



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

Planning Director – Matthew C. Bassi

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### **PLANNING DIRECTOR MEETING OF WEDNESDAY, April 30, 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 February 26, 2014 Planning Director hearing minutes

1.2 March 5, 2014 Planning Director hearing minutes

## **2.0 PUBLIC HEARINGS:**

### **2.1 Plot Plan No. 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)

### **RECOMMENDATION:**

**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. 13-0095, SUBJECT TO CONDITIONS, FOR AN 800-SQUARE-FOOT ACCESSORY STRUCTURE ON 0.46 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 32970 CHADLYN COURT (APN 368-290-013)**

## **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 April 24, 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**



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## **CITY OF WILDOMAR**

### **OFFICIAL PLANNING DIRECTOR HEARING MINUTES**

### **REGULAR DIRECTOR MEETING OF February 24, 2014**

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**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:**

Approval of the November 5, 2013 Planning Director hearing minutes.

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

**2.1 MINOR PLOT PLAN 13-0113:** Planning Director consideration of a Plot Plan for the approval of a 1,200 square-foot accessory structure for garage/storage purposes on 0.57 acres within the R-R (Rural Residential) zone located at 32570 Durango Court (APN 368-281-009).

Assistant Planner Alfredo Garcia recommended that the item be tabled and re-noticed to a future date.

Planning Director Bassi approved staffs recommendation.

**ADJOURNMENT**

The Director's Hearing was adjourned at 2:08 PM by Planning Director Bassi.

Minutes Approved By:

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Matthew Bassi, Planning Director



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## **CITY OF WILDOMAR**

### **OFFICIAL PLANNING DIRECTOR HEARING MINUTES**

### **REGULAR DIRECTOR MEETING OF March 5, 2014**

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**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 13-0113:** Planning Director consideration of a Plot Plan for the approval of a 1,200 square-foot accessory structure for garage/storage purposes on 0.57 acres within the R-R (Rural Residential) zone located at 32570 Durango Court (APN 368-281-009).

Assistant Planner Mark Corcoran made a brief presentation regarding the site plan and architecture.

**PLANNING DIRECTOR ACTION:**

Planning Director Bassi approved Minor Plot Plan 13-0113 subject to the findings and conditions for a proposed 1,200 square-foot detached accessory structure to be used for personal storage on a 0.57 acre site located at 32570 Durango Court, Wildomar, California (APN: 368-281-009).

**ADJOURNMENT**

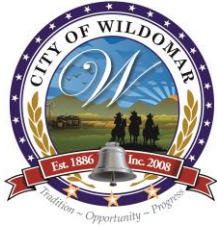
The Director's Hearing was adjourned at 2:12 PM by Planning Director Bassi.

Minutes Approved By:

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Matthew Bassi, Planning Director

## **2.0 PUBLIC HEARINGS**



**CITY OF WILDOMAR – PLANNING DIRECTOR**  
**Agenda Item #2.1**  
**PUBLIC HEARING**  
**Meeting Date: April 30, 2014**

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**TO:** Matthew C. Bassi, Planning Director

**FROM:** Alfredo Garcia, Assistant Planner

**SUBJECT: Plot Plan No. 13-0095 (Morel Accessory Structure)**

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)

