

CITY OF WILDOMAR PLANNING DIRECTOR HEARING AGENDA

Planning Director – Matthew C. Bassi

PLANNING DIRECTOR MEETING OF WEDNESDAY, July 9, 2014 AT 2:00 P.M.

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

CALL TO ORDER

PUBLIC COMMENTS

This is the time for citizens to comment on issues not on the agenda. Under the provision of the Brown Act, the Planning Director is prohibited from discussing or taking action on items not on the agenda. Each speaker is asked to fill out a "Public Comments Card" (located on the table by the Chamber door) and give the card to the Planning Director prior to the start of the meeting. Lengthy testimony should be presented to the Planning Director in writing (3 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Planning Director encourages citizens to address them so the questions and/or comments can be heard.

1.0 CONSENT CALENDAR

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

- 1.1 April 30, 2014 Planning Director hearing minutes

2.0 PUBLIC HEARINGS:

2.1 Plot Plan No. 14-0012:

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

RECOMMENDATION:

DH RESOLUTION No. 14-03

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. 14-0012, SUBJECT TO CONDITIONS, FOR A 2,625-SQUARE-FOOT ACCESSORY STRUCTURE ON 5 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 23742 BUNDY CANYON ROAD (APN 366-320-043)

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 is hereby adjourned.

RIGHT TO APPEAL:

Any decision of the Planning Director may be appealed to the Planning Commission provided the required appeal application and the \$964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Director action on any given project.

REPORTS:

All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. Any writings or documents provided to the Planning Director regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

ADDITIONS/DELETIONS:

Items of business may be added to the agenda upon a decision of the Planning Director finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Planning Director.

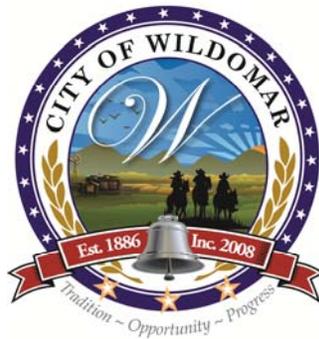
ADA COMPLIANCE:

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

POSTING STATEMENT:

On July 2, 2014, a true and correct copy of this agenda was posted at the three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.

1.0 CONSENT CALENDAR



CITY OF WILDOMAR
OFFICIAL PLANNING DIRECTOR HEARING MINUTES
REGULAR DIRECTOR MEETING OF April 30, 2014

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

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

PUBLIC COMMENT: There were no public comments.

1.0 CONSENT CALENDAR:

None

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

2.1 MINOR PLOT PLAN 13-0095: Planning Director consideration of a Plot Plan for the approval of an 800-square-foot accessory structure for garage/storage purposes on a 0.46 acre site within the R-R (Rural Residential) zone located at 32970 Chadlyn Court (APN 368-290-013)

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

Edward Morel, Owner commented regarding the project.

PLANNING DIRECTOR ACTION:

Planning Director Bassi approved Minor Plot Plan 13-0095 subject to the findings and conditions for a proposed an 800 square-foot detached accessory structure to be used for personal storage on a 0.46 acre site

located at 32970 Chadlyn Court, Wildomar, California (APN: 368-290-013).

ADJOURNMENT

The Director's Hearing was adjourned at 2:21 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: July 9, 2014

TO: Matthew C. Bassi, Planning Director

FROM: Alfredo Garcia, Assistant Planner

SUBJECT: Plot Plan No. 14-0012 – Storm accessory structure.

