



CITY OF WILDOMAR PLANNING DIRECTOR HEARING AGENDA

Planning Director – Matthew C. Bassi

**PLANNING DIRECTOR MEETING OF
Tuesday , February 10, 2015 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 November 19, 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. 14-0140 – Leslie Accessory Structure

Planning Director consideration of a Categorical Exemption and a Plot Plan to construct a 1,656-square-foot accessory structure for storage purposes on 24,152 square feet within the R-R (Rural Residential) zone located at 21048 Laguna Road (APN 367-170-029)

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

DH RESOLUTION No. 14-07

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. 14-0140 TO CONSTRUCT A 1,656-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 0.55 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 21048 LAGUNA ROAD (APN 367-170-029)

2.2 Plot Plan No. 14-0049 – Maple Tree Accessory Structure.

Planning Director consideration of a Plot Plan to approve an as-built 1,000 square foot accessory structure garage for storage purposes on 0.46 acres within the R-1-20000 (Single Family) zone located at 33410 Maple Tree Lane (APN:366-362-007).

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

DH RESOLUTION No. 14-08

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. 14-0049 TO CONSTRUCT A 1,000-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 0.46 ACRES WITHIN THE R-1-20,000 (ONE FAMILY DWELLING) ZONE LOCATED AT 33410 MAPLE TREE (APN 366-362-007)

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 February 10, 2015 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 February 5, 2015 a true and correct copy of this agenda was posted at three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.



Matthew C. Bassi
Planning Director

1.0 CONSENT CALENDAR



CITY OF WILDOMAR
OFFICIAL PLANNING DIRECTOR HEARING MINUTES
REGULAR DIRECTOR MEETING OF November 19, 2014

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

Staff Present: Matthew Bassi, Planning Director
Alfredo Garcia, Assistant Planner
Yvette Noir, Assistant Planner
Morgan Weintraub, Assistant Planner

PUBLIC COMMENT:

Don Dedeaux resident, provided public comment.

1.0 CONSENT CALENDAR:

1.1 October 7, 2014 Planning Director hearing minutes

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

2.1 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)

Assistant Planner Morgan Weintraub made a brief presentation regarding the site plan and architecture.

Dave Carter, Applicant owner was not present for the project presentation.

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. 14-0101 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).

Assistant Planner Yvette Noir made a brief presentation regarding the site plan and architecture.

Rose Salais, Applicant representative was present for the project presentation and provided 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. 14-0096 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)

ADJOURNMENT

The Director's Hearing was adjourned at 2:31 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: February 10, 2015

TO: Matthew C. Bassi, Planning Director

FROM: Morgan Weintraub, Assistant Planner

SUBJECT: Plot Plan No. 14-0140 – Leslie Accessory Structure

Planning Director consideration of a Categorical Exemption and a Plot Plan to construct a 1,656-square-foot accessory structure for storage purposes on 24,152 square feet within the R-R (Rural Residential) zone located at 21048 Laguna Road (APN 367-170-029)

RECOMMENDATION

Staff recommends that the Planning Director adopt Resolution No. 14-07 (Attachment A) entitled:

DH RESOLUTION No. 14-07

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. 14-0140 TO CONSTRUCT A 1,656-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 0.55 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 21048 LAGUNA ROAD (APN 367-170-029)

PROJECT DESCRIPTION

On December 30, 2014, the applicant, Michael Scott Leslie, submitted a plot plan application to construct a 1,656-square-foot detached accessory structure on Parcel 8 of previously approved TTM 36519 (see Attachment F, Final Map, and Attachment B, Site Plan). The owner proposes a 3,600-square-foot single-family dwelling on the 0.55-acre property. The subject property is located at 21048 Laguna Road (see Figure 1).

Figure 1 – Aerial Photo of Subject Property



Building Description

The accessory structure will be finished with stucco, have painted walls to match the proposed residential building, and have a class “A” asphalt shingle roof. The building dimensions are 23 feet high, 36 feet wide, and 46 feet deep. The structure will contain two roll-up doors, one in the front and one in the rear. The front roll-up door measures 21 feet wide by 14 feet tall, and the rear door measures 14 feet wide by 14 feet tall. The right and left elevations will both feature an access door. The rear elevation will feature two 14-inch x 24-inch gable end vents. The color of the roof tiles will match those of the proposed home. In regard to the floor plan, it will consist of a large garage area, an interior bathroom measuring 12 feet wide and 6 feet deep, and improvements supporting a workshop area including a 48-inch-wide work bench that runs the length of the east wall. 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 proposed accessory structure will be built on Tract Lot 8 or No. 36518 of 10 lots. As shown on the site plan (Attachment B), the accessory structure will be set back 89.66 feet from the proposed 3,600-square-foot single-family dwelling. All building setbacks required by the R-R zone standards will be met or exceeded (see Table 2).

PROJECT ANALYSIS

General Plan Consistency

The City of Wildomar General Plan Land Use Element designates this site as Low Density Residential (LDR), which allows the development of detached single-family residential dwelling units and ancillary structures on large parcels.

