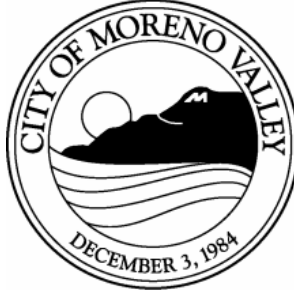

PLANNING COMMISSIONERS

RAY L. BAKER
Chair

GEORGE SALAS, JR.
Vice-Chair

JEFFERY GIBA
Commissioner



AMBER CROTHERS
Commissioner

THOMAS A. OWINGS
Commissioner

CARLOS RAMIREZ
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION AGENDA

January 26, 2012

PLANNING COMMISSION MEETING – 7:00 P.M.

**CITY OF MORENO VALLEY
City Hall Council Chambers
14177 Frederick Street
Moreno Valley, California 92553**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE MEETING

(ON DISPLAY AT THE REAR OF THE ROOM)

COMMENTS BY ANY MEMBER OF THE PUBLIC ON ANY MATTER WHICH IS NOT LISTED ON THE AGENDA AND WHICH IS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact Mel Alonzo, ADA Coordinator at (951) 413-3027 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

APPROVAL OF MINUTES

1. None

PUBLIC HEARING ITEMS

1. Case Number: PA11-0042
Case Description: Conditional Use Permit for an Entertainment Center within the Moreno Valley Mall.
Case Type: Conditional Use Permit
Applicant: Round One Entertainment Inc.
Owner: Cushman & Wakefield of California Inc.
Representative: Hideki Okada
Location: 22500 Town Circle Suite 2030
2nd Floor Moreno Valley Mall
Proposal: A Conditional Use Permit for a family entertainment center to be located within the existing Moreno Valley Mall providing bowling, arcade games, party rooms with karaoke, billiard tables, ping pong and a food and beverage area serving beer and wine.
Case Planner: Julia Descoteaux

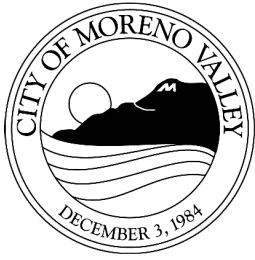
Recommendation: **APPROVE** Resolution No. 2012-01 and thereby:
 1. **RECOGNIZE** that PA11-0042 a Conditional Use Permit qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and,
 2. **APPROVE** PA11-0042, a Conditional Use Permit subject to the attached conditions of approval included as Exhibit A.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT



PLANNING COMMISSION STAFF REPORT

Case: PA11-0042 (Conditional Use Permit)

Date: January 26, 2012

Applicant: Round One Entertainment Inc.

Representative: Hideki Okada

Location: Moreno Valley Mall
22500 Town Circle Suite 2030

Proposal: A Conditional Use Permit for a family entertainment center to be located within the existing Moreno Valley Mall. The entertainment center will include a bowling alley, arcade games, party rooms with karaoke, billiard tables, ping pong, darts, food and a beverage service area serving beer and wine.

Redevelopment Area: Yes

Recommendation: Approval

SUMMARY

The applicant, Round One Entertainment Inc. has submitted a Conditional Use Permit to establish an entertainment center within the Moreno Valley Mall. The entertainment center will open at 10am and close at 2am. The site is zoned Mixed Use Commercial in the Specific Plan 200.

PROJECT DESCRIPTION

Project

The Conditional Use Permit application proposes a 39,000 square foot entertainment center located on the 2nd floor of the Moreno Valley Mall. The use will include an 18 lane bowling alley, gaming areas (arcade games, darts, ping pong and billiards), karaoke rooms and a food and beverage concession area which will serve beer and wine.

The entertainment center will have security cameras and on site uniform security from 7pm until 2am with ID check in and out of the premises after 10pm (under 18) and 12am (under 21). Alcohol wrist bands are issued for all persons over 21. All gaming areas are open, including karaoke rooms which have window view rooms.

The entertainment center will operate daily from 10am until 2am seven days a week.

The project satisfies the findings for approval of a Conditional Use Permit as stated in the resolution attached to this report.

Site

The site is within the existing Moreno Valley Mall in middle of the north side of the second floor. The site is zoned Mixed Use Commercial (MUC) within the Specific Plan 200.

Surrounding Area

All properties to the south, east and west are within the Specific Plan 200 with an existing multi-family project directly to the south of the mall and existing commercial to the east and west. To the north across Highway 60, properties are zoned Residential 5 with existing single family homes.