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

RECOMMENDATION

Staff recommends that the Planning Director adopt Resolution No. 14-03 (Attachment A) entitled:

DH RESOLUTION No. 14-03

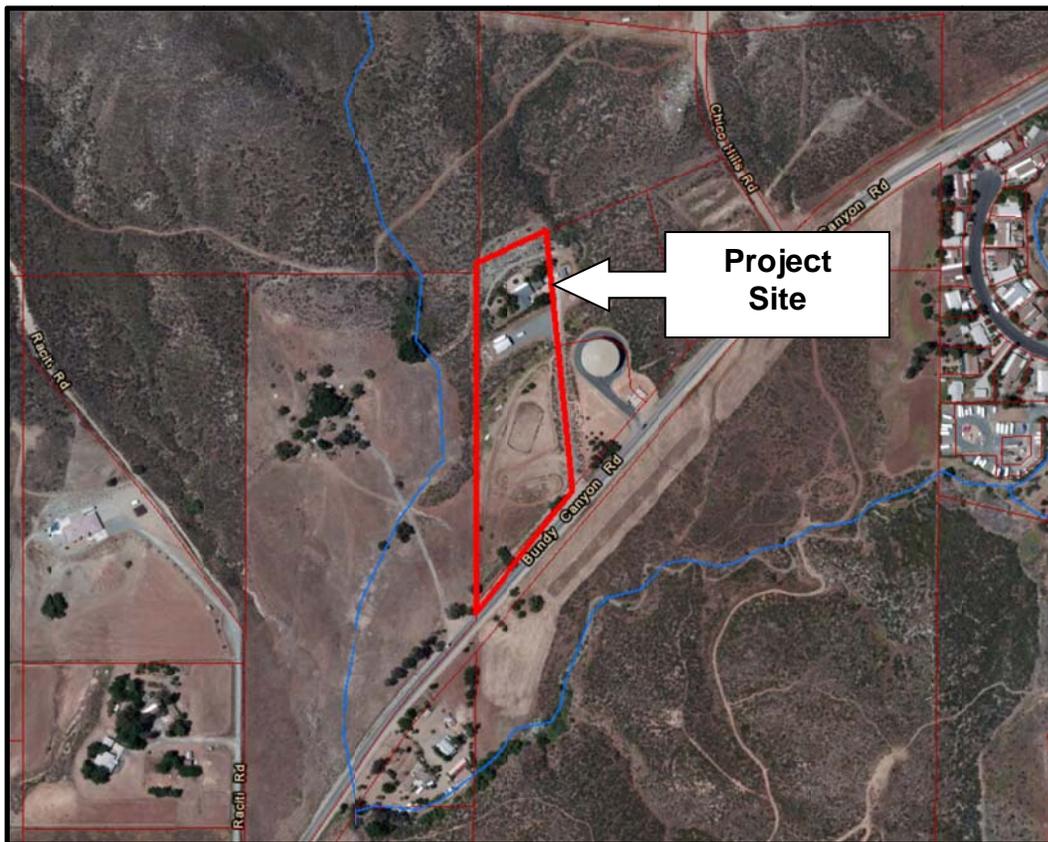
A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 14-0012, SUBJECT TO CONDITIONS, FOR A 2,625-SQUARE-FOOT ACCESSORY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

PROJECT DESCRIPTION

On February 12, 2014, the applicant, Chris Deley, submitted a plot plan application to add 875 square feet to an exiting 1,750 square foot detached accessory structure (see Attachment B, Site Plan). The owner currently has an existing 2,400-square-foot dwelling on a 5- acre property. The subject property is located at 23742 Bundy Canyon Road (see Figure 1).

The accessory structure will be a steel building with a painted wall finish and a steel roof panel system. The dimensions are 18 feet in height, 35 feet wide and 25 feet deep; which will ultimately be 75 deep. A 12-foot-wide by 14-foot-tall (12' x 14') roll-up garage door will be located on the east elevation as well as a 36-inch access door, and an additional 36-inch access door will be provided on the west elevation. The south and east elevations will not have architectural features. Furthermore, the existing and proposed roof will have skylights to take advantage of natural light during the day. The walls will be painted "almond" and the roll-up garage doors and access door will be painted white to match the color of the home. The roof of the accessory structure will match the composition shingle roof of the existing home. In regards to the floor plan, it will consist of an open floor concept for maximum storage of the owner's personal property. The elevation design for the accessory structure is provided in Attachment D and the floor plan exhibit is provided in Attachment C.

