

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Application No.: **Plot Plan (PP) No. PLN23-0215, Conditional Use Permit (CUP) No. PLN23-0216, and Minor Exception No. PLN23-0218 ("Menifee West Coast Self-Storage")**

Project Description: **PP PLN No. 23-0215, CUP PLN No. 23-0216** proposes seven single-story buildings totaling 71,741 square feet of building area on 4.06 acres, and will include five parking spaces, including two that are ADA accessible, two bicycle spaces and six loading spaces.
A Minor Exception to increase lot coverage from 40% to 40.5% is also proposed.

Assessor's Parcel No.: 329-141-003, -008, and 329-172-011

MSHCP Category: Non-residential (Industrial)

DIF Category: Industrial / Business Park

TUMF Category: Determined by Western Riverside Council of Governments (WRCOG)

Quimby Category: N/A

Approval Date: October 9, 2024

Expiration Date: October 9, 2027

Section I: Community Development Department Conditions of Approval

Section II: Engineering/Grading/Transportation Conditions of Approval

Section III: Building and Safety Department Conditions of Approval

Section IV: Riverside County Fire Department Conditions of Approval

Section I:
Community Development Department
Conditions of Approval

GENERAL CONDITIONS

1. **Indemnification.** Within 48 hours of project approval, the Applicant/developer shall submit the necessary agreements to indemnify, defend, and hold harmless the City of Menifee and its elected city council, appointed boards, commissions, committees, officials, employees, volunteers, contractors, consultants, and agents from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either the City's approval of the Project or actions related to the Property or the acts, omissions, or operations of the applicant/developer and its directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the applicant/developer with respect to the ownership, planning, design, construction, and maintenance of the Project and the Property for which the Project is being approved.
2. **Filing Notice of Determination.** Within 48 hours of project approval, the Planning Division will determine the appropriate fees for the Notice of Determination (NOE) filing and request the payment of fees to the City of Menifee in the form of a check or cash. Upon receipt of payment, the Planning Division will file the NOD with the relevant agencies as required under Public Resources Code, California Code of Regulations and California Fish and Game Code.
3. **Exhibits.** The project shall be constructed as approved by the Planning Commission on October 9, 2024, and as shown in Attachment No. 1 in the accompanying staff report. Any subsequent changes shall be processed per Menifee Municipal Code Section 9.30.120 Modifications to Previously Approved Permits.
4. **Ninety (90) Days.** The applicant has ninety (90) days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.
5. **Subsequent Submittals.** Any subsequent submittals required by these Conditions of Approval, including but not limited to grading plan, building plan or mitigation monitoring review shall include appropriate fees paid as may be in effect at the time of submittal, as required by Resolution No. 24-1423 (Cost of Services Fee Study), or any successor thereto. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.
6. **Expiration Date.** This approval shall become null and void three years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, or an extension of time application has been submitted to the Planning Division prior to the expiration date. Extensions may be granted per Menifee Municipal Code.

7. **Modifications or Revisions.** The applicant shall obtain City approval for any modifications or revisions to the approval of this project pursuant to Meniffee Municipal Code Section 9.30.120 (Modifications to Previously Approved Permits), and such requests.
8. **Comply with Ordinances.** This project shall comply with the applicable standards of the City of Meniffee Development Code, City of Meniffee Municipal Code, City of Meniffee Design Guidelines and all other applicable ordinances and State and Federal codes and regulations.
9. **Comply with Statement of Operations.** This project shall comply with the Statement of Operations dated approved October 23, 2024.
10. **Map Act Compliance.** This land division shall comply with the State of California Subdivision Map Act and to all requirements of Title 7 of the City of Meniffee Municipal Code, unless modified by the conditions listed herein.
11. **Causes for Revocation.** 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 may be subject to the City's authority to initiate applicable permit revocation procedures.
12. **Reclaimed Water.** The permittee shall connect to a reclaimed water supply for landscape watering purposes if secondary reclaimed water is available to the site at the time of grading permit issuance or as required by Eastern Municipal Water District.
13. **Outside Lighting.** Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way and so as to prevent either the spillage of lumens or reflection into the sky.
14. **Phases.** Construction of this project may be done progressively in phases provided a phasing map is submitted with appropriate fees to the Planning Division and approved prior to issuance of any building permits.
15. **Development Impact Fees.** The applicant shall pay all applicable development impact fees including but not limited to Development Impact (DIF), Multi-Species Habitat Conservation Plan (MSHCP), Quimby, Stephen's Kangaroo Rat (KRAT), School Fees, Transportation Uniform Mitigation Fee (TUMF), Road and Bridge Benefit District (RBBD), and Area Drainage Plan (ADP).
16. **Outside Agencies.** The applicant shall comply with all comments and conditions of approval from any responsible agencies.
17. **Anti-Graffiti Coating.** An anti-graffiti coating shall be provided on all block walls which face the public-right-of-way constructed as part of any phase of the Project, and written verification from the developer shall be provided to the Community Development Department.

18. **Property Maintenance.** All parkways, entryway medians, on-site and off-site landscaping, walls, fencing, recreational facilities, basins, and on-site lighting shall be maintained by the owner or private entity or the City of Menifee Community Facilities District (CFD).

All landscaping and similar improvements not properly maintained by a property owners association, individual property owners, or the common area maintenance director must be annexed into a Lighting and Landscape District, or other mechanism as determined by the City of Menifee.

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of a property owner's association, or any other successor-in-interest.

The owners of each individual lot shall be responsible for maintaining all landscaping between the curb of the street and the proposed sidewalk and side yard landscaping between the curb of the street and proposed fencing, unless the landscaping is included within a separate common lot maintained by an HOA or other entity acceptable to the City of Menifee.

19. **Business Registration.** Every person conducting a business within the City of Menifee, as defined in Menifee Municipal Code, Chapter 5.01, shall obtain a business license. For more information regarding business registration, contact the Finance Department.
20. **Loading Areas.** Loading and/or unloading of goods/supplies shall occur in designated loading areas as shown on the approved exhibits. No loading or unloading is allowed within drive aisles, parking areas, or on adjacent public streets. Loading areas shall be kept free of debris and clean throughout the life of this plot plan.
21. **Outdoor Storage.** No outdoor storage is allowed unless otherwise approved as part of the project.

Landscaping

22. **Interim Landscaping.** Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blow sand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Community Development Department and the South Coast Air Quality Management District (SCAQMD).
23. **Landscape Plans.** All landscaping plans shall be prepared in accordance with the City's Water Efficient Landscape Ordinance. Such plans shall be reviewed and approved by the Community Development Department, and the appropriate maintenance authority.

Archeology

24. **Human Remains.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from

disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

25. **Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).
26. **Inadvertent Archeological Find.** If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).
 - a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.
 - b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
 - c. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.
 - d. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.
 - e. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community Development Director for decision. The City Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to

archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.

27. **Cultural Resources Disposition.** In the event that Native American cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Menifee Community Development Department:
 - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
 - ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.
 - iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, items of Native American Cultural Patrimony, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Paleontology

28. **Inadvertent Paleontological Find.** In the event that fossils or fossil-bearing deposits are discovered during construction, excavations within fifty (50) feet of the find shall be temporarily halted or diverted. The contractor shall notify a qualified paleontologist to examine the discovery. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards, evaluate the potential

resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the Community Development Department to determine procedures that would be followed before construction is allowed to resume at the location of the find. If in consultation with the paleontologist, the Project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the Project on the qualities that make the resource important. The plan shall be submitted to the Community Development Department for review and approval and the Project proponent shall implement the approval plan.

PRIOR TO ISSUANCE OF GRADING PERMIT

29. **Processing Fees.** Prior to issuance of building permits, the Planning Division shall determine if any deposit-based fees for the project are in a negative balance. If so, any outstanding fees shall be paid by the applicant.
30. **Development Impact Fees.** The applicant shall pay all applicable development impact fees including but not limited to Development Impact Fee (DIF), Multi-Species Habitat Conservation Plan (MSHCP), Quimby, Stephen's Kangaroo Rat (KRAT), School Fees, Transportation Uniform Mitigation Fee (TUMF), Road and Bridge Benefit District (RBBD), and Area Drainage Plan (ADP).
31. **Archeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.
 - a. The Project Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.
 - b. The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.
 - c. In addition, the Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:
 - d. Project grading and development scheduling;
 - i. The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker

Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available

- ii. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

32. **Native American Monitoring (Pechanga/Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities which are below the depths of the previous mass grading. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Indians and Soboba band Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribes and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area for proper treatment and disposition to a curational facility that meets or exceeds Federal Curation Standards outlined in 36 CFR 79. The applicant shall be responsible for all curation costs.