Figure 2. Land Use Designation: Low Density Residential

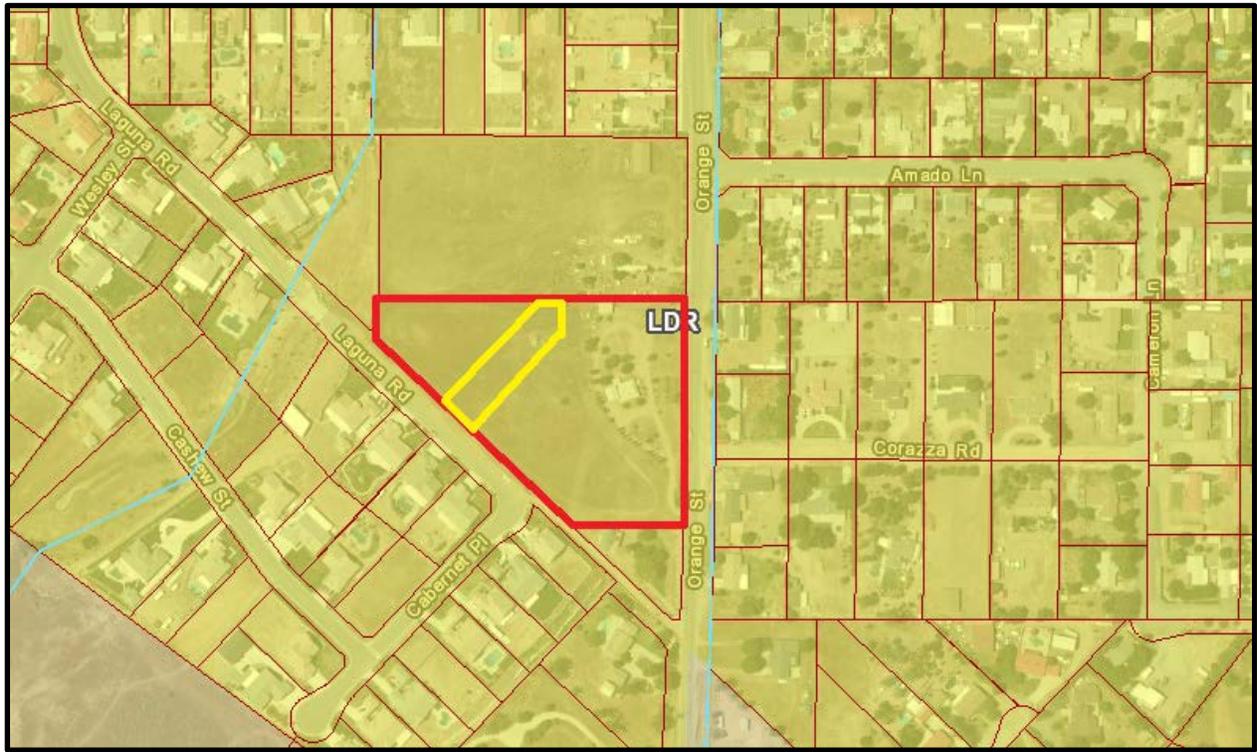


Table 1 outlines adjacent land uses as well as General Plan and zoning information for the subject and surrounding properties.

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	Residential	Low Density Residential	Rural Residential
North	Residential	Low Density Residential	Rural Residential
South	Residential	Low Density Residential	Rural Residential
East	Residential	Low Density Residential	Rural Residential
West	Residential	Low Density 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 proposed single-family dwelling.

Zoning Consistency

The zoning district on this property is Rural Residential (R-R), which allows single-family residences as well as accessory structures to be placed on the property as long as they conform to the development standards of Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance. The maximum lot coverage for R-R zoning is 50 percent. When the accessory structure size is added to the existing home, the total coverage is 22 percent, which is below the maximum lot coverage.