Figure 1 – Aerial Photo of Subject Property



PROJECT ANALYSIS

General Plan and Zoning Consistency:

The City of Wildomar General Plan designates this site for Rural Residential (RR) use, which provides for the development of detached single-family residential dwelling units and accessory structures on parcels that are 5 acres.

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

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

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

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

The proposed use is consistent with the City of Wildomar General Plan, as the Rural Residential (RR) designation provides for the development of detached single-family residential dwelling units and ancillary structures on parcels that are 5 acres in size.

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

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

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

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

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

Proposed Site Plan:

The property contains an existing 2,400-square-foot home with an existing detached 575-square-foot garage. The existing home is currently connected to a septic system that includes a septic tank located north of the side yard of the home with leach lines run adjacent to the tank location approximately 15 feet away from the proposed structure.

As shown on the site plan (Attachment B), the accessory structure will be set back 606 feet from the front property line, 243 feet from the rear property line, 71 feet from the west property line, and approximately 148 feet from the west property line. All building setbacks required by the R-R zone standards will be met or exceeded. The accessory structure will be located 78 feet away from the primary dwelling unit.

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

Table 2 – Development Standards

Development Standard	Zoning Ordinance Standard	Proposed Project Specifics	Meets Development Standards
Front setback	20 feet	606 feet	Yes
Interior side setback	5 feet	71feet	Yes
Interior side setback	5 feet	148 feet	Yes
Rear setback	10 feet	243 feet	Yes
Building height	35 feet	18 feet	Yes
Main dwelling and proposed building setback	10 feet	78 feet	Yes

Proposed Architectural Elevations

The proposed accessory structure will feature a painted wall finish with trim and doors painted to match the existing exterior building material and color of the primary dwelling structure. The height of the accessory structure will be 18 feet high, which meets the requirements allowed for accessory structures constructed on lots 2 acres or larger.

Views of the accessory structure from Bundy Canyon road will be partially obscured by a fence and the terrain which slopes to a higher elevation from the street to the residence. Views of the accessory structure from the neighboring residences on Bundy Canyon Rd. are visible but will be located 606 feet away from the street. The accessory

structure will be partially visible to the residential property to the west which is located 494 feet away.

REQUIRED PLOT PLAN FINDINGS

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

The proposed use is consistent with the City of Wildomar General Plan, as the Rural Residential (RR) designation provides for the development of detached single-family residential dwelling units and ancillary structures on parcels that are 5 acres in size. The applicant has submitted a plot plan application to approve a 2,625 -square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone provided that the proposed structure meets the development standards. The building will be set back 606 feet from the front property line, 243 feet from the rear property line, and 71 feet and approximately 148 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 18 feet high and is located 78 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.

The proposed construction under Plot Plan 14-0012 consists of a 2,625-square-foot detached accessory structure to be used for storage purposes on a 5-acre site. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and the surrounding area. The accessory structure will be built to meet all requirements and standards of the Wildomar Building Safety Department and the California Building Code.

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

The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The proposed project site and all surrounding properties are designated for Rural Residential land use except for the properties to the north and south; which is Rural Mountainous and zoned for Rural Residential development. The construction of the proposed accessory structure will conform to the standards of the Rural Residential land use designation as well as to all requirements included in Sections 17.16.020 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.

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. 14-0012. The Planning Department has determined that the approval of the proposed 2,625-square-foot accessory structure at 23742 Bundy Canyon 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 Categorical Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303(e) (New Construction) of the CEQA Guidelines. In consideration, the Planning Department recommends that the Planning Director adopt a Categorical Exemption for the proposed project and direct staff to file a Notice of Exemption with the Riverside County Clerk within five (5) working days from this hearing.

PUBLIC NOTICING

In accordance with Government Code Sections 65090 and 65091, the Planning Department on June 24, 2014, mailed a public hearing notice to all property owners within a 300-foot radius of the proposed project boundaries notifying them of the July 9, 2014 Planning Director hearing for the proposed project. In addition, on June 24, 2014, a legal notice was published in the Press Enterprise, a local newspaper of general

circulation, notifying the general public of the July 9, 2014 Planning Director hearing for the proposed project.