33. **Paleontologist Required.** Prior to issuance of grading permits, the Applicant/Developer will retain a qualified paleontologist to create and implement a Paleontological Resource Mitigation Program (PRIMP). The project paleontologist would review the grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements, to be documented in the PRIMP. The PRIMP would be submitted to the City for review and approval prior to issuance of a grading permit. Information contained in the PRIMP would minimally include:

- a. Description of the project site and proposed grading operations.
- b. Description of the level of monitoring required for earth-moving activities.
- c. Identification and qualifications of the paleontological monitor to be employed during earth moving.
- d. Identification of personnel with authority to temporarily halt or divert grading to allow recovery of large specimens.
- e. Direction for fossil discoveries to be reported to the developer and the City.

- f. Means and methods to be employed by the paleontological monitor to quickly salvage fossils to minimize construction delays.
- g. Sampling methods for sediments that are likely to contain small fossil remains, if any.
- h. Procedures and protocol for collecting and processing of samples and specimens, as necessary.
- i. Fossil identification and curation procedures.
- j. Identification of the repository to receive fossil material.
- k. All pertinent maps and exhibits.
- l. Procedures for reporting of findings.
- m. Acknowledgment of the developer for content of the PRIMP and acceptance of financial responsibility for monitoring, reporting, and curation

34. **Burrowing Owl Pre-Construction Survey.** The Project Developer shall retain a qualified biologist to conduct a pre-construction survey for Burrowing Owl within 30 days prior to the start of construction. The results of the single one-day survey would be submitted to the City prior to obtaining a grading permit. If at any time there is a lapse of Project activities for 30 days or more, another burrowing owl survey shall be conducted and submitted to the City. If Burrowing Owl are not detected during the pre-construction survey, no further mitigation is required. If active burrowing owl burrows are detected during the breeding season, the on-site biologist will review and establish a conservative avoidance buffer surrounding the nest based on their best professional judgment and experience and verify compliance with this buffer and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Plan that shall be prepared by the Applicant and approved by the City in consultation with CDFW, or the Project Developer shall stop construction activities within the buffer zone established around the active nest and shall not resume construction activities until the nest is no longer active. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the MSHCP. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens.
35. **Nesting Bird Pre-Construction Survey.** If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds shall be conducted within three days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer (generally 300 feet for migratory and non-migratory songbirds and 500 feet raptors and special-status species) will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the

buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

36. **Stockpiling/Staging.** During construction, best efforts shall be made to locate stockpiling and/or vehicle staging areas as far as practicable from existing residential dwellings.

PRIOR TO BUILDING PERMIT ISSUANCE

37. **Processing Fees.** Prior to issuance of building permits, the Community Development Department shall determine if the deposit-based fees for the project are in a negative balance. If so, any outstanding fees shall be paid by the applicant.
38. **Development Impact Fees.** The applicant shall pay all applicable development impact fees including but not limited to Development Impact Fee (DIF), Multi-Species Habitat Conservation Plan (MSHCP), Quimby (Parks and Rec), Stephen's Kangaroo Rat (KRAT), School Fees (Perris Union High School District, Menifee Union School District and Romoland School District), Transportation Uniform Mitigation Fee (TUMF), Road and Bridge Benefit District (RBBB), and Area Drainage Plan (ADP).
39. **Lighting.** Light fixtures shall be decorative and consistent with the City of Menifee Design Guidelines and included in the Building and Safety plans. Architecturally appropriate themed lighting fixtures shall be located along the project roads, project entrances, walkways, open space areas and other focal points on the project site and shall be subject to Community Development Department review and approval.
40. **Parcel Merger.** The project shall process a Parcel Merger consolidating the existing parcels into one singular parcel.
41. **Electrical Cabinets.** All electrical cabinets shall be located inside a room that is architecturally integrated into the design of the building.
42. **Screening of Accessory Structures.** Screening of accessory structures (including mechanical equipment) shall be compatible in color and materials to primary structures.
43. **Double Detectors.** Double detector check valve assemblies (backflow preventers) for landscape irrigation and domestic water shall not be located at visually prominent locations (such as the end of drive aisles or at site entries) and shall be well-screened with shrubs, berming, or low screen walls.
44. **Crime Prevention through Environmental Design Guidelines.** All plants, landscaping and foliage shall fall within current CPTED (Crime Prevention through Environmental Design) guidelines.
45. **Security Systems.** Prior to the issuance of Building Permits, the applicant shall prepare a security plan for the site and submit to the Menifee Police Department for review and approval. The security plan for this project shall include a comprehensive security camera system that clearly depicts the entire parking field. This security camera system shall be 4k quality with High-Definition Resolution based in the building containing the management office for this development, or inside a security office or other place acceptable to the City of Menifee Police Department, that is accessible to law

enforcement at all times of the day and night. The security camera system shall have a recording capacity to minimally save footage for a period of 30 days or as approved by the Police Department. While not required for all developments, the integration of Automated License Plate Reader (ALPR) technology at vehicle entrance and exit points is strongly recommended. This technology serves as a powerful investigative tool for law enforcement agencies when investigating criminal activity. ALPR cameras are cameras specifically designed to read and record vehicle license plates as they enter and exit this complex. It should be noted that high quality day/night vision LPR cameras are relatively inexpensive. The plan shall be approved prior to issuance of Building Permits. The Police Department and/or Community Development Department shall verify that the security system has been installed prior to final occupancy.

In addition, the trash enclosure shall be properly secured and have a lock as well as a covering to keep unauthorized persons from entering the dumpster area.

Landscaping

46. **Landscaping Submittals.** Final landscape plan submittals are divided into two different processes. All on-site landscaping plans shall be submitted to the Planning Department for review and approval. The on-site landscaping shall include any basins, streetscape, open space and planters on private property that is maintained by the property owner or private entity (Common Maintenance Entity/Association). All off-site landscaping plans shall be submitted to the Engineering and Public Works Department for review and approval. Off-site plans shall include landscaping in areas maintained by the Community Facilities District (CFD) and are located within the City of Menifee Right-of-Way which can include streetscape, basins or slopes.
47. **Construction Plans.** Prior to building permit issuance, the applicant shall submit the following construction plan applications to the Planning Division (pursuant to Menifee Municipal Code) for review and approval. The fee for each submittal will be determined by Resolution No. 24-1423 Cost of Services Fee Study and Planning Division Fee Schedule at the time of application submittal. Construction Plan Submittals include:
 - A. On-Site Landscaping – all Property Owner maintained landscaping and irrigation. Performance Securities will be required prior to approval of this Landscape Construction Plan.

Additional submittal requirements can be found in the submittal checklist found on the Community Development Department's website. All Landscape Construction Plans must be approved prior to the issuance of any building permit.
48. **Landscape Inspections.** Prior to issuance of Building Permits, the Applicant shall open a Landscape Deposit Based Fee case and deposit the prevailing deposit amount to cover the pre-installation inspections, installation inspections, Six Month Post Establishment and One Year Post Establishment Landscape Inspections.
49. **Performance Securities (Bonds).** Performance securities, in amounts to be determined by the Director of Community Development to guarantee the installation of plantings and irrigation system in accordance with the approved plan, shall be filed with the Department of Community Development. Securities may require review by City Attorney and City staff. The applicant holder is encouraged to allow adequate time to

ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

50. **Utility Screening.** All utilities shall be screened from public view. Landscape construction drawings shall show and label all utilities and provide appropriate screening. Provide a three-foot clear zone around fire check detectors as required by the Fire Department before starting the screen. Group utilities together in order to reduce intrusion. Screening of utilities is not to look like an after-thought. Plan planting beds and design around utilities. Locate all light poles on plans and ensure that there are no conflicts with trees.
51. **Interim Landscaping.** Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blown sand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Community Development Department.