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**RECOMMENDATION**

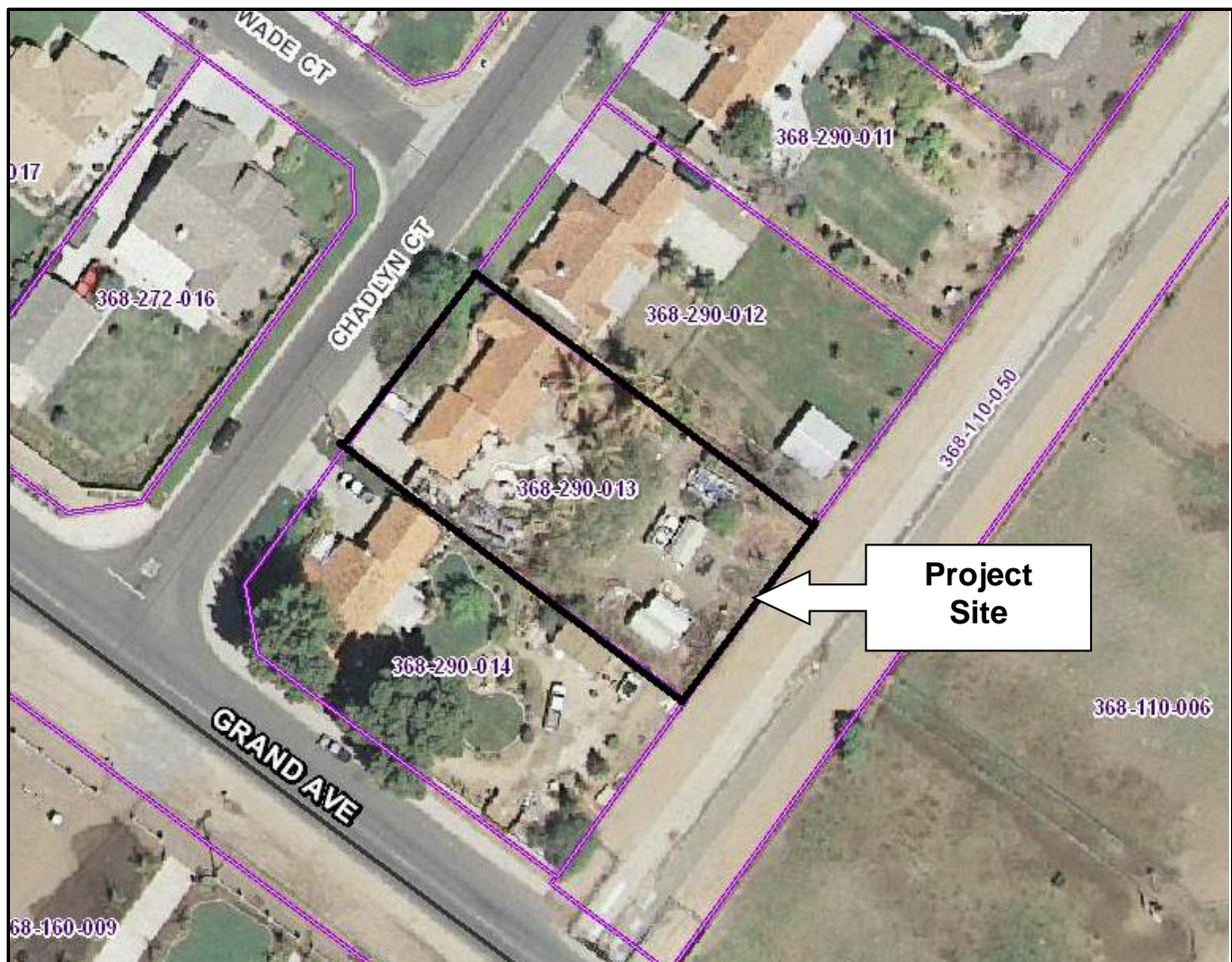
Staff recommends that the Planning Director adopt Resolution No. 14-02 (Attachment A) entitled:

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 13-0095, SUBJECT TO CONDITIONS, FOR AN 800-SQUARE-FOOT ACCESSORY STRUCTURE ON 0.46 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 32970 CHADLYN COURT (APN 368-290-013)**

**PROJECT DESCRIPTION**

On September 5, 2013, the applicant, Edward Morel, submitted a plot plan application for an 800-square-foot detached accessory structure (see Attachment B, Site Plan). The owner currently has an existing 1,718-square-foot dwelling on the 0.46 acre property. The subject property is located at 32970 Chadlyn Court (see Figure 1).

**Figure 1 – Aerial Photo of Subject Property**



The accessory structure will be a wood building with stucco wall finish and clay tile roof shingles. The dimensions are 20 feet in height, 20 feet wide, and 40 feet deep. A 12-foot-wide by 14-foot-tall (12' x 14') roll-up garage door will be located on the north elevation, and a 36-inch access door with three 6-foot by 6-foot (6' x 6') windows will be provided on the west elevation. The south and east elevations will not have architectural features. The stucco will be painted "almond shade" 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 clay tile 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.

## **DISCUSSION**

### **General Plan and Zoning Consistency:**

The City of Wildomar General Plan designates this site for Low Density Residential (LDR) use, which provides for the development of detached single-family residential dwelling units and accessory structures on parcels ranging in size from 0.5 to 1 acre.