STAFF RECOMMENDATION

Based on the findings outlined in this report, staff recommends that the Planning Director adopt Resolution No. 14-03 (Attachment A) adopting a Categorical Exemption in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines and approve Plot Plan No. 14-0012, subject to conditions.

Respectfully Submitted,
Alfredo Garcia
Assistant Planner

ATTACHMENTS

- A. Resolution No. 14-03, for Plot Plan No. 14-0012
Exhibit 1 – Conditions of Approval
- B. Site Plan
- C. Floor Plan
- D. Elevations
- E. Full size Plans

ATTACHMENT A

Resolution No. 14-03

RESOLUTION NO. 14-03

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. 14-0012, SUBJECT TO CONDITIONS, FOR A 2,625-SQUARE-FOOT ACCESSORY STRUCTURE ON 5 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 23742 BUNDY CANYON ROAD (APN 366-320-043)

WHEREAS, the Planning Department has received an application for Plot Plan No. 13-0095 to construct an 2625 square-foot accessory structure on a 5 -acre site located at 23742 Bundy Canyon Road filed by:

Applicant/Owner: Chris Deley
Project Location: 23742 Bundy Canyon Road
APN: 366-320-043
Lot Area: 5 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. 14-0012; and

WHEREAS, on June 24, 2014, the City gave public notice of a Planning Director hearing by mailing said notice to adjacent property owners within a 300-foot radius of the project site, notifying adjacent residents of the July 9, 2014, public hearing for the proposed Plot Plan No. 14-0012 to be considered by the Planning Director; and

WHEREAS, on June 26, 2014, the City published a legal notice in "The Press Enterprise," a newspaper of local circulation, notifying the public of the holding of a public hearing for proposed Plot Plan No. 14-0012 to be considered at the Planning Director hearing of July 9, 2014; and

WHEREAS, on July 9, 2014, the City of Wildomar held a noticed Planning Director public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, proposed Plot Plan No. 14-0012 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. 14-0012. The Planning Department recommends that the Planning Director hereby find

and determine that Plot Plan No. 14-0012, to approve 2,625-square-foot accessory structure in the R-R (Rural Residential) zone will not have a significant impact on the environment and is hereby Categorically Exempt in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

REQUIRED PLOT PLAN FINDINGS

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

The proposed use is consistent with the City of Wildomar General Plan, as the Rural Residential (RR) designation provides for the development of detached single-family residential dwelling units and ancillary structures on parcels that are 5 acres in size. The applicant has submitted a plot plan application to approve a 2,625 -square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone provided that the proposed structure meets the development standards. The building will be set back 606 feet from the front property line, 243 feet from the rear property line, and 71 feet and approximately 148 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 18 feet high and is located 78 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.”

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

The proposed construction under Plot Plan 14-0012 consists of an 2,625-square-foot detached accessory structure to be used for storage purposes on a 5-acre site. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and the surrounding area. The accessory structure will be built to meet all requirements and standards of the Wildomar Building Safety Department and the California Building Code.

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

The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The proposed project site and all surrounding properties are designated for Rural Residential land use except for the properties to the north and south; which is Rural Mountainous and zoned for Rural Residential development. The construction of the proposed accessory structure will conform to the standards of the Rural Residential land use designation as well as to all requirements included in Sections 17.16.020 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.

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. 14-0012 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 July, 14 2014.
2. Approval of Plot Plan. The Planning Director hereby approves Plot Plan No. 14-0012, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED, AND ADOPTED this 9th day of July 2014, by the following:

ATTEST:

Approved as to form:

Alfredo Garcia
Minutes Secretary

Matthew C. Bassi
Planning Director

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0012

APN: 366-320-043

Approval Date: July 9, 2014

Expiration Date: July 9, 2016

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

General Conditions

1.	No later than July 14, 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.	July 14, 2014	Planning Department	
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than July 3, 2014.	July 3, 2014	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**