Figure 3. Zoning Designation: Rural Residential

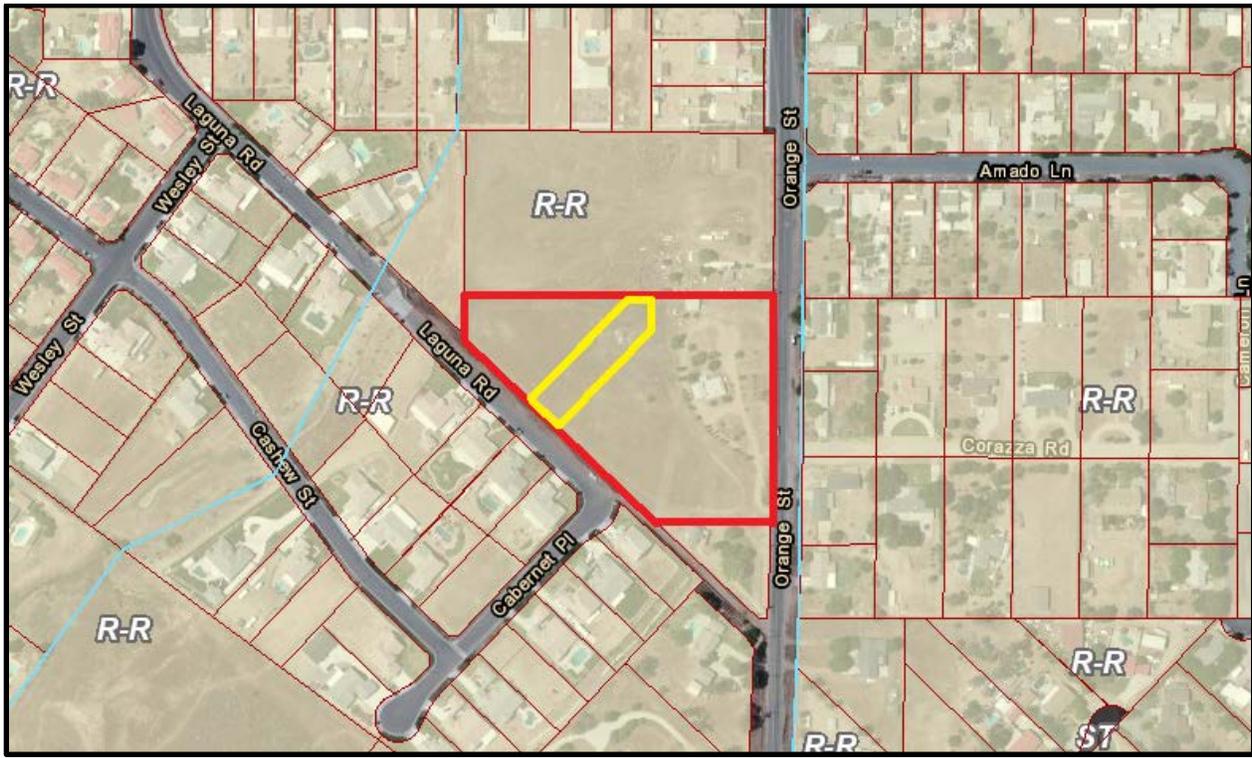


Table 2 – R-R Zone District Development Standards

Development Standard	R-R Zoning Ordinance Standard	Proposed Project Specifics	Meets/Exceeds Development Standards
Front setback	20 feet	220 feet	Yes
Interior side setback (corner lot)	5 feet	5 feet	Yes
Rear setback	10 feet	17.1 feet	Yes
Building height	40 feet	23 feet	Yes
Main dwelling and proposed building separation	20 feet	89.66 feet	Yes

As shown in Table 2, the proposed accessory building meets or exceeds the development standards for the R-R zone district. Additionally, the proposed single-family residential dwelling unit meets the front setback standard of 20 feet.

REQUIRED PLOT PLAN FINDINGS

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

Evidence: The proposed use is consistent with the City of Wildomar General Plan, as the Low Density Residential (LDR) land use designation allows the development of detached single-family residential dwelling units and ancillary structures. The applicant has submitted a plot plan application to approve a 1,656-square-foot detached accessory structure to be used for garage and storage purposes. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone district provided the proposed structure meets the development standards. The building will be set back 89.66 feet from the main structure, 17.1 feet from the rear property line, 40 feet from the southeast side property line, and 5 feet from the northwest side property line, all of which exceed the minimum requirements. Additionally, the structure is 23 feet high, which also meets 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. 14-0140 consists of a 1,656-square-foot detached accessory structure to be used as a garage and for storage purposes on a 0.55-acre site. The proposed project is designed to meet the development standards outlined in the Rural Residential zone and to be constructed to meet the California Building Code. These codes include development standards such as setbacks and building materials specifically designed for the protection of the public health, safety, and general welfare.

- 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 and as approved as part of TTM 36519. The proposed project site and all surrounding properties are designated for Low Density Residential land use. The proposed project site and all surrounding properties are zoned Rural Residential (R-R). The construction of the proposed accessory structure will conform to the standards of the Low Density Residential land use designation as well as to all requirements included in Sections 17.24.020 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 is proposed on a parcel that is part of a TTM. Any future sale of a portion of the site will require City approval of a subdivision or condominium map. However, the configuration of the project is such that it is unlikely the property would be further divided.

ENVIRONMENTAL ASSESSMENT

A review of potential environmental impacts was conducted for Plot Plan No. 14-0140. The Planning Department has determined that the approval of the proposed 1,656-square-foot accessory structure at 21048 Laguna Road 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. 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 January 27, 2015, mailed a public hearing notice to all property owners within a 300-foot radius of the proposed project boundaries notifying them of the February 10, 2015, Planning Director hearing for the proposed project. In addition, on January 27, 2015, a legal notice was published in the *Press Enterprise*, a local newspaper of general circulation, notifying the general public of the January 10, 2015, 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. 14-07 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. 14-00140, subject to conditions.

Respectfully Submitted,
Morgan Weintraub
Assistant Planner

ATTACHMENTS

- A. Resolution No. 14-07 for Plot Plan No. 14-0140
Exhibit 1 – Conditions of Approval
- B. Site Plan
- C. Floor Plan
- D. Elevations
- E. Building Plan
- F. Final Map

ATTACHMENT A

Resolution No. 14-07

DH RESOLUTION No. 14-07

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. 14-0140 TO CONSTRUCT A 1,656-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 0.55 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 21048 LAGUNA ROAD (APN 367-170-029)

WHEREAS, the Planning Department has received an application for Plot Plan No. 14-0140 to construct a 1,656-square-foot accessory structure on a 0.55-acre site located at 21048 Laguna Road filed by:

Applicant/Owner: Michael Scott Lesle
Project Location: 21048 Laguna Road
APN: 364-170-029
Lot Area: 0.55 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. 14-0140; and

WHEREAS, on January 27, 2015, 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 February 10, 2015, public hearing for the proposed Plot Plan No. 14-0140 to be considered by the Planning Director; and

WHEREAS, on January 27, 2015, 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. 14-0140 to be considered at the Planning Director hearing of January 10, 2015; and

WHEREAS, on February 10, 2015, the City of Wildomar held a noticed Planning Director public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, proposed Plot Plan No. 14-0140 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. 14-0140. The Planning Department recommends that the Planning Director hereby find

and determine that Plot Plan No. 14-0140, to approve a 1,656-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 CEQA Guidelines.