PRIOR TO FINAL INSPECTION/CERTIFICATE OF OCCUPANCY

52. **Processing Fees.** Prior to final inspection, the Planning Division shall determine if any fees for the project are in a negative balance. If so, any outstanding fees shall be paid by the applicant.
53. **Development Impact Fees.** The applicant shall pay all applicable development impact fees including but not limited to Development Impact Fee (DIF), Multi-Species Habitat Conservation Plan (MSHCP), Quimby (Parks and Rec), Stephen's Kangaroo Rat (KRAT), School Fees (Perris Union High School District, Menifee Union School District and Romoland School District), Transportation Uniform Mitigation Fee (TUMF), Road and Bridge Benefit District (RBBB), and Area Drainage Plan (ADP).
54. **Roof-Mounted Equipment Plans.** Prior to issuance of certificate of occupancy, Community Development staff will verify that all roof mounted equipment will be screened in compliance with approved plans.
55. **Paleontological Monitoring Report.** Prior to issuance of a certificate of occupancy, the applicant shall submit to the Community Development Department, an electronic copy of the Paleontology Monitoring Report in accordance with the procedures outlined in the PRIMP. The report shall be certified by a professional paleontologist listed on Riverside County's Paleontology Consultant List. A deposit for the review of the report will be required.
56. **Final Planning Inspection.** The applicant shall obtain final occupancy sign-off from the Community Development Department for each building permit issued by scheduling a final Planning inspection prior to the final sign-off from the Building Department. Planning staff shall verify that all pertinent conditions of approval have been met, including compliance with the approved elevations, site plan, parking lot layout, decorative paving, public plazas, etc. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

Landscaping

57. **Soil Management Plan.** The applicant shall submit a Soil Management Plan (Report) to the Community Development Department before the Landscape Installation Inspection. The report can be sent in electronically. Information on the contents of the report can be found in the County of Riverside Guide to California Friendly Landscaping page 16, #7, "What is required in a Soil Management Plan?"
58. **Landscape Inspections.** The applicant shall obtain a final certificate of completion from the Planning Division's Landscape Inspector for each building permit issued by scheduling a final landscape inspection prior to the final occupancy from the Planning Division.
59. **Landscaping.** All landscape planting and irrigation shall be installed and inspected in accordance with approved exhibits and Menifee Municipal Code.

Section II:
Engineering/Grading/Transportation
Conditions of Approval

CONDITIONS OF APPROVAL

The following are the Public Works / Engineering Department Conditions of Approval for this project which shall be satisfied at no cost to the City or any other Government Agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Engineering Department, Land Development Section. The developer / property owner shall use the standards and design criteria stated in the following conditions and shall comply with all applicable City of Menifee standards and ordinances. Should a conflict arise between City of Menifee standards and design criteria, and any other standards and design criteria, those of the City of Menifee shall prevail.

Menifee West Coast Self-Storage is a proposed commercial development for storage purposes. The project spans across three existing parcels. No parcel map is proposed, however the project shall process a Parcel Merger consolidating the existing parcels into one singular parcel prior to building permit issuance. All required public improvement plans shall be required to be approved prior to building permit issuance.

It is understood that the provided site plan must correctly show acceptable centerline elevations, all existing easements, traveled ways, cross sections, and drainage courses with appropriate drainage flows. Any omission or unacceptability may require the project to be resubmitted for further consideration. If there is a conflict between what is shown on the proposed site plan and these conditions, these conditions will supersede what is shown on the proposed site plan and any attachments to said plans. All questions regarding the true meaning of these conditions shall be referred to the Public Works / Engineering Department. **Engineering Design exceptions to City design standards and policies must be specifically requested in writing and approved by City Engineer/PW Director. Any design exceptions shown on the site plan and associated engineering documents that are not specifically requested shall be redesigned to meet city standards.**

60. **Drainage Study.** The following report was reviewed and approved by the City:
 - a. *Preliminary Drainage Study Menifee West Coast Self-Storage APN329-141-003, 329-141-008, 329-173-011 27960 Jackson Avenue, Menifee, CA PLN23-0215*, prepared by Vision Civil Engineering, dated March 27, 2024. Revised August 15, 2024
The project shall comply with all mitigation recommended by the approved drainage study, and in accordance with City Standards. The design of drainage facilities will need to be revised if it does not adhere to City Standards.

Two copies of a final drainage study (also referred to as Hydrology/Hydraulics Report) shall be submitted to the City for review and approval. The study shall analyze at a minimum the following: project site drainage flow; all future improvements drainage flow; Q10, Q100, pre- and post- condition flow rates; anticipated total drainage flow into existing storm drain; and existing storm drain capacity. A fee for review of the Drainage Study shall be paid to the City, the amount of which shall be determined by City at first submittal of report.
61. **Final Project Specific Water Quality Management Plan (Final WQMP).** The following report was reviewed and approved by the City:

- a. *Preliminary Project Specific Water Quality Management Plan, Menifee West Coast Self-Storage, PLN23-0215*, prepared by Vision Civil Engineering, dated June 19, 2024.

Prior to issuance of a grading permit, a FINAL project specific WQMP in substantial conformance with the approved PRELIMINARY WQMP and also including treatment for offsite impervious roadway as a result of this project, shall be reviewed and approved by the Public Works Engineering Department. Final construction plans shall incorporate all the structural BMPs identified in the approved FINAL WQMP. The final developed project shall implement all structural and non-structural BMPs specified in the approved FINAL WQMP. One copy of the approved FINAL WQMP in pdf format shall be submitted to the Public Works Engineering Department. The FINAL WQMP submittal shall include at the minimum the following reports/studies:

- i. Hydrology/hydraulics report
- ii. Soils Report that includes soil infiltration capacity
- iii. Limited Phase II Environmental Site Assessment Report, as may be required by an approved Phase I ESA Report

Final construction plans shall incorporate all the structural BMPs identified in the approved FINAL WQMP. The final developed project shall implement all structural and non-structural BMPs specified in the approved FINAL WQMP. One copy of the approved FINAL WQMP in pdf format shall be submitted to the Public Works Engineering Department.

62. Hydrologic Conditions of Concern (HCOC) Exemption 2 – In the approved Preliminary WQMP, the project claims HCOC Exemption 2. In the Final WQMP, the project must provide sufficient evidence to support this claim. In the event where the project is unable to provide said data, the project must revise the water quality site plan to mitigate for the HCOC.
63. Changes to the Preliminary WQMP – Any and all changes to the design of the preliminary WQMP must be reviewed and Approved by the Public Works Engineering Department. Any changes that result in redesign of the project site plan could potentially result in a modification to the entitlement. In the case where this is deemed necessary by the City of Menifee, the project would be required to process a modification, with applicable fees and processing of approval of the new site plan.
64. Geotechnical Report – The following documentation was reviewed and approved by the City:

Geotechnical Engineering Exploration and Analysis, Proposed Storage Facility 27849 Jackson Avenue, Romoland California, prepared by Giles Engineering Associates, Inc., dated July 28, 2023.

Two copies of City-approved geotechnical/soils report, no more than three (3) years from date of application for grading permit, shall be provided to the City Public Works / Engineering Department with initial submittal of a grading plan. If there is no approved report and/or said report is past three (3) years from date of application, a new geotechnical/soils report and/or update letter, respectively, shall be prepared and submitted to City for review and approval. The geotechnical/soils, compaction and inspection reports will be reviewed in conformance with the latest edition of the Riverside County Technical Guidelines for Review of Geotechnical and Geologic Reports. A fee

for review of the geotechnical/soils report and/or update letter shall be paid to the City, the amount of which shall be determined by the City at the first submittal of the report.

All grading shall be done in conformance with the recommendations of the report, and under the general direction of a licensed geotechnical engineer. An updated report may be required if deemed necessary by the Public Works Director prior to the issuance of any grading permit.

65. Off-Site Dedications - Prior to the approval of any improvement plans and the commencement of any construction associated with the development, the Developer shall be responsible for obtaining all necessary dedications of rights-of-way for offsite infrastructure improvements, right-of-entry for offsite grading, and easements for ingress, egress, drainage, utilities and other legal requirements for impacts associated with the development of this project, as determined and directed by the City Engineer. If the Developer cannot acquire a property interest in property required for off-site improvements, Government Code § 66462.5 shall apply and the City retains the right to:
 - a. The Developer shall enter into an agreement to complete the improvements pursuant to Government Code § 66462 at such time as the City acquires an interest in the land that will permit the improvement to be made.
 - b. The Developer shall pay all costs associated with acquiring the offsite real property interests required in connection with the development.
66. Jackson Avenue Dedication. If necessary, the developer / property owner shall dedicate the necessary Jackson Avenue (General Local Roadway) right of way fronting the development on the final map or through another acceptable recordable instrument prior to issuance of any building permit.
67. Reconstruction or Resurfacing of Jackson Avenue – The Public Works Director / City Engineer may consider reconstruction or resurfacing of Jackson Avenue paving fronting the development to meet existing conditions, provided the road is found to meet the minimum City standards for pavement conditions at the time of project construction. If it is determined during project construction that the existing road is found to be substandard, then the Public Works Director / City Engineer will require the developer / property owner to provide full reconstruction as provided for in these conditions of approval. The existing pavement shall be cored during project construction to confirm the structural section, and any findings shall be incorporated into project design. The Public Works Director / City Engineer shall have the final approval for all road conditions.
 - a. Note that recently the City of Menifee has constructed a resurfacing of Jackson Avenue. Unless significant deterioration occurs prior to project construction, the project should be able to tie into existing pavement to meet the project requirements for improvements on Jackson Avenue.
68. ADP Fees - This project is located within the Homeland/Romoland Line A Area Drainage Plan. As such, this project is subject to Riverside County Flood Control's ADP fees associated with this area.
69. Construction of Street and Wet Utility Improvements – The developer / property owner shall design and construct the following improvements:
 - a. Jackson Avenue Frontage Improvements – The developer / property owner shall construct Jackson Avenue to its ultimate half-width plus 12 feet per City Standards along its entire project frontage as determined by the City Engineer. Jackson Avenue is classified as a General Local Roadway (60' ROW, 36' curb to curb).

