

**PLANNING COMMISSION
RESOLUTION NO. PC-2018-11**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MURRIETA ADOPTING THE ENVIRONMENTAL DETERMINATION AND APPROVING DEVELOPMENT PLAN 2017-1299 AND CONDITIONAL USE PERMIT 2017-1300 FOR ABLE STORAGE TO CONSTRUCT AND OPERATE A 199,129 SQUARE FOOT STORAGE FACILITY ON 12.37 ACRES LOCATED AT ON THE EAST SIDE OF WASHINGTON AVENUE, NORTH OF KALMIA STREET, MURRIETA, CALIFORNIA.

WHEREAS, an application for Development Plan 2017-1299 and Conditional Use Permit (CUP) 2017-1300 was filed by Mighty Development, Inc. (Permittee/Owner) for the construction of a 199,129 square foot self-storage facility on 12.37 acres (the "Project) as required by the Murrieta Municipal Code Section 16.52.040 and Section 16.56.040, respectively; and

WHEREAS, the Project site is located on the east side of Washington Avenue, north of Kalmia Street, APN's 906-070-009, -060, -080, and -081; and

WHEREAS, a public hearing was duly noticed for the Planning Commission meeting of August 22, 2018 by mailing a notice to property owners within a 500 foot radius of the site on August 8, 2018, publishing the notice in The Press Enterprise newspaper on August 10, 2018, and posting the Project site on August 10, 2018; and

WHEREAS, the Project entitlements require environmental review under the California Environmental Quality Act (CEQA) and the City of Murrieta as lead agency, is responsible for assessing the environmental impacts, if any, which may result from the Project; and

WHEREAS, the City undertook an evaluation of the potential environmental impacts in accordance with CEQA Guidelines, section 15070; and

WHEREAS, an Initial Study was prepared for the Project in accordance with CEQA Guidelines, section 15070, which determined that a Mitigated Negative Declaration ("MND") could be adopted for the Project. The Initial Study did not identify any potentially significant environmental effects that could not be mitigated to a less-than significant level. Mitigation measures are required to reduce the impacts to air quality, cultural resources, and tribal cultural resources. All other project impacts were found to be less than significant; and

WHEREAS, the Mitigated Negative Declaration was made available for public review in the City's Planning Department and circulated for public review and comments from July 18, 2018 to August 8, 2018; and

WHEREAS, the Planning Commission used its independent judgment and considered all the reports, recommendations, and testimony set forth above;

NOW, THEREFORE, the Planning Commission of the City of Murrieta resolves as follows:

SECTION 1. Findings of Approval for Development Plan 2017-1299 pursuant to Development Code Section 16.56.040

1. The proposed use is allowed within the subject zoning district and complies with all applicable provisions of the Murrieta Development Code.

FACTS: Within the City of Murrieta Development Code (Section 16.10.010, Table 16.10-1) allows a Storage (Self-Storage, Personal Storage) Facilities use in the Community Commercial zone subject to a Conditional Use Permit. The proposal for the use complies with all applicable requirements identified in Section 16.10.010, including but not limited to building setbacks and height, minimum landscape area, parking and design.

2. The proposed use would be consistent with the objectives, policies, general land uses and programs of the General Plan and any applicable specific plan.

FACTS: The proposed use is consistent with General Plan Goal LU-1 to provide a complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision. The Project is consistent with Objectives LU-1.2, LU-1.4, LU-1.5 and LU-1.6, such that it shall ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region; and, provide for the development of complimentary land uses, such as open space, recreation, civic, and service uses for all future residential and non-residential development; and, encourage a wide variety of retail and commercial services, such as restaurants, and cultural arts/entertainment, in appropriate locations; and, promote future patterns of development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities.

3. The approval of the development plan permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.

FACTS: An initial study has been prepared in accordance with Section 15070 of the California Environmental Quality Act (CEQA), which determined that a Mitigated Negative Declaration (MND) could be adopted for the Project. The MND was prepared and circulated for a 20-day public review and comment period from July 18, 2018 to August 8, 2018 as required by CEQA and did not identify any potentially significant environmental impacts that could not be mitigated to a less-than significant level. Mitigation Measures were provided that address impacts to air quality, cultural resources, and tribal cultural resources to reduce such impacts to below a level of significance. Any future development at the site shall be subject to the mitigation measures as provided in the adopted Mitigation Monitoring & Reporting Program.

4. The location, size, design and operating characteristics of the proposed use would be compatible with existing land uses within the general area in which the proposed use is to be located.

FACTS: As conditioned, the proposed development is compatible in intensity of development with existing land uses. There is an existing church use to the north, residential homes to the east, golf use (driving range) to the west, and a Riverside County flood channel and vacant commercial property to the south. As designed, the buildings represent architecture that is compatible to the surrounding development in the area and complies with the City's design standards for commercial districts, Section 16.10.030.

5. The site is physically suitable for the type or density of development proposed.

FACTS: The site is physically suitable for development and is compatible to the surrounding properties. The site is relatively flat and adjacent to a General Plan element street. The site is adjacent to existing commercial land uses and is adequate in size to accommodate the proposed commercial use while complying with the City's development standards.

6. There are adequate provisions for sanitation, water and public utilities and services to ensure public convenience, health, safety and general welfare.

FACTS: The Western Municipal Water District will provide sewer and water services; electricity by Southern California Edison Company; and gas by the Southern California Gas Company. These provisions are available from various existing on site connections and via Washington Avenue.

SECTION 2. Findings of Approval for Conditional Use Permit 2017-1300 pursuant to Development Code Section 16.52.040

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and complies with all applicable provisions of the development code.

FACTS: The City of Murrieta Development Code (Section 16.10.010, Table 16.10-1) allows storage (self-storage, personal storage) facilities uses in the Community Commercial zone subject to a Conditional Use Permit. The proposal for the use will not impair the integrity and character of, and complies with all applicable requirements identified in Section 16.10.010, including but not limited to building setbacks and height, minimum landscape area, parking and design.