REQUIRED PLOT PLAN FINDINGS

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

Evidence: The proposed use is consistent with the City of Wildomar General Plan, as the Low Density Residential (LDR) land use designation allows 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 1,656-square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone provided the proposed structure meets the development standards. The building will be set back 220 feet from the front property line, 17.1 feet from the rear property line, 5 feet from the northwest side property line, and 40 feet from the southeast side property line, all of which exceed the minimum requirements. Additionally, the structure is 23 feet high and is located 89.66 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. 14-0140 consists of a 1,656-square-foot detached accessory structure to be used as a garage and for storage purposes on a 0.55-acre site. The proposed project is designed to meet the development standards outlined in the Rural Residential zone 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 Low Density Residential land use. The proposed project site and all surround properties are zoned Rural Residential (R-R). The construction of the proposed accessory structure will conform to the standards of the Low Density Residential land use designation as well as to all requirements included in Sections 17.24.020 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. 14-0140 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 February 17, 2015.
2. Approval of Plot Plan. The Planning Director hereby approves Plot Plan No. 14-0140, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED, AND ADOPTED this 10th day of February 2015, 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. 14-0140

APN: 367-170-029

Approval Date: February 10, 2015

Expiration Date: February 10, 2017

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. 14-0140

APN: 367-170-029

Approval Date: February 10, 2015

Expiration Date: February 10, 2017

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. 14-0140 shall expire on February 10, 2015 (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 (January 10, 2017).	January 10, 2017	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. 14-0140

APN: 367-170-029

Approval Date: February 10, 2015

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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 and the roof shall 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 February 10, 2015, 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. 14-0140

APN: 367-170-029

Approval Date: February 10, 2015

Expiration Date: February 10, 2017

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

1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	Ongoing	Engineering Department	
2.	All grading and drainage shall be designed in accordance with the included conditions of approval regarding this application.	Ongoing	Engineering Department	
3.	All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Engineering Department.	Ongoing	Engineering Department	
4.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer.	Ongoing	Engineering Department	
5.	All necessary measures to control stormwater and non-stormwater discharges from the project site shall be implemented by the developer during grading and construction activities to the	Ongoing	Engineering Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0140

APN: 367-170-029

Approval Date: February 10, 2015

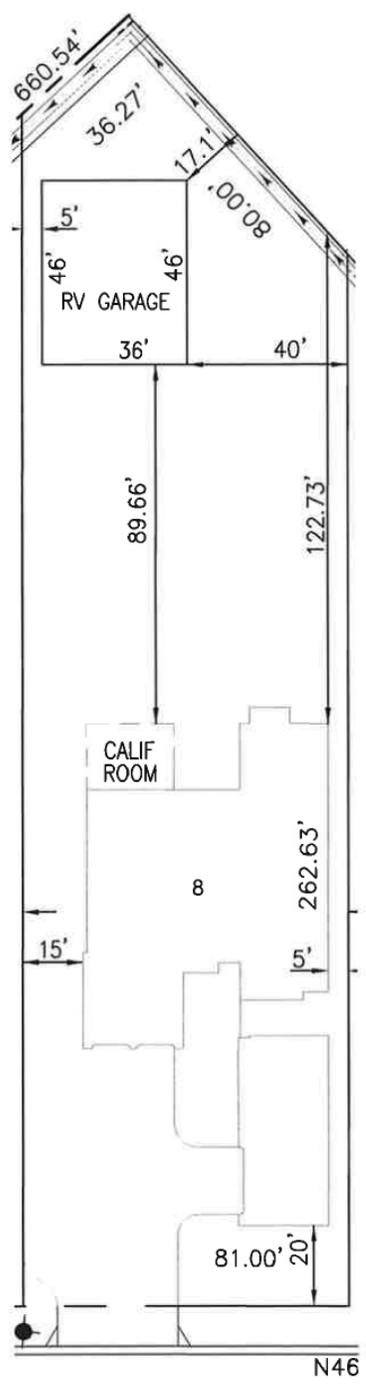
Expiration Date: February 10, 2017

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
satisfaction of the City Engineer.			
6. This accessory structure is proposed on Lot 8 of Tract 36519. Tract 36519 has approved rough grading plans. Grading and drainage details for this accessory structure shall be provided with the precise grading plan submittal for Tract 36519. The precise grading plans must receive City approval prior to construction.	Ongoing	Engineering Department	
7. Prior to the issuance of a building permit for this structure, a current rough grade pad certification for Lot 8 shall be provided. The pad certification must be signed and stamped by a licensed professional engineer.	Ongoing	Engineering Department	