Access/Parking

The project will use the existing mall parking. A parking analysis was completed with adequate parking provided for the existing mall traffic and the proposed entertainment center.

Design

The project has been reviewed and the design of the existing building conforms to the standards of the City's Municipal Code for development within the Community Commercial zone.

No exterior changes are proposed with this application.

REVIEW PROCESS

As the project will occur within an existing structure, the project was review by planning staff for consistency with the Municipal Code and routed to the Fire Prevention Division, the Building and Safety Division and the Moreno Valley Police Department.

ENVIRONMENTAL

The project will not have a significant effect on the environment because it will occur within an existing structure and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a minor alteration to an existing facility, Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 (Existing Facilities).

NOTIFICATION

Public notice was sent to all property owners of record within 300' of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper.

REVIEW AGENCY COMMENTS

Due to the location and type of project, namely a developed site with no exterior alterations to the existing structure, transmittal was not sent to outside agencies.

STAFF RECOMMENDATION

That the Planning Commission **APPROVE** Resolution No. 2012-01 and thereby:

1. **RECOGNIZE** that PA11-0042 a Conditional Use Permit qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and,
2. **APPROVE** PA11-0042, a Conditional Use Permit subject to the attached conditions of approval included as Exhibit A.

Prepared by:

Julia Descoteaux
Associate Planner

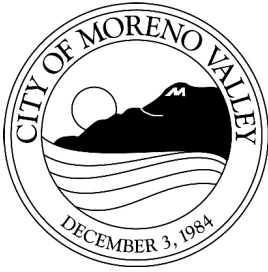
Approved by:

John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2012-01 with Conditions of Approval
3. Zoning Map
4. Ortho Map
5. Site Plan
6. Floor Plan

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Notice of PUBLIC HEARING

This may affect your property. Please read.

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

CASE: PA11-0042 (Conditional Use Permit)

APPLICANT: Round One Entertainment Inc.

OWNER: Cushman & Wakefield

REPRESENTATIVE: Hideki Okada

LOCATION: 22500 Town Circle, Suite 2030
Moreno Valley Mall

PROPOSAL: A Conditional Use Permit for a family entertainment center to be located within the existing Moreno Valley Mall. The entertainment center will include a bowling alley, arcade games, party rooms with karaoke, billiard tables, ping pong, darts, food and a beverage service area serving beer and wine.

ENVIRONMENTAL DETERMINATION: The project will not have a significant effect on the environment because it will occur within an existing structure and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a minor alteration to an existing facility.

COUNCIL DISTRICT: 5

STAFF RECOMMENDATION: Approval

Any person interested in any listed proposal can contact the Community & Economic Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

City Council Chamber, City Hall
14177 Frederick Street
Moreno Valley, Calif. 92553

DATE AND TIME: January 26, 2012, 7:00 PM

CONTACT PLANNER: Julia Descoteaux

PHONE: (951) 413-3209

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PLANNING COMMISSION RESOLUTION NO. 2012-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PA11-0042, A CONDITIONAL USE PERMIT FOR AN ENTERTAINMENT CENTER INCLUDING BOWLING, BILLIARD TABLES, ARCADE GAMES, KARAOKE AND A FOOD AND BEVERAGE CONCESSION WITH BEER AND WINE, TO BE LOCATED WITHIN THE EXISTING MORENO VALLEY MALL LOCATED AT 22500 TOWN CIRCLE, SUITE 2030.

WHEREAS, Round One Entertainment Inc., has filed an application for the approval of PA11-0042, a Conditional Use Permit for a Entertainment Center as described in the title of this Resolution.

WHEREAS, on January 26, 2012, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

WHEREAS, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on January 26, 2012 including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

ATTACHMENT 2

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: With the approval of a Conditional Use Permit, the use and the location of the Entertainment Center including the alcohol beverage area is consistent with the General Plan. The project is in an existing retail shopping mall in the Specific Plan 200. As designed and conditioned, the proposed facility will be compatible with the goals, objectives, policies, and programs established within the General Plan and future developments, which may occur within the immediate area.

2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

FACT: With the approval of a Conditional Use Permit and as designed and conditioned, the proposed Entertainment Center will comply with the Specific Plan 200 and the City's Municipal Code.

