

CITY OF WILDOMAR PLANNING DIRECTOR HEARING AGENDA

Planning Director – Matthew C. Bassi

**PLANNING DIRECTOR MEETING OF
Wednesday , February 25, 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 February 10, 2015 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. 14-0125 – Manley Accessory Structure

Planning Director consideration of a Categorical Exemption and a plot plan to construct a 1,200-square-foot accessory structure garage for storage purposes on 2.38 acres within the Rural Residential (R-R) zone located at 20735 Union Street (APN 368-100-062)

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

DH RESOLUTION No. 15-03

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0125 TO CONSTRUCT A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 2.38 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 20735 UNION STREET (APN 368-100-062)

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 25, 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.

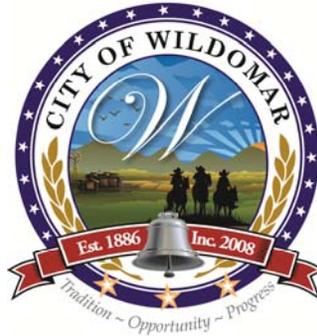
POSTING STATEMENT:

On or before February 19, 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 February 10, 2015

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
Morgan Weintraub, Assistant Planner

PUBLIC COMMENT:

None

1.0 CONSENT CALENDAR:

1.1 November 19, 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. 14-0140 – 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)

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

Mike Lesle, Applicant owner provided public comment

DH RESOLUTION No. 15-01

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).

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

Jonathan Zane, Applicant architect provided public comment

DH RESOLUTION No. 15-02

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)

ADJOURNMENT

The Director's Hearing was adjourned at 2:29 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 25, 2015

TO: Matthew C. Bassi, Planning Director

FROM: Yvette Noir, Assistant Planner

SUBJECT: Plot Plan No. 14-0125 – Manley Accessory Structure

Planning Director consideration of a Categorical Exemption and a plot plan to construct a 1,200-square-foot accessory structure garage for storage purposes on 2.38 acres within the Rural Residential (R-R) zone located at 20735 Union Street (APN 368-100-062)

RECOMMENDATION

Staff recommends that the Planning Director adopt Resolution No. 15-03 (Attachment A) entitled:

DH RESOLUTION No. 15-03

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0125 TO CONSTRUCT A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 2.38 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 20735 UNION STREET (APN 368-100-062)

PROJECT DESCRIPTION

On November 5, 2014, the applicant, Howard Manley, submitted a plot plan application to construct a 1,200-square-foot detached accessory structure (see Attachment B, Site Plan). The owner currently has an existing 2,184-square-foot single-family dwelling on the 2.38-acre property. The subject property is located at 20735 Union Street (see Figure 1).

Figure 1 – Aerial Photo of Subject Property



Building Description:

The accessory structure will be finished with a metal siding and a metal roof. The color scheme of the proposed structure will match the existing home (Figure 2). It should be noted that the existing home was built in 2014, and as a result, is not depicted in the aerial imagery provided in Figures 1, 3, and 4. However, Figure 2 shows the existing home. The accessory structure will have the following earth-tone palette: the roof, side panels, and fascia trim will be painted Lightstone; the door and window trims will be painted Cocoa Brown; and the bottom panel will be painted Sahara Tan.

The building dimensions are 13 feet in height, 30 feet in width, and 40 feet in depth. Two roll-up doors, one measuring 8 feet wide by 9 feet tall and the other measuring 16 feet wide by 9 feet tall (both located on the west side of the structure), will provide vehicular access into the structure. A door on the southwest side of the structure will provide pedestrian access into the building. The interior floor plan will be open to provide maximum storage of the owner's personal property. The floor plan exhibit is provided in Attachment C, and the accessory structure elevations and color palette are provided in Attachment D.

Figure 2. Existing Residential Unit



Proposed Site Plan:

The property contains an existing 2,184-square-foot home. The existing home is currently connected to a septic system that includes a 1,500-gallon septic tank located 17 feet to the southwest of the home.

As shown on the site plan (Attachment B), the accessory structure will be set back 108 feet from the front property line, 26 feet from the west property line, 109 feet from the east property line, and 462 feet from the south property line. All building setbacks required by the R-R zone standards will be met or exceeded (see Table 2). The accessory structure will be located 16 feet from the primary dwelling unit.

