



CITY OF WILDOMAR

PLANNING COMMISSION AGENDA

Commission Members:

Chairman Robert Devine; Vice-Chairman Harv Dykstra

Michael Kazmier; Veronica Langworthy; Stan Smith

REGULAR MEETING

WEDNESDAY, FEBRUARY 2, 2011 AT 7:00 P.M.

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

CALL TO ORDER - 7:00 PM

ROLL CALL

FLAG SALUTE

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 Commission 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 Commission Chairperson prior to the start of the meeting. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Commission encourages citizens to address them so the questions and/or comments can be heard.

APPROVAL OF AGENDA AS SUBMITTED

1.0 CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

1.1. Approval of January 5, 2011 Planning Commission Minutes

2.0 PUBLIC HEARINGS

2.1 Conditional Use Permit No. 10-0274:

A request for a Conditional Use Permit to establish a small collection recycling facility on an existing commercial site located at 34395 Mission Trail (APN: 370-090-035).

RECOMMENDATION:

That the Planning Commission adopt a Resolution entitled :

RESOLUTION PC NO. 11-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING CONDITIONAL USE PERMIT 10-0274 TO ESTABLISH A SMALL COLLECTION RECYCLING FACILITY ON THE EXISTING U-HAUL SITE LOCATED AT 34395 MISSION TRAIL (APN: 370-090-035)

3.0 GENERAL BUSINESS ITEMS:

3.1 Election of Officers

At this time the Planning Commission will consider the election of a new Chairperson and Vice-Chairperson.

PLANNING DIRECTOR'S REPORT

This item is reserved for the Planning Director to comment or report on items not on the agenda. No action will be taken.

PLANNING COMMISSION COMMUNICATIONS

This portion of the agenda is reserved for Planning Commission business, for the Planning Commission to make comments on items not on the agenda, and/or for the Planning Commission to request information from staff.

FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Wildomar Planning Commission hereby adjourns to the next regularly scheduled meeting on February 16, 2011.

RIGHT TO APPEAL: Any decision of the Planning Commission may be appealed to the City Council within ten (10) calendar days after the date of Planning Commission's action.

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 a majority of the Planning Commission 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 motion adopted by a minimum 2/3 vote 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 Commission.

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 January 28, 2011, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; the U.S. Post Office, 21392 Palomar Street; and the Mission Trail Library, 34303 Mission Trail.

ITEM 1.1

Approval of January 5, 2011 Planning Commission Minutes

**CITY OF WILDOMAR
PLANNING COMMISSION REGULAR COUNCIL MEETING MINUTES
JANUARY 5, 2011**

Before the meeting was called to order, City Clerk Lee gave the Oath of Office to Planning Commissioner-Elects Michael Kazmier, Veronica Langworthy, and Stan Smith.

CALL TO ORDER – 7:00 p.m.

The regular meeting of January 5, 2011, of the Wildomar Planning Commission was called to order by Chairman Devine at 7:03 p.m.

Planning Commission Roll Call showed the following Members in attendance: Chairman Devine, Vice Chairman Dykstra, Commissioners Kazmier, Langworthy, and Smith. Members absent: None.

Staff in attendance: Planning Director Bassi, Assistant City Attorney Jex, and City Clerk Lee.

The Pledge of Allegiance was led by Commissioner Smith.

PUBLIC COMMENTS

There were no speakers.

3.0 CONSENT CALENDAR

3.1 April 21, 2010 and October 6, 2010 Minutes

Planning Director Bassi stated that the Minutes should be separated and taken individually.

Chairman Devine stated he would like to have the following changes:

**Page 3, second from last paragraph, "addressed in bylaws" instead of "addresses".

**Page 4, top line, has "open" and "opens" in the same line.

**Page 5, first paragraph, it does not identify which Ordinance.

**Page 6, third paragraph, "December, 2, 2010", should be "December 2, 2009".

**Page 7, fifth paragraph, "Commissioners Dykstra" should read "Commissioner Dykstra".

A MOTION was made by Vice Chairman Dykstra, seconded by Commissioner Kazmier, to approve the Minutes of April 21, 2010 as corrected.

Roll call vote: Ayes – 3; Nays – 0; Abstain – 2, Commissioners Langworthy and Smith. Motion carried.