2. The proposed use is consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plans and all applicable provisions of the Murrieta Development Code.

FACTS: The proposed use is consistent with General Plan Goal LU-1 to provide a complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision. The Project is consistent with Objectives LU-1.2, LU-1.4, LU-1.5 and LU-1.6, such that it shall ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region; and, provide for the development of complimentary land uses, such as open space, recreation, civic, and service uses for all future residential and non-residential development; and, encourage a wide variety of retail and commercial services, such as restaurants, and cultural arts/entertainment, in appropriate locations; and, promote

future patterns of development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities.

3. The approval of the conditional use permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.

FACTS: An initial study has been prepared in accordance with Section 15070 of the California Environmental Quality Act (CEQA), which determined that a Mitigated Negative Declaration could be adopted for the project. The initial study was prepared and circulated for a 20-day public review and comment period from July 18, 2018 to August 8, 2018 as required by CEQA and did not identify any potentially significant environmental effects that could not be mitigated to a less-than significant level. Mitigation Measures were provided that address impacts to air quality, cultural resources, and tribal cultural resources, to reduce such impacts to below a level of significance. Any future development at the site shall be subject to the mitigation measures as provided in the adopted Mitigation Monitoring & Reporting Program.

4. The site is physically suitable for the type or density of development proposed.

FACTS: The site is physically suitable for development and is compatible to the surrounding properties. The site is relatively flat and adjacent to a General Plan element street. The site is adjacent to a church use to the north, residential homes to the east, golf use (driving range) to the west, and a Riverside County flood channel and vacant commercial property to the south, and is adequate in size to accommodate the proposed use while complying with the City's development standards.

The zones adjacent to and surrounding the site consist of Community Commercial, Estate Residential 2, and Single Family 1 zoned property. The Estate Residential 2 zoned property to the north consists of an existing church and to the east, single-family homes. Single Family 1 to the west across Washington Avenue includes a golf range. Community Commercial zoned property to the south includes a legal non-conforming residential use and vacant land. Future uses to the south that will be located in Community Commercial zoned properties would not be negatively impacted by approval of a self-storage facility use at this location.

5. There are adequate provisions for sanitation, water and public utilities and services to ensure public convenience, health, safety and general welfare.

FACTS: The Western Municipal Water District will provide sewer and water services; electricity by Southern California Edison Company; and gas by the Southern California Gas Company. These provisions are available from various existing on site connections and via Washington Avenue.

6. The proposed use would not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or adverse to the public convenience, health, safety or general welfare, or materially injurious to properties and improvements in the vicinity of the subject property.

FACTS: The proposed use at this location was reviewed, conditioned, and determined to be found that the use would not create any significant impacts to noise, traffic, nor would the use have an adverse impact to the public health, safety and welfare or properties and improvements in the vicinity.

SECTION 3. Pursuant to the above findings, the Planning Commission of the City of Murrieta adopts the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program (MMRP), and approves Development Plan 2017-1299 subject to the conditions of approval in attached Exhibit A, Conditional Use Permit 2017-1300, subject to the conditions of approval in attached Exhibit B, Statement of Operations in Exhibit C, and the attached Exhibit D "Mitigation Measures" of the certified Mitigated Negative Declaration for the Project, all of which are incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED THIS 12TH DAY OF SEPTEMPBER, 2018



Planning Commission Chairperson

ATTEST:



Jarrett Ramaiya, City Planner

I, Jarrett Ramaiya, City Planner for the City of Murrieta, California do hereby certify under penalty of perjury that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission on the 12th day of September, 2018 by the following roll call vote:

MOTION MADE BY COMMISSIONER TYLER

SECONDED BY COMMISSIONER JONES

AYES: TYLER, BUTLER, JONES

NOES: (NONE)

ABSENT: FISHER, DEGRAVE

ABSTAINED: (NONE)



Jarrett Ramaiya, City Planner

**FINAL CONDITIONS OF APPROVAL
FOR
DEVELOPMENT PLAN 2017-1299
SEPTEMBER 12, 2018**

The project approval is issued to Mighty Development, Inc. for a Development Plan to construct a 199,129 square foot self-storage facility with RV parking in two phases for use by Able Storage, Inc., that includes a 2-story office and apartment, storage buildings, and associated landscaping on 12.23 acres ("Project"). This permit runs with the land and shall be binding upon Mighty Development, Inc. or owner of the subject property ("Permittee/Owner") and all subsequent successors in interest to the Permittee/Owner as to such land.

PLANNING DIVISION

GENERAL

1. The Permittee/Owner shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Murrieta, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning this approval for Development Plan 2017-1299. The City will promptly notify the Permittee/Owner of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
2. Any fees due to the City of Murrieta for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
3. Pursuant to Section 711.4 of the State of California Fish and Game Code, the Permittee/Owner is required to pay \$2,280.75 certification plus a \$50.00 handling fee (\$2,330.75). Said fees shall be paid to the Clerk/Recorder of the County of Riverside at the time the Notice of Determination is filed pursuant to Section 21152 of the Public Resources Code. If this fee is not paid, the approval of this project shall not be operative, or final. In order to comply with State mandated time lines for filing of a Notice of Determination, the above fee must be delivered to the Planning Division within two (2) working days after the date of final approval.
4. The project shall be developed in conformance with all approved exhibits date stamped September 12, 2018. Subsequent modifications of this approval, which do not intensify the use, including but not limited to reorientation of structures, alteration of parking and circulation design, minor changes to the Conditions of Approval, interpretations of the Conditions of Approval relative to intent, necessity of, and timing, may be approved by the Director, unless the Director requires a Substantial Conformance or Revised Permit application in accordance with the Development Code. Materials and colors used in the construction of the building(s) shall be in compliance with those approved with this application.
5. This approval shall be used within three (3) years of approval date, otherwise it shall become null and void in accordance with Murrieta Municipal Code Section 16.56.060 B.