- i. Note that recently the City of Menifee has constructed a resurfacing of Jackson Avenue. Unless significant deterioration occurs prior to project construction, the project should be able to tie into existing pavement to meet the project requirements for improvements on Jackson Avenue.

The required improvements shall include the construction of appropriate pavement transitions from the new improvements to existing improvements beyond the project frontage. The design of the transitions shall be in accordance with the CA Highway Design Manual, finalized during review of final construction drawings, and approved by the Public Works Director / City Engineer.

A. General Conditions

70. **Subdivision Map Act.** The developer/property owner shall comply with the State of California Subdivision Map Act.
71. **Guarantee for Required Improvements.** Prior to grading permit issuance, financial security shall be provided to guarantee the construction of all required improvements associated with each phase of construction. The Public Works Director may require the dedication and construction of necessary utilities, streets or other improvements outside the area if the improvements are needed for circulation, parking and access or for the welfare and safety of future occupants of the development.
72. **Bond Agreements and Improvement Security.** To guarantee the construction of all required improvements, the developer/property owner shall enter into security agreements and post bonds in accordance with applicable City policies and ordinances. The improvements shall include, but not limited to: onsite/offsite grading, street improvements, street lights, traffic signals, signing and striping, water/sewer/recycled water improvements, water quality BMPs, and storm drainage facilities.
73. **Existing Easements.** The final grading plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said plan to be resubmitted for further consideration.
74. **Engineered Plans.** All improvement plans and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a licensed civil engineer or other registered/licensed professional as required.
 - a. Topography shall extend 100' beyond project boundaries, at a minimum. Existing conditions may require topography extents farther than 100'.
 - b. Precise on-site grading plans and on-site improvement plans are required to have a Horizontal Control sheet, with relative coordinates.
75. **Plan Check Submittal Process.** Appropriate plan check submittal forms shall be completed and submittal check list provided that includes required plan copies, necessary studies/reports, references, fees, deposits, etc. All large format plans shall be bulk folded to 9"x12". A scanned image of all final approved grading and improvement plans on Compact Disc (CD) shall be provided to the City.
76. **Plan Approvals.** All required improvement plans and grading plans must be approved by the Public Works Engineering Department prior to building permit issuance for which the improvements are required.
77. **As-Built Plans.** Upon completion of all required improvements, the developer/property owner shall cause the civil engineer of record to as-built all project plans, and submit project base line of work for all layers in Auto CAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer/property

owner shall pay a scanning fee to cover the cost of scanning the as-built plans. The timing for submitting the as-built plans shall be as determined by the Public Works Director.

78. **Construction Activities and Times of Operation.** The developer/property owner shall monitor, supervise, and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, strict adherence to the following:
- a. Any construction within the City limits located 1/4 of a mile from an occupied residence shall be limited to the hours of 6:30 a.m. to 7:30 p.m., Monday through Saturday, except on nationally recognized holidays in accordance with Municipal Code Section 8.01.020. Construction on Sunday or nationally recognized holidays are not permitted unless prior approval is obtained from the City Building Official or City Engineer.
 - b. Removal of spoils, debris, or other construction materials deposited on any public street no later than the end of each working day.
 - c. The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant to remedies as set forth in the City Municipal Code. In addition, the Public Works Director or the Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such a time it has been determined that all operations and activities are in conformance with these conditions.
 - d. A Pre-Construction meeting is mandatory with the City's Public Works Senior Inspector prior to start of any construction activities for this site.
79. **Dry Utility Installations.** Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with City Adopted Ordinances, or as approved by the Public Works Director/City Engineer. This applies also to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.
- a. If the applicant provides to the Building and Safety Division and the Planning Division a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition may be null and void with respect to that utility at the discretion and approval of the City Engineer/Public Works Director and the Community Development Director.

B. GRADING

All grading activities shall conform to the latest adopted edition of the California Building Code, applicable City design standards and specifications, City ordinances, policies, rules and regulations governing grading in the City.

PRIOR TO GRADING PERMIT

80. **Geotechnical Report.** A geotechnical/soils report was submitted to the City, reviewed and approved. The geotechnical/soil report was reviewed in conformance with the latest edition of the Riverside County Technical Guidelines for Review of Geotechnical and Geologic Reports. Prior to issuance of any grading permit, two copies of the City approved geotechnical/soils report shall be submitted to the Public Works Engineering Department. The developer/property owner shall comply with the recommendations of the report, and City standards and specifications. All grading shall be done in conformance with the

recommendations of the report, and under the general direction of a licensed geotechnical engineer.

81. **Grading Permit for Clearing and Grubbing.** A grading permit is required from the PW-Engineering Department prior to any clearing, grubbing, or any topsoil disturbances related to construction grading activities.
82. **Erosion Control Plans.** All grading plans shall require erosion control plans prior to approval. Graded but undeveloped land shall provide, in addition to erosion control measures, drainage facilities deemed necessary to control or prevent erosion. Erosion and sediment control Best Management Practices (BMPs) are required year-round in compliance with the State Water Resources Control Board (SWRCB) General Construction Permit. Additional erosion protection may be required during or before an anticipated rain event.
83. **Compliance with NPDES General Construction Permit.** The developer/property owner shall comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit (GCP) from the State Water Resource Control Board (SWRCB).

Prior to approval of the grading plans or issuance of any grading permit, the developer/property owner shall obtain a GCP from the SWRCB. Proof of filing a Notice of Intent (NOI) and monitoring plan, shall be submitted to the City; and the WDID number issued by the SWRCB shall be reflected on all grading plans prior to approval of the plans. For additional information on how to obtain a GCP, contact the SWRCB.
84. **SWPPP.** Prior to approval of the grading plans, the developer/property owner shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for the development. The developer/property owner shall be responsible for uploading the SWPPP into the State's SMARTS database system, and shall ensure that the SWPPP is updated to constantly reflect the actual construction status of the site. A copy of the SWPPP shall be made available at the construction site at all times until construction is completed. The SWRCB considers a construction project complete once a Notice of Termination has been issued by SWRCB.
85. **SWPPP for Inactive Sites.** The developer/property owner shall be responsible for ensuring that any graded area that is left inactive for a long period of time has appropriate SWPPP BMPs in place and in good working conditions at all times until construction is completed.
86. **Grading Bonds.** Prior to commencing any grading of 50 or more cubic yards of dirt, the applicant shall obtain a grading permit from the PW-Engineering Department. Prior to issuance of the permit, adequate performance grading security shall be posted by the developer/property owner with the Public Works Engineering Department.
87. **Import/Export.** Prior to issuance of a grading permit, grading plans involving import or export of dirt shall require approval of the import/export locations from the Public Works Engineering Department. If such locations were not previously approved with an Environmental Site Assessment, a Grading Environmental Site Assessment shall be submitted for review and approval by the Community Development and the Public Works Engineering Departments prior to issuance of any grading permit. A haul route must be submitted for approval by the Engineering department prior to grading operations.
88. **Offsite Grading Easements.** Prior to the issuance of a grading permit, the developer/property owner shall obtain all required easements and/or permissions to perform offsite grading, from affected landowners. Notarized and recorded agreement or

documents authorizing the offsite grading shall be submitted to the Public Works Engineering Department.

