



## CITY OF MURRIETA

July 13, 2006

Family Animal Services  
44062 Palma Drive  
Temecula, CA 92592  
Att: Maurice Leon

**Re: Conditional Use Permit 2006-1928 (Family Animal Services)**

Dear Mr. Leon:

At its meeting of July 12, 2006 the City of Murrieta Planning Commission acted to approve the above referenced project subject to the attached findings and Conditions of Approval. There is a ten-day appeal period, which ends on July 24, 2006.

Sincerely,

A handwritten signature in black ink that reads "Paul Swancott" with a stylized flourish at the end.

Paul Swancott  
Project Planner

Cc: file CUP-2006-1928

Att: Findings  
Conditions of Approval

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**FINDINGS FOR APPROVAL  
CONDITIONAL USE PERMIT 2006-1928  
FAMILY ANIMAL SERVICES, INC.  
JULY 12, 2006**

**Based upon the written information, oral comments and exhibits contained in the staff report, the Planning Commission finds as follows:**

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

FACTS: The provision of a pet cremation business is allowed in the Business Park zone subject to a Conditional Use Permit. The project complies with the provisions of the Development Code.

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

FACTS: The project is consistent with General Plan policies and objectives and the project is not applicable to any specific plan.

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

FACTS: An exemption was prepared for the project in compliance with Section 15301 of the California Environmental Quality Act Guidelines because the project is not proposing to expand the use or facility originally approved for the center. The site is adequately served by all required utilities and public services, and the existing street network has adequate capacity to accommodate the anticipated traffic from the proposed project.

4. The site is suitable for the type and intensity of use or development that is proposed.

FACTS: The proposed project will meet the standard requirements of the Development Code.

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

FACTS: The proposed project has all provisions for sanitation, water, and public utilities and services available to the subject site or they will be extended or installed so that the project is served by all services.

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

FACTS: The project site has all of the provisions in place and/or accessible to the site and the existing street network is of sufficient size to accommodate the anticipated traffic that will be generated from the project. Therefore no detriment to the public convenience, health, safety, or general welfare would occur.

**CONDITIONS OF APPROVAL  
FOR  
FAMILY ANIMAL SERVICES  
CONDITIONAL USE PERMIT 2006-1928  
JULY 12, 2006**

**PLANNING DEPARTMENT:**

**GENERAL CONDITIONS**

1. This approval shall expire if not used on or before July 12, 2008. Prior to the expiration of the entitlement, together with the filing fee required by the Council's Fee Resolutions the applicant may file a written request for an extension of time for one-year increments three times by the Planning Director in accordance with section 18.60.060 of the Development Code. If in the event the use hereby permitted ceases operation for a period of one 180 days or more, this approval shall become null and void.
2. Any fees due the City of Murrieta for processing this project shall be paid to the City within thirty (30) calendar days of final action. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this action shall be permitted, authorized or commenced until all outstanding fees are paid to the City.
3. The applicant shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Murrieta, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit 2006-1928. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
4. The project conditionally permitted with this application is for a pet cremation business. The business hours of operation are: Monday through Friday 8:00 am to 5:00 pm, Saturdays 9:00 am to 1:00 pm. The business shall be operated in compliance with exhibit "A" dated July 12, 2006.
5. If signs are proposed, a separate exhibit accompanied by the appropriate fees shall be submitted and approved by the Planning Department prior to sign installation.
6. Any new rooftop equipment shall be incorporated into the existing building's design and screened from public view.
7. The project's location shall be the point-of-sale for the purpose of collecting any sales tax on items that are sold or delivered at this site.

8. At all times during the conduct of the permitted use the permittee shall maintain and keep in effect all applicable Federal, State, and County licensing, or equivalent agency as provided by law. Should such licensing be denied, revoked or expire, and all appeal rights exhausted, this approval shall become null and void.

**BUILDING AND SAFETY DEPARTMENT:**

9. The applicant/owner shall obtain all required permits for any tenant improvements proposed for this building/business.
10. The project shall provide handicap accessibility parking and unloading area with exterior route of travel to the customer sales area and bathroom facility as required by California State guidelines.

**MURRIETA FIRE PROTECTION DISTRICT:**

Fire Prevention has reviewed the plans submitted to our department. The following fire protection requirements must be provided in accordance with The City of Murrieta Ordinances and/or recognized fire protection standards.

**BUILDING PLAN SUBMITTAL**

11. City of Murrieta Ordinance No. 546 establishes the installation of a fire protection sprinkler system in all buildings with fire flows calculated with a base of 1500 GPM or greater. The sprinkler system post indicator valve and fire department connection shall be located to the front of the project and no further than 40 feet from a super fire hydrant and on the same geographical side of any drive aisles. These appliances shall be located at a minimum of 25 feet from any building. A statement that the building(s) will be automatically fire sprinklered must appear on the title page of the building plans.
12. Comply with all conditions for explosion venting and dust collecting addressed in the Uniform Building Code Section # 910. If applicable.
13. Plans must illustrate designated location of fire lanes. Contact Fire Prevention for recommended designations.
14. Fire sprinkler system shall conform to NFPA 13.
15. If project is planned for Business condominium or changes to business condominium project addition conditions will apply.
16. Applicant must comply with conditions addressed in the California Administrative Code Titles 19 & 24.
17. Occupancy separation may be required as per the Uniform Building Code, Section 302.