Assistant City Attorney Jex stated this is a unique situation for the October 6, 2010 Minutes. There are only two Commissioners on the Planning Commission now that could vote for the Minutes because two of the Commissioners are no longer on the Commission, and Chairman Devine was absent.

A MOTION was made by Commissioner Kazmier, seconded by Vice Chairman Dykstra, to approve the Minutes of October 6, 2010.

Roll call vote: Ayes – 2; Nays – 0; Abstain – 3, Chairman Devine, Commissioners Langworthy and Smith. Motion carried.

4.0 GENERAL BUSINESS

4.1 AB1234 Ethics Training

Assistant City Attorney Jex presented the two hour ethics training, which is required of all Planning Commissioners per AB1234. He covered the following areas:

- *Part I - Legal limitations on Official benefits and perks
- *Part II - Personal financial gain
- *Part III – Transparency Laws
- *Case Studies

5.0 PLANNING DIRECTOR'S REPORT

There was nothing to report.

6.0 PLANNING COMMISSION COMMENTS

There were no comments.

7.0 ADJOURNMENT

There being no further business, Chairman Devine declared the meeting adjourned at 9:10 p.m.

Respectfully submitted,



Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – PLANNING COMMISSION

Agenda Item 2.1

PUBLIC HEARING

Meeting Date: February 2, 2011

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Conditional Use Permit 10-0274 – A request for a Conditional Use Permit to establish a small collection recycling facility on an existing commercial site located at 34395 Mission Trail (APN: 370-090-035).

RECOMMENDATION:

It is recommended that the Planning Commission adopt Resolution PC 11-01 (Attachment A) entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING CONDITIONAL USE PERMIT 10-0274 TO ESTABLISH A SMALL COLLECTION RECYCLING FACILITY ON THE EXISTING U-HAUL SITE LOCATED AT 34395 MISSION TRAIL (APN: 370-090-035)

BACKGROUND:

Conditional Use Permit 10-0274 is a request to establish a small collection recycling facility at an existing U-Haul rental facility located at 34395 Mission Trail. The location of the project site is illustrated in Attachment B (Vicinity Map). The recycling use has been in operation for a several months without the benefit of a Conditional Use Permit. Consequently, the City initiated a code enforcement case against the property owner and applicant in April 2010. The applicant was directed to apply for a Conditional Use Permit and work with staff to make the business legitimate. The applicant submitted their application to the Planning Department on September 21, 2010 and has been working with staff on the design of the facility. The item under consideration by the Commission tonight is a reflection of the applicant's good faith effort to work with staff to meet the development standards for the project.

DISCUSSION:

Site Plan:

The proposed small collection facility is located on the same site as an existing U-Haul business at 34395 Mission Trail. The recycling facility is currently operating out of an existing structure but will be relocated to an area of the site that is more accessible and provides less conflict with pedestrians and customers (Refer to the proposed site plan). The applicant is not proposing any changes to the existing site access, parking and landscaping. The Planning and Engineering departments have proposed conditions for the project (refer to Exhibit A of Attachment A.).

Recycling Facility Design:

The recycling facility will be comprised of one (1) 8' x 24' foot metal container with two (2) metal doors (5' x 6') to close the container after working hours. The metal container will be enclosed by a three-sided decorative block wall consisting of "split-face" block that is tan in color. The block wall will be nine (9) feet in height in order to fully hide the metal container. In addition, a pitched, lattice roof element will be placed on top of the block wall for decorative purposes and to provide shade.

While staff supports the roof structure, we believe it should be a solid roof (with composition shingles) to shield rain water from getting inside the container area, as well as, to keep customers from throwing debris over the walls. Staff has proposed a condition (Condition No. 5) to require Planning Director approval of the revised roof element prior to the issuance of building permits.

Recycling Materials:

The applicant is proposing to accept California CRV glass bottles, plastic bottles, aluminum cans and scrap metal. Staff supports the all the accepted recycling materials with the exception of the scrap metal. Traditionally, small collection facilities are limited to glass, plastic and aluminum cans/bottles similar to the facility located behind city hall. The recycling of scrap metal is traditionally limited to industrial areas because of the traffic levels and haulers that frequently recycle scrap metal. To avoid any impacts, staff is proposing a condition (Condition No. 6) that prohibits the recycling of any scrap metal and will limit the facility to traditional CRV glass bottles, plastic bottles and aluminum cans.