PROJECT ANALYSIS

General Plan Consistency:

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

Figure 3. Land Use Designation: Low Density Residential

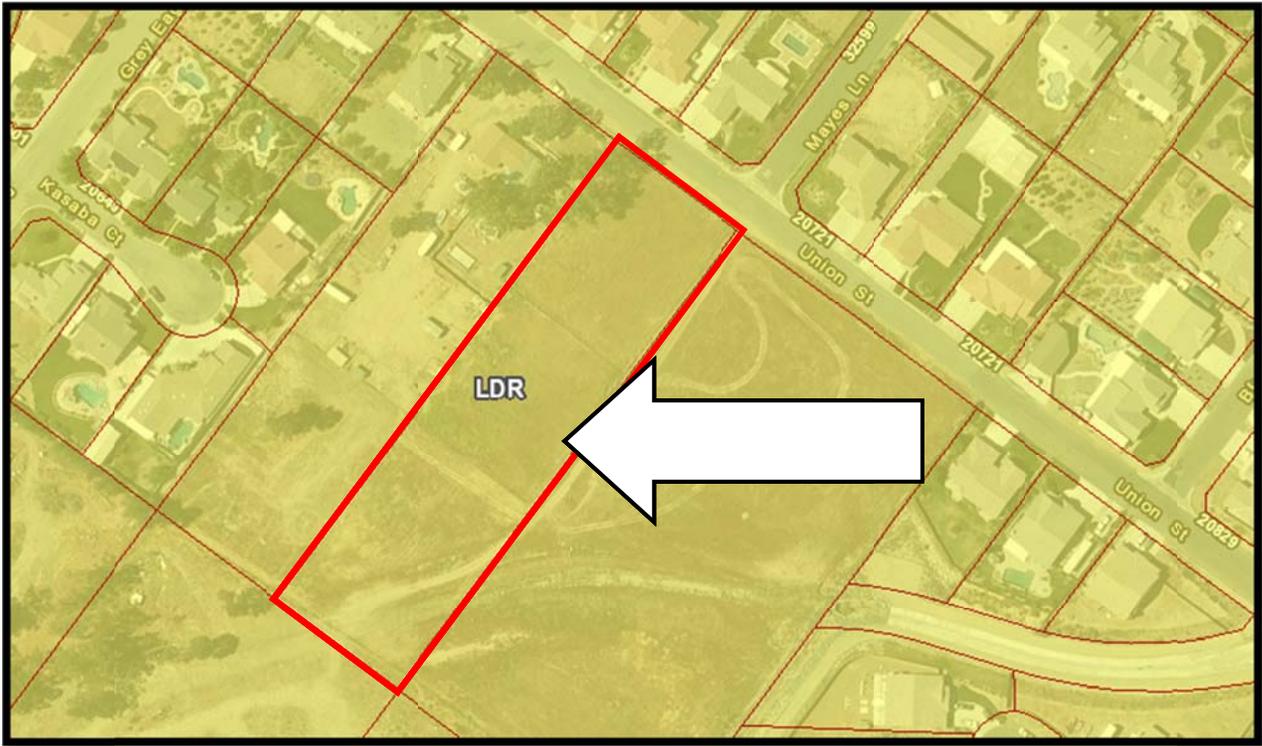


Table 1 outlines adjacent land uses as well as General Plan and zoning information for the subject and surrounding properties.

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 (LDR)	R-R (Rural Residential)
North	Residential	Low Density Residential (LDR)	R-A (Residential Agricultural)
South	Residential	Low Density Residential (LDR)	R-R (Rural Residential)
East	Residential	Low Density Residential (LDR)	R-R (Rural Residential)
West	Vacant	Low Density Residential (LDR))Rural Residential)

In terms of specific land use policies, 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.”

LU 12.6 (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 proposed structure 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 Union Street, which remains adequate for the single-family dwelling.

Zoning Consistency

The zoning district on this property is R-R (Rural Residential), 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 17.16.010 and 17.172.130 of the Wildomar Zoning Ordinance.

