

DRAFT CONDITIONS OF APPROVAL

MEETING DATE: October 8, 2019

TITLE: Request for a one-year Extension of Time for Conditional Use Permit No. 30-17 for the Rx DHS Herbery II Project located at 65090 San Jacinto Lane.

CASE NO: CUP 30-17 Time Extension

Prepared by: Patricia M. Villagomez, Planning Technician

Reviewed by: Rebecca Deming, Community Development Director

Administrative Conditions:

1. The time extension approvals for Conditional Use Permit No. 30-17 are subject to a one-year expiration according to the provisions of the City's Zoning Ordinance, as provided in Section 17.76.070 and will expire on October 23, 2020.
2. The applicant may request an extension of time for Conditional Use Permit No. 30-17 per the City's Zoning Ordinance Section 17.76.090. Upon filing a time extension(s) at least thirty (30) days prior to expiration of the project the Planning Commission may grant said time extension for good cause not to exceed twelve (12) months.
3. Applicant/developer shall indemnify, protect, hold harmless and defend, with counsel selected by the City, the City and any agency or instrumentality thereof, an/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the applicant/developer and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.
4. All development on the project site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all applicable provisions of the adopted Building and Fire Codes. All new construction shall obtain a building permit and comply with the requirements of the Planning, Building, and Fire Departments.
5. No Certificate of Occupancy (C of O) shall be granted until all Conditions of Approval have been completed and approved by the Planning, Engineering, Building, and Fire Departments unless otherwise identified herein.

6. The development of the project on the project site shall be in substantial compliance with the exhibits contained in the project file for Conditional Use Permit No. 30-17.
7. Applicant/developer shall comply with all original conditions of approval from the original Conditional Use Permit entitlement (CUP 30-17).
8. Any substantial changes to the building or site layout shall require the applicant to file an application for an amendment to the existing Conditional Use Permit.

Water Service:

Water service is currently available for the project subject to the following conditions of service:

9. The developer shall comply with all rules, laws, ordinances, guidelines, and regulations of the District at the time that any new water service application is submitted.
10. This project is currently being served domestic water by a single 1" meter with backflow preventer.
11. The developer shall be required to install a dedicated irrigation meter or convert the existing meter for irrigation use only and install new meter(s) and back flow preventers for commercial domestic water service.
12. All design and construction shall be done entirely at the developer's expense.
13. The installation of backflow prevention devices is required for all non-residential domestic, fire, and irrigation service connections.
14. Installation of private fire line services may be required per Riverside County Fire Department Standards. Double check detector assemblies (DCDA) per MSWD Standards will be a requirement at the time of installation.
15. The developer must submit hydraulic calculations to the District indicating the availability of the required fire flows as determined by the Riverside County Fire Department. These calculations shall be based on a current fire hydrant flow test which can be ordered through the MSWD Engineering Department.
16. The developer shall comply with all the District standards, specifications and conditions, and have final approval of all design plans by the District Engineer or his/her designee, and the District's General Manager.
17. The developer shall provide plumbing plans with fixture units for District review of meter and service size.
18. MSWD requires having all of its facilities within the public right-of-way or recorded and dedicated easements.

19. The developer is required to apply for water service and submit payment of District fees, charges, and deposits. The water meter and connection fees will be based on the actual meter sizes and quantities shown on the approved plans. All fees are subject to change based on the time of application for services from the District.

Septic System:

Sewer service is currently unavailable for the proposed project. The following comments apply to the use of existing or installation of new septic system(s) in order to assure protection of groundwater quality:

20. MSWD requires submittal of proposed plumbing plans showing all connections to the septic system(s) and the size and location of the proposed disposal system(s) for the project.
21. MSWD will require a Report of Waste Discharge for the project. The report shall be prepared by a qualified Licensed Professional Engineer in accordance with the requirements currently in use by the California State Water Resources Control Board (CSWRCB). The report shall be submitted to the Regional Water Quality Control Board and/or Riverside County Health Department as determined by CSWRCB to determine if enhanced treatment is required.

Landscape:

As applicable per City requirements:

All new and rehabilitated residential and commercial development shall comply with the *Mission Springs Water District's Water Efficient Landscaping Guidelines* (updated guidelines are available at www.mswd.org). This policy requires outdoor water conservation practices within the MSWD service area, specifically: (1) the creation of landscape plans featuring the use of California native desert friendly plants; and (2) the preparation of irrigation plans detailing water efficient irrigation technology systems (e.g., drip irrigation, evapotranspiration irrigation controllers, etc.) appropriate to an arid desert climate. For additional details regarding plan check and inspection fees, please contact Theresa Murphy via email at tmurphy@mswd.org or (760) 329-5169 ext. 126.

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