Hours of Operation

The hours of operation for the recycling facility are proposed to be Monday – Friday (9 am to 5 pm), Saturday (9 am to 4 pm) and Sunday (9 am to 2 pm). Staff supports the hours of operation and is providing a condition of approval limiting the hours to the above (Condition No. 7)

General Plan/Zoning:

The General Plan Land Use and Zoning designations, as well as the existing land uses for the project site and surrounding properties are provided in the following table.

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS			
Location	Current Use	General Plan Land Use Designation	Zoning
Subject Property	Commercial	Commercial Retail	C-1/C-P (General Commercial)
North	Residential	Medium Density Residential	R-R (Rural Residential)
South	Vacant Lot	Medium Density Residential	R-R (Rural Residential)
East	Library	Public Facilities	R-R (Rural Residential)
West	Commercial	Medium Density Residential	R-R (Rural Residential)

Conclusion:

The proposed recycling use has been designed to comply with the development standards of the C-1/C-P zone district in terms of setbacks, height, parking, etc. Staff believes that the project creates a good opportunity for small recycling in the general area. With the proposed conditions requiring a covered roof element and prohibiting the recycling of scrap metal, staff supports the project. With Commission approval of the small collection facility, the code enforcement case against the property owner and applicant will be completed. As a result, staff is recommending the Planning Commission adopt Resolution PC 11-01 approving Conditional Use Permit 10-0274 subject to the attached conditions of approval.

REQUIRED FINDINGS:

Pursuant to Section 17.200 of the Wildomar Zoning Ordinance, the following findings are provided for Commission consideration:

- A. That the proposed location, use and operation of the conditional use is in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

The proposed small collection facility is allowed in the C-1/C-P (General Commercial Zone) subject to the approval of a Conditional Use Permit. The

project is consistent with the intent of the Zoning Ordinance since it meets and/or exceeds the minimum development standards of the C-1/C-P zone. The project consists of a small collection facility on an existing U-Haul site that will serve the small recycling needs of area residents. The design and layout of the facility and the existing vehicular access and circulation are configured in a way to promote safe vehicular movement. Further, the General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail land use designation is to allow the establishment and operation of community serving commercial, service, and office type land uses/businesses. Considering these aspects, the project furthers the objectives and policies of the General Plan.

- B. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

The small collection facility is an accessory use on the existing site which has been designed to meet all of the development standards of the C-1/C-P zone related to setbacks, lot coverage, building height and parking. Thus, the proposed use will not be detrimental to the public health, safety or welfare. The location of the structure will not conflict with the existing U-Haul use on the site nor with the existing parking and circulation.

ENVIRONMENTAL ASSESSMENT:

The Planning Director has reviewed the project's potential effects on the environment and is recommending that the Planning Commission find that the project is Categorically Exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures). In addition, the project will not be affected by any of the exceptions to the categorical exemptions contained in CEQA Guidelines Section 15300.2 that would prevent the use of a categorical exemption to meet the review requirements of CEQA. As a result, the Planning Director recommends that the Planning Commission approve a Categorical Exemption for the project under the provisions of CEQA Guidelines Section 15303.

PC ATTACHMENTS:

- A. Resolution PC 11-01 for Conditional Use Permit 10-0274
Exhibit A – Conditions of Approval
- B. Aerial Photo/Vicinity Map
- C. Project Plans (full size – under separate cover)

ATTACHMENT A

RESOLUTION PC NO. 11-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING CONDITIONAL USE PERMIT 10-0274 TO ESTABLISH A SMALL COLLECTION RECYCLING FACILITY ON THE EXISTING U-HAUL SITE LOCATED AT 34395 MISSION TRAIL (APN: 370-090-035)

WHEREAS, a Conditional Use Permit application to establish a small collection recycling facility at an existing U-Haul rental facility located at 34395 Mission Trail has been filed by:

Applicant:: Arutyun Boyadzhyan
Property Owner: Steve Robinson
Project Location: 34395 Mission Trail, Wildomar, CA
APN Number: 370-090-035

WHEREAS, the Planning Commission has the authority per Chapter 17.200 of the Wildomar Municipal Code to take action on Conditional Use Permit No. 10-0274 to establish a small collection recycling facility at an existing U-Haul rental facility located at 34395 Mission Trail; and