Figure 4. Zoning Designation: Rural Residential

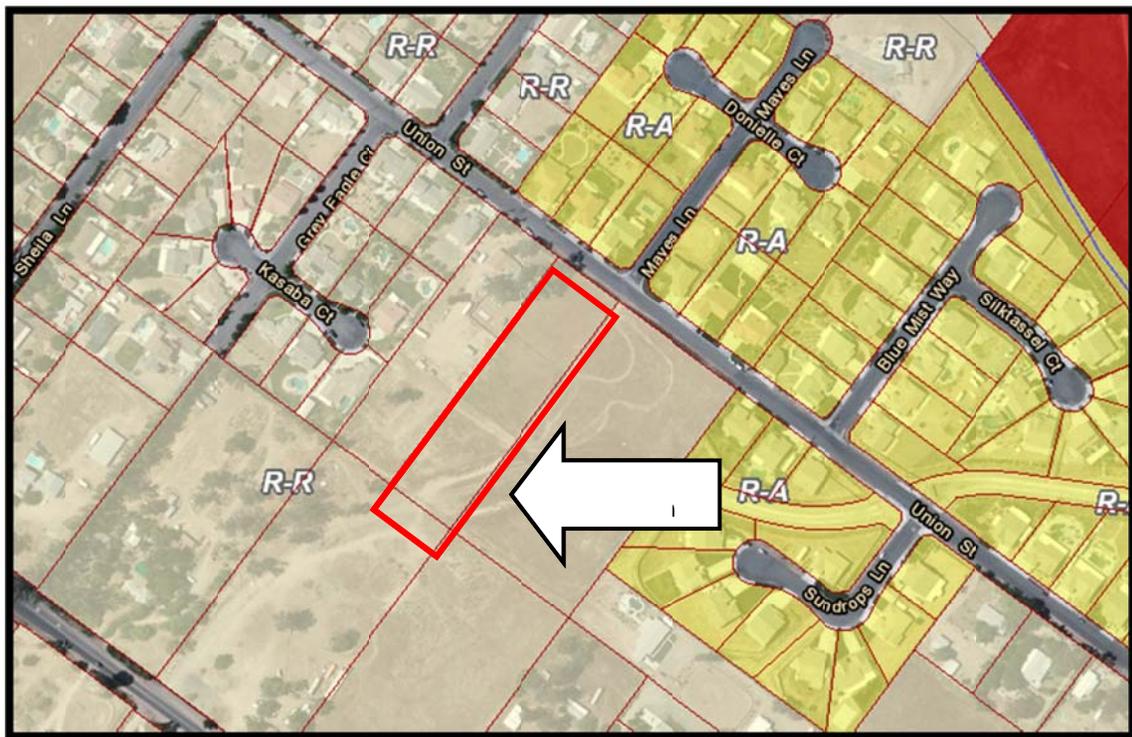


Table 2 – R-R Zone District Development Standards

Development Standard	R-R Zoning Ordinance Standard	Proposed Project Specifics	Meets/Exceeds Development Standards
Front setback	20 feet	108 feet	Yes
Interior side setback	5 feet	26 feet	Yes
Side setback	10 feet	109 feet	Yes
Rear setback	10 feet	462 feet	Yes
Building height	40 feet	13 feet	Yes
Main dwelling and proposed building separation	10 feet	16 feet	Yes
Lot Coverage			

As shown in Table 2, the proposed accessory building meets or exceeds the development standards for the R-R zone district.

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 accessory structures. The applicant has submitted a plot plan application to approve a 1,200-square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the R-R zone provided that the proposed structure meets the development standards. The building will be set back 108 feet from the front property line, 462 feet from the rear property line, 26 feet from the interior side property line, and 109 feet from the side property line, all of which exceed the minimum requirements. Additionally, the structure is 13 feet high and is located 16 feet 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.”

LU 12.6 (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. 14-0125 consists of a 1,200-square-foot detached accessory structure to be used for storage purposes on a 2.38-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 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 (LDR) land use. The proposed project site and all the properties, except those to the north, which are zoned R-A (Residential Agricultural), and R-R (Rural Residential). The construction of the proposed accessory structure will conform to the standards of the LDR 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.