ATTACHMENT B

Site Plan

RECEIVED
DEC 30 2014
CITY OF WILDOMAR



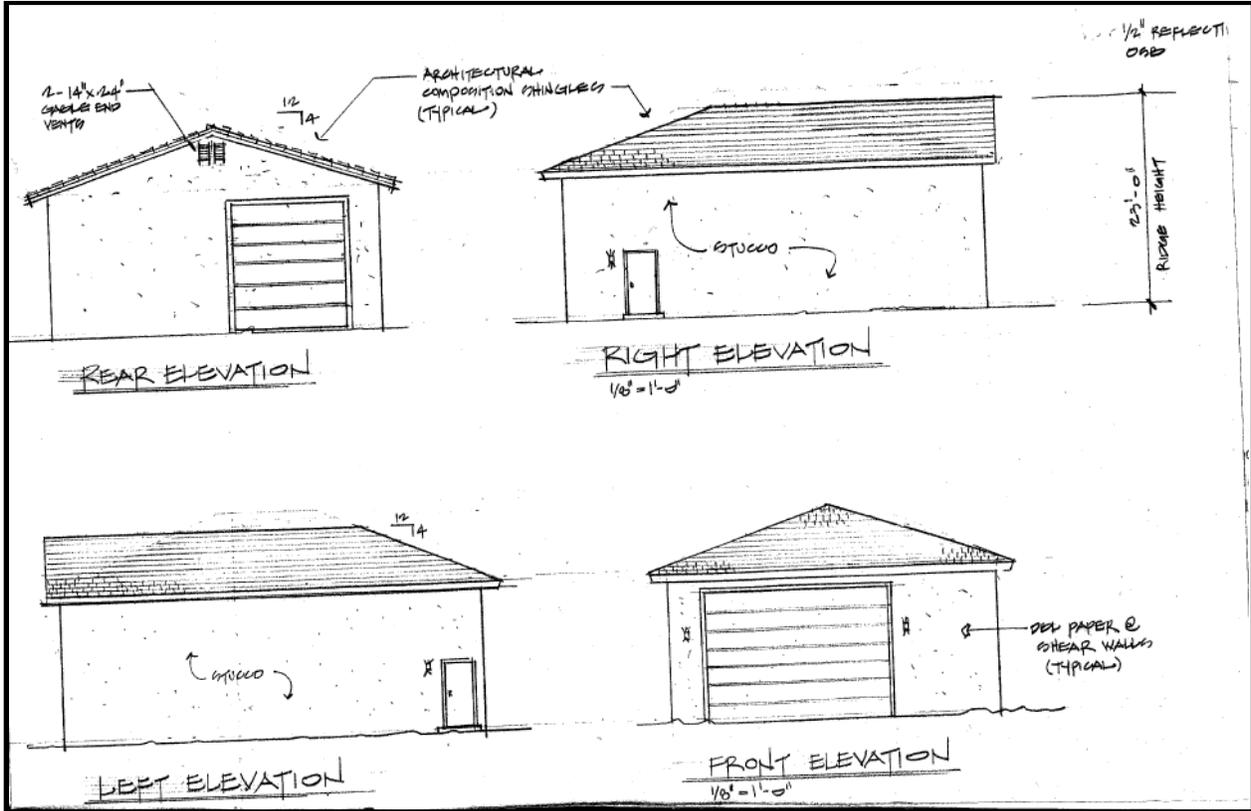
LOVE ENGINEERING
31915 RANCHO CALIFORNIA RD
SUITE 200-166
TEMECULA, CA 92591
(951) 440-8149



TRACT 36519
LOT 8

ATTACHMENT D

Elevations





CITY OF WILDOMAR – PLANNING DIRECTOR
Agenda Item #2.2
PUBLIC HEARING
Meeting Date: February 10, 2015

TO: Matthew C. Bassi, Planning Director

FROM: Alfredo Garcia, Assistant Planner

SUBJECT: Plot Plan No. 14-0049 – Maple Tree Accessory Structure.

Planning Director consideration of a Plot Plan to approve an as-built 1,000 square foot accessory structure garage for storage purposes on 0.46 acres within the R-1-20000 (Single Family) zone located at 33410 Maple Tree Lane (APN:366-362-007).

RECOMMENDATION

Staff recommends that the Planning Director adopt Resolution No. 14-08 (Attachment A) entitled:

DH RESOLUTION No. 14-08

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. 14-0049 TO CONSTRUCT A 1,000-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 0.46 ACRES WITHIN THE R-1-20,000 (ONE FAMILY DWELLING) ZONE LOCATED AT 33410 MAPLE TREE (APN 366-362-007)

PROJECT DESCRIPTION

On May13, 2014, the applicant, Mr. Jonathan Zane, submitted a plot plan application to approve an as-built 1,000-square-foot detached accessory structure (see Attachment B, Site Plan). The owner currently has an existing 1,306-square-foot single-family dwelling on the 0.46-acre property. The subject property is located at 33410 Maple Tree (see Figure 1).

Figure 1 – Aerial Photo of Subject Property



Building Description:

The accessory structure is finished with metal vertical siding and will be painting the walls and metal roof to match the existing residence. The building dimensions are 13 feet in height, 25 feet wide, and 40 feet deep. Two roll-up doors, both measuring 10 feet wide by 10 feet tall, a 5040 sliding glass window and a 3 foot wide entry door. at the front (West) elevation. The (East) elevation will not have architectural features (doors, windows, etc.). The south elevation will feature two 5040 sliding glass windows and the north elevation will have a one 5040 sliding glass window with a 2020 sliding glass window. 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 an open floor concept with an 80 s.f. restroom and a 100 s.f. storage area. 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 1,306-square-foot home. The existing home is currently connected to the Elsinore Valley Municipal Water District system for both water and sewer.

As shown on the site plan (Attachment B), the accessory structure will be set back 137 feet from the front property line and 67 feet from the rear property line as well as 6 and 36 on a property located on an interior lot. All building setbacks required by the R-1-20,000 zone standards will be met or exceeded (see Table 2). The accessory structure will be located 61 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 Medium Density Residential (MDR), 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 R1-20,000 land use designation.

Figure 2. Land Use Designation: Medium Density 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	Medium Density Residential	One Family Dwelling
North	Residential	Medium Density Residential	One Family Dwelling
South	Residential	Medium Density Residential	One Family Dwelling
East	Residential	Medium Density Residential	One Family Dwelling
West	Residential	Medium Density Residential	One Family Dwelling

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 Maple Tree Lane which remains adequate for the single-family dwelling.

Zoning Consistency

The zoning district on this property is R-1-20,000 (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.

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	5 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-1-20,000 zone district. Additionally, the proposed building will increase the lot coverage on the site to 23 percent which is still below the 50-percent maximum for the R1-20,000 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 Medium Density Residential (MDR) land use designation provides for the development of detached single-family residential dwelling units and ancillary structures. The applicant has submitted a plot plan application to approve a 1,000-square-foot detached accessory structure to be used for storage purposes in the One Family Dwelling (R-1-20,000) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the One Family Dwelling (R-1-20,000) zone provided that the proposed structure meets the development standards. The building will be set back 137 feet from the front property line, 67 feet from the rear property line, as well as 6 and 36 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 30 feet high and is located 61 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. 14-0049 consists of an as-built 1,000-square-foot detached accessory structure to be used for storage purposes on a 0.46-acre site. The proposed project is designed to meet the development standards outlined in the Single Family Residential zone 17.24 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 and and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The proposed project site and all surrounding properties are designated for Medium Density Residential land use. The proposed project site and the properties surrounding it are zoned for One Family Dwelling (R-1-20,000). The construction of the proposed accessory structure will conform to the standards of the Medium Density Residential land use designation as well as to all requirements included in Sections 17.24.020 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 Maple Tree Lane. These streets and the proposed interior driveways have all been designed in accordance with city regulations and standards and will be able to handle the traffic typically generated from the project.