WHEREAS, on January 21, 2011, the City gave public notice by mailing to adjacent property owners within a 300-foot radius of the project site, and by publishing a legal notice in the Californian, a newspaper local circulation, notifying the public of the holding of a public hearing for the proposed project to be considered by the Wildomar Planning Commission; and

WHEREAS, on February 2, 2011, the Wildomar Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit; and

WHEREAS, the Planning Director has reviewed the project's potential effects on the environment and has determined that the project is Categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15303 (Class 3), and that the exceptions to the categorical exemptions contained in CEQA Guidelines Section 15300.2 are not applicable to the project ; and

NOW THEREFORE, the Planning Commission of the City of Wildomar does Resolve, Determine, Find and Order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated February 2, 2011, and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. CEQA: The project is exempt from CEQA under CEQA Guidelines Section 15303 in that the project involves the occupation of existing commercial space originally designed for this type of use in an existing commercial center. In addition, the project will not be affected by any of the exceptions to the categorical exemptions contained in CEQA Guidelines Section 15300.2 as described below.

1. The project will not have a significant impact on an environmental resource that has been designated, precisely mapped, and officially adopted pursuant to law by a federal, state or local agency as being a resource of hazardous or critical concern in the adopted General Plan or in the Environmental Impact Report prepared for the City's General Plan.

2. The nature of the project is such that significant cumulative impacts will not occur from successive projects of this type occurring in the same location over time. The proposed project is located on an existing commercial site in an area that is zoned and planned for commercial uses as illustrated on the Wildomar General Plan Land Use and Zoning Ordinance Maps. The project will not result in a significantly cumulative impact.

3. There is no reasonable possibility that unusual circumstances will cause the project to have a significant effect on the environment. The proposed use is a typical commercial business found in urban, suburban and rural areas. The business is located on an existing commercial site in an area that is zoned and planned for commercial uses. Therefore, there are no unusual circumstances that would result in a significant impact on the environment.

4. The project will not result in damage to scenic resources within a designated state scenic highway. The proposed project is located on an existing commercial site in an area that is zoned and planned for commercial uses and took into consideration its location and setting when the site was originally prepared.

5. The project site has not been listed as a hazardous waste and substance facility or site by the Department of Toxic Substances Control pursuant to California Government Code Section 659625.

6. The project will not cause a substantial adverse change to the significance of a historical resource since no historic resources are located on or adjacent to the site. As a result, the project will not affect any historical resource.

B. Multiple Species Habitat Conservation Plan (MSHCP). The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria cell area and mitigation was provided through payment of the MSHCP Mitigation Fee.

SECTION 2. REQUIRED FINDINGS.

Pursuant to Section 17.200 of the Wildomar Zoning Ordinance, and in light of the record before it including the staff report dated February 2, 2011 and all evidence and testimony heard at the public hearing of Conditional Use Permit 10-0274, the Planning Commission hereby finds as follows.

A. That the proposed location, use and operation of the conditional use is in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

The proposed small collection facility is allowed in the C-1/C-P (General Commercial Zone) subject to the approval of a Conditional Use Permit. The project is consistent with the intent of the Zoning Ordinance since it meets and/or exceeds the minimum development standards of the C-1/C-P zone. The project consists of a small collection facility on an existing U-Haul site that will serve the small recycling needs of area residents. The design and layout of the facility and the existing vehicular access and circulation are configured in a way to promote safe vehicular movement. Further, the General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail land use designation is to allow the establishment and operation of community serving commercial, service, and office type land uses/businesses. Considering these aspects, the project furthers the objectives and policies of the General Plan.

B. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

The small collection facility is an accessory use on the existing site which has been designed to meet all of the development standards of the C-1/C-P zone related to setbacks, lot coverage, building height and parking. Thus, the proposed use will not be detrimental to the public health, safety or welfare. The location of the structure will not conflict with the existing U-Haul use on the site nor with the existing parking and circulation.

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following actions for Conditional Use Permit 10-0274:

1. Notice of Exemption. In accordance with Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062 the Planning Commission hereby approves a categorical exemption for the project under CEQA Guidelines Section 15303 and directs the Planning Director to prepare and file with the Clerk for the County of Riverside a notice of exemption as provided under Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062; and
2. Approve Conditional Use Permit. Conditional Use Permit 10-0274 is hereby approved subject to the Conditions of Approval attached hereto and incorporated herein by reference as Exhibit A.