ENVIRONMENTAL ASSESSMENT

A review of potential environmental impacts was conducted for Plot Plan No. 14-0125. The Planning Department has determined that the approval of the proposed 1,200-square-foot accessory structure at 20735 Union Street 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 the Wildomar Zoning Ordinance, 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 February 25, 2015, Planning Director hearing for the proposed project. In addition, on February 10, 2015, a legal notice was published in the *Press Enterprise*, a local newspaper of general circulation, notifying the general public of the February 25, 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. 15-03 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. 14-0125, subject to conditions.

Respectfully Submitted,
Yvette Noir
Assistant Planner

ATTACHMENTS

- A. Resolution No. 15-03 for Plot Plan No. 14-0125
Exhibit 1 - Conditions of Approval Matrix
- B. Site Plan
- C. Floor Plan
- D. Elevations and Color Palette

ATTACHMENT A
RESOLUTION NO. 15-03

DH RESOLUTION No. 15-03

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0125 TO CONSTRUCT A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE, SUBJECT TO CONDITIONS, ON 2.38 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 20735 UNION STREET (APN 368-100-062)

WHEREAS, the Planning Department has received an application for Plot Plan No. 14-0125 to construct a 1,200-square-foot accessory structure on a 2.38-acre site located at 20735 Union Street filed by:

Applicant/Owner: Mr. Howard Manley
Project Location: 20735 Union Street
APN: 368-100-062
Lot Area: 2.38 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. 14-0125; and

WHEREAS, on February 10, 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 25, 2015, public hearing for proposed Plot Plan No. 14-0125 to be considered by the Planning Director; and

WHEREAS, on February 13, 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. 14-0125 to be considered at the Planning Director hearing of February 25, 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. 14-0125 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. 14-0125. The Planning Department recommends that the Planning Director hereby find

and determine that Plot Plan No. 14-0125, to approve a 1,200-square-foot accessory structure in the R-R (Rural Residential) zone, will not have a significant impact on the environment and is hereby Categorically Exempt in accordance with Section 15303(e) (New Construction) of the 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 Low Density Residential (LDR) land use designation allows the development of detached single-family residential dwelling units and accessory structures. The applicant has submitted a plot plan application to approve a 1,200-square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the R-R zone provided that the proposed structure meets the development standards. The building will be set back 108 feet from the front property line, 462 feet from the rear property line, 26 feet from the interior side property line, and 109 feet from the side property line, all of which exceed the minimum requirements. Additionally, the structure is 13 feet high and is located 16 feet 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.”

LU 12.6 (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. 14-0125 consists of a 1,200-square-foot detached accessory structure to be used for storage purposes on a 2.38-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 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 (LDR) land use. The proposed project site and all the properties, except those to the north, which are zoned Residential Agricultural (R-A), 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 17.16.020 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.

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. 14-0125 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 25, 2015.
2. Approval of Plot Plan. The Planning Director hereby approves Plot Plan No. 14-0125, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED, AND ADOPTED this 25th 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 MATRIX

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0125

APN: 368-100-062

Approval Date: February 25, 2015

Expiration Date: February 25, 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 26, 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.	February 26, 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 March 4, 2015. <hr/>	March 4, 2015	Planning Department	
	Applicant Signature _____ Date _____			
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions	Ongoing	Planning Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0125

APN: 368-100-062

Approval Date: February 25, 2015

Expiration Date: February 25, 2017

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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<p>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 and expenses directly and necessarily incurred by the City in the course of</p>			
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**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0125

APN: 368-100-062

Approval Date: February 25, 2015

Expiration Date: February 25, 2017

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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	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. 14-0125 shall expire on February 25, 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 (January 25, 2017).	February 25, 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 accessory structure.	Ongoing	Planning Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0125

APN: 368-100-062

Approval Date: February 25, 2015

Expiration Date: February 25, 2017

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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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 25, 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	Ongoing	Engineering Department	
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**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0125