DESIGN GUIDELINES:

89. **2:1 Maximum Slope** - Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the Public Works Engineering Department.
90. **Slope Stability** - A slope stability report shall be submitted and approved by the PW-Engineering Department for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previously City approved report.
91. **Slope Landscaping and Irrigation** – All manufactured slopes shall be irrigated and landscaped with grass or approved ground cover, and shall have some type of drainage swale at the toe of the slope to collect runoff. Slopes exceeding 15 feet in vertical height shall be irrigated and planted with shrubs and/or trees per City adopted Ordinances. Drip irrigation shall be used for all irrigated slopes.
92. **Control Measures for Slopes Greater than 3 feet in Vertical Height** - Erosion control and/or landscape plans are required for manufactured slopes greater than 3 feet in vertical height. The plans shall be prepared and signed by a registered landscape architect, and bonded per City adopted Ordinances.
93. **Temporary Erosion Control Measures** - shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to PW Engineering for review and approval.
94. **Dust Control** - During actual grading, all necessary measures to control dust shall be implemented by the developer/property owner in accordance with Air Quality Management District (AQMD) requirements. A watering device shall be present and in use at the project site during all grading operations.
95. **Design Grade Criteria:**
 - a. **On-Site Parking** – Where onsite parking is designed, such as in common areas, parking stalls and driveways shall not have grade breaks exceeding 4%. A 50' minimum vertical curve shall be provided where grade breaks exceed 4%. Five percent grade is the maximum slope for any parking area. Where ADA requirement applies, ADA requirement shall prevail.
 - b. **Down Drains** - Concrete down drains that outlet onto parking lot areas are not allowed. Drainage that has been collected in concrete ditches or swales should be collected into receiving underground drainage system, or should outlet with acceptable velocity reducers into BMP devices.
 - c. **Pavement** - Permeable pavement requires the layers of filter material to be installed relatively flat. As such, the permeable pavement areas should have a maximum surface gradient of 2%, or approved by the PW Director/City Engineer.
96. **Use of Maximum and Minimum Grade Criteria** – Actual field construction grades shall not exceed the minimum and maximum grades for ADA and approved project grading design, to allow for construction tolerances. Any improvement that is out of the minimum and maximum values will not be accepted by the City Inspector, and will need to be removed and replaced at the expense of the developer/property owner.

PRIOR TO BUILDING PERMIT

97. **No Building Permit without Grading Permit.** Prior to issuance of any building permit, the developer/property owner shall obtain a grading permit and/or approval to construct from the Public Works Engineering Department.
98. **Final Rough Grading Conditions.** Prior to issuance of each building permit, the developer/property owner shall cause the Civil Engineer of Record and Soils Engineer of Record for the approved grading plans, to submit signed and wet stamped rough grade certification and compaction test reports with 90% or better compaction. The certifications shall use City approved forms, and shall be submitted to the Public Works Engineering Department for verification and acceptance.
99. **Conformance to Elevations/Geotechnical Compaction.** Rough grade elevations for all building pads and structure pads submitted for grading plan check approval shall be in substantial conformance with the elevations shown on approved grading plans. Compaction test certification shall be in compliance with the approved project geotechnical/soils report.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

100. **Final Grade Certification.** The developer/property owner shall cause the Civil Engineer of Record for approved grading plans, to submit signed and wet stamped final grade certification on City approved form, for each building requesting a certificate of occupancy. The certification shall be submitted to the Public Works Engineering Department for verification and acceptance.
101. **Conform to Elevations.** Final grade elevations of all building or structure finish floors submitted for grading plan check approval shall be in substantial conformance with the elevations shown on the approved grading plans.

C. DRAINAGE

General Conditions

102. **10 YR Curb – 100 YR ROW:** The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.
103. **100 YR Sump Outlet:** Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.
104. **Coordinate Drainage Design:** Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of

concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the PW Engineering Department for review.

105. **Interceptor Drain Criteria:** The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.
106. **BMP – Energy Dissipators:** Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.
107. **Trash Racks:** Trash Racks shall be installed at all inlet structures that collect runoff from open areas with potential for large, floatable debris.

PRIOR TO GRADING PERMIT ISSUANCE

108. **Perpetual Drainage Patterns.** (Easements) - Grading shall be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas and outlet points. Where these conditions are not preserved, necessary drainage easements shall be obtained from all affected property owners for the release onto their properties of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the PW Engineering Department for review.
109. **Protection of Downstream Properties.** The developer/property owner shall protect downstream properties from damages that can be caused by alteration of natural drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and securing necessary drainage easements.

PRIOR TO BUILDING PERMIT ISSUANCE

110. **Submit Plans:** A copy of the improvement plans, grading plans, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the PW Engineering Department for review. All submittals shall be date stamped by the engineer and include a completed City Deposit Based Fee Worksheet and the appropriate plan check fee deposit. For facilities proposed for ownership by the Flood Control District, plans shall be submitted to Flood Control with a Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.
111. **Written Permission for Grading:** Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the PW Engineering Department for review and approval.

DRAINAGE DESIGN CRITERIA

112. **100 Year Drainage Facilities.** All drainage facilities shall be designed to accommodate 100-year storm flows as approved by the City of Menifee. If the tract is built in phases, each phase shall be protected from the 100-year tributary storm flows.
113. **10 Year Curb/100 Year ROW.** The 10-year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. All lots shall be graded to drain to the adjacent street or an adequate outlet.
114. **100 Year Sump Outlet.** Drainage facilities out-letting sump conditions shall be designed to convey the tributary 100-year storm flows, and additional emergency escape shall also be provided.
115. **Finish Grade** - shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.
116. **Drainage Grade.** Minimum drainage design grade shall be 1% except on Portland cement concrete surfaces where 0.5% shall be the minimum. The engineer of record must submit a variance request for design grades less than 1% with a justification for a lesser grade.
117. **Site Drainage.** Positive drainage of the site shall be provided, and water shall not be allowed to pond behind or flow over cut and fill slopes. Where water is collected and discharged in a common area, planting erosion resistant vegetation shall provide protection of the native soils. All cut and fill slopes shall have a maximum 2:1 grade (H:V).
118. **Licensed Geotech.** A licensed geotechnical engineer shall perform final determination of the foundation characteristics of soils within on-site development areas.
119. **Trash Racks.** Trash racks shall be installed at all inlet structures that collect runoff from open areas with potential for large floatable debris.
120. **Energy Dissipators.** Energy dissipators, such as riprap, shall be installed at the outlet of storm drain systems discharging runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

D. WASTE MANAGEMENT

121. **AB 341.** AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - a) Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - b) Subscribe to a recycling service with their waste hauler.
 - c) Provide recycling service to their tenants (if commercial or multi-family complex).
 - d) Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

122. **AB 1826.** AB 1826 (effective April 1, 2016) requires businesses that generate eight (8) cubic yards or more of organic waste per week, to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
- a) Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
 - b) Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.
 - c) Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

PRIOR TO BUILDING PERMIT ISSUANCE:

123. **Recyclables Collection and Loading Area Plot Plan.** Prior to the issuance of a building permit for each building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the City of Menifee Engineering/Public Works Department for review and approval. The plot plan shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
124. **Waste Recycling Plan.** Prior to the issuance of a building permit for each building, a Waste Recycling Plan (WRP) shall be submitted to the City of Menifee Engineering/Public Works Department approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins; one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

125. **Waste Management Clearance.** Prior to issuance of an occupancy permit for each building, evidence (i.e., receipts or other type of verification) shall be submitted to demonstrate project compliance with the approved WRP to the Engineering and Public Works Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

E. TRAFFIC ENGINEERING AND STREET IMPROVEMENTS

PRIOR TO ISSUANCE OF BUILDING PERMIT

126. **Signing and Striping Plan.** Prior to issuance of a building permit, any necessary signing and striping plan shall be approved by the City Traffic Engineer in accordance with City ordinances, standards and specifications, and with the latest edition of the CAMUTCD.
127. **Driveway Geometrics.** Final driveway geometrics may be modified in final engineering as approved by the Public Works Director. Driveways shall meet current standard radii on all existing and proposed commercial drive approaches used as access to the proposed development. The developer shall adhere to all City standards and regulations for access and ADA guidelines.
128. **Construction Traffic Control Plan** - Prior to start of any project related construction, the developer/property owner shall submit to the Public Works Engineering Department for review and approval, a Construction Traffic Control Plan in compliance with all applicable City ordinances, standards and specifications, and the latest edition of the CAMUTCD. This traffic control plan shall address impacts from construction vehicular traffic, noise, and dust and shall propose measures to mitigate these effects. The traffic control plan shall include a Traffic Safety Plan for safe use of public roads right-of-way during construction. The plan shall specify mitigation measures to address the following:
 - a) Dust and dirt fallout from truck loads and gets entrained onto City roadways:
(1) Biweekly street sweeping during construction activity, and daily during all grading operations. (2) Approved BMPs shall be installed at all approved construction entrances as part of the SWPPP.
 - b) Noise from construction truck traffic: Include construction time and operation of vehicles through surrounding residential streets.
 - c) Traffic safety within the road right-of-way: Include temporary traffic control measures and devices.