ENVIRONMENTAL ASSESSMENT

A review of potential environmental impacts was conducted for Plot Plan No. 14-0049. The Planning Department has determined that the approval of the as-built 1,000-square-foot accessory structure at Maple Tree Lane 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 January 27, 2015, mailed a public hearing notice to all property owners within a 300-foot radius of the proposed project boundaries notifying them of the February 10, 2015, Planning Director hearing for the proposed project. In addition, on January 27, 2015, a legal notice was published in the *Press Enterprise*, a local newspaper of general circulation, notifying the general public of the February 10, 2015, 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. 14-08 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. 14-0049, subject to conditions.

Respectfully Submitted,
Alfredo Garcia
Assistant Planner

ATTACHMENTS

- A. Resolution No. 14-08 for Plot Plan No. 14-0049
Exhibit 1 – Conditions of Approval
- B. Site Plan
- C. Floor Plan
- D. Elevations
- E. Full-size Plans

ATTACHMENT A

Resolution No. 14-08

DH RESOLUTION No. 14-08

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. 14-0049 TO CONSTRUCT A 1,000-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 0.46 ACRES WITHIN THE R-1-20,000 (ONE FAMILY DWELLING) ZONE LOCATED AT 33410 MAPLE TREE (APN 366-362-007)

WHEREAS, the Planning Department has received an application for Plot Plan No. 14-0049 for an as-built 1,000-square-foot accessory structure on a 0.46-acre site located at 33410 Maple Tree Lane filed by:

Applicant/Owner: Jonathan Zane
Project Location: 33410 Maple Tree Lane
APN: 366-362-007
Lot Area: 0.46 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. 14-0049; and

WHEREAS, on January 27, 2015, 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 January 27, 2015, public hearing for the proposed Plot Plan No. 14-0049 to be considered by the Planning Director; and

WHEREAS, on January 27, 2015, 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. 14-0049 to be considered at the Planning Director hearing of February 10, 2015; and

WHEREAS, on January 10, 2015, 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. 14-0049 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. 14-0049. The Planning Department recommends that the Planning Director hereby find

and determine that Plot Plan No. 14-0049, to approve an as-built 1,000-square-foot accessory structure in the R-1-20,000 (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.

Evidence: The proposed use is consistent with the City of Wildomar General Plan as the Medium Density Residential (MDR) land use designation provides for the development of detached single-family residential dwelling units and ancillary structures. The applicant has submitted a plot plan application to approve a 1,000-square-foot detached accessory structure to be used for storage purposes in the One Family Dwelling (R-1-20,000) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the One Family Dwelling (R-1-20,000) zone provided that the proposed structure meets the development standards. The building will be set back 137 feet from the front property line, 67 feet from the rear property line, as well as 6 and 36 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 30 feet high and is located 61 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. 14-0049 consists of an as-built 1,000-square-foot detached accessory structure to be used for storage purposes on a 0.46-acre site. The proposed project is designed to meet the development standards outlined in the Single Family Residential zone 17.24 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 and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The proposed project site and all surrounding properties are designated for Medium Density Residential land use. The proposed project site and the properties surrounding it are zoned for One Family Dwelling (R-1-20,000). The construction of the proposed accessory structure will conform to the standards of the Medium Density Residential land use designation as well as to all requirements included in Sections 17.24.020 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 Maple Tree Lane. These streets and the proposed interior driveways have all been designed in accordance with city regulations and standards and will be able to handle the traffic typically generated from the project.

SECTION 3. PLANNING DIRECTOR ACTION.

The Planning Director hereby takes the following actions:

1. Notice of Exemption. The Planning Director hereby determines that Plot Plan No. 14-0049 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 February 17, 2015.
2. Approval of Plot Plan. The Planning Director hereby approves Plot Plan No. 14-0049, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED, AND ADOPTED this 10th day of February 2015, 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. 14-0049

APN: 366-362-007

Approval Date: February 10, 2015

Expiration Date: February 10, 2017

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

General Conditions

1.	No later than February 12, 2015, 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.	February 12, 2015	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 February 5, 2015.	February 5, 2015	Planning Department	
	<hr style="width: 100%;"/> <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**

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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**

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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. 14-0049 shall expire on February 10, 2017 (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 (January10, 2017).	January10, 2017	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**

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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 February 10, 2015, 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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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. 14-0049