PASSED, APPROVED AND ADOPTED this 2nd day of February, 2011, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Robert Devine,
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Thomas Jex, Assistant City Attorney

EXHIBIT A
CITY OF WILDOMAR
CONDITIONS OF APPROVAL

Planning Application Number: Conditional Use Permit 10-0274	
Project Description: A request for a Conditional Use Permit to establish a small collection recycling facility on an existing commercial site located at 34395 Mission Trail.	
Assessor's Parcel Number(s): 370-090-035	
Approval Date: February 2, 2011	Expiration Date: February 2, 2013

General Conditions:

1. The applicant shall submit to the Planning Department a cashier's check or money order made payable to the Riverside County Clerk in the amount of \$64.00 to cover the County administrative fee for the filing of the required Notice of Exemption as provided under Public Resources Code Section 21152 and California Code of Regulations Section 15075. The check must be submitted to the City no later than Thursday, February 3, 2011.
2. The applicant shall review and sign below the Acceptance of Conditions of Approval provided by the Planning Department and return the signed page with an original signature to the Planning Department no later than February 14, 2011.

Applicant's Signature	Date
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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 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 Subdivisions 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. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

4. Approval of Conditional Use Permit 10-0274 shall comply with the approved plans date stamped February 2, 2011. In addition, this approval shall expire in two (2) years on February 2, 2013 if building permits have not been issued and the use has commenced. The applicant may request a time extension to this deadline if a request is made at least 30 days prior to the expiration date.
5. Within 30 days of this approval, the applicant shall submit for review and approval by the Planning Director a revised architectural detail of the lattice roof structure to show a covered roof element.
6. Approval and use of Conditional Use Permit 10-0274 for a small collection recycling facility shall be restricted to the recycling of California CRV glass bottles, plastic bottles and aluminum cans. The recycling of scrap metal is prohibited at all times for the life of this conditional use permit. If it is discovered that scrap metal is being recycled at the site at any time, the applicant shall be in violation of the conditions of approval, and be subject to the revocation of the approved CUP as outlined in Section 17.200.070 and 17.220 of the Zoning Ordinance.
7. The hours of operation for the recycling facility shall be limited to the following hours: Monday through Friday (9 am to 5 pm), Saturday (9 am to 4 pm) and Sunday (9 am to 2 pm). Any change in the hours of operation shall be reviewed and approved by the Planning Commission as an amendment to Conditional Use Permit 10-0274.
8. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.

Prior to Issuance of Building Permit(s):

9. Prior to the issuance of a building permit, the applicant shall comply with Building Department requirements in obtaining all necessary permits to construct said structures.
10. The applicant shall submit, and the City approve a Water Quality Management Plan, WQMP, which ensures that all recycled water is contained on-site and treated. These BMP's shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer. The applicant may submit Form Q-7 demonstrating that a WQMP is not required for this project. The form shall be reviewed and approved by the City Engineer.
11. The recycling container shall be covered to prevent additional water contamination to the satisfaction of the Planning Director and City Engineer (see Condition No. 5).
12. Proposed walls shall require a separate building permit prior to construction of said walls. The walls shall be designed by a Registered Civil Engineer unless they conform to the City of Wildomar Standard Detail.
13. The applicant shall design and improve the driveways on Mission Trail and Guffy Lane in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. Based on the current level of improvement to Mission Trail and Guffy Lane, asphalt driveways will be acceptable. If driveway on Guffy Lane is not going to be used, then it should be closed and fenced off.
14. The applicant and/or property shall dedicate the western half - section of Mission Trail plus an additional 5' to accommodate a multi-purpose trail, measured, 69' from the approved centerline. Improvements will be based on a 128' arterial highway, Standard No. 92, and a multipurpose trail, Standard 405, in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.

Prior to Occupancy Permits or Use of the Site by this CUP:

15. Prior to release of occupancy or use of the site, the applicant shall pay any applicable development impact and mitigation fees as required by the Building Department.

OUTSIDE AGENCIES REQUIREMENTS:

16. Prior to the issuance of a any building permits for this approval, the plans shall be submitted for review and approval by the Riverside County Fire Department. A separate plan check deposit based fee may be required by the County Fire Department. A copy of the Fire Department approval letter shall be provided to the Planning Department.

ATTACHMENT B

Project Aerial Photo/Vicinity Map



ATTACHMENT C

Project Plans – Under Separate Cover