E. STREET STANDARDS, DEDICATIONS, AND VACATIONS

129. **Improvements.** Street improvements shall conform to all applicable City Design Standards and Specifications, the City General Plan, City adopted Ordinances and all other relevant laws, rules and regulations governing street construction in the City.
130. **Soils and Pavement Report.** Street pavement structural designs shall comply with the recommendations in the City approved Project soils and pavement investigation report, and must meet minimum City standards and specifications, as approved by the PW Director.
131. **Street Improvement Plan Profile.** Improvement plans shall be prepared based upon a design profile extending a minimum of 300 feet beyond project boundaries at grade and alignment approved by PW Engineering Department.
132. **Streetlight Plan.** Street light construction plans shall be prepared as separate plans or combined with the public street improvement plans as approved by the PW Director.
133. **Streetlight Design as LS-3 Rate Lights.** All streetlights, other than traffic signal safety lights, shall be designed as LS-3 rate lights in accordance with approved City standards and specifications, and as determined by the PW Director.
134. **Public Streetlights Service Points.** All proposed public streetlights shall be provided with necessary appurtenances and service points for power, separate from privately owned

streetlights. The developer/property owner shall coordinate with the PW Department and with Southern California Edison the assignment of addresses to streetlight service points. Service points for proposed public streetlights shall become public and shall be located within public right of way or within duly dedicated public easements.

135. **Street Name Sign.** The developer/property owner shall install street name sign(s) in accordance with applicable City Standards or as directed by the PW Engineering Department.

PRIOR TO BUILDING PERMIT ISSUANCE

136. **Acceptance of Public Roadway Dedication and Improvements.** Onsite easements and right-of way for public roadways shall be granted to the City of Menifee through acceptable recordable instrument. Any off-site rights-of-way required for access road(s) shall be accepted to vest title in the name of the public if not already accepted. Any shared access roads necessary for the adequate circulation of the proposed project, shall be dedicated for reciprocal access by acceptable recordable instrument prior to any permit issuance.
137. **Improvement Bonds.** Prior to issuance of any construction permit for all required onsite and offsite public improvements, the developer/project owner shall enter into a bond agreement and post acceptable bonds or security, to guarantee the completion of all required improvements. The bonds shall be in accordance with all applicable City ordinances, resolutions and municipal codes (*See also bond agreement condition under General Conditions*).
138. **Encroachment Permits.** The developer/property owner shall obtain all required encroachment permits and clearances prior to start of any work within City, State, or local agency right-of-way.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

139. **Driveways and Driveway Approaches.** Driveways and driveway Approaches shall be designed and constructed per City standards. Prior to issuance of Certificate of Occupancy, required driveways shall be constructed.
140. **Completion of Street Improvements.** Prior to issuance of a Certificate of Occupancy, the following street components shall be completed:
- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
 - b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed
 - c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance by the Flood Control District, if applicable, is required.
 - d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
 - e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer

manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with City adopted County Ordinance 461.

F. WATER, SEWER, AND RECYCLED WATER

- 141. **Meet Minimum Standards.** All water, sewer and recycled water improvements shall be designed per the City adopted Ordinances Eastern Municipal Water Districts (EMWD) standards and specifications, including required auxiliaries and appurtenances. The final design, including pipe sizes and alignments, shall be subject to the approval of EMWD.
- 142. **Utility Improvement Plans.** Public Water, Sewer and Recycled Water improvements shall be drawn on City title block for review and approval by the City PW Department and EMWD.
- 143. **Onsite and Offsite Sewer, Water and Recycled Water Improvements.** All public onsite and offsite sewer, water and recycled water improvements shall be guaranteed for construction prior to building permit issuance.

G. NPDES AND WQMP

All City of Menifee requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per City of Menifee Municipal Code Chapter 15.01 for Stormwater/Urban Runoff Management Program unless otherwise approved by the Public Works Director/City Engineer. This project is required to submit a project specific WQMP prepared in accordance with the latest WQMP guidelines approved by the Regional Water Quality Control Board.

- 144. **SWRCB, TRASH AMENDMENTS.** The State Water Resources Control Board (State Board) adopted amendments to the Water Quality Control Plan for Ocean Waters of California and the Water Quality Control Plan for Inland Surface Waters, Enclosed Bays, and Estuaries – collectively referred to as the “Trash Amendments.” Applicable requirements per these amendments shall be adhered to with implementation measures, prior to building permit issuance. Projects determined to be within Priority Land Uses as defined in the Trash Amendments, shall provide trash full capture devices in all new and existing catch basins to which this development will be tributary to or receiving from all Priority Land Use areas that will contribute storm water runoff to the City of Menifee’s MS4. All trash full capture devices shall be listed on the State Board’s current list of certified full capture devices posted on their website (https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.shtml), or otherwise approved by State or Regional Water Quality Control Board staff. Storm water runoff from privately owned Priority Land Use areas shall be treated by full capture devices located within privately owned storm drain structures or otherwise located on the privately owned property, whenever possible. Runoff from Priority Land Use areas created or modified by the project, and which are proposed to be City owned, shall be treated by full capture devices located within city-owned storm drains or otherwise located within the public right of way.

Project specific facilities: **The proposed catch basins shall be compliant with the State-wide Trash TMDL.**

The State Water Resources Control Board, Resolution adopted an amendment to the Water Quality Control Plan for ocean waters of California to control trash, and Part 1 Trash Provisions of the Water Quality Control Plan for inland surface waters, enclosed bays, and estuaries of California. Applicable requirements per these amendments shall be adhered to with implementation measures, prior to building permit issuance. Projects determined as within Priority Land Uses as defined in the amendment, shall provide full trash capture devices in all new catch basins and existing catch basins to which this development will be tributary to. Devices shall meet the requirement of the new Trash Amendment.

145. **Trash Enclosures Standards and Specifications** – Storm runoff resulting in direct contact with trash enclosure, or wastewater runoff from trash enclosure are prohibited from running off a site onto the City MS4 without proper treatment. Trash enclosures in new developments and redevelopment projects shall meet new storm water quality standards including:

- a) Provision of a solid impermeable roof with a minimum clearance height to allow the bin lid to completely open.
- b) Constructed of reinforced masonry without wooden gates. Walls shall be at least 6 feet high.
- c) Provision of concrete slab floor, graded to collect any spill within the enclosure.
- d) All trash bins in the trash enclosure shall be leak proof with lids that are continuously kept closed.
- e) The enclosure area shall be protected from receiving direct rainfall or run-on from collateral surfaces.

Any standing liquids within the trash enclosures without floor drain must be cleaned up and disposed of properly using a mop and a bucket or a wet/dry vacuum machine. All non-hazardous liquids without solid trash may be put in the sanitary sewer as an option, in accordance with Eastern Municipal Water District (EMWD) criteria.

An alternate floor drain from the interior of the enclosure that discharges to the sanitary sewer may be constructed only after obtaining approval from EMWD. This option requires the following:

- a) The trash enclosure shall be lockable and locked when not in use with a 2-inch or larger brass resettable combination lock. Only employees and staff authorized by the enclosure property owner shall be given access. This requirement may not be applicable to commercial complexes with multiple tenants.
- b) A waterless trap primer shall be provided to prevent escape of gasses from the sewer line and save water.
- c) Hot and cold running water shall be provided with a connection nearby with an approved backflow preventer. The spigot shall be protected and located at the rear of the enclosure to prevent damage from bins.

Prior to Issuance of Grading Permit

146. **Final Project Specific Water Quality Management Plan (Final WQMP):** Prior to issuance of a grading permit, a FINAL project specific WQMP in substantial conformance with the approved PRELIMINARY WQMP, shall be reviewed and approved by the Public Works Engineering Department. Final construction plans shall incorporate all of the structural BMPs identified in the approved FINAL WQMP. The final developed project shall implement all structural and non-structural BMPs specified in the approved FINAL

WQMP. One copy of the approved FINAL WQMP in pdf format shall be submitted to the Public Works Engineering Department. The FINAL WQMP submittal shall include at the minimum the following reports/studies:

- a) Hydrology/hydraulics report
- b) Soils Report that includes soil infiltration capacity
- c) Limited Phase II Environmental Site Assessment Report, as may be required by an approved Phase I ESA Report

Final construction plans shall incorporate all of the structural BMPs identified in the approved FINAL WQMP. The final developed project shall implement all structural and non-structural BMPs specified in the approved FINAL WQMP. One copy of the approved FINAL WQMP pdf format shall be submitted to the Public Works Engineering Department.

- 147. **Revising The Final WQMP:** In the event the Final WQMP requires design revisions that will substantially deviate from the approved Prelim WQMP, a revised or new WQMP shall be submitted for review and approval by the PW Department. The cost of reviewing the revised/new WQMP shall be charged on a time and material basis. The fixed fee to review a Final WQMP shall not apply, and a deposit shall be collected from the applicant to pay for reviewing the substantially revised WQMP.
- 148. **WQMP Right of Entry and Maintenance Agreement:** Prior to, or concurrent with the approval of the FINAL WQMP, the developer/property owner shall record Covenants, Conditions and Restrictions (CC&R's), or enter into an acceptable Right of Entry and Maintenance Agreement with the City to inform future property owners of the requirement to perpetually implement the approved FINAL WQMP.