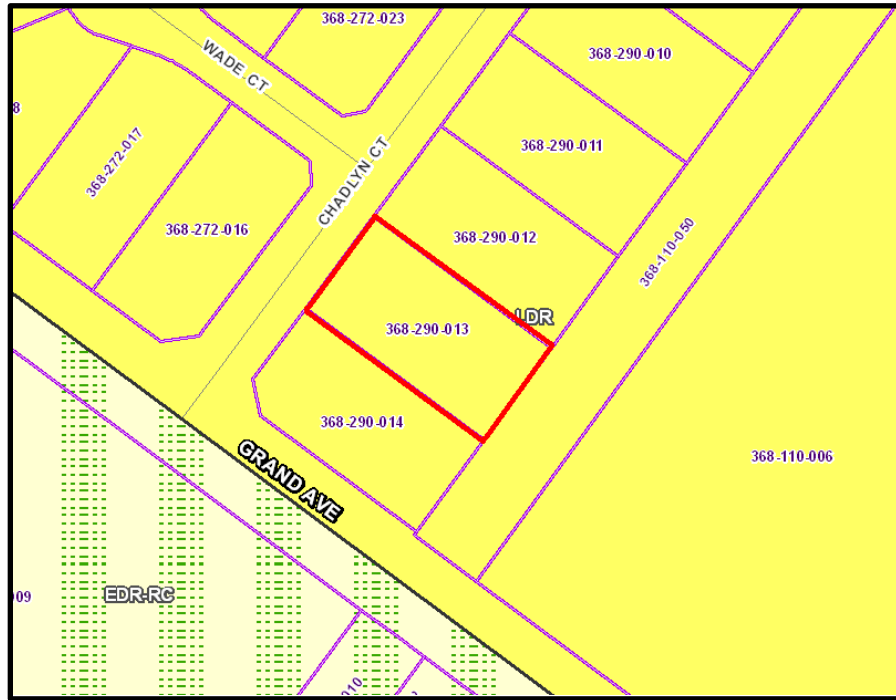
The zoning designation on this property is Rural Residential (R-R), which allows single-family residences as well as accessory structures to be placed on the property as long as they conform to the development standards of Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance.

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**

<b>ADJACENT ZONING AND LAND USE</b>			
<b>Location</b>	<b>Current Use</b>	<b>General Plan LUD</b>	<b>Zoning</b>
Subject Property	Residential	Low Density Residential	Rural Residential
North	Residential	Low Density Residential	R-1-20,000
South	Residential	Low Density Residential	Rural Residential
East	Residential	Low Density Residential	Rural Residential
West	Residential	Low Density Residential	Rural Residential

General Plan Land Use Designation: Low Density Residential



Zone Designation: Rural Residential)



### Proposed Site Plan:

The property contains an existing 1,718-square-foot home with an existing attached 672-square-foot garage and an existing 600-square-foot swimming pool. The existing home is currently connected to a septic system that includes a septic tank located southeast of the rear yard of the home with leach lines run adjacent to the tank location approximately 34 feet away from the proposed structure.

As shown on the site plan (Attachment B), the accessory structure will be set back 142 feet from the front property line, 15 feet from the rear property line, 6 feet from the west property line, and approximately 75 feet from the east property line. All building setbacks required by the R-R zone standards will be met or exceeded. The accessory structure will be located 74 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**

<b>Development Standard</b>	<b>Zoning Ordinance Standard</b>	<b>Proposed Project Specifics</b>	<b>Meets Development Standards</b>
Front setback	20 feet	142 feet	Yes
Interior side setback	5 feet	6 feet	Yes
Interior side setback	5 feet	75 feet	Yes
Rear setback	10 feet	15 feet	Yes
Building height	20 feet	20 feet	Yes
Main dwelling and proposed building setback	10 feet	74 feet	Yes

### Proposed Architectural Elevations

The proposed accessory structure will feature stucco 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 20 feet high, which meets the requirements allowed for accessory structures constructed on lots 2 acres or smaller.

Views of the accessory structure from Chadlyn Court will be partially obscured by a fence and gate that extends from the existing home to the side property line. Views of the accessory structure from the neighboring residences on Chadlyn Court will also be

obscured by fencing that runs along the northeast and southwest property lines. The accessory structure will be partially visible to the residential property to the southwest.

### **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 Low Density Residential (LDR) designation provides for the development of detached single-family residential dwelling units and ancillary structures on parcels of 0.5 to 1 acre. The applicant has submitted a plot plan application to approve an 800-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 142 feet from the front property line, 15 feet from the rear property line, and 6 feet and approximately 75 feet from the side property lines, all of which exceed the minimum requirements. Additionally, the structure is 20 feet high and is located 74 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 13-0095 consists of an 800-square-foot detached accessory structure to be used for storage purposes on a 0.46-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 Low Density Residential land use and zoned for Rural Residential development, except for the property to the north ; which is Single Family Residential 20,000 square feet. 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.