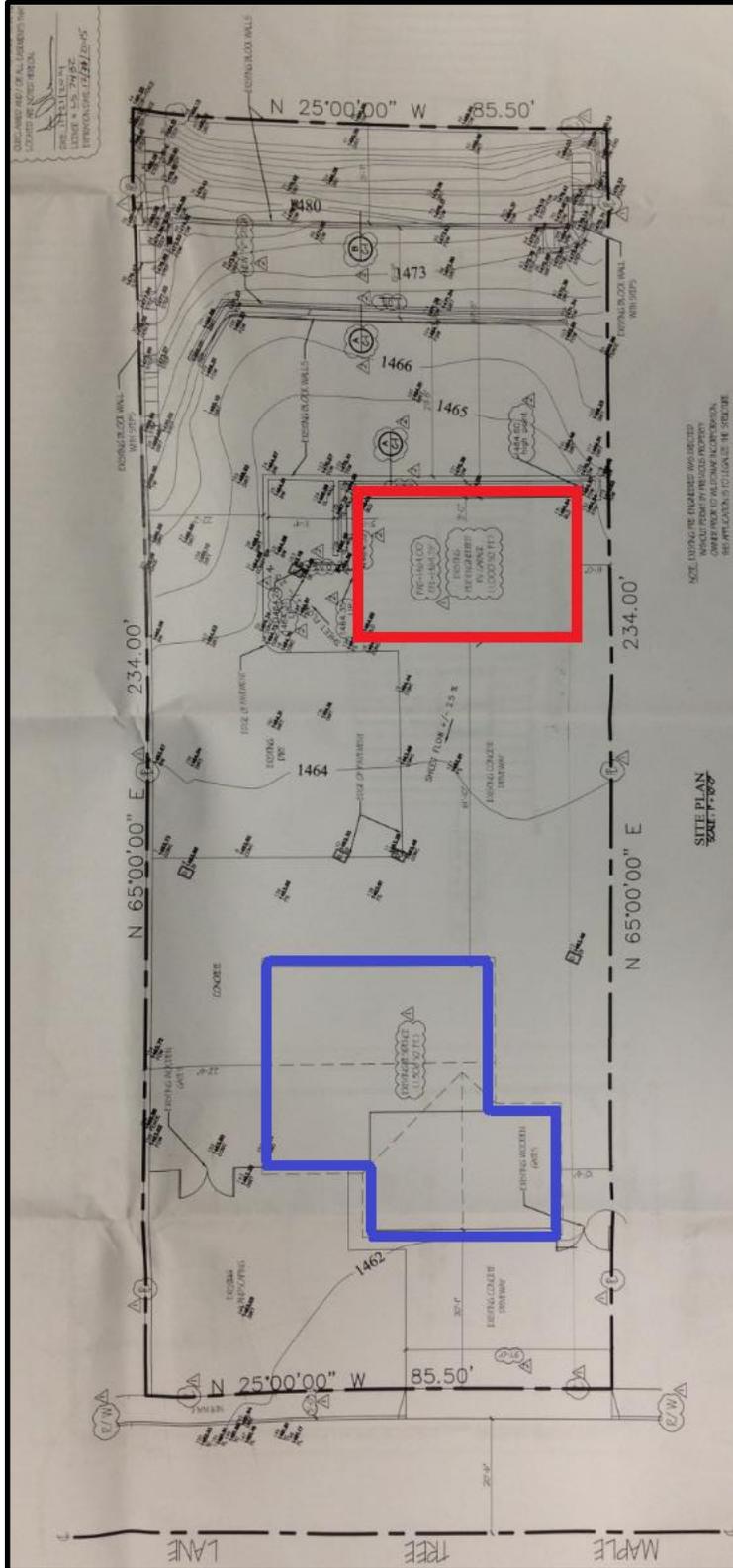
APN: 366-362-007

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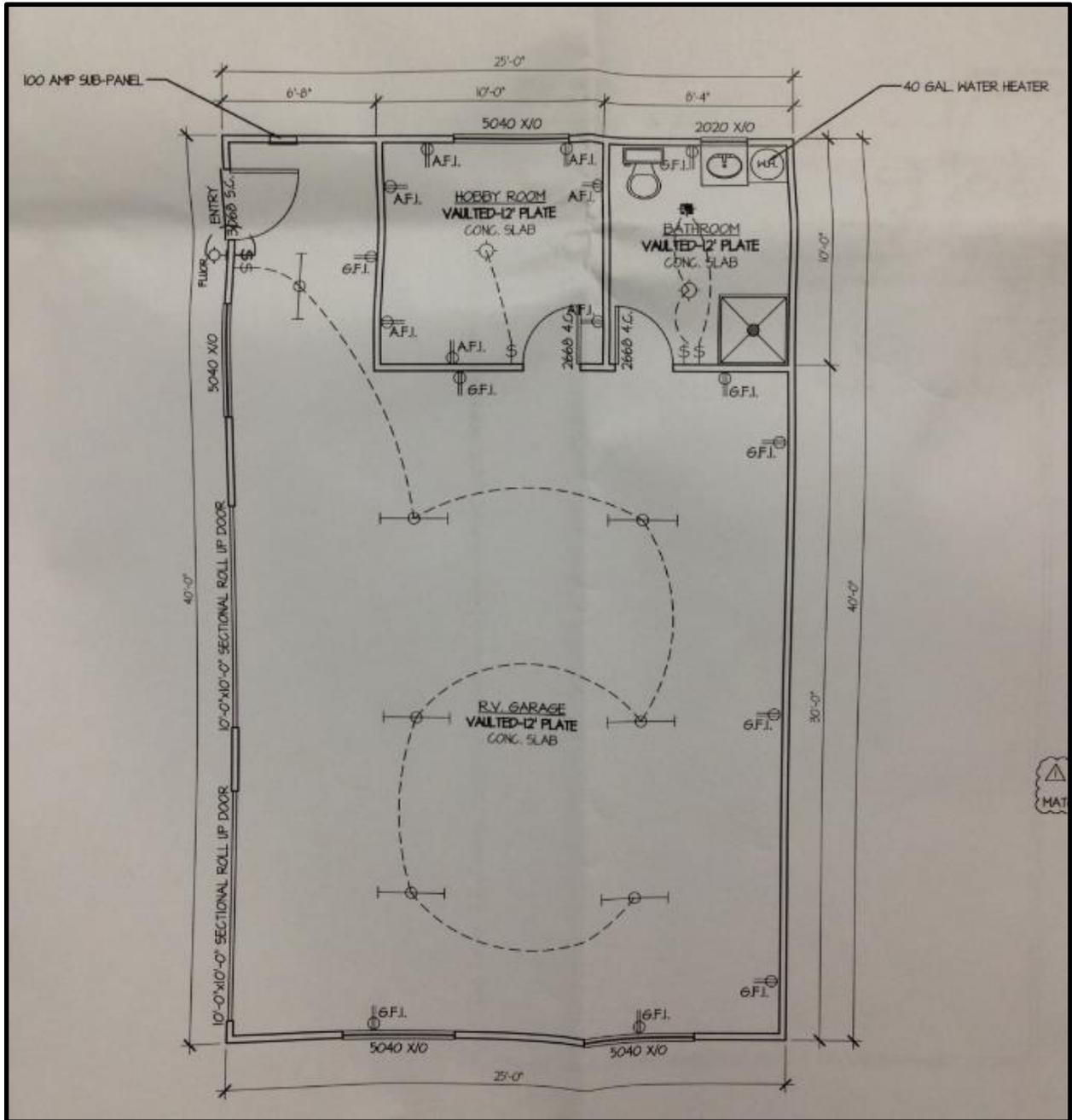
Expiration Date: February 10, 2017