3. **Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

FACT: The proposed Conditional Use Permit PA11-0042 will not have a significant effect on the environment because it involves a use within an existing structure and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) as a minor alteration to an existing facility, Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 for Existing Facilities

4. **Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

FACT: The proposed project is located in an existing commercial shopping mall with the specific suites being in excess of 300 feet from any residential zone. There will be no changes to the exterior of the buildings. As designed and conditioned, the project will be compatible with existing and

planned uses in the vicinity. The entertainment center will operate with varied hours as conditioned. The sale of beer and wine will require an approval from the Alcohol and Beverage Control and any food preparation will be subject to rules and approvals from the Riverside County Health Department.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2012-01, recognizing that this item will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a minor alteration to an existing facility, Class 1 Categorical Exemption, CEQA Guidelines, Section 15301, and approving Conditional Use Permit PA11-0042, subject to the attached conditions of approval included as Exhibit A.

APPROVED this 26th day of January, 2012.

Ray L. Baker
Chair, Planning Commission

ATTEST:

John C. Terell, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Attached: Conditions of Approval

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**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
PA11-0042
CONDITIONAL USE PERMIT
APN: 291-110-032**

APPROVAL DATE:
EXPIRATION DATE:

**January 26, 2012
January 26, 2015**

- Planning (P), including School District (S), Post Office (PO), Building (B)**
- Fire Prevention Bureau (F)**
- Police (PD)**

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.

GENERAL CONDITIONS

- P1.** This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
- P2.** In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
- P3.** This project is located within Specific Plan 200 MUC. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)

EXHIBIT A

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

R - Map Recordation	GP - Grading Permits	CO - Certificate of Occupancy or building final
WP - Water Improvement Plans	BP - Building Permits	P - Any permit

Governing Document (see abbreviation at the end of the affected condition):

GP - General Plan	MC - Municipal Code	CEQA - California Environmental Quality Act
Ord - Ordinance	DG - Design Guidelines	Ldscp - Landscape Development Guidelines and Specs
Res - Resolution	UFC - Uniform Fire Code	UBC - Uniform Building Code
	SBM - Subdivision Map Act	

PLANNING DIVISION
CONDITIONS OF APPROVAL
PA11-0042
PAGE 2

- P4.** The site shall be developed in accordance with the approved plans on file in the Community & Economic Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
- P5.** All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P6.** Any signs indicated on the submitted plans are not included with this approval. Any signs, **whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag)**, proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. **No signs are permitted in the public right of way.** (MC 9.12)
- P7.** (GP) All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

- P8.** The project is a Conditional Use Permit for a family entertainment center to be located within the existing Moreno Valley Mall. The entertainment center includes a bowling alley, arcade games, party rooms with karaoke, billiard tables, ping pong, darts, food and a beverage service area also serving beer and wine. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit.
- P9.** This approval will allow the entertainment center to have live entertainment which for this use is defined as karaoke only, no dancing or live bands/entertainment.
- P10.** The area for live entertainment (karaoke only) within the center will be within the glass view karaoke rooms per the approved plans. Karaoke room windows and doors will remain unobstructed and doors will not have locks. A change or modification shall require separate approval. Violation may result in revocation of the Conditional Use Permit. A current Certificate of Occupancy and Business License is required at all times.

- P11. Prepared food and alcoholic drinks will be allowed pending approval from Riverside County Health Department and the Alcohol Beverage Control (ABC).**
- P12. The Police Chief may require the business owner to provide security within the Entertainment Center and the shopping center parking lot to address issues that arise from the operation of the business.**
- P13. No alcoholic beverages shall be allowed in the karaoke rooms.**
- P14. The owner or owner's representative shall establish and maintain a relationship with the City of Moreno Valley and cooperate with the Problem Oriented Policing (POP) program, or its successors.**
- P15. Business hours shall be from 10am until 2am with onsite security personnel from 7pm until 2am.**
- P16. Colored wrist bands shall be provided to identify patrons who have provided proof of legal drinking age.**
- P17. Security cameras shall be installed providing coverage inside the facility.**
- P18. No Adult Entertainment allowed. (MC 9.09.030)**

Building & Safety Division

- B1.** The above project shall comply with the current California Codes (CBC, CEC, CMC and the CPC) as well as city ordinances. All new projects shall provide a soils report as well. Plans shall be submitted to the Building Department as a separate submittal. The 2010 edition of the California Codes became effective for all permits issued after January 1, 2011.
- B2.** Prior to final inspection, all plans will be placed on a CD Rom for reference and verification. Plans will include "as built" plans, revisions and changes. The CD will also include Title 24 energy calculations, structural calculations and all other pertinent information. It will be the responsibility of the developer and or the building or property owner(s) to bear all costs required for this process. The CD will be presented to the Building and Safety Division for review prior to final inspection and building occupancy. The CD will become the property of the Moreno Valley Building and Safety Division at that time. In addition, a site plan showing the path of travel from public right of way and building to building access with elevations will be required.