6. Prior to the expiration of this approval, the Permittee/Owner may request an extension of time in accordance with Development Code Section 16.80.060.
7. The Permittee/Owner shall pay all applicable impact and/or mitigation fees or provide proof that all required fees have been paid in accordance with City policies and ordinances in effect at the time of permit issuance.
8. In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 16.82 of the Development Code.
9. The Permittee/Owner shall obtain approval of all necessary plans for the construction of structures on the subject property in accordance with the Murrieta Development Code. Such plans include, but are not limited to floor plans and elevations, grading plans, landscaping plans.
10. At all times during the conduct of the use allowed by this permit, the Permittee/Owner shall maintain and keep in effect valid licensing from appropriate local, state and/or federal agencies as required by law. Should such required licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.
11. The Permittee/Owner shall comply with all applicable provisions of federal, state and local ordinances in effect at the time of building permit issuance.

PARKING, LOADING, AND LIGHTING

12. All parking requirements shall be in conformance with the approved site plan. The project shall provide a minimum of 8 parking spaces.
13. The parking area, including all parking spaces, drive aisles, parking lot lighting, and landscaping shall be designed and improved pursuant to Chapter 16.34 of the Murrieta Development Code.
14. One (1) accessible parking space for persons with disabilities shall be provided as shown on approved plans. Each parking space reserved for persons with disabilities shall: (a) be identified by a permanently affixed reflective sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility; (b) not be smaller than 70 square inches in area; (c) be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade; and (d) have a surface identification sign duplicating the symbol of the accessibility in blue paint of at least 3 square feet in size.
15. Sign(s) stating that "EXTENDED IDLING ENGINES ARE NOT PERMITTED" shall be located at the facility entrance, the loading zone, and in a conspicuous location on each individual building. The sign(s) at the facility's entrance shall not be less than twenty four inches square.
16. All exterior lighting shall comply with the Mt. Palomar Special Lighting Area, as defined in Section 16.18.110 and Section 16.18.100 Lighting of the Development Code.

OTHER

17. An interior room with direct exterior access shall be provided for the placement of main utility electrical switch gear distribution, roof access ladders and any other mechanical or utility equipment.
18. Roof gutters and downspouts are not permitted on the exterior of the building, unless architecturally integrated into the building architecture.
19. No signs are approved as part of this approval. A separate sign program and/or exhibit accompanied by the appropriate fees and application shall be submitted and approved by the Planning Division prior for any sign installation pursuant to the requirements of Chapter 16.38 of the City's Development Code.
20. A minimum of 160 square feet of refuse/recycle area (80 square feet for refuse and 80 square feet for recycling) shall be provided for the project site to serve all buildings in accordance with Section 16.18.150.
 - a. All trash bins shall be stored in approved enclosures and screened in compliance with Sections 16.18.120 and 16.18.150 of the Murrieta Development Code.
 - b. The location of the enclosure must be shown on the precise grade plan and the surface, including the access apron shall be constructed with concrete.
 - c. A trellis or other architecturally compatible cover shall be incorporated into the trash enclosure design.
21. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.
22. The project site/use shall be the point-of-sale for the purpose of collecting any sales tax on goods that are sold on the site.
23. Mechanical or other utility equipment required by this project (use) shall be screened whether it is located on the roof, side of the building or on the ground. The method of screening shall be architecturally integrated in terms of materials, color and form. Roof top equipment should be integrated into the design of the building. An interior room, with direct access, shall be provided for the placement of any additional main utility electrical switch gear distribution, roof access ladders and fire risers.

Any mechanical equipment and vents (ground or rooftop) shall be screened from view from any public right-of-ways (Washington Avenue), landscaping area, open space and parking area. Line of sight details shall be included in the plans for building permit issuance and stamped by a licensed architect. In addition, details including the height of the roof-top equipment and height of the parapet must be a detail within the plans for building permit issuance. Also, during the Planning Division's review of the building plans, the design of a proposed screening method shall be included within the building plans in the event the roof top equipment is visible.

If any time during the building inspection process, any roof-top equipment is found to exceed the height provided in the details of the approved plans for building permit issuance, the applicant must submit proposed method for screening of the equipment. Approval of such screening method is at the discretion of the Planning Division.

Planning Division's Approval and Building Permit Issuance must be obtained prior to any installation of the proposed screening method.

24. The Permittee/Owner shall comply with all the mitigation measures identified in the Mitigation Measure Reporting Program (MMRP) adopted with the Mitigated Negative Declaration.

Prior to grading permit issuance:

25. Prior to the issuance of grading permits, the project applicant shall comply with the provisions of any existing City ordinance that has been established as a mitigation measure for the Stephens' Kangaroo Rat. These ordinances may include fee schedules, mechanisms for protecting habitat, or a combination thereof.
26. The phasing plan shall be submitted and approved prior to grading permit issuance.

Prior to building permit issuance:

27. Construction Trailer: if a construction trailer is proposed for this project a Temporary Use Permit application shall be submitted to the City for review and approval prior to building permit issuance and placement of the trailer.
28. The Permittee/Owner shall pay all applicable fees, mitigation fees or provide proof that all required fees have been paid in accordance with City policies and ordinances in effect at the time of permit issuance.

Prior to occupancy:

29. Unless otherwise indicated, all conditions, and other requirements shall be fully constructed and implemented prior to final inspection of the building and/or site improvements.
30. The Permittee/Owner shall contact the Planning Division a minimum of 72-hours (to allow for scheduling) prior to any final inspection for this project.

LANDSCAPING

31. Three copies of construction landscaping plans shall be submitted to the Planning Division. A licensed Landscape Architect shall prepare the plans.
32. The above-described plans shall be in substantial conformance with the plans as approved by the City Landscape Architect, City Administrative Staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included.
33. All landscape and irrigation plans shall be consistent with Title 16.28 of the Murrieta Municipal Code.
34. Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.