Prior to Issuance of Certificate of Occupancy

- 149. **Implement Project Specific WQMP:** All structural BMPs described in the project-specific WQMP shall be constructed and operational in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The City will not release occupancy permits for any portion of the project prior to the completion of the construction of all required structural BMPs, and implementation of non-structural BMPs.
- 150. **WQMP/BMP Education:** Prior to issuance of any Certificate of Occupancy, the developer/project owner shall provide the City proof of notification to future occupants, of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP. At a minimum, acceptable proof of notification must be in the form of a notarized affidavit. The developer must provide to the PW Engineering Department a notarized affidavit stating that the distribution of educational materials to future homebuyers has been completed prior to issuance of occupancy permits.

NPDES Public Educational Program materials may be obtained from the Riverside County Flood Control and Water Conservation District (District) - NPDES Section by accessing the District's website at www.floodcontrol.co.riverside.ca.us.

H. CITYWIDE COMMUNITY FACILITIES MAINTENANCE DISTRICT (CFD)

PRIOR TO BUILDING PERMIT ISSUANCE

151. **Annexation to the Citywide Community Facilities District (CFD).** Prior to the issuance of a Building Permit, the developer/property owner shall complete the annexation of the proposed development, into the boundaries of the City of Menifee citywide Community Facilities Maintenance District (Services) CFD. The citywide CFD shall be responsible for:
- The maintenance of public improvements or facilities that benefit this development, including but not limited to, public landscaping, streetlights, traffic signals, streets, drainage facilities, water quality basins, graffiti abatement, and other public improvements or facilities as approved by the Public Works Director.
- The developer/property owner shall be responsible for all cost associated with the annexation of the proposed development in the citywide CFD.
152. **Assessment Segregation.** Should this project lie within any assessment/benefit district, the applicant shall, prior to any building permit issuance to make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.
153. **Landscape Improvement Plans for CFD Maintenance.** Landscape improvements within public ROW and/or areas dedicated to the City for the citywide CFD to maintain shall be prepared on a separate City CFD plans for review and approval by the PW Engineering Department. The plans may be prepared as one plan for the entire development as determined by the PW Director. When necessary as determined by the PW Director, a separate WQMP construction plan on City title block maybe required for review and approval by the PW Engineering Department prior to issuance of a grading permit.
154. **Parkway Landscaping Design Standards.** The parkway areas behind the street curb within the public's right-of-way, shall be landscaped and irrigated per City standards and guidelines.
155. **CFD Landscape Guidelines and Improvement Plans.** All landscape improvements for maintenance by the CFD shall be designed and installed in accordance with City CFD Landscape Guidelines, and shall be drawn on a separate improvement plan on City title block. The landscape improvement plans shall be reviewed and approved by the PW Engineering Department prior to issuance of a construction permit.
156. **Maintenance of CFD Accepted Facilities.** All landscaping and appurtenant facilities to be maintained by the citywide CFD shall be built to City standards. The developer shall be responsible for ensuring that landscaping areas to be maintained by the CFD have its own controller and meter system, separate from any private controller/meter system.

I. FEES, DEPOSITS AND DEVELOPMENT IMPACT FEES

157. **FEES AND DEPOSITS.** Prior to approval of grading plans, improvement plans, issuance of building permits, and/or issuance of certificate of occupancy, the developer/property owner shall pay all fees, deposits as applicable. These shall include the regional Transportation Uniform Mitigation Fee (TUMF), any applicable Traffic Signal Mitigation Fees, Development Impact Fees (DIF), and any applicable Road and Bridge Benefit District (RBBD) Fee. Said fees and deposits shall be collected at the rate in effect at the time of collection as specified in current City resolutions and ordinances.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

158. **TUMF FEES.** Prior to the issuance of an occupancy permit, the developer/property owner shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to adopted City Ordinance governing the TUMF program.
159. **RBBD FEES.** Prior to issuance of an occupancy permit, the developer / property owner shall pay the Road Bridge and Benefit District (RBBD) Fee in accordance with the fee schedule in effect at the time of issuance of occupancy.

Section III:
Building and Safety Department
Conditions of Approval

General Requirements

160. **Final Building & Safety Conditions.** Final Building & Safety Conditions will be addressed when building construction plans are submitted to Building & Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.
161. **Compliance with Code.** All Design components shall comply with applicable provisions of the 2022 edition of the California Building, Plumbing and Mechanical Codes; 2022 California Electrical Code; California Administrative Code, 2022 California Energy Codes, 2022 California Green Building Standards, and City of Menifee Municipal Code, 2022 California Fire Code.
162. **Disabled Access.** Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:
 - a. Disabled access from the public way to the main entrance of the building.
 - b. Van accessible and standard accessible parking located as close as possible to the main entrance of the building.
 - c. Accessible path-of-travel from parking to the furthest point of improvement.
 - d. Accessible path-of-travel from public right-of-way to the main entrance of the structure.
 - e. Interior and Exterior disabled access requirements and details as required by California Building Code Chapter 11B.
163. **California Green Building Code Requirements. Electric Vehicle (EV)**
 - a. The plans shall clearly indicate the location and total number of future electric vehicle (EV) parking stalls within the site.
 - b. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.
 - c. EV capable spaces shall be provided in accordance with Table 5.106.5.3.1
 - d. The plans shall clearly indicate the location and total amount of future medium and heavy-duty electric vehicle (EV) parking stalls within the site if the building site includes one or more of the following uses: Warehousing, grocery store, retail store with off-street loading areas.
164. **California Energy Code - Prescriptive Requirements for Photovoltaic and Battery Storage Systems**
 - a. Photovoltaic requirements. All newly constructed building types specified in Table 140.10-A, or mixed occupancy buildings where one or more of these building types constitute at least 80 percent of the floor area of the building, shall have a newly installed photovoltaic (PV) system meeting the minimum qualification requirements of Reference Joint Appendix JA11. The PV size in kWdc shall be not less than the smaller of the PV system size determined by Equation 140.10-A, or the total of all available solar access roof area (SARA) multiplied by 14 W/ft².
 - b. Battery storage system requirements. All buildings that are required by Section 140.10(a) to have a PV system shall also have a battery storage system meeting the minimum qualification requirements of Reference Joint Appendix JA12. The rated energy capacity and the rated power capacity shall be not less than the values determined by Equation 140.10-B and Equation 140.10-C. Where the building includes more than one of the space types listed in Table 140.10-B, the total battery system capacity for the building shall be determined by applying

Equations 140.10-B and 140.10-C to each of the listed space types and summing the capacities determined for each space type and equation.

165. **County of Riverside Mount Palomar Ordinance.** Applicant shall submit, at the time of plan review, a complete exterior site lighting plan with a “photometric study” showing compliance with County of Riverside Mount Palomar Ordinance Number 655 for the regulation of light pollution. All streetlights and other outdoor lighting shall be shown on electrical plans submitted to the Building & Safety Department. Any outside lighting shall be hooded and aimed not to shine directly upon adjoining property or public rights-of-way. All exterior LED light fixtures shall be 3,000 kelvin and below.
166. **Street Name Addressing.** Applicant must obtain street name addressing for all proposed buildings by requesting street name addressing and submitting a site plan for commercial, residential/tract, or multi-family residential projects.
167. **Obtain Approvals Prior to Construction.** Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
168. **Obtaining Separate Approvals and Permits.** Temporary construction/sales trailers, temporary power poles/generators, trash enclosures, patio covers, light standards, building and monument signage, and any block walls will require separate approvals and permits. Solid covers are required over new and existing trash enclosures.
169. **Sanitary Sewer and Domestic Water Plan Approvals.** On-site sanitary sewer and domestic water plans will require separate approvals and permits from Building and Safety. A total of 6 sets shall be submitted.
170. **Demolition.** (If applicable) Demolition permits require separate approvals and permits. AQMD notification and approval may be required.
171. **Hours of Construction.** Signage shall be prominently posted at the entrance of the project indicating the hours of construction, as allowed by the City of Menifee Municipal Ordinance 8.01.010, for any site within one-quarter mile of an occupied residence. The permitted hours of construction are Monday through Saturday 6:30am to 7:00pm. No work is permitted on Sundays and nationally recognized holidays unless approval is obtained from the City Building Official or City Engineer.
172. **House Electrical Meter.** Provide a house electrical meter to provide power for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site or as determined by the building official. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

At Plan Review Submittal

173. Submit one (1) digital complete set of fully dimensioned Structural, Architectural, Plumbing, Mechanical and Electrical Plans, along with one (1) digital set of geotechnical reports and one (1) digital set of precise grade plans. Hard copy plans will not be accepted. All plans shall be submitted at a digital equivalent minimum 24” x 36”