18. All buildings within the City of Murrieta shall have fire retardant roofing with a Class "B" minimum rating. The developer must submit documented fire rated listings, supplied by the manufacturer, to the Fire Marshal if he/she chooses to use wood shingles.

#### **PRIOR TO BUILDING PLAN RELEASE**

19. A looped combination of an on-site/off-site fire protection water systems is required with (6" x 4" x 2-1/2" x 2-1/2") super fire hydrants. This system shall be designed and installed with no hydrant closer than 25 feet or no further than 165 feet from any portion of exterior walls as measured along vehicular travelways.
20. Fire Prevention has established a required minimum fire flow for protection of the above referenced project. Using UFC Table III-A for determining fire flows, 2850 GPM for a 4-hour duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. This fireflow is all inclusive of fire sprinkler system and inside / outside hose demand (Estimate only further clarification of square footages needed.)
21. Fire Flow Requirements have been based on UFC guidelines for the determination of fire flow requirements. Factors considered were Type-V construction.
22. Applicant/Developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall conform to fire hydrant types, location and spacing, and, the system shall meet the fire flow requirements. Plans shall be signed/approved by the water company having jurisdiction and a registered engineer must provide the following certification statement.

"I hereby state that the design of the water system within this project is in accordance with the requirements prescribed by the Murrieta Fire Department as to hydrant type and spacing, and will provide fire flow of 2850 GPM if sufficient water is available at the point of connection."

23. City of Murrieta Fire Department requires all commercial buildings to provide flush mount Knox Box Access Systems and must be no higher than 6' off the finished ground to the right of front and rear doors as being faced. Must also be shown on architectural plans. Applications are provided by our Planning/Prevention Bureau.

#### **GENERAL CONDITIONS**

24. All standards, regulations and policies established for public safety and the protection of property established in City of Murrieta Development Code must be in compliance with the approval of all local authorities.
25. All cremator must be in compliance with NFPA and UFC codes.

### **ACCESS REQUIREMENTS**

26. Secondary/alternate access points shall meet the requirements established for public safety and shall be installed prior to construction of this project.
27. All access requirements shall be in place and approved by Fire Prevention prior to release of building permits.

### **PRIOR TO OCCUPANCY**

28. Install a supervised sprinkler water flow detection alarm system as per National Fire Protection Association pamphlet No. 71. Notification of alarm to be provided for all tenant spaces. These plans must be designed by a certified fire alarm specialist and submitted for Fire Prevention approval prior to installation.
29. Fire sprinklers may need to be relocated to provide adequate coverage when improvements are installed. Engineered drawings must be submitted to the Fire Department for approval prior to any system modification.
30. Portable Multi-purpose fire extinguishers with a minimum rating of 2A-10BC must be installed. Contact a certified extinguisher company for proper placement of equipment.
31. Restaurants require a hood duct fire extinguishing system to be installed in accordance with National Fire Protection Association pamphlets No. 17 or No. 17A. Plans must be submitted to the Fire Marshal for approval prior to installation. A portable fire extinguisher with a minimum rating of 40BC (for saponification) and a type K fire extinguisher shall be installed in the kitchen area.
32. Applicant/Developer shall be responsible for obtaining underground tank permits from both the County Health and Fire Departments.
33. Federal law under SARA Title III (Right To Know Act) requires that facilities with hazardous materials must provide Material Safety Data Sheets to the local Fire Department, the local Emergency Planning Committee and the State Emergency Response Commission.
34. All buildings will comply with NFPA 704 placard requirements when applicable. Contact Fire Department for information.
35. All decorative materials must be flame resistive. Prior to release of occupancy, the Developer must submit manufactures State Fire Marshal's listings of all materials being used. Cloth and other flammables must display a label of the State Fire Marshal's seal of approval
36. Prior to release of above referenced project, the Developer/Applicant is responsible to provide all fire protection measures and information required by Fire Prevention. If any of these conditions are not met before, during or after completion of the proposed buildings, the Developer understands that he is in

violation of City of Murrieta Ordinance No. 546 and/or the Uniform Fire Code, and Fire Prevention has the authority to disrupt or permanently stop the construction of the project.

37. A check or money order in the amount of (contact Fire Department for exact amount) shall be made payable to CITY OF MURRIETA FIRE DEPARTMENT for building plan review. Project number submitted by City of Murrieta Planning

Department must be referenced in order to credit the appropriate project. Refer to Plan Check Fee/Mitigation Sheet attached to Building Plan Review letter.

38. Murrieta City Resolution requires that fire impact mitigation fees totaling (see planning department) per square foot, as part of the Development Impact Fee, must be paid prior to release of building permit. Contact Planning Department for exact amount.

**PRIOR TO ANY BUILDING RELEASE, THE APPLICANT SHALL SUBMIT APPROVED WATER PLANS AND PAY ALL REQUIRED FIRE FEE'S.**

All questions regarding the meaning of the conditions shall be referred to the Fire Department Planning and Engineering staff.

**END OF CONDITIONS**