Project Application: Plot Plan Application No. 14-0012

APN: 366-320-043

Approval Date: July 9, 2014

Expiration Date: July 9, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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<p>alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys'</p>			
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APN: 366-320-043

Approval Date: July 9, 2014

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	fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.			
4.	Approval of Plot Plan No. 14-0012 shall expire on July 9, 2016 (2 years after project approval) if the building permits have not been issued for the accessory structure. The applicant may file for an Extension of Time provided a written request and required filing fee is submitted to the Planning Department at least 30 days prior to the expiration date.	July 9, 2016	Planning Department	
5.	In accordance with Section 5.72.020 of the City of Wildomar Municipal Code, no home occupation or	Ongoing	Planning Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0012

APN: 366-320-043

Approval Date: July 9, 2014

Expiration Date: July 9, 2016

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

BUILDING DEPARTMENT CONDITIONS

Prior to Issuance of Building Permits

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

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

Project Application: Plot Plan Application No. 14-0012

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Approval Date: July 9, 2014

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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 and drainage shall be designed in accordance with the included conditions of approval regarding this application.	Ongoing	Engineering Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 14-0012

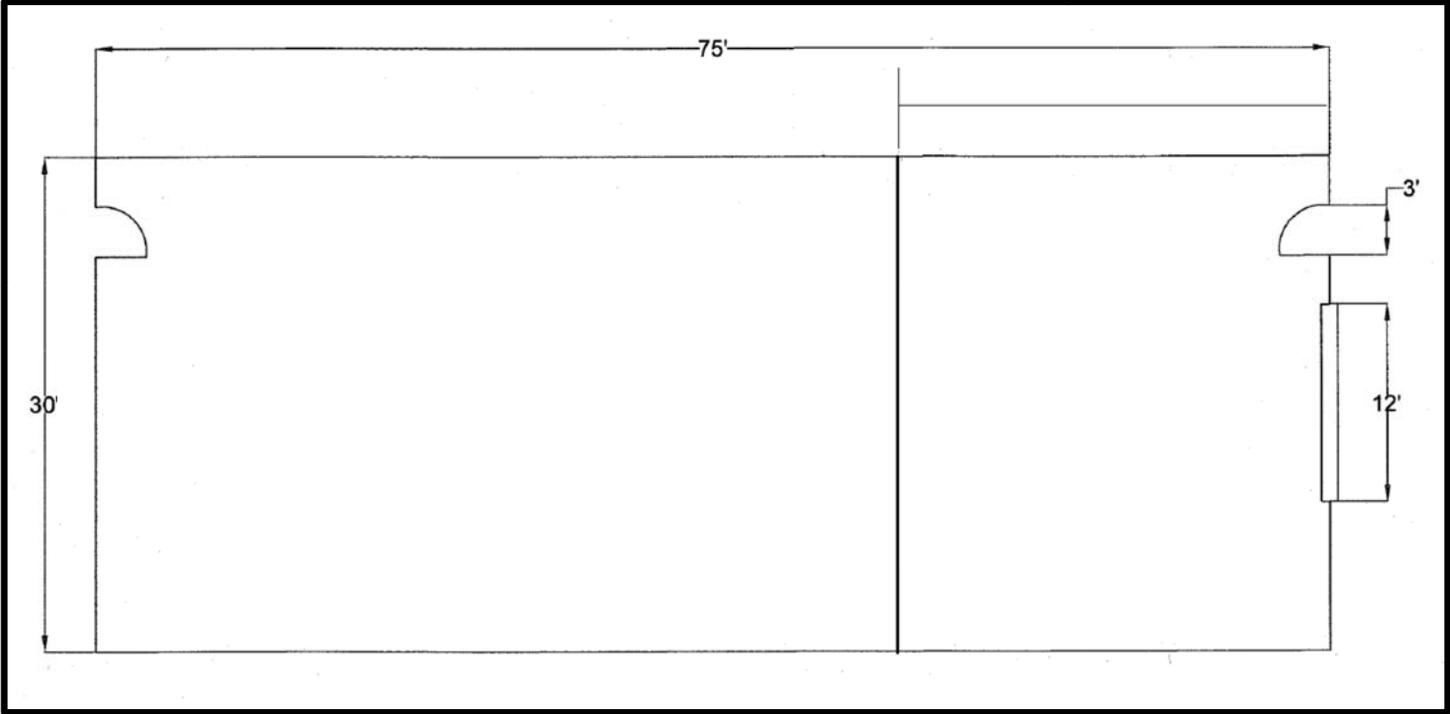
APN: 366-320-043

Approval Date: July 9, 2014

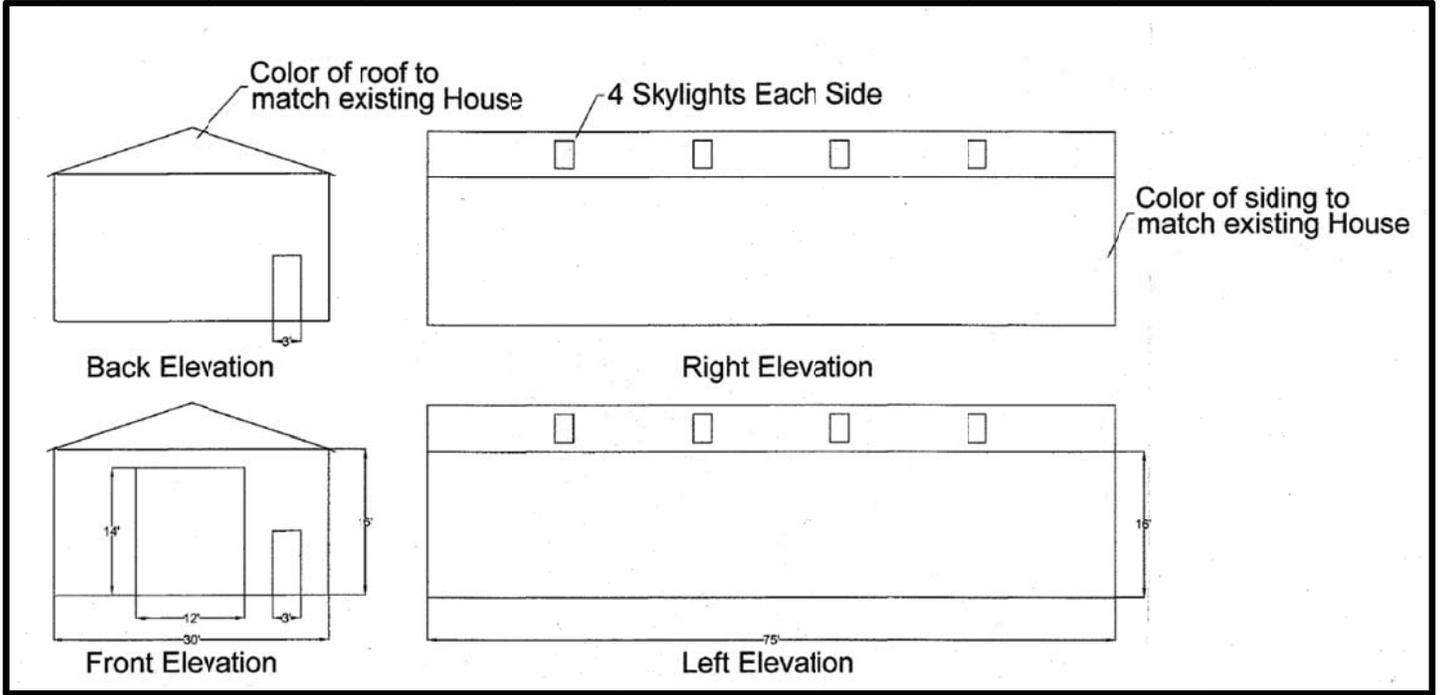
Expiration Date: July 9, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
14.			
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	

**ATTACHMENT C
FLOOR PLAN**



ATTACHMENT D ELEVATIONS



**ATTACHMENT E
FULL SIZE PLANS**