**PLANNING DIVISION
CONDITIONS OF APPROVAL
PA11-0042
PAGE 4**

- B3. (BP) Prior to the issuance of a building permit, the applicant shall submit a properly completed "Waste Management Plan" (WMP), as required, to the Compliance Official (Building Official) as a portion of the building or demolition permit process.

POLICE DEPARTMENT

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.
Standard Conditions

- PD1. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact information Form for the project shall be completed at the permit counter of the Community and Economic Development Department - Building Division for routing to the Police Department. (DC 9.08.080)

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: PA11-0042
APN: 291-110-032
DATE: 1/11/12**

FIRE PREVENTION BUREAU

1. The following Standard Conditions shall apply.

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. Prior to issuance of Building Permits, the applicant/developer shall participate in the **Fire Impact Mitigation Program**. (Fee Resolution as adopted by City Council)
- F3. Prior to issuance of Certificate of Occupancy or Building Final, all **commercial buildings shall display street numbers** in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for buildings and **six (6) inches in height for suite identification on a contrasting background**. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)
- F4. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install **a fire sprinkler system** based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F5. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a **fire alarm system** monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
- F6. Prior to issuance of a Certificate of Occupancy or Building Final, a **"Knox Box Rapid Entry System"** shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. The Knox-Box shall be supervised by the alarm system and all exterior security emergency access gates

shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)

- F7. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (**Department of Environmental Health**) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions **hazardous to life or property**, and to install equipment used in connection with such activities. (CFC 105)
- F8. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an **electronic file in .dwg format**, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.
- F9. Complete **plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems)**, clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.
- F10. A permit is required to maintain, store, use or handle materials, or to conduct processes which produce **conditions hazardous to life or property, or to install equipment used in connection with such activities**. Such permits shall not be construed as authority to violate, cancel or set aside any of the provisions of this code. Such permit shall not take the place of any license required by law. Applications for permits shall be made to the Fire Prevention Bureau in such form and detail as prescribed by the Bureau. Applications for permits shall be accompanied by such plans as required by the Bureau. Permits shall be kept on the premises designated therein at all times and shall be posted in a conspicuous location on the premises or shall be kept on the premises in a location designated by the Fire Chief. Permits shall be subject to inspection at all times by an officer of the fire department or other persons authorized by the Fire Chief in accordance with CFC 105 and MVMC 8.36.100.
- F11. Approval of the **safety precautions required** for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14 & CBC Chapter 33)
- F12. Construction or work for which the Fire Prevention Bureau's approval is required shall be **subject to inspection by the Fire Chief** and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 105)
- F13. The Fire Prevention Bureau shall maintain **the authority to inspect**, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be

corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 105)

