2016

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

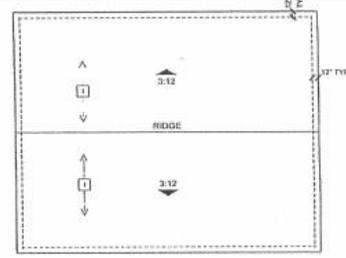
ATTACHMENT C FLOOR PLAN



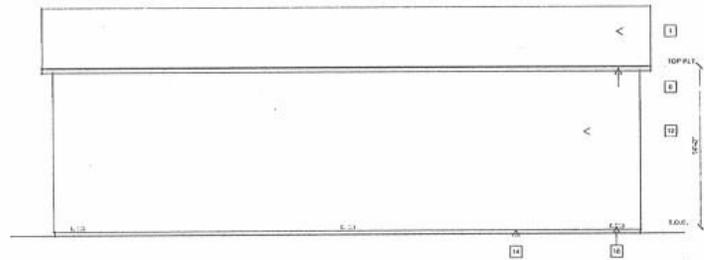
**ATTACHMENT D
ELEVATIONS**



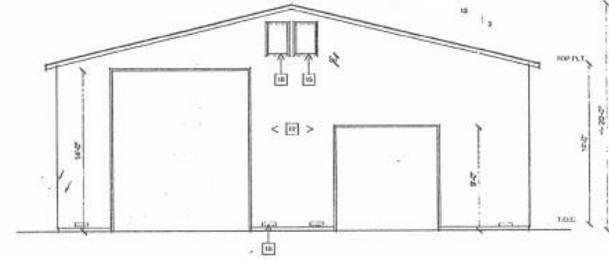
SECTION A
SCALE 1/4" = 1'-0"



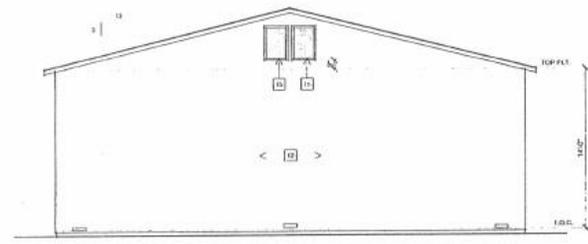
ROOF PLAN
SCALE 1/4" = 1'-0"



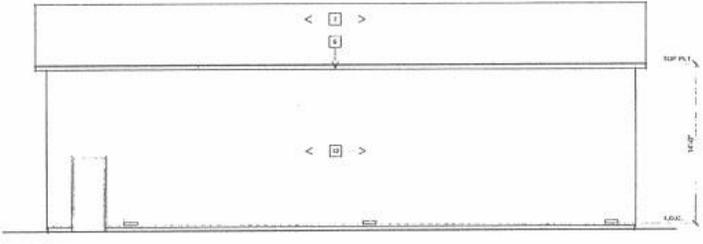
SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



SIDE ELEVATION
SCALE 1/4" = 1'-0"

**ATTACHMENT E
FULL-SIZE PLANS**