General Requirements

- a. All sheets of the plans and the first sheet of the calculations are required to be signed by the licensed architect or engineer responsible for the plan preparation. (Business & Professions Code 5802), (Business & Professions Code 5536.1, 5802, & 6735)

Cover Sheet

- a. Vicinity Map
- b. Parcel number and Site Address
- c. Business Name
- d. Occupancy Type
- e. Occupant Load
- f. Type of Construction
- g. Number of stories
- h. Building Height
- i. Floor Area in sq. ft.
- j. Building data: Building Type of Construction, Square Feet of leased area intended use/occupancy, occupant loads, Building Code Data: 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Code, 2022 California Energy Code, and 2022 California Fire Code.
- k. List any flammable/combustible materials, chemicals, toxic, or hazardous materials used or stored and total quantities or each, including MSDS reports.
- l. Indicate if the building has a fire sprinkler system.
- m. Sheet Index

Plot Plans

- a. North Arrow
- b. Property Lines/Easements
- c. Street/Alleys
- d. Clearly dimension building setbacks from property lines, street centerlines, and from all adjacent buildings and structures on the site plan.
- e. Accessible parking/unload areas, curb ramps, exterior route of travel to the leased area entry door and at least one route to the public right-of-way.
- f. Precise grading plans indicating surface grades, locations and details for all accessible walkways, parking stalls, access aisles, ramps, etc...

Floor Plans

- a. All wall lines to be indicated by double line.
- b. Fully dimensioned and to scale (3/16 inch per foot minimum)
- c. Exit door locations, widths, and direction of door swing.
- d. Wall legend. Show walls as existing or new, with references to wall construction details indicating heights, framing member size, spacing and material type, connections at top and bottom and top of wall lateral bracing method.
- e. Show all fixed elements of construction e.g., bathroom facilities, fixtures, cabinets, storage racks and/or shelves.
- f. Accessible features e.g., fixed customer service counters, including kitchen, dining, or drinking bar counters, new bathroom facilities, access to new areas, features and elements.

Reflected Ceiling Plans

- a. Indicate the ceiling treatment, ceiling grid, and the placement of all light fixtures.

Section Views

- a. Walls and roof/ceiling finishes, complete occupancy separation and fire resistive construction if required, demising walls etc. For new conditioned spaces, section views shall indicate wall heights and insulation locations for walls and roof/ceilings.

Plumbing/Mechanical Plans

- a. System material types and sizes, waste/vent and potable water layouts or isometrics, plumbing fixture schedule, etc.
- b. HVAC equipment location, distribution layout, material type and sizes fire/smoke control devices and activation.
- c. Include a line of site detail showing new roof top equipment shielding.
- d. Gas line diagram, material type, sizes, and load demand.

Electrical Plans

- a. Interior Main Distribution single line diagram, panel location/schedule, and load calculations, etc.
- b. Electric power and lighting plans, interior fixture schedule, illuminated exit signs and emergency illumination.
- c. Title 24 Energy Electrical requirements including multi-level switching arrangements and automatic electrical lighting shut-off system.

Structural Plan/Foundation/Floor/Ceiling/Roof Plan and Details

- a. Structural design justification of the existing roof framing for new mechanical equipment exceeding 300lbs.
- b. Foundation supporting elements and connections, reinforcement, slab, and footing details, etc.
- a. Structural frame plan(s).
- b. T-Bar ceiling standard details and seismic restraints.

Supplemental Information

- a. Submittal to include one (1) digital set of original shell building Title 24 Energy Calculations or new Title 24 Energy calculations or Energy calculations as for newly constructed conditioned space.
- b. Envelope or Mechanical for conditioned space as new construction or, as for an addition including, LTG (lighting) Energy calculations for new lighting with required forms copied to the full-size plan sheets.
- c. Separate submittals and permits are required for signs. Planning approval required prior to submittal to Building & Safety.
- d. Fees are based on the City of Menifee Adopted Fee Schedule.
- e. Restaurant/Food establishments must obtain approval from the County Health Department/Food Division, and the local water/sewer purveyor for grease waste interceptors.
- f. All contractors/sub-contractors must show proof of State and City licenses and shall comply with SEC. 3800 of the Labor Code regarding Workers Compensation.
- g. Applicant shall obtain all required clearances and/or approvals from Planning, Engineering, Fire, and the appropriate water district(s) prior to issuance of any building permits.

Prior to Issuance of Building Permits

- 174. All associated Building Fees to be paid.
- 175. Each Department is **required** to Approve, via [Menifee Permit Portal](#).

Inspections

- 176. All inspection requests shall be requested through [Menifee Permit Portal](#).

- 177. All work that has been requested to be inspected shall be ready for inspection prior to 8:00am.
- 178. The approved plans and documents shall be on-site at the time of inspection.
- 179. Access to the job site shall be provided on the day of inspection by 8:00am.
- 180. Any construction changes from the approved plans shall be revised on the plans and submitted to the Building and Safety Department for review and approval prior to the inspection.
- 181. Any special inspection or deputy reports required by code, or the approved plans shall be provided at the time of inspection for the specific portion of work required the special inspection or deputy report.

Prior to Final Inspection

- 182. Each department that has conditions shall have completed and approved their final inspection prior to requesting the final inspection by the Building and Safety Department.

Prior to Certificate of Occupancy

- 183. The Business shall obtain a final inspection from all city departments and any other outside agency final inspections.
- 184. Each department is required to review and approve with a signature on the request for Commercial Occupancy form once ALL Conditions of Approval have been Met/Approved. [The Request for Commercial Occupancy form is available on the City of Menifee website.](#)
- 185. The business shall obtain a City of Menifee business license after the Certificate of Occupancy has been issued. Information about the city business license may be found here <https://www.cityofmenifee.us/309/Business-License>
- 186. A business shall not be open to the public or operate without a city business license or a Certificate of Occupancy.

Section IV:
Office of the Fire Marshal
Conditions of Approval

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number **(as it is noted above)** is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at City of Menifee 29844 Haun Rd., Menifee, CA 92586. Phone (951)723-3884

Conditions

187. **Fire Flow.** Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow. **(THE FIRE FLOW REPORT THAT WAS PROVIDED BY EMWD IS NOT ACCEPTABLE AND DOES NOT MEET THE REQUIRED FIRE FLOW. PRIOR TO BUILDING PERMIT ISSUANCE PLEASE PROVIDE A REPORT THAT MEETS THE MINIMUM FIRE FLOW OF 2,375 GPM FOR A 2 HOUR DURATION AT 20 PSI. ACCORDING TO EMWD MAJOR WATER SYSTEM IMPROVEMENTS WOULD BE NEEDED TO MAKE ANY HDYRANT ON THIS STREET ADEQUATE TO ME THE REQUESTED FIRE FLOW.)**
188. **Fire Department Access.** JACKSON AVE. WILL BE USED AS FIRE ACCESS TO THE SOUTH OF BUILDING B: All obstructions such as fences, planters, vegetation, and other structures must be considered when determining whether a building is accessible from a particular location on the fire access road (NO OBSTRUCTIONS ARE ALLOWED). Topography may also affect the potential access route and any significant changes in elevation must be accounted for when measuring hose pull distances.)
189. **Surface Load and Capabilities.** Fire apparatus access roads shall be designed to support the impose loads of fire apparatus [80,000 pound live load (gross vehicular weight) distributed over two axles] and shall be surfaced so as to provide all-weather driving capabilities [rear wheel drive apparatus] for the length and grade(s) of the fire apparatus access road. (LETTER FROM CIVIL WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.)
190. **Fire Department Access.** Jackson Ave. will be used for access to the south of Building B, all requirements for hydrant locations and distribution must be met per CFC 2022 Appendix C. The average spacing between hydrants should be 450 feet along Jackson Ave. The maximum distance from any point on street or road frontage to a hydrant shall be 225 feet.
191. **Key Boxes and Switch Keys.** Knox devices shall be provided where necessary to ensure that immediate access for firefighting, rescue, and other emergency purposes is possible. Knox equipment locations shall be shown on access plans. (PROVIDE KNOX ACCESS FOR WALKWAYS THAT HAVE A GATE AND ALL OTHER GATES)
192. **Sprinkler System.** In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided.
193. These comments are preliminary; further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.

If any of the conditions are unclear, difficult to understand, or you would like to set up a meeting, please contact me at (951) 723-3884 so that I can better assist you in the approval of this project.

The undersigned warrants that he/she is an authorized representative of the project referenced above, that I am specifically authorized to consent to all of the foregoing conditions, and that I so consent as of the date set out below.

Signed

Date

Name (please print)

Title (please print)