35. No light fixture, electric transformer, fire detector check or fire hydrant shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan.
36. Plant materials shall be installed from container sizes consistent with Murrieta Municipal Code, 16.28.080, Table 3-5, Minimum Required Mix of Plant Materials.
37. All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 2 years of the installation. Small areas of rock cobble accent areas without plant materials are allowed with approval from the City Landscape Architect.
38. All planting areas shall be mulched with 3 inches of wood bark.
39. Mature specimen trees in 36-inch or 48-inch boxes shall be supplied in sufficient quantity to provide variety and emphasis at the main entry and other major focal areas.
40. Plant materials within shrub areas shall be low to medium water use utilizing WUCOLS IV, Region 4 as a guide.
41. Root barriers of a minimum 0.06 inch continuous polyethylene type approved by the City Landscape Architect, shall be installed for all trees located within 5 feet of paving. Trees within 10 feet of the public sidewalk at Washington Avenue shall use Bio-barrier in 20 foot lengths.
42. No trees shall be planted within the city right-of-way on Washington Avenue.
43. All street trees shall have a standard trunk. No multi-trunk trees are allowed, if sight distance is impaired.
44. Above ground utility locations shall be located in shrub areas and screened from public view.
45. All irrigation in shrub areas shall be designed and installed using drip irrigation.
46. A weather-based irrigation controller shall be installed that measures evapo-transpiration and has Wi-Fi capabilities. A rain shut off device or weather station shall be installed connected with the irrigation controller.
47. All fertilizers and soil amendments specified and used during planting preparation and installation shall be derived from organic based materials as a best management practice for storm water source control. Humate and mycorrhizae shall be included.

Prior to issuance of a building permit:

48. The landscape plans shall be approved by the City Landscape Architect.

Prior to the initiation of landscape construction:

49. The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. A copy of the soil fertility recommendations shall be presented prior to the meeting. No landscaping shall occur prior to the meeting.

Prior to the issuance of occupancy permits:

50. Performance securities, in the amount determined by the City to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City, shall be posted with the Planning Division. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Division prior to re-inspection for maintenance bond release.
51. All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. The owner's Landscape Architect shall provide inspection of the landscaping. The owner's Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.

ENGINEERING DIVISION

GENERAL

52. It is understood that the Development Plan correctly shows all existing and proposed easements, traveled ways, grading, drainage courses, and that the omission may require the map or plans associated with this application to be resubmitted for further consideration.
53. An Encroachment Permit shall be obtained from the Engineering Division prior to commencement of any construction within City right-of-way or easement.
54. A Precise Grading Permit shall be obtained from the Engineering Division prior to commencement of any construction outside of the City-maintained road right-of-way. Or connecting to their drainage facilities.
55. An Encroachment Permit shall be obtained from the Riverside County Flood Control and Water Conservation District prior to commencement of any construction within their existing right-of-way.
56. The Permittee/Owner shall coordinate with adjacent property owners affected by grading, street, utility, and drainage improvements necessary for the on-site, frontage, and off-site improvements. Applicant shall be solely responsible for acquisition of any necessary easements and agreements prior to grading permit or improvement approval whichever comes first. If necessary, the agreements shall address maintenance, erosion control, and be notarized in a format acceptable to the City Engineer.

57. All improvement plans, grading plans, landscape and irrigation plans shall be coordinated for consistency with adjacent projects and existing improvements contiguous to the site and shall be submitted on standard 24" x 36" City-formatted mylars. Applicant shall review all plan check comments and make certain their consultant addresses all comments in each subsequent submittal. All plan check comments must be return and if not, may be subject to additional plan check fee and time.
58. All designs shall conform to the City of Murrieta Municipal Code, Development Code, Standard Drawings, and Circulation Element.
59. Prior to approval of any grading plan, improvement plan, or final map; submit clearances from all applicable agencies, and pay all outstanding plan check and processing fees.

Prior to issuance of any grading permit, unless other timing is indicated, the Permittee/Owner shall complete the following or have plans submitted and approved, improvement agreements executed and securities posted:

60. Pay to City all County of Riverside Development Impact Fees applicable at time of grading permit issuance or as otherwise approved by ordinance. In the event these fees have been previously paid, the Applicant to provide proof of payment. Said fees are included, but not limited to the following:
 - a. Riverside County Area Drainage Fee
 - b. Kangaroo Rat Fee
 - c. MSHCP Fee
61. Obtain written clearance, as deemed necessary by the Engineering Division, from the following agencies:
 - a. Planning Division
 - b. Building Division
 - c. Southern California Edison Company (non-interference letter is required)
62. The Permittee/Owner shall submit and receive approval for a Precise Grading Plan prepared by a registered Civil Engineer in accordance with City standards and approved by the Engineering Division prior to commencement of any grading. The plan shall include an Erosion Control Plan to protect the site and adjoining properties from damage due to erosion and sediment. The Precise Grading Plan shall minimize the disturbed area during construction, label the maximum disturbed area, and identify equipment and material storage areas. It shall also have appropriate signage to direct vehicles to the southerly access on Washington and prohibit traffic to the northerly access. Said northerly access is to be for emergency vehicles only. And have Knox locking device approved by the City Fire Department.
63. Prior to commencing of any clearing, grading in excess of 50 cubic yards, vertical cut of 2 feet, or paving in excess of 3,000 square feet, the Permittee/Owner shall obtain a grading permit and approval prior to issuance of a building permit.
64. A comprehensive Geologic and Geotechnical Report shall be prepared by a registered Civil or Soils Engineer and submitted to the Engineering Division with the initial grading plan check. The report shall address in situ soils conditions, identify any geotechnical hazards for the site, provide recommendations for the construction of engineered structures, preliminary pavement sections, slope stability, identify and

located faults, and confirm the buildings have sufficient setback from the fault but not be limited to just these items. All recommended measures identified in the report shall be incorporated into the project design. The report may be subject to a third-party review at the discretion of the City Engineer if located in a Geologic Special Study Zone.