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building Department.			
14. All grading and drainage shall be designed in accordance with the included conditions of approval regarding this application.	Ongoing	Engineering Department	
15. Should the developer propose to install any drains in association with this project's plans and outlet drainage from the site into the public right-of-way (i.e. private drain through curb), prior to commencing any work within City right-of-way, the developer shall first obtain an encroachment permit from the City.	Ongoing	Engineering Department	

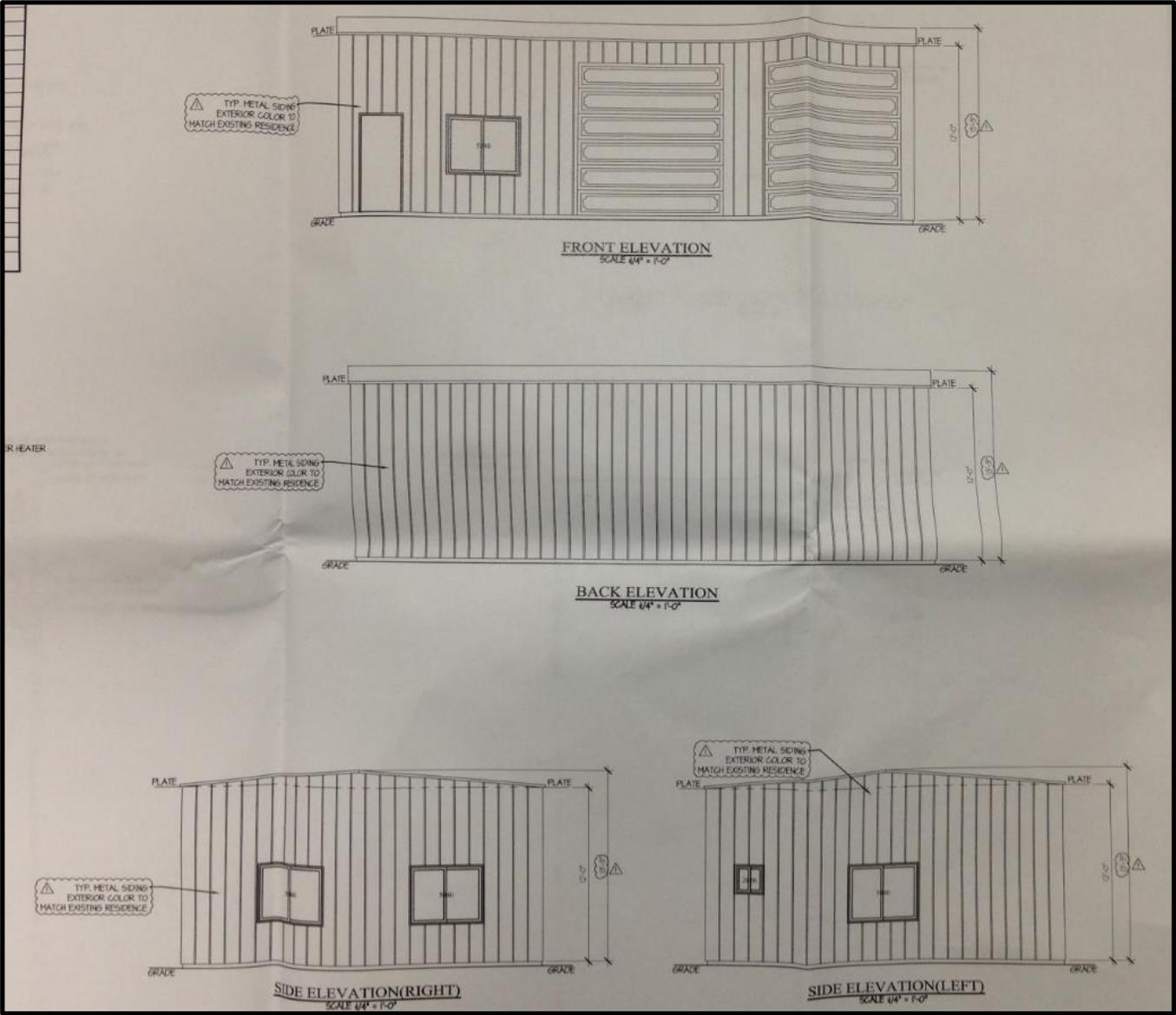
ATTACHMENT B SITE PLAN



ATTACHMENT C FLOOR PLAN



ATTACHMENT D ELEVATIONS



**ATTACHMENT E
FULL-SIZE PLANS**