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. 13-0095. The Planning Department has determined that the approval of the proposed 800-square-foot accessory structure at 32970 Chadlyn Court 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) days from this hearing.

## **PUBLIC NOTICING**

In accordance with Government Code Sections 65353, 65355 and 65090, the Planning Department on April 16, 2014, mailed a public hearing notice to all property owners within a 300-foot radius of the proposed project boundaries notifying them of the April 30, 2014 Planning Director hearing for the proposed project. In addition, on April 18, 2014, a legal notice was published in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the April 30 , 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. 14-02 (Attachment A) 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. 13-0095, subject to conditions.

Respectfully Submitted,  
Alfredo Garcia  
Assistant Planner

Reviewed by  
Mark Teague, AICP  
Planning Manager

## **ATTACHMENTS**

- A. Resolution No. 14-02, for Plot Plan No. 13-0095  
Exhibit 1 – Conditions of Approval
- B. Site Plan
- C. Floor Plan
- D. Elevations
- E. Full size Plans

# **ATTACHMENT A**

**Resolution No. 14-02**

## **RESOLUTION NO. 14-02**

**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. 13-0095, SUBJECT TO CONDITIONS, FOR AN 800-SQUARE-FOOT ACCESSORY STRUCTURE ON 0.46 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 32970 CHADLYN COURT (APN 368-290-013)**

**WHEREAS**, the Planning Department has received an application for Plot Plan No. 13-0095 to construct an 800-square-foot accessory structure on a 0.46-acre site located at 32970 Chadlyn Court filed by:

Applicant/Owner: Edward Morel  
Project Location: 32970 Chadlyn Court  
APN: 368-290-013  
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. 13-0095; and

**WHEREAS**, on April 16, 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 April 30, 2014, public hearing for the proposed Plot Plan No. 13-0095 to be considered by the Planning Director; and

**WHEREAS**, on April 18, 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. 13-0095 to be considered at the Planning Director hearing of April 30, 2014; and

**WHEREAS**, on April 30, 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. 13-0095, 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. 13-0095. The Planning Department recommends that the Planning Director hereby find

and determine that Plot Plan No. 13-0095, to approve an 800-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.

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

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

The proposed use is consistent with the City of Wildomar General Plan, as the Low Density Residential (LDR) designation provides for the development of detached single-family residential dwelling units and ancillary structures on parcels of 0.5 to 1 acre. The applicant has submitted a plot plan application to approve an 800-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 is set back 142 feet from the front property line, 15 feet from the rear property line, and 6 feet and approximately 75 feet from the side property lines, all of which exceed the minimum zone requirements. Additionally, the structure is 20 feet high and is located 74 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 13-0095 consists of an 800-square-foot detached accessory structure to be used for storage purposes on a 0.46-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. All zoning and building code standards will be met.

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

The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The proposed project site and all surrounding properties are designated for Low Density Residential land use and zoned for Rural Residential development, except for the property to the north ; which is Single Family Residential 20,000 square feet. The structure will be stuccoed and painted to match the color of the existing primary dwelling structure. Construction meets all of the development requirements as stated in Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance.

- D. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

The project proposes to construct 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. 13-0095 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 May, 5 2014.
2. Approval of Plot Plan. The Planning Director hereby approves Plot Plan No. 13-0095, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

**PASSED, APPROVED, AND ADOPTED** this 30th day of April 2014, by the following:

**ATTEST:**

Approved as to form:

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Alfredo Garcia  
Minutes Secretary

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Matthew C. Bassi  
Planning Director

**EXHIBIT 1**  
**CONDITIONS OF APPROVAL**

**Project Application: Plot Plan Application No. 13-0095**

**APN: 368-290-013**

**Approval Date: April 30, 2014**

**Expiration Date: April 30, 2016**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/Monitoring**

**Verification  
(Date and  
Signature)**

**PLANNING DEPARTMENT CONDITIONS**

**General Conditions**

1.	No later than May 7, 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 <b>\$64.00</b> as required by the Riverside County Clerk's office to file the Notice of Exemption.	May 7, 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 May 7, 2014.  <hr/> Applicant Signature _____ Date _____	May 7, 2014	Planning Department	
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. 13-0095**

**APN: 368-290-013**

**Approval Date: April 30, 2014**

**Expiration Date: April 30, 2016**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/Monitoring**

**Verification  
(Date and  
Signature)**

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'

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**Timing/  
Implementation**