65. The Permittee/Owner shall obtain and provide the City with a non-interference letter from Edison prior to grading plan approval. Applicant shall submit directly to SCE, Real Estate Services, 2131 Walnut Grove Blvd. 2nd Floor, Rosemead, CA 91770-3769. Request letter of non-interference. Provide copy of the grading plan and APN. Contact is Steve Lowry.
66. A haul permit is required prior to hauling dirt or construction debris onto or off the site. The import / export locations must be permitted sites. Submit a proposed haul route plan and comply with all conditions and requirements the City Engineer may impose to the hauling operation.
67. Construction fencing shall be placed so as not to interfere with sight distance and comply with City Std. No. 214.

NOI, SWPPP, WQMP:

68. Prior to issuance of a grading permit or other construction activities, the Applicant shall provide the following to City staff:
 - a. A copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) number from the State Water Resources Control Board.
 - b. An adequate Storm Water Pollution Plan (SWPPP) shall be available to State and City Inspectors at the job site prior to commencing construction. The Applicant shall be responsible for implementation, monitoring, operation and maintenance of the SWPPP until all improvements have been accepted by the City or construction is complete, whichever is later. A Notice of Termination (NOT) can then be filed with the State Water Resources Control Board. Grading during the wet season should identify additional BMP's for rain events that may occur as necessary for compliance with the Santa Margarita Region MS4 Permit. This document must minimize the disturbed area, label the maximum disturbed area, and identify equipment and material storage areas.
 - c. A Final project-specific Water Quality Management Plan (WQMP) shall be submitted to the City for approval with the grading plan check application and approved by the Engineering Division prior to issuance of a grading permit. It shall incorporate, but not be limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, inspection and maintenance checklist; record a restrictive covenant to ensure operation, maintenance, funding, and transfer of requirements. The post-construction best management practices (BMPs) outlined in the approved Final project-specific WQMP shall be incorporated in the improvement plans
69. A copy of the Final project-specific WQMP shall be kept on-site at all times. The Permittee/Owner shall make the occupants, tenants, staff, employees, and contractors aware of this document and educate them on the contents.

70. The Permittee/Owner, assigns, or heirs shall allow the City to enter the premises to conduct periodic inspections to ensure that the WQMP is being implemented, maintained, and to review the inspection and maintenance records.
71. The Permittee/Owner shall record a restrictive covenant or create some other acceptable mechanism, subject to the approval of the City Engineer to ensure the ongoing operation, maintenance, and funding of the Final project-specific WQMP. All grading activities shall minimize dust through compliance with AQMD Rule 403 which requires watering during earth moving operations.
72. All open or undeveloped land shall be maintained to prevent wind and or water erosion of such land. All disturbed undeveloped land shall either be planted with interim landscaping or stabilized with such other erosion control measures.
73. All grading activities shall minimize dust through compliance with AQMD Rule 403 which requires watering during earth moving operations
74. The Permittee/Owner shall design and install the irrigation system so runoff does not discharge into the street or storm drain system.
75. Post security and enter into an agreement guaranteeing the grading and erosion control improvements in conformance with applicable City Standards and subject to approval by the Engineering Division.

DRAINAGE

76. Provide a hydrologic and hydraulic study prepared by a registered Civil Engineer which identifies storm water runoff quantities from the site and upstream of the site. The study shall show all existing or proposed off-site public or private drainage facilities intended to discharge this runoff. The study shall include a capacity analysis verifying the adequacy of the drainage facilities. Runoff from the development or partial phase of development of the property shall not exceed the existing natural discharge quantities with respect to the following criteria:
 - A. The City's requires successful passing of the hydromod program as listed in the Santa Margarita Region Hydromodification Management Plan.
 - B. Riverside County Flood Control (Flood Control) may require delta Q100 detention for connecting to their Line F-3 in Washington Avenue. Or delta Q10 detention for the 1, 3, 6 and 24-hour duration for the 2, 5, and 10-year frequency storms if, connecting to their Line F concrete channel. This criteria will be dictated by Flood Control through their encroachment permit process.
 - C. All detention measures shall have positive drainage with a minimum 48hr draw-down time and be empty within 72 hours. Standing water on the surface is not permitted.
77. All inlets, outlets, pipes / channels, basin, etc. must be capable of passing the 100-year storm without damage to the facility.

78. Permittee/Owner shall design and install Storm Drain Improvement Plan prepared by a registered Civil Engineer in accordance with City standards and approved by the Engineering Division. Private storm drain systems can be shown on the precise grading plan. All onsite storm drain systems shall be privately owned and maintained unless otherwise accepted by the City Engineer. A manhole shall be constructed at right of way line where private storm drain facilities connect to the public storm drain facilities.
79. Permittee/Owner shall design and install Storm Drain Improvement according to Riverside County Flood Control requirements as necessary to obtain an encroachment permit to connect to their drainage facilities.
80. Alteration to the existing drainage pattern, concentration or diverting flows is not allowed unless letters of permission from the upstream and downstream property owners are obtained and adequate drainage improvements are constructed. This includes but is not limited to improving existing facilities, securing drainage easements, ponding easement, notarized letter of permission or agreement, and a maintenance mechanism put in place for any private drainage facilities.
81. Accept and properly dispose of all off-site drainage flowing onto or through the site.
82. Sump conditions shall be designed to convey the 100-year storm flows and secondary emergency escape shall also be provided.