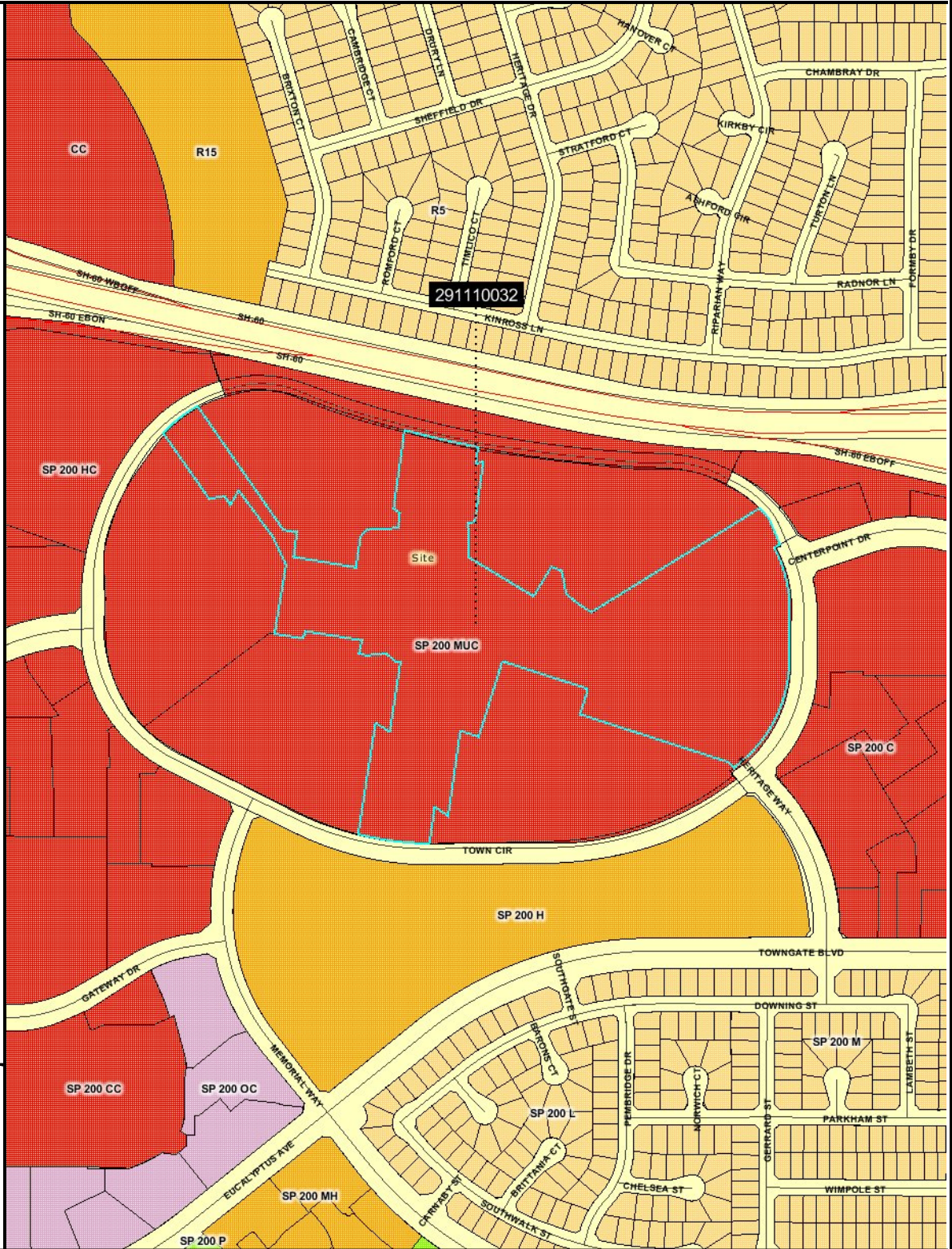
- F14. Permit requirements issued, which designate specific **occupancy requirements** for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 105)
- F15. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the **intent of this code as approved by the Fire Chief.** (CFC Section 102.8)
- F16. Any **alterations, demolitions, or change in design, occupancy and use** of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Chapter 1)
- F17. **Emergency and Fire Protection Plans** shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)

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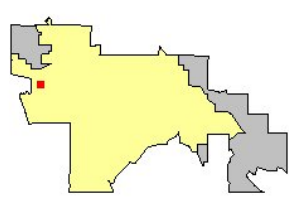
PA11-0042jd

Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
- Zoning**
-  Commercial
-  Industrial/Business Park
-  Large Lot Residential
-  Multi-family
-  Office
-  Open Space/Park
-  Planned Development
-  Public Facilities
-  Residential 2 Dwellings/Acre
-  Residential Agriculture 2 Dwellings/Acre
-  Suburban Residential
-  Waterbodies
- City Boundaries**
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

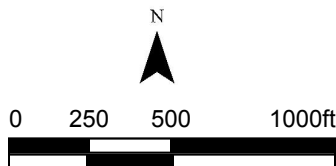


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City of Moreno Valley
 14177 Frederick St
 Moreno Valley, CA 92553

DISCLAIMER: The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses, or damages resulting from the use of this map.



