

**DRAFT CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT 2021-2360  
NOVEMBER XX, 2024**

The approval of Conditional Use Permit (CUP-2021-2360) allows for the operation of a self-storage facility ("Project") proposed in conjunction with Development Plan 2021-2359 for the construction of the self-storage facility and related site improvements. The project includes the construction of the structure, on-site parking lot, landscaping, and associated improvements located on Los Alamos Road (APNs: 949-220-013 and -014). This permit runs with the land and shall be binding upon the owner of the subject property ("Permittee") and all subsequent successors in interest.

**PLANNING DIVISION**

**General Requirements**

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 2021-2360. 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 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 applicant is required to pay a \$50.00 handling fee. Said fees shall be paid to the Clerk/Recorder of the County of Riverside at the time the Notice of Exemption 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, vested, 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 Effective Date.
4. The development of these premises shall comply with the standards of the City's Development Code and all other applicable State and Federal codes.
5. 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.
6. 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.

7. This approval shall be used within three (3) 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.
8. 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.
9. The project conditionally permitted with this application is for a self-storage facility. The business shall be operated in compliance with the statement of operations (attached to the Resolution Exhibit C and incorporated herein by this reference).
10. All descriptions of operations shall be maintained throughout the life of the Conditional Use Permit, unless a revision is approved by the Planning Division. Any proposed change substantially different than the approved plan shall require an amendment to this approval in accordance with the Development Code.
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 comply with the provisions pertaining to noise as stated in Section 16.30 of the City of Murrieta Municipal Code.
13. The project site 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.
14. The hours of operation for the self-storage facility is as follows:

Monday- Thursday	7:00 am. to 7:00 pm.
Friday	7:00 am. to 8:00 pm.
Saturday	7:00 am. to 7:00 pm.
Sunday	9:00 am. to 5:00 pm.
15. Staging of the U-boxes for patrons that would like to access it on site shall occur within the lobby area inside of the building. Outdoor staging of u-boxes is not authorized as part of this permit approval.
16. Outdoor storage of pods, trailers, equipment or delivery vehicles is not authorized as part of this permit.
17. Items that may not be stored includes chemicals, flammables and paints.
18. This use and operation is subject to allowable noise levels are subject to section 16.30 of the Municipal Code.

**Final Inspection:**

19. Unless otherwise indicated, all conditions shall be fully constructed and implemented prior to the final inspection of the building and/or site improvements.
20. All existing outdoor advertising displays, signs or billboards shall be removed, except for signs permitted by the Development Code.

### **POLICE DEPARTMENT**

21. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
22. Graffiti shall be removed from the exterior walls and windows of the premises within 24 hours of discovery at the expense of the owner or property manager.
23. Block Walls: All exterior perimeter block walls shall have landscaping in front of the wall (i.e. shrubbery, vines, etc.) which conforms to the existing development standards and will aid in the deterrence of graffiti and similar vandalism to the satisfaction of the Chief of Police or his designee.
24. There shall be no special promotional events held on the property which would adversely affect the approved parking requirements or public safety, unless a written request for such is received and approved by the City of Murrieta Planning Department and the Police Department at least thirty (30) days in advance.
25. The premises and parking lots of the location 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 premises and parking lot areas. All lighting must conform to Mt. Palomar lighting standards.
26. Building Numbering: The number of each independently addressed building on the property must be visible from 100 feet and large(at least 12 inches in height and a contrasting color from the building) and appropriately placed to be clearly seen by emergency responders.
27. Roof Address Numbering: The number of each independently addressed building on the property shall be marked with a reflective material (vinyl or paint), or in a color that contrasts the color of the roofing material. The lettering must be at least 24 inches in height so that the address can be viewed from the sky and is on the flat portion of the roof of the building and does not negatively impact the aesthetics of the project. The lettering must be positioned so that the address faces the direction of the corresponding street for which the address is assigned.
28. Video Surveillance System plans for the site must be submitted to the Police Chief or his designee for approval of the site security plan. The security plan shall include the technological capabilities of the surveillance system, a project map indicating the intended placement of the surveillance cameras, how video records are to be maintained and accessed by law enforcement.
29. The applicant shall install an operational video surveillance system capable of day and night viewing which encompasses all customer interiors and entrances/exits to the

satisfaction of the Chief of Police or his designee.

30. Video surveillance records must be stored in a secured location and maintained by the business for at least thirty (30) days and made available to any law enforcement agency for viewing and/or copying within one (1) business day.

**END OF CONDITIONS**

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