STREET IMPROVEMENTS

83. The Permittee/Owner shall design and guarantee construction of the following public improvements to the current City of Murrieta Circulation Element and corresponding City standards unless otherwise noted:
 - A. Design, vacate rights of way, and improve existing Washington Avenue to full half width a 44-foot wide ROW per Secondary Highway City Std. 104. Improvements including but not limited to: paving, curb and gutter; sidewalk adjacent; street lights; drainage facilities; water quality; signing and striping; 5-foot bike lane; utilities (including but not limited to water and sewer); landscaping; with all improvements subject to the approval of the City Engineer.
 - B. The most northerly access is for emergency vehicle purposes only. All other access is prohibited. The access gate shall have a Knox locking device approved by the City Fire Department.
84. Permittee/Owner shall provide a Street Improvement Plan prepared by a registered Civil Engineer in accordance with City standards.
85. Permittee/Owner shall provide a Signing and Striping plan designed by a registered Civil Engineer and be included with the street improvement plans for the project. Said plan shall have appropriate signage directing traffic to the main entrance across from the existing driveway of the Murrieta Valley Golf Range.

86. Corner property line cut off for vehicular sight distance and installation of pedestrian and traffic control facilities shall be provided at all street intersections and entrances in accordance with City Standards. The line of sight shall be shown on all grading, street improvement, and landscape plans in accordance with Std. 214. Signs are not allowed within the Limited Use Area.

SEWER AND WATER

87. The Permittee/Owner shall design and guarantee the construction of all sewer and water improvements necessary to serve this project.

SURVEY

88. Permittee/Owner shall design, process, and record a Parcel Merger prepared in accordance to the City of Murrieta Development Code and Subdivision Map Act. The Parcel Merger shall be prepared by a licensed land surveyor or registered civil engineer.
89. Permittee/Owner shall design, process, and a Vacation Plancheck Application for the excess right of way on Washington Avenue. The legal description shall be prepared by a licensed land surveyor or registered civil engineer.
90. All easements and/or right-of-way dedications shall be offered for dedication to the public or other appropriate agency and shall continue in force until the City accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Engineering Division.
91. All existing street and property monuments within or abutting this project site shall be preserved. If monuments are damaged or destroyed, the Applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per City Standards and file the necessary information with the County Recorder's office as required by California Business and Professions Code Section 8771. Existing monuments that are damaged and no longer relevant as a result of the parcel merger, do not have to be replaced.

UTILITIES

92. The Permittee/Owner shall install all existing and proposed utility systems underground including electric lines under 33kv, telephone, and cable TV; with easements provided as required, and designed and constructed in accordance with City Codes and the utility provider. If there are any electric lines 33kv and higher, than all existing lines are not required to be undergrounded.
93. Above ground Edison transformers shall be located behind the right-of-way line. If necessary, retaining walls shall also be located behind the right-of-way and limited to maximum five feet in height. Safety railing is required for retaining wall heights above thirty inches.

Prior to issuance of Building Permits:

94. All easements, agreements of improvements, off-site construction, and dedication for required rights-of-way shall be approved by the Engineering Division.
95. The building pad shall be certified by a registered Civil Engineer for location and elevation, and the Soils Engineer shall issue a Final Soils Report addressing compaction and site conditions.
96. The Permittee/Owner shall pay to the City the applicable Development Impact Fees as required by and in accordance with City Ordinance 196-98.
97. The Permittee/Owner shall pay to the City the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) based on the applicable rates at time of permit.

Prior to issuance of Certificate of Occupancy:

98. Parcel merger or lot line adjustment shall be recorded.
99. Final grading of the subject property shall be completed in accordance with the California Building Code, the approved grading plan, the conditions of the grading permit, City Grading Manual and accepted grading construction practices. The final grading shall be in substantial conformance with the approved Development Plan.
100. All improvements, required by the Engineering Division, shall be constructed and completed per the approved plans and City standards to the satisfaction of the City Engineer.
101. All sewer and water improvements shall be constructed and completed in accordance with the Sewer and Water District standards.
102. All existing and proposed utility lines have been installed underground with easements provided if, necessary.
103. Demonstrate that all treatment control BMP's described in the Final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications and the Applicant is prepared to implement all BMP's described in the approved Final project-specific WQMP.
104. The Permittee/Owner shall prepare and provide an as-built project specific Final WQMP (updated to include any changes made during construction) and demonstrate that an adequate number of copies are available for the future owners / occupants.
105. The Permittee/Owner shall demonstrate that the irrigation controller and heads are set so irrigation runoff does not enter the street or storm drain systems.

106. The Permittee/Owner shall disclose to the property owner(s) they are responsible for the maintenance of the parkway landscaping except for the water quality trench. And any other work within the public right of way will require an encroachment permit from the Engineering Division.
107. Provide one set of Mylars, scanned copy, and electronic copy of "As-Built" drawings of the Precise Grading, Street Improvement, and Signing and Striping plans. The electronic copy shall be in an AutoCAD format to the satisfaction of the City's GIS Department. File format is AutoCAD DWG or DXF – version 2007 or less. Coordinate system is NAD 1983 State plane California Zone V1 FIPS 0406 Feet. Provide CD copy of all approved hydrology/hydraulic reports, soils reports, and Final WQMP. Said CD copy shall be in a Word.doc format or other acceptable Microsoft formats. Thumb drive is also acceptable.
108. Obtain written clearance, as deemed necessary by the Engineering Division, from the following agencies:
 - a. Planning Division
 - b. Building Division

BUILDING AND SAFETY DIVISION

GENERAL

109. All structures shall comply with the current California Building Codes (CBC), and related Codes and Ordinances of the City of Murrieta. Four (4) sets of plans shall be submitted for a building permit, and shall include building data, building use/occupancy, construction type, actual building square foot area, fire sprinkler protection based on NFPA 13, building setbacks, and related building means of egress and ensuing egress discharge to the public right-of-way.
110. Required CBC, site facility accessible exterior routes of travel, as defined in the current California Building Code (CBC); transition components etc. shall be provided. All design and details shall comply with California State guidelines as outlined in Title 24 California Building Code. The property owner shall be responsible for Federal ADA compliance.
111. The project shall be subject to the current California Green Building Standards Code, wherein provisions shall be made for means of achieving material conservation and resource efficiency through construction waste reduction of at least 50% recycling and/or salvage for reuse, diversion, and employment of techniques to reduce pollution through recycling of materials.
112. Plans submitted for building construction shall contain a full size copy of the Final Approved set of city departments Conditions of Approval.
113. Separate permits shall be obtained for all on-site accessory structures. Three sets of correlating civil, architectural, electrical and structural plans with applicable plan-check fees shall be submitted for parking lot lighting standards and trash enclosure.