APN: 368-100-062

Approval Date: February 25, 2015

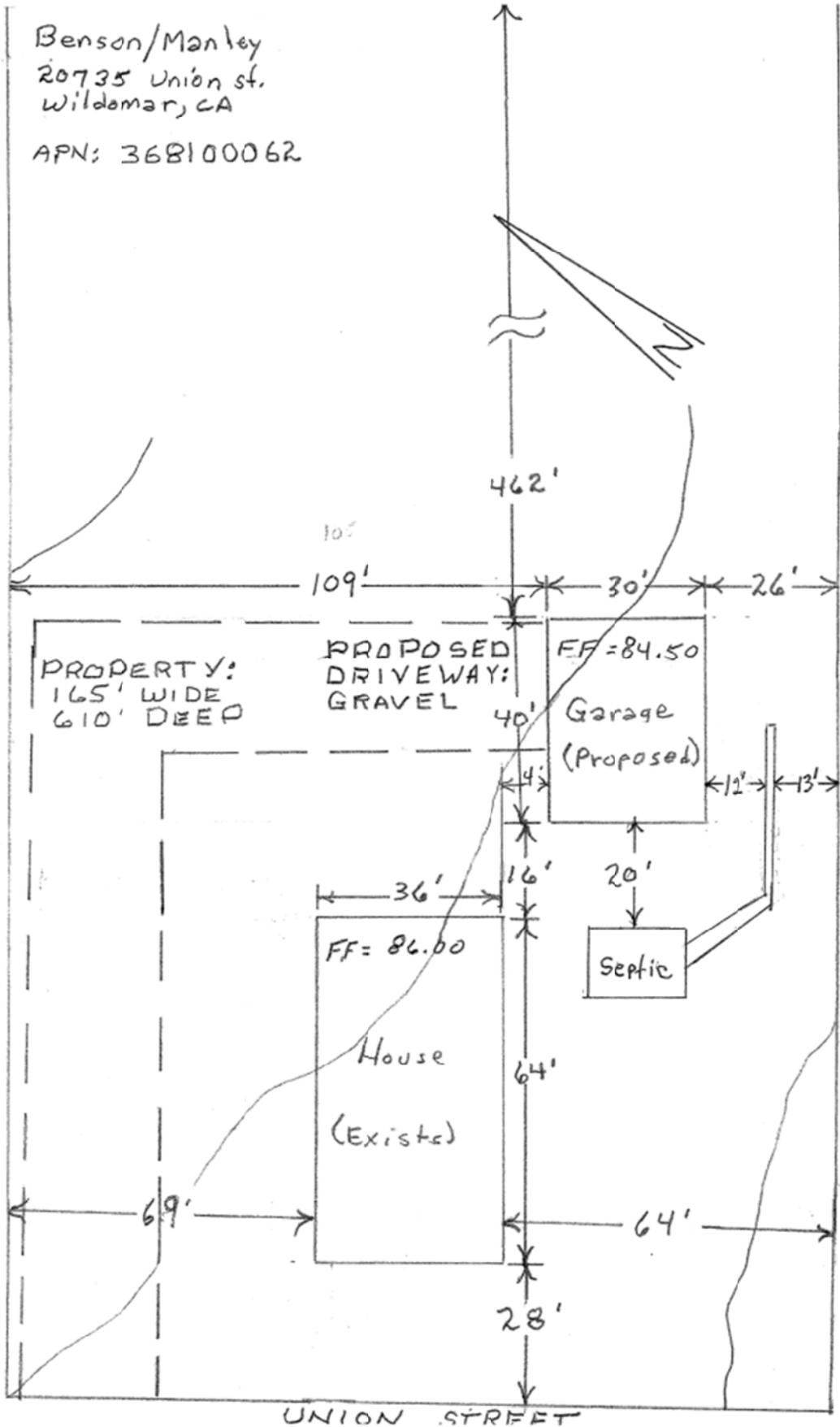
Expiration Date: February 25, 2017

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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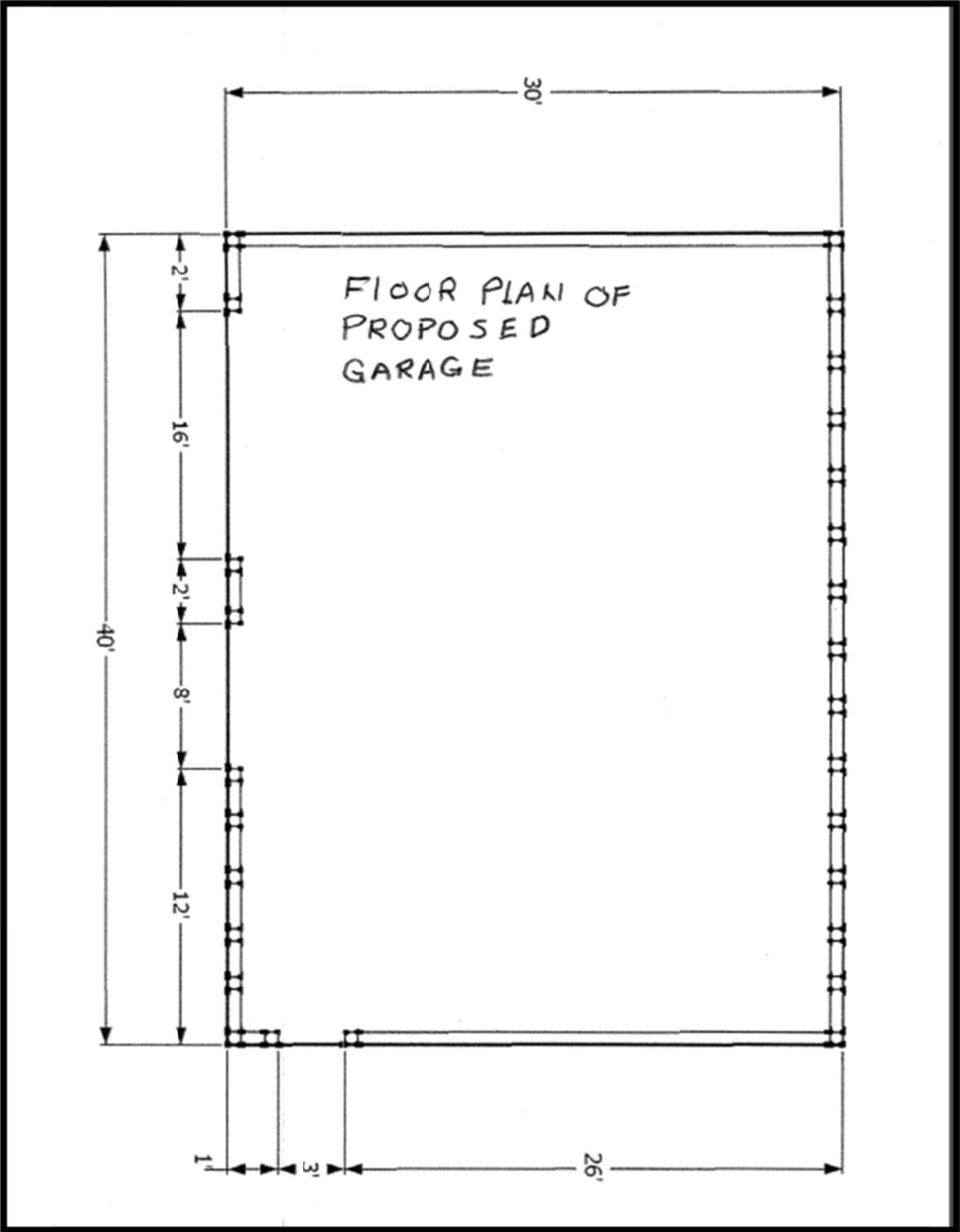
	not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.			
11.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer.	Ongoing	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 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.	Ongoing	Engineering Department	
14.	All grading and drainage shall be designed in accordance with the included conditions of approval regarding this application.	Ongoing	Engineering Department	

**ATTACHMENT B
SITE PLAN**

Benson/Manley
20735 Union St.
Wildomar, CA
APN: 368100062



**ATTACHMENT C
FLOOR PLAN**



**ATTACHMENT D
ELEVATION AND COLOR PALETTE**



Materials:
Panel - 29 Ga R5-Panel
Trim - 29 Ga
Color:
Fascia Trim - Lightstone
Door Trim- Cocoa Brown
Roof and Side Panel - Lightstone
Bottom Panel - Sahara Tan