**Enforcement/Monitoring**

**Verification  
(Date and  
Signature)**

	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. 13-0095 shall expire on April 30, 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.	March 30, 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. 13-0095**

**APN: 368-290-013**

**Approval Date: April 30, 2014**

**Expiration Date: April 30, 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 stucco and painted and the roofing material shall continue to be clay tiles 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 March 5, 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. 13-0095**

**APN: 368-290-013**

**Approval Date: April 30, 2014**

**Expiration Date: April 30, 2016**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/Monitoring**

**Verification  
(Date and  
Signature)**

**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. A PM10 plan may be required at the time a grading permit is issued.	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.	No construction may occur within the three (3) foot easements along the side lot lines as identified in the Preliminary Title Report and shown on the	Ongoing	Engineering Department	

<b>EXHIBIT 1</b>
<b>CONDITIONS OF APPROVAL</b>

<b>Project Application: Plot Plan Application No. 13-0095</b>
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<b>APN: 368-290-013</b>
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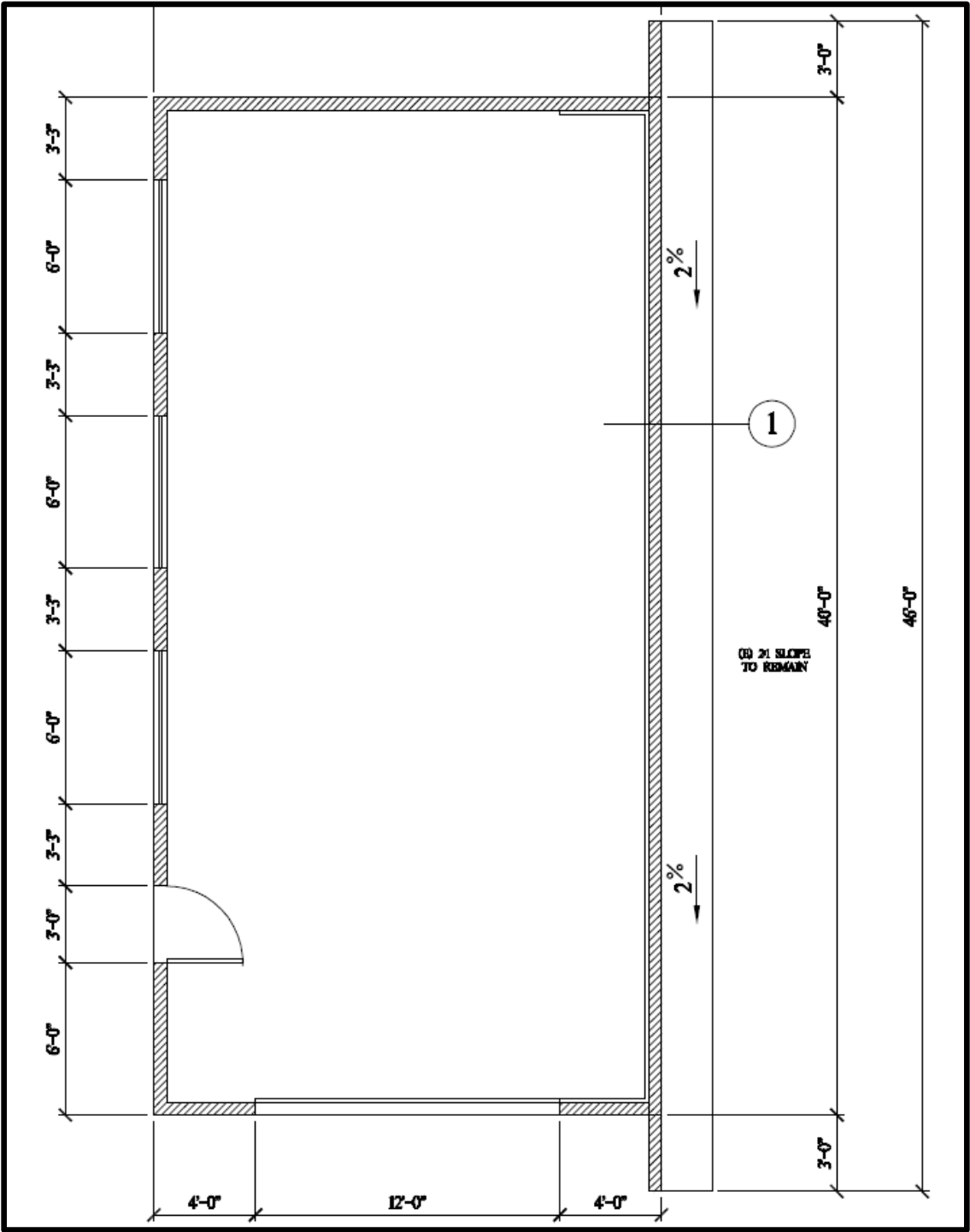
<b>Approval Date: April 30, 2014</b>	<b>Expiration Date: April 30, 2016</b>
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Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
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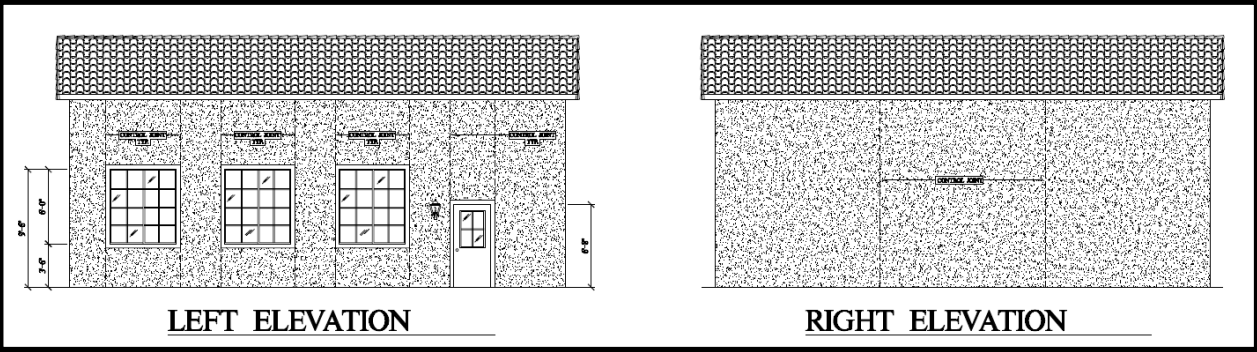
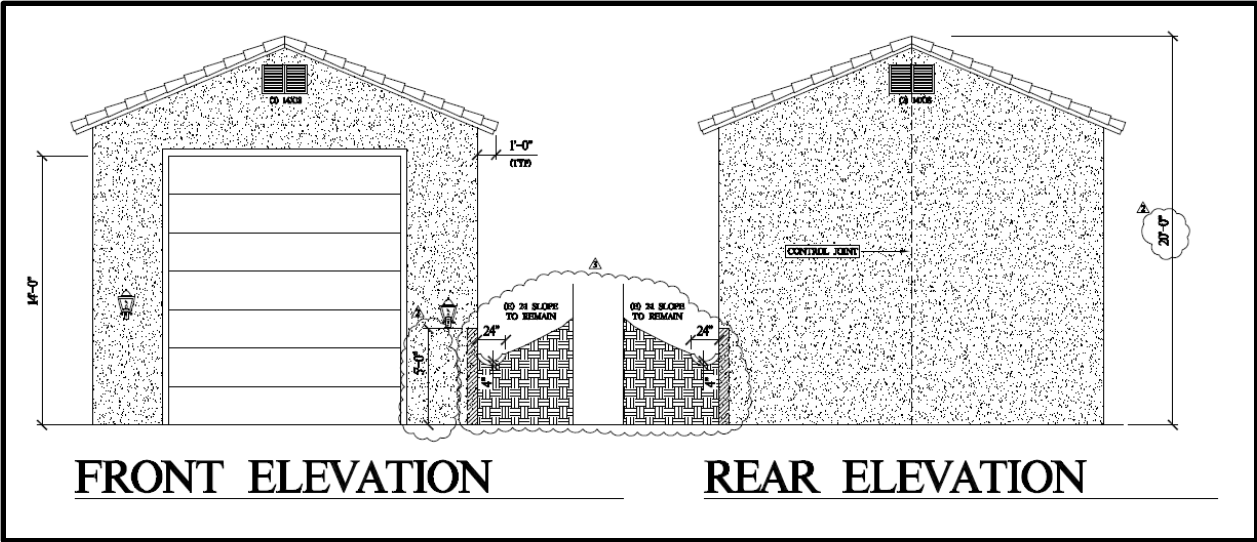
project's site plan. Any construction which is required within the easement will require a letter of permission from the appropriate easement holder.			
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ATTACHMENT C  
FLOOR PLAN



**ATTACHMENT D  
ELEVATIONS**



**ATTACHMENT E**  
**FULL SIZE PLANS**