114. Separate permits shall be obtained from the City of Murrieta Building & Safety Division, for construction trailers, monument signs, masonry walls, retaining walls, above ground tanks, trash enclosures, temporary power etc. Temporary power and temporary wiring shall comply with the current California Electrical Code.
115. All exterior lighting shall be shown on building permit plans and shall comply with the City of Murrieta's MMC Sec.16.18.110, Mt. Palomar Lighting Pollution Control Standards.
116. Required parking spaces shall be displayed as CLEAN AIR / VAN POOL. The clean air designated parking spaces shall be indicated at the lower edge so that the bottom of the words align with the end of the parking stall and is visible with a parked vehicle. The civil & architectural site plan shall correlate.
117. Plans submitted during the permitting process, including but not limited to, site plan, precise grade plans and building architectural features, shall not vary substantially from plans previously reviewed and approved by the Planning, Engineering or other City Departments, without prior authorization from the City Planner, City Engineer and/or Director of Building and Safety.

Building Permit Application:

118. Four sets of construction plans shall be submitted, including two sets of current soil reports, structural calculations, energy calculations and the following:
119. Plans submitted for building construction shall contain a full size copy of the Final Approved set of city departments Conditions of Approval.
120. Building shall be designed to reduce the overall use of potable water within buildings by low flow consumption water usage per the current California Green Building Standards Code.
121. Two sets of signed soil reports shall be submitted and correlate with building foundation design by reference. The report shall be from an individual licensed by the state to prepare such report, including compaction test results and verification of satisfactory placement of any fill material used to support the foundation of any building or structure, in accordance with accepted engineering practice or, as recommended in any engineering geology preliminary report for any engineered grading design.
122. Submit a construction waste management plan for diversion of materials, including the following:
 - i. Identify the materials to be diverted from disposal by efficient usage, recycling, reuse on the project, or salvage for future use or sale
 - ii. Determine if materials will be sorted on-site or mixed
 - iii. Identify diversion facilities where material collected will be taken
 - iv. Specify that the amount of materials diverted shall be calculated by weight or volume, but not both.

Prior to Building Final:

123. Final permit approvals shall be obtained, and any outstanding fees shall be paid to all City Departments which may include Fire, Planning, Engineering, Building & Safety, and the City Landscape Architect prior to a tenant occupancy of a building permitted as a "shell only" building, a building shell "Notice of Inspection Completion", and the issuance of a Certificate of Occupancy from the City of Murrieta Building and Safety Division.

COMMUNITY SERVICES DEPARTMENT

124. According to the General Plan, a multi-use trail is required along the south side, adjacent to the flood control channel. The installation of the multi-use trail must conform to the Community Service District's (CSD) Standards and Specifications Book. A copy of the DG path/trail detail is attached.

The Standards and Specifications Book can be found online at:
http://www.murrietaca.gov/departments/cs/general_information/forms.asp.

Prior to building permit issuance, the applicant shall provide a cash-in-lieu for the construction of a trail along the flood control channel. Developer shall submit a cost estimate prepared by a registered civil engineer. The cost estimate shall include all costs but not limited to plan preparation, plan check fees, permit fees, bonding, staking, construction costs, erosion control, soils engineering, construction management, etc.

FIRE DEPARTMENT

Prior to Building Permit:

125. Fire and life safety conditions will be addressed when building plans are reviewed by the Fire Prevention Bureau. These conditions will be based on occupancy, use, the 2016 California Building Code (CBC), 2016 California Fire Code (CFC), and related codes which will be enforced at the time of building plan submittal.

Prior to Construction:

126. On-site fire hydrants and mains shall be provided and shall be a looped system. Hydrants shall be spaced not more than 400 feet apart at each intersection, and shall be located no more than 250 feet from any point on the street to building access. All hydrants shall be super fire hydrants (6" x 4" 2 1/2" 2 1/2" outlets) and shall be located on Fire Department access roads.
127. A public, super fire hydrant (6" x 4" 2 1/2" 2 1/2" outlets) shall be located at the project main entrance on Washington Ave.
128. A fire hydrant shall be located within 40' of any fire department connection (FDC) for each building fire sprinkler system. All hydrants and fire appliances shall be protected by approved vehicle impact protection.

129. The private fire water supply system shall be designed and installed, capable of providing the minimum fire flow as required by the Fire Code and verified by the water company. On-site fire hydrants shall be installed, approved and operational prior to the construction phase of the development. Plans for the on-site water system shall be submitted to Murrieta Fire & Rescue for review and approval prior to construction beginning. An approved and California licensed civil engineer shall design the fire water system and shall stamp all plans as being in compliance with the current State of California laws.
130. All fire department access roads shall have an unobstructed width of not less than 28 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The plans submitted are not reflective of this condition on page A-1.1 and the minimum inside radius is 28'. Look in front of building C-1. All roads inside this complex shall be considered fire access roads.
131. Fire apparatus access roads and driveways shall be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds) and shall have an all-weather driving surface.
132. All fire department access roads and water systems shall be installed and serviceable prior to the deliverance of any combustibles.
133. Required Submittals (Fire Sprinkler Systems). Fire sprinkler plans shall be submitted to the Murrieta Fire Prevention Bureau for approval. Three sets of sprinkler plans must be submitted by the installing contractor. These plans must be submitted prior to the issuance of building permit.