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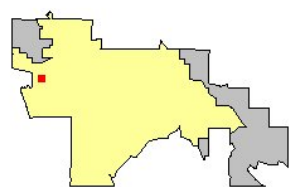
PA11-0042jd

Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
-  Waterbodies
-  City Boundaries
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

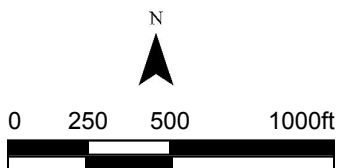


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City of Moreno Valley
14177 Frederick St
Moreno Valley, CA 92553

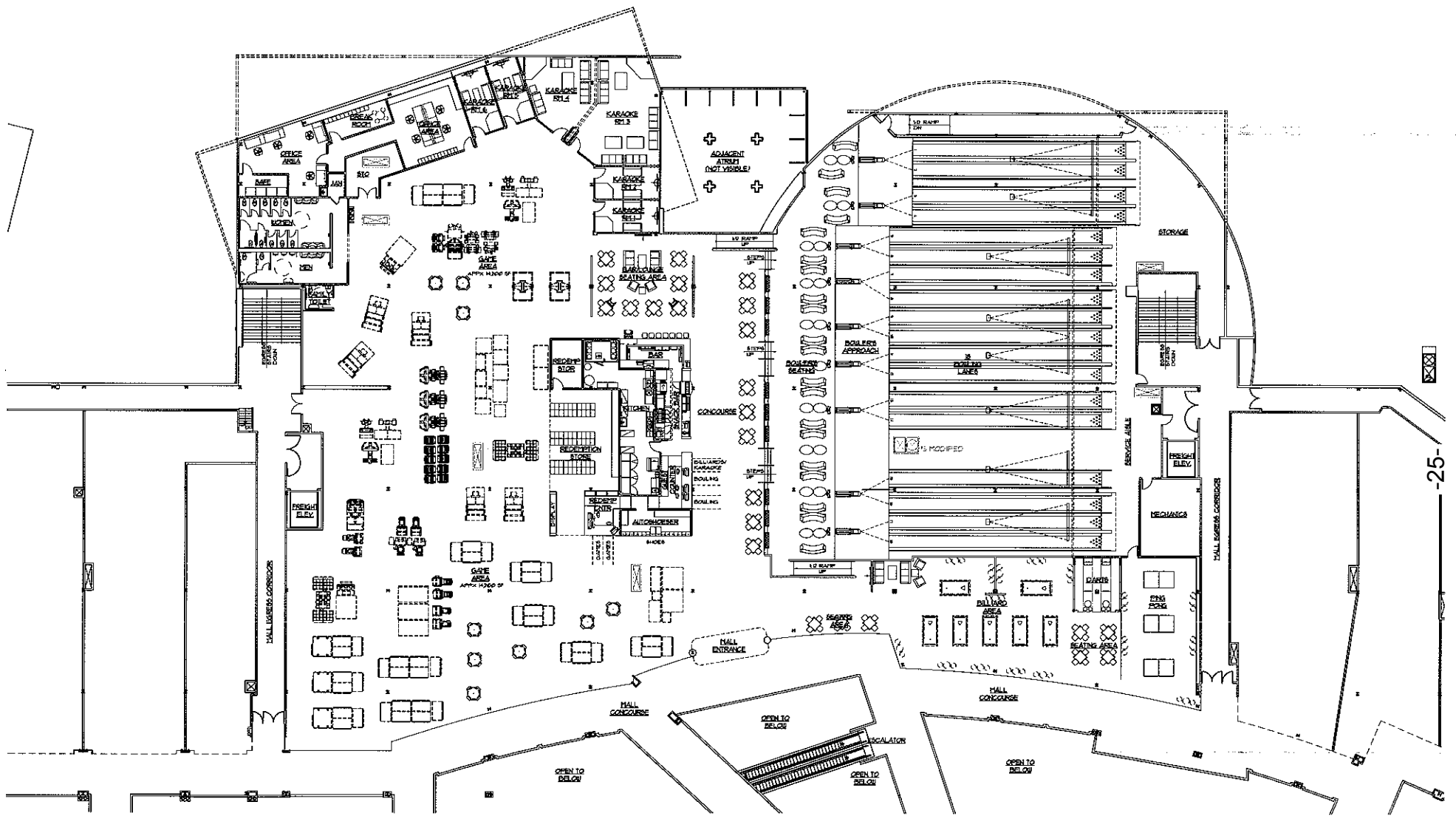
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BOWLING & AMUSEMENT
ROUND 1
 MORENO VALLEY MALL
 MORENO VALLEY, CA

FLOOR PLAN SCHEME "6"

SCALE: NONE
 BUILDING AREA: 39,000 S.F.
 11-10-11

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