Prior to Final:

134. Hydrant locations shall be identified by the installation of blue hydrant reflective markers.
135. Fire lanes shall be called out and painted as such as determined by a fire code official.
136. All proposed buildings shall be equipped with an approved fire protection system, (fire sprinkler system) designed to NFPA 13.
137. Power assisted gated access is required to have an approved Knox key switch installed. (KS-2 with dust cover). The Knox switch shall cause the gate to open, if power failure occurs and there is no backup the gate shall lock open. All gates or similar barriers shall have an approved lock where required by the fire code official. The City of Murrieta has an approved access system to ensure law enforcement and EMS can quickly gain access to sites, verify the gates will be programmed to operate off of these.

Prior to Occupancy:

138. New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Commercial buildings shall have a minimum of 12-inch numbers.

139. Murrieta Fire Department requires all commercial buildings to provide flush mount Knox Box Access Systems, the approved boxes for this are 3200 Series recessed and hinged boxes, color options are available to the applicant of black, brown or aluminum. All boxes shall be mounted no higher than 6' off the finished ground to the right of front and rear doors as being faced. The boxes shall be shown on architectural plans. All boxes can be ordered on line at www.knoxbox.com
140. Portable Multi-purpose fire extinguishers with a minimum rating of 2A-10BC, shall be installed so the travel distance does not exceed 75 feet. This may require some to be installed inside some of the buildings. Extinguishers shall be installed so that the top of the fire extinguisher is not more than 5 feet above and not less than 3 feet from the bottom of the extinguisher to the floor.

POLICE DEPARTMENT

141. The Permittee/Owner shall be responsible for maintaining free of litter the area over which they have control.
142. The Permittee/Owner shall remove graffiti from the exterior wall and windows of the premises within 24 hours of discovery at the expense of the owner or the property manager.
143. All parking structures and/or lots of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot areas and shall be directed, positioned and shielded in such a manner so as not to unreasonably illuminate nearby residences. All lighting must conform to Mt. Palomar lighting standards.

END OF CONDITIONS

**FINAL CONDITIONS OF APPROVAL
FOR
CONDITIONAL USE PERMIT CUP-2017-1300
SEPTEMBER 12, 2018**

The project approval is issued to Mighty Development, Inc. for a Conditional Use Permit to operate a 199,129 square foot self-storage facility with RV parking for use by Able Storage, Inc., that includes a 2-story office and apartment, and storage buildings associated with Development Plan 2017-1299, on 12.23 acres ("Project"). This permit runs with the land and shall be binding upon Mighty Development, Inc. or owner of the subject property ("Permittee/Owner") and all subsequent successors in interest to the Permittee/Owner as to such land.

PLANNING DIVISION

General:

1. The Permittee/Owner shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Murrieta, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning this approval Conditional Use Permit 2017-1300. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
2. Any fees due the City of Murrieta for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
3. Pursuant to Section 711.4 of the State of California Fish and Game Code, the Permittee/Owner is required to pay \$2,280.75 certification plus a \$50.00 handling fee (\$2,330.75). Said fees shall be paid to the Clerk/Recorder of the County of Riverside at the time the Notice of Determination is filed pursuant to Section 21152 of the Public Resources Code. If this fee is not paid, the approval of this project shall not be operative, or final. In order to comply with State mandated time lines for filing of a Notice of Determination, the above fee must be delivered to the Planning Division within two (2) working days after the date of final approval.
4. The project shall be developed in conformance with all approved exhibits date stamped September 12, 2018. Subsequent modifications of this approval, which do not intensify the use, including but not limited to reorientation of structures, alteration of parking and circulation design, minor changes to the Conditions of Approval, interpretations of the Conditions of Approval relative to intent, necessity of, and timing, may be approved by the Director, unless the Director requires a Substantial Conformance or Revised Permit application in accordance with the Development Code. Materials and colors used in the construction of the building(s) shall be in compliance with those approved with this application.
5. The self-storage facility shall be operated in compliance with approved project narrative/statement of operations date stamped September 12, 2018.

6. The development of these premises shall comply with the standards of the City's Development Code and all other applicable State and Federal codes.
7. In the event the use hereby permitted under this permit is: (a) found to be in violation of the terms and conditions of this permit; (b) found to have been obtained by fraud or perjured testimony; or (c) found to be detrimental to the public health, safety or general welfare, or a public nuisance; this permit shall be subject to the revocation procedures in Section 16.82 of the Development Code.
8. The Permittee/Owner shall obtain approval of all necessary plans for the construction of structures on the subject property in accordance with the Murrieta Development Code. Such plans include, but are not limited to, site plans, floor plans, building elevations, grading plans and landscaping plans.
9. This approval shall be used within two (2) years of approval date, otherwise it shall become null and void and of no effect whatsoever in accordance with Development Code Section 16.52.060.B.
10. Prior to the expiration of this approval, the permittee may request an extension of time in which to use this approval in accordance with Development Code Section 16.80.
11. The use shall be considered to have expired if the use for which this Conditional Use Permit was granted ceased or was suspended for at least 180 successive days, in accordance with Development Code Section 16.52.060.G.
12. The Project shall be the point-of-sale for the purpose of collecting any sales tax on goods that are sold, delivered or rented on the site.
13. The project's residential dwelling unit may only be leased and/or occupied by the permittee/owner/manager/employee.
14. Public address systems shall not be permitted in outdoor areas.
15. The hours of operation for the self-storage facility, shall be as follows: office hours from 8:00 a.m.-6:00 p.m., Monday through Sunday; and, gate hours from 5:00 a.m.-10:00 p.m. Monday through Sunday.
16. The Permittee/Owner shall limit the access to the self-storage facilities to the hours of business operation.
17. Any on-site dismantling and/or repair work of vehicles and/or Recreational vehicles is prohibited.
18. The recreational vehicle storage area shall be limited to operational recreational vehicles (boats, trailers, travel trailers, etc.) only. Storage of construction equipment is expressly prohibited.